



# Kane County

1996 S. Kirk Rd. Suite 320  
Geneva, IL 60134

## Forest Preserve District, Land Acquisition Committee

### Agenda

Chairman, Jarett Sanchez, President, Christopher Kious, President Pro Tem Mavis Bates,  
Executive Director Benjamin Haberthur  
Deborah Allan, Ron Ford, Mike Linder, Bill Roth, Cherryl Strathmann, Rick Williams

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**Thursday, June 29, 2023**

**8:30 AM**

**3rd Floor Board Room**

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- I. **Call To Order**
- II. **Approval of Minutes from May 25, 2023**
- III. **Public Comment (Each Speaker is limited to three minutes)**
- IV. **Closed Session to Discuss Land Acquisition, License Agreements, Potential Litigation and Personnel**
- V. **New or Unfinished Business**
  - A. **TMP-23-850 Resolution Authorizing Acceptance of 1.4 Acres of Donated Land Adjacent to Voyageurs Landing Forest Preserve**
- VI. **Communications**
- VII. **Chairman's Comments**
- VIII. **Adjournment**

**Adjournment until: Thursday, July 27, 2023 at 8:30 a.m. in person at the Forest Preserve District Administration Offices 1996 S. Kirk Road, Suite 320 Geneva, Illinois and via zoom <https://zoom.us/j/6302325980?pwd=aURTSGJoRiVJNDRCcHJXd3dvaVVrUT09> Meeting ID: 630 232 5980 Password: 24680 The Request to Speak Form on our website must still be completed for guests to speak at the meeting.**



Landing Forest Preserve as described in 'Exhibit B Plat of Easement'.

4. That the Forest Preserve District of Kane County, Kane County, Illinois does hereby express its gratitude to the grantor of the real property being conveyed to it and does hereby acknowledge receipt and acceptance of the donation being made by the grantor.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Forest Preserve District of Kane County, Kane County, Illinois that the District be, and hereby is, authorized to accept as donation the real estate described in Exhibit A.

APPROVED AND PASSED on this 11th day of July 2023

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Christopher Kious  
President, Kane Forest Preserve  
Kane County, Illinois

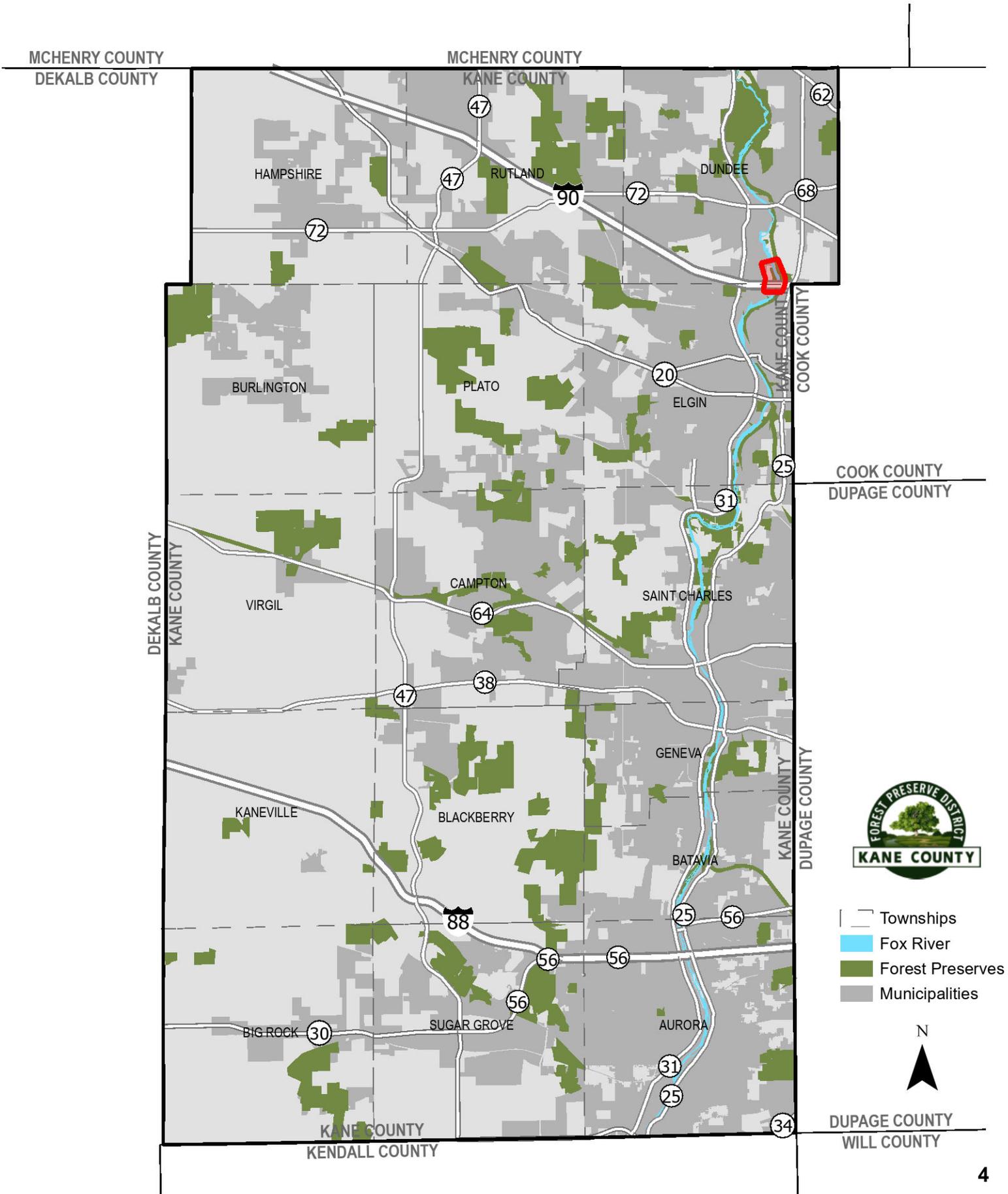
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Myrna Molina  
Secretary, Kane Forest Preserve  
Kane County, Illinois

