

**Ordinance No. 20-42**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTIES,  
ILLINOIS, APPROVING THE FINAL PLAT OF ALTORFER SUBDIVISION.**

**WHEREAS**, the Village of East Dundee (the “Village”) is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, ALTORFER INC, and CHICAGO TITLE LAND TRUST CO TRUST # 8002350431, (the “*OWNERS*”) has filed an application for approval of a final plat of subdivision of the property legally described on said plat FINAL PLAT OF ALTORFER SUBDIVISION, East Dundee, Illinois, (the “Subject Property”) zoned in the M-1 LIMITED MANUFACTURING DISTRICT; and,

**WHEREAS**, the Village President and Board of Trustees have reviewed the standards set forth in Section 155.029 of the Subdivision Chapter for approval of the final plat of subdivision and find that said subdivision meet those standards.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois, as follows:

**Section 1:** The above recitals are incorporated herein and made a part of this Ordinance.

**Section 2:** That the President and Board of Trustees hereby approve and authorize the execution of the *FINAL PLAT OF ALTORFER SUBDIVISION* prepared by SPACECO INC. dated last revised 9/29/20, attached hereto and made a part hereof by reference as Exhibit A, for the resubdivision of the Subject Property, with Property Index Numbers of 03-25-300-027, 03-25-300-