# Voyageur's Landing F.P.

County Location Map

West Dundee, IL



## PREMISES DONATION AGREEMENT

This Premises Donation Agreement (“Agreement”) is entered into as of \_\_\_\_\_, 2023 (“Effective Date”) between the FOREST PRESERVE DISTRICT OF KANE COUNTY, a body corporate and politic, having its principal address at 1996 South Kirk Road, Suite 320, Geneva, Illinois 60134 (“DISTRICT”) and Big Rig I (West Dundee) Propco, LLC, a Delaware limited liability company, having its principal address at 400 North LaSalle, Drive, Suite 805, Chicago, Illinois 60654 the owner of record of the “Property” defined below (“DEVELOPER”). DISTRICT and DEVELOPER are hereafter sometimes individually referred to as a "Party" and collectively referred to as the "Parties".

1. **Donation.** DEVELOPER agrees that it shall donate to DISTRICT at a price of zero (\$0), on the terms set forth herein, the approximate **1.405** acre parcel and any improvements more particularly described and depicted on **Exhibit A as Lot 4** attached hereto and incorporated herein (the “Premises”).

2. **Conditions on Conveyance.** DEVELOPER agrees to donate the Premises on the terms set forth herein, and to convey to DISTRICT title thereto by quit claim deed in a form acceptable to DISTRICT and the Kane County Recorder, subject only to: (a) covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any; and (c) such other title exceptions that existed at the time DEVELOPER acquired the Premises.

3. **Closing and Closing Documents.** The closing (“Closing”) of the transaction contemplated by this Agreement shall be held at the offices of a title company acceptable to DISTRICT and DEVELOPER (the “Title Company”) during regular business hours at a time that is mutually agreeable to DISTRICT and DEVELOPER. The date of Closing shall be \_\_\_\_\_ (“Closing Date”), unless extended or shortened by mutual agreement of DISTRICT or DEVELOPER. DEVELOPER shall pay for any and all closing costs and charges. In the event any transfer tax is required by state or local ordinance, it shall be paid by DEVELOPER.

4. **Evidence of Title.** DEVELOPER will deliver to the DISTRICT a title commitment for an owner’s title insurance policy issued by Chicago Title Insurance Company (“Title Company”) in the minimum value amount (the “Commitment”), covering title to the Property, showing title in DEVELOPER. If the Commitment discloses an exception to title that is unacceptable to the DISTRICT, in its reasonable judgement, the DISTRICT shall send written notice thereof the DEVELOPER within thirty (30) days after receipt of the Commitment. DEVELOPER shall have until thirty (30) days from the date of delivery of the notice from the DISTRICT to have the exception removed from the Commitment, or insured over by the Title Company. If DEVELOPER fails to have the exceptions removed, or insured over, then the DISTRICT may terminate this Agreement by written notice to DEVELOPER within sixty (60) days after the expiration of the thirty (30)-day period. If the DISTRICT fails to terminate this agreement, all exceptions in the Commitment, and this Agreement shall be deemed to be “Permitted Exceptions” and the DISTRICT shall take title to all such Permitted Exceptions. The Commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the title policy issued at Closing. All endorsements to the owner’s title insurance policy,

including extended coverage, shall be at the sole cost and expense of the DEVELOPER. The term “Permitted Exceptions” shall include a deed restriction that states that the Premises shall only be used for Public Forest Preserve Uses (as hereinafter defined).

5. **Plat of Subdivision.** DEVELOPER will cause a Plat of Subdivision substantially in accordance with **Exhibit A** to be prepared and recorded prior to Closing.

6 **Brokers.** DEVELOPER and DISTRICT represent that no broker has been involved in the formation of this Agreement.

7. **Delivery of Possession.** DEVELOPER shall deliver and DISTRICT agrees to accept possession of the Premises on the day of Closing. The Premises shall not be graded, cleared or disturbed from its original condition as of the Effective Date prior to donation to the DISTRICT.

8. **Developer’s Warranties.** As an inducement to the DISTRICT to enter into this Agreement, DEVELOPER covenants, represents and warrants with the DISTRICT, as of the date hereof and as of the date of Closing, that DEVELOPER has full capacity, right, power and authority to execute, deliver and perform this Agreement and all documents to be executed by DEVELOPER pursuant hereto and all required actions and approvals therefore have been duly taken and obtained. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of DEVELOPER are and shall be duly authorized to sign the same on DEVELOPER’s behalf and to bind DEVELOPER thereto.

9. **District’s Warranties.** As an inducement to DEVELOPER to enter into this Agreement, DISTRICT covenants, represents and warrants to DEVELOPER as of the date hereof, and as of the date of Closing:

- A. DISTRICT has full capacity, right, power and authority to execute, deliver and perform this Agreement and all documents to be executed by DISTRICT pursuant hereto, and all the required actions and approvals therefore have been duly taken and obtained. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of DISTRICT are and shall be duly authorized to sign the same on DISTRICT’s behalf and to bind DISTRICT thereto.
- B. DISTRICT is acquiring the Premises for a “public purpose” as contemplated in the Plat Act exception specifically set forth as 765 ILCS 205/1(b)6.
- C. DISTRICT knows, has examined (or will prior to Closing examine), and has investigated (or will prior to Closing investigate) to its full satisfaction, the physical nature and condition of the Property, including but not limited to all improvements, fixtures and appurtenances attached thereto, the soils and groundwater and the condition of title. Except as expressly set forth in this Agreement, neither DEVELOPER nor any agent, attorney, employee or representative of DEVELOPER has made any representation whatsoever regarding the subject matter of this donation, including (without limiting the generality of the foregoing) representations as to the physical nature or condition of the soil, groundwater, or any other portion of the Property to be transferred to DISTRICT hereunder, or the zoning, utilities, restrictions or the fitness of the Property for DISTRICT's uses.

DISTRICT further acknowledges that except for those representations expressly set forth in this Agreement, it is not relying upon any representation or statement of DEVELOPER, or any of DEVELOPER's employees or agents with respect to the condition of the Property or any portion thereof in executing this Agreement or proceeding with this transaction. Except for those representations expressly set forth in this Agreement, DISTRICT agrees to take the Property in its strict "AS IS" condition as of the date hereof, reasonable wear and tear excepted, and to rely entirely upon its own inspections and investigations.

- D. DISTRICT acknowledges and agrees that it is acquiring this property for public forest preserve uses, as permitted under the Illinois Downstate Forest Preserve District Act (70 ILCS 805/0.001, et seq.) ("Public Forest Preserve Uses").

**10. Provisions with Respect to Closing.** At the Closing, DEVELOPER shall deliver to DISTRICT or the Title Company, as the case may be, the following, all in form and substance reasonably satisfactory to the DISTRICT:

- A. A quit claim deed duly executed and acknowledged by DEVELOPER, conveying to DISTRICT title to the Premises in proper form for recording and subject only to the Permitted Exceptions;
- B. Tax credit for prorated taxes accrued to closing
- C. A non-foreign affidavit in accordance with Sec. 1445 of the Internal Revenue Code;
- D. Affidavit of Title in customary form;
- E. ALTA Statement;
- F. Completed MyDec transfer tax form;
- G. Any other affidavit or document required by the applicable Title Company or the recorder of deeds which are customary or are necessary to comply with the terms of this Agreement.

**11. Notices.** Any notice, demand or request which may be permitted, required or desired to be given in connection therewith shall be given in writing and directed to DEVELOPER and DISTRICT as follows:

To DISTRICT: Forest Preserve District of Kane County  
719 South Batavia Avenue  
Geneva, Illinois 60134

With a copy to: Attorney Gerald K. Hodge  
Kinnally, Flaherty, Krentz & Loran, P.C.  
2114 Deerpath Road  
Aurora, Illinois 60506  
p-630/907-0909  
f-630/907-1289

To DEVELOPER: Big Rig I (West Dundee) Propco, LLC  
Attn: Jason Schiffman  
400 North LaSalle Drive, Suite 805

Chicago, Illinois 60654  
Phone: 800-550-6370 Ext. 118  
E-mail: [jason@speedwagoncapital.com](mailto:jason@speedwagoncapital.com)

With a copy to: HMB Legal Counsel  
Attn: Kristin L. Dunlap, Esq.  
500 West Madison Street, Suite 3700  
Chicago, Illinois 60661  
Phone: 312-606-3204  
E-mail: [kdunlap@hmblaw.com](mailto:kdunlap@hmblaw.com)

A notice will be deemed given and shall be effective (i) upon receipt if delivered personally, (ii) one (1) business day after being given to a reputable overnight delivery service for next business day delivery or (iii) three (3) business days after deposit in the mail if mailed. A party may change its address for receipt of notices by service of a notice of such change in accordance herewith.

12. **Exhibits.** Any exhibits referred to herein and attached to this Agreement are incorporated herein by reference.

13. **Agreement Execution.** This Agreement may be executed in separate counterparts. It shall be fully executed when each Party whose signature is required has signed at least one counterpart even though no one counterpart contains the signatures of all the parties. The Parties executing this Agreement are doing so only in their official capacity, and shall incur no personal obligation or liability.

14. **Contingent upon Easement.** DEVELOPER'S obligations under this Agreement are contingent upon the DISTRICT granting DEVELOPER an easement for DEVELOPER'S storm sewer outfall on the DISTRICT'S parcel as depicted on **Exhibit B** attached hereto, in such form as is reasonably agreed to between DEVELOPER and DISTRICT.

15. **Miscellaneous.**

- A. This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.
- B. This Agreement may be executed in counterparts, each of which may be deemed to be an original, and all so executed shall constitute one and the same agreement.
- C. This Agreement embodies the entire agreement between the parties with respect to the Property. No extension or amendment of this Agreement shall be made or claimed by any party or have any force or effect whatsoever unless the same shall be set forth in writing and signed by the parties.
- D. Wherever applicable, the gender of any words used in this Agreement shall be construed to include any other gender, and any words used in the singular form shall be construed as though they were used in the plural form.
- E. The representations, warranties and covenants contained herein shall survive closing and recordation of the quit claim deed.

The parties have executed this Agreement on the day and year written below.

**[SIGNATURES ON NEXT PAGE]**

**DISTRICT**

FOREST PRESERVE DISTRICT OF KANE COUNTY (District), a body corporate and politic

By: \_\_\_\_\_

Its: \_\_\_\_\_

Attest: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**DEVELOPER**

BIG RIG I (WEST DUNDEE) PROPCO, LLC  
a Delaware limited liability company

By: \_\_\_\_\_  
Jason Schiffman, Authorized Signatory

**EXHIBIT A**  
**Depiction of Premises**

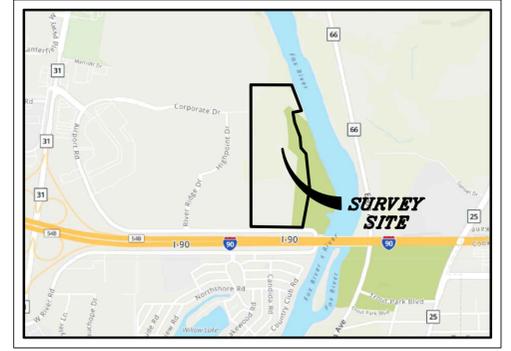
**EXHIBIT B**  
**Easement Depiction**

**CURRENT P.I.N.'S**

03-35-300-011  
03-35-300-012

**FINAL PLAT  
OF  
AIRPORT SUBDIVISION**

BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



**LOCATION MAP**

NOT TO SCALE

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

**BASIS OF BEARINGS**

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

**SURVEYOR'S NOTES**

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- EXISTING EASEMENTS HAVE BEEN SHOWN HEREON BASED ON ALTA/NSPS LAND TITLE SURVEY BY HAMPTON, LENZINI AND RENWICK, INC. DATED OCTOBER 16, 2020.
- THE WEST BANK OF THE FOX RIVER HAS BEEN SHOWN HEREON BASED ON AERIAL PHOTOGRAPHY AND IS FOR VISUAL PURPOSES ONLY.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

**SUBMITTED BY/RETURN TO:**

VILLAGE OF WEST DUNDEE  
102 SOUTH SECOND STREET  
WEST DUNDEE, IL 60118

**EXISTING PROPERTY AREA**

2,417,215 SQUARE FEET (55.492 ACRES)

**PROPERTY ADDRESS**

KANE COUNTY GIS CURRENTLY INDICATES  
AIRPORT RD, DUNDEE, IL 60118 WITH NO  
NUMERICAL ADDRESS LISTED

**EXISTING SITE DATA**

COUNTY: KANE  
MUNICIPALITY: VILLAGE OF WEST DUNDEE  
SCHOOL DISTRICT: 300  
PARK DISTRICT: DUNDEE TOWNSHIP PARK DISTRICT  
FIRE DISTRICT: WEST DUNDEE FIRE DEPARTMENT

**CURRENT ZONING**

THE SURVEY PROPERTY IS LOCATED IN THE  
VILLAGE OF WEST DUNDEE "SD" SPECIAL  
DEVELOPMENT DISTRICT WITH LIGHT INDUSTRIAL  
USE DESIGNATION PER ANNEXATION AGREEMENT  
RECORDED AS DOCUMENT NUMBER 2021K048663

**SURVEY PREPARED FOR**

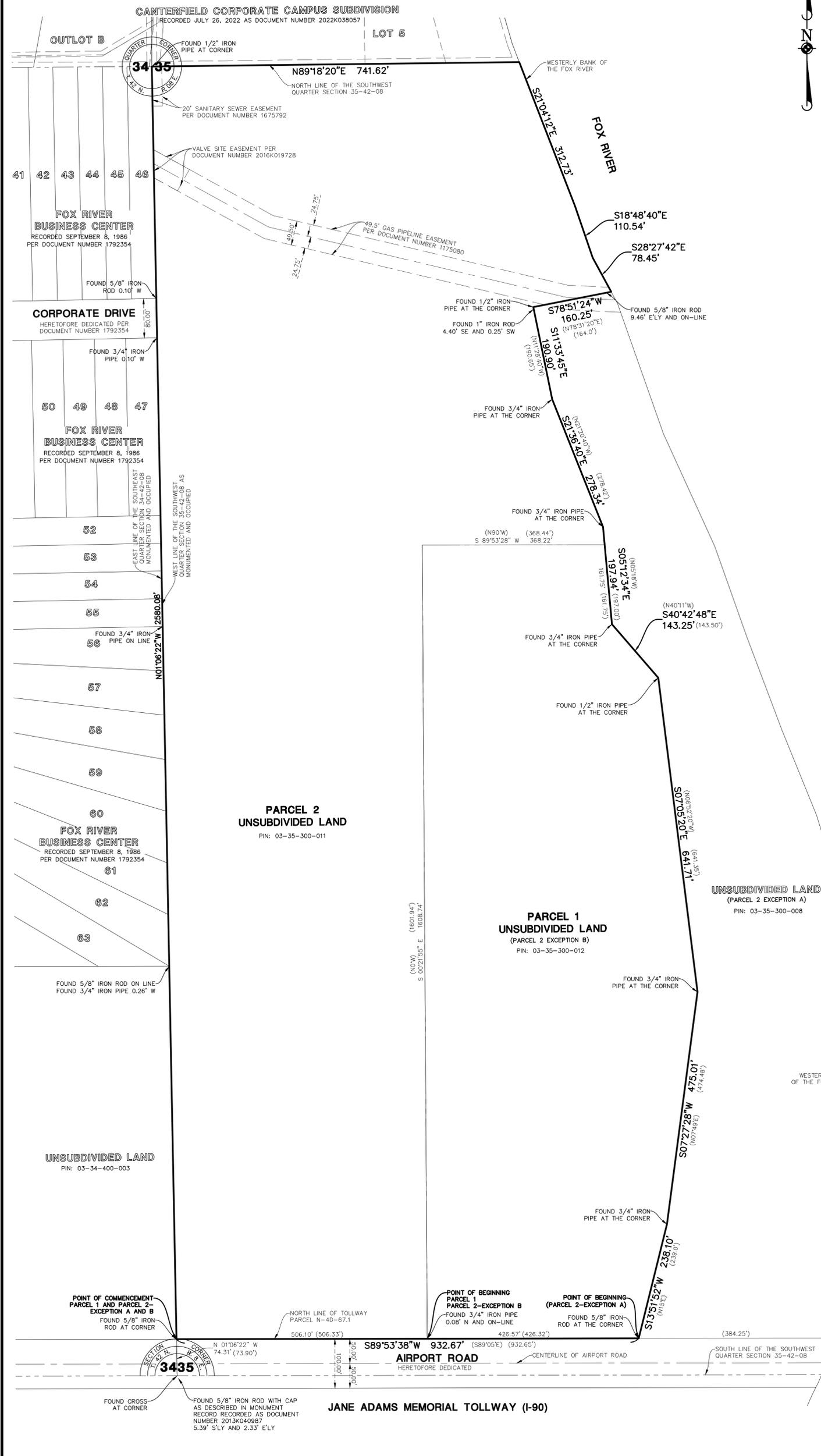
BIG BLOCK INVESTMENTS LLC  
970 N. OAKLAWN AVENUE, SUITE 100  
ELMHURST, IL 60126

**DEVELOPER/OWNER**

ERT ELGIN LLC,  
1530 S 2ND ST  
SAINT LOUIS, MO, 63104-4501

**SHEET INDEX**

SHEET 1:	EXISTING LOT AND BOUNDARY DETAILS
SHEET 2-3:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 4:	CERTIFICATES AND EASEMENT PROVISIONS

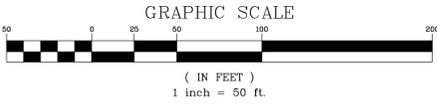


SHEET <b>1</b> OF <b>4</b> DARWDL01	PROJ. MGR.: JSP	<b>AIRPORT SUBDIVISION</b> <b>VILLAGE OF WEST DUNDEE, ILLINOIS</b> <b>FINAL PLAT OF SUBDIVISION</b>
	PROJ. ASSOC.: ERV	
	DRAWN BY: PGA	
	DATE: 06/10/22	
SCALE: 1"=100'		

**Manhard CONSULTING**

One Overlook Point, Suite 200, Lincolnshire, IL 60069 ph: 847.834.5850 f: 847.834.0085 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
04/13/23	REVISED PER VILLAGE REVIEW	AAS
01/11/23	REVISED PROPOSED EASEMENT	AAS
10/06/22	REVISED PER VILLAGE REVIEW	AAS
08/02/22	REVISED PER VILLAGE REVIEW	AAS



# FINAL PLAT OF AIRPORT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

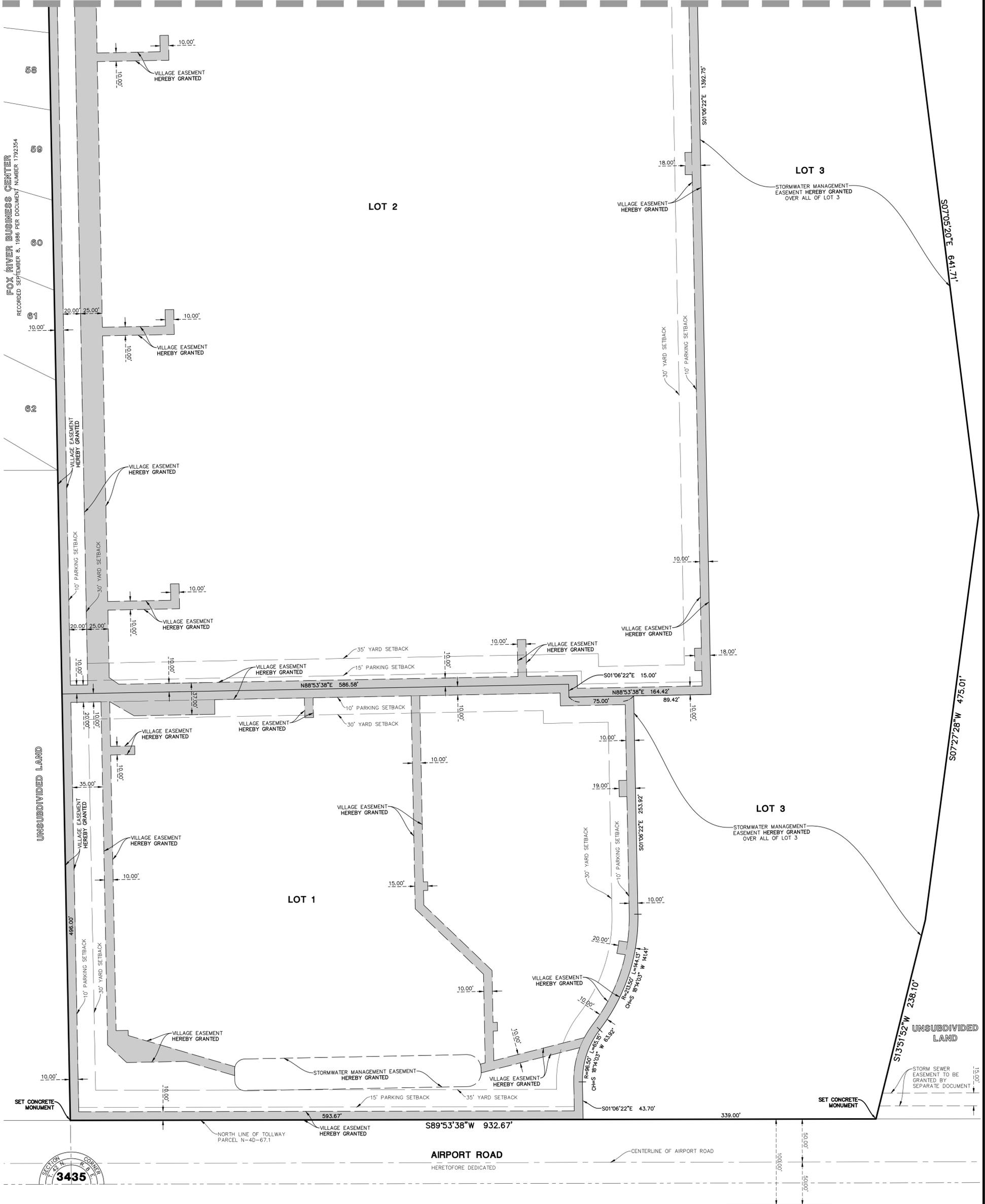
## PROPOSED PROPERTY AREA

- LOT 1 = 322,150 SQUARE FEET (7.395 ACRES)
- LOT 2 = 1,547,548 SQUARE FEET (35.527 ACRES)
- LOT 3 = 486,336 SQUARE FEET (11.165 ACRES)
- LOT 4 = 61,181 SQUARE FEET (1.405 ACRES)
- TOTAL = 2,417,215 SQUARE FEET (55.492 ACRES)

## PROPOSED EASEMENTS

- A STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED OVER ALL OF LOT 3
  - A VILLAGE ACCESS EASEMENT IS HEREBY GRANTED OVER ALL PAVED SURFACES WITHIN LOTS 1 AND 2
- = VILLAGE EASEMENT HEREBY GRANTED

SEE SHEET 3



SHEET	PROJ. MGR. JSP
2 OF 4	PROJ. ASSOC. ERV
	DRAWN BY: PGA
	DATE: 06/10/22
	SCALE: 1"=50'
DARW0101	

<b>AIRPORT SUBDIVISION</b>	
VILLAGE OF WEST DUNDEE, ILLINOIS	
<b>FINAL PLAT OF SUBDIVISION</b>	

One Overlook Point, Suite 200, Lincolnshire, IL 60069 ph: 847.834.5850 fx: 847.834.0085 manhard.com  
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08/02/22	REVISED PER VILLAGE REVIEW	AAS



# FINAL PLAT OF AIRPORT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT ERT ELGIN LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE AIRPORT SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 300; DUNDEE HIGHLANDS ELEMENTARY SCHOOL HIGH SCHOOL DISTRICT NO. 300; DUNDEE CROWN HIGH SCHOOL PART 4 JUNIOR COLLEGE DISTRICT NO. 509; ELGIN COMMUNITY COLLEGE

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

BY: \_\_\_\_\_ OWNER'S NAME AND ADDRESS

PRINTED NAME AND TITLE \_\_\_\_\_ ERT ELGIN LLC, 1530 S 2ND ST SAINT LOUIS, MO, 63104-4501

### NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESaid, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

NOTARY PUBLIC \_\_\_\_\_

### MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED \_\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_

COUNTY, ILLINOIS, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_ HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: \_\_\_\_\_ A.D., 2023.

BY: \_\_\_\_\_

PRINTED NAME AND TITLE \_\_\_\_\_ MORTGAGEE'S NAME AND ADDRESS

ATTEST: \_\_\_\_\_

PRINTED NAME AND TITLE \_\_\_\_\_

### MORTGAGEE NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESaid, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_

OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

NOTARY PUBLIC \_\_\_\_\_

### VILLAGE EASEMENT (V.E.) PROVISIONS

AN PERMANENT NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBJECT PROPERTY AND OTHER PROPERTY WITH WATER SUPPLY, SANITARY SEWERS, STORMWATER DRAINAGE, STREET LIGHTING, SIDEWALK AND/OR BIKEPATHS AND OTHER PUBLIC UTILITIES IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WEST DUNDEE, IL AND ANY OTHER UTILITY OPERATING UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF WEST DUNDEE INCLUDING ANY AND ALL SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE, RENEW, REPLACE, INSPECT AND REMOVE FACILITIES AND ANY AND ALL APPURTENANCES USED IN CONNECTION WITH WATER MAINS, SEWERS, STORMWATER DRAINAGE, SIDEWALKS AND/OR BIKEPATHS, UNDERGROUND TRANSMISSION OF ELECTRICITY, AND OTHER PUBLIC UTILITIES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITH DASHED LINES AND MARKED "VILLAGE EASEMENT," "V.E.," "PUBLIC UTILITY EASEMENT," "P.U.E." OR SIMILAR DESIGNATION AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREETS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY PLATTED HEREIN FOR ALL SUCH PURPOSES AND ACCESS FOR ANY AND ALL PURPOSES STATED HEREIN. ALL SIDEWALKS WITHIN THESE EASEMENTS SHALL BE FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC, OBSTRUCTIONS AND ANY AND ALL INTERFERENCE OF USE OF GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENTS SHALL NOT OCCUR WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND SUCH OBSTRUCTION OR INTERFERENCE SHALL BE REMOVED IMMEDIATELY UPON VILLAGE NOTIFICATION. SAID EASEMENTS MAY BE USED FOR LANDSCAPING, DRIVEWAYS, AND PARKING, HOWEVER, AFTER INSTALLATION OF ANY OF THE FACILITIES OF THE SAID GRANTEE, GRADE OF THE EASEMENT PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

### STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WEST DUNDEE AND TO ITS SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT OF SUBDIVISION HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, FOR PRESERVING AND MAINTAINING FLOODPLAIN VOLUME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION AND FLOODPLAIN STORAGE. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES") IS ALSO GRANTED. NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE VILLAGE OF WEST DUNDEE. THE RESPONSIBILITY OF MAINTAINING THE EASEMENT AREA SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE APPROVED STORMWATER VOLUMES WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF WEST DUNDEE. THE VILLAGE SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY STORMWATER VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

### VILLAGE ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE WEST DUNDEE, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO PROVIDE ACCESS OVER ALL PAVED SURFACES WITHIN LOT 1 AND LOT 2 TO PROVIDED INGRESS AND EGRESS TO AND FROM THE PUBLIC RIGHT-OF-WAY TO THE VILLAGE FLUME SITE NORTH OF LOT 2. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES ONLY AND DOES NOT GRANT VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

### PUBLIC BIKE TRAIL EASEMENT PROVISIONS

A PUBLIC BIKE TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WEST DUNDEE, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND THE FOREST PRESERVE DISTRICT OF KANE COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, PATHS ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY CONTAINED WITHIN LOT 4. ALSO GRANTED HERETHIN IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

### CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

VILLAGE TREASURER \_\_\_\_\_

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

THIS IS TO CERTIFY THAT I, \_\_\_\_\_ VILLAGE ENGINEER FOR THE VILLAGE OF WEST DUNDEE, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

VILLAGE ENGINEER \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS AT A MEETING, HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

SIGNED \_\_\_\_\_ CHAIRMAN

ATTEST: \_\_\_\_\_ SECRETARY

### VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

APPROVED BY THE VILLAGE OF WEST DUNDEE BOARD AT A MEETING HELD

THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

VILLAGE OF WEST DUNDEE, ILLINOIS

BY: \_\_\_\_\_ PRESIDENT OF VILLAGE BOARD OF TRUSTEES

ATTEST: \_\_\_\_\_ VILLAGE CLERK

### COUNTY CLERKS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, \_\_\_\_\_ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE HEREOF DRAWN PLAT.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_ ILLINOIS

THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

KANE COUNTY CLERK \_\_\_\_\_

### RECORDER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR THE RECORD IN

THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE DAY OF \_\_\_\_\_

AD 20 \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND RECORDED IN PLAT ENVELOPE NO. \_\_\_\_\_

(COUNTY RECORDER)

### SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 13TH DAY OF APRIL, A.D., 2023.

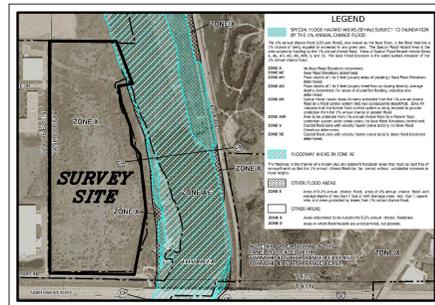
OWNER OR ATTORNEY \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

DESIGN ENGINEER  
JARED S. PLACEK, P.E.  
MANHARD CONSULTING  
ONE OVERLOOK POINT, SUITE 290  
LINCOLNSHIRE, IL 60069

### CURRENT P.I.N.'S

03-35-300-011  
03-35-300-012



### FEMA MAP

NOT TO SCALE

### PERMISSION TO RECORD

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

I, ERIC R. VESELY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF WEST DUNDEE TO RECORD THIS PLAT ON OR BEFORE JUNE 30, 2023, AND SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 13TH DAY OF APRIL, A.D. 2023.

### FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855  
LICENSE EXPIRES NOVEMBER 30, 2024

### SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HERON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREOF DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

PARCEL 1:

THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 35 TOWNSHIP 42 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER 73.9 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH LINE OF AFORESAID PARCEL NO. N-4D-67.1 THENCE SOUTH 89 DEGREES 05 MINUTES EAST ALONG THE NORTH LINE THEREOF 506.33 FEET FOR A PLACE OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 05 MINUTES EAST 426.32 FEET; THENCE NORTH 15 DEGREES EAST 239.0 FEET; THENCE NORTH 07 DEGREES 49 MINUTES EAST 474.48 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 20 SECONDS WEST 641.35 FEET; THENCE NORTH 40 DEGREES 11 MINUTES WEST 143.50 FEET; THENCE NORTH 05 DEGREES 18 MINUTES WEST 161.75 FEET; THENCE NORTH 90 DEGREES WEST 368.44 FEET; THENCE SOUTH 0 DEGREES 1601.94 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

PARCEL 2:

THE WEST FRACTION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF PARCEL NO. N-4D-67.1 BEING AN EASEMENT ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSIONER THROUGH PROCEEDINGS FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER 57-344.

(EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 35, 73.9 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT OF BEGIN ON THE NORTH LINE OF A PERMANENT ROADWAY EASEMENT ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSIONER THROUGH PROCEEDING FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS CASE NUMBER 57-344; THENCE EAST ALONG THE NORTH LINE OF SAID PERMANENT ROADWAY EASEMENT, 932.65 FEET FOR THE POINT OF BEGINNING;

THENCE NORTH 15 DEGREES 00 MINUTES EAST 239.0 FEET; THENCE NORTH 7 DEGREES 49 MINUTES EAST 474.48 FEET; THENCE NORTH 6 DEGREES 52 MINUTES 20 SECONDS WEST 641.35 FEET; THENCE NORTH 40 DEGREES 11 MINUTES WEST 143.50 FEET; THENCE NORTH 5 DEGREES 18 MINUTES WEST 161.75 FEET; THENCE NORTH 21 DEGREES 20 MINUTES 40 SECONDS WEST 278.42 FEET; THENCE NORTH 11 DEGREES 28 MINUTES 40 SECONDS WEST 190.85 FEET; THENCE NORTH 78 DEGREES 31 MINUTES 20 SECONDS EAST 164.0 FEET TO THE WESTERLY BANK OF FOX RIVER; THENCE SOUTHERLY ALONG MEANDERING WESTERLY BANK OF THE FOX RIVER, 2225 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFORESAID PERMANENT ROADWAY EASEMENT; THENCE WEST ALONG SAID NORTH LINE OF SAID PERMANENT ROADWAY EASEMENT, 384.25 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER 73.9 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH LINE OF AFORESAID PARCEL NO. N-4D-67.1; THENCE SOUTH 89 DEGREES 05 MINUTES EAST ALONG THE NORTH LINE THEREOF 506.33 FEET FOR A PLACE OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 05 MINUTES EAST 426.32 FEET; THENCE NORTH 15 DEGREES EAST 239.0 FEET; THENCE NORTH 07 DEGREES 49 MINUTES EAST 474.48 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 20 SECONDS WEST 641.35 FEET; THENCE NORTH 40 DEGREES 11 MINUTES WEST 143.50 FEET; THENCE NORTH 05 DEGREES 18 MINUTES WEST 161.75 FEET; THENCE NORTH 90 DEGREES WEST 368.44 FEET; THENCE SOUTH 0 DEGREES 1601.94 FEET TO THE PLACE OF BEGINNING), IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 55.492 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 178098C0159H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (SHADED) ZONE X (UNSHADED), ZONE AE AND FLOODWAY, ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD, ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE AE IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATION AND A FLOODWAY IS DEFINED AS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS AS DETERMINED PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF APRIL, A.D. 2023.

### FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855  
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION  
NO. 184003350-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: SEPTEMBER 28, 2020



SHEET <b>4</b> OF <b>4</b> DARWID01	PROJ. MGR.: JSP	AIRPORT SUBDIVISION VILLAGE OF WEST DUNDEE, ILLINOIS FINAL PLAT OF SUBDIVISION
	PROJ. ASSOC.: ERV	
	DRAWN BY: PGA	
	DATE: 06/10/22	
SCALE: NA		

One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph: 617-834-5850 fax: 617-834-0085 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
04/13/23	REVISED PER VILLAGE REVIEW	AAS
01/11/23	REVISED PROPOSED EASEMENT	AAS
10/06/22	REVISED PER VILLAGE REVIEW	AAS
08/02/22	REVISED PER VILLAGE REVIEW	AAS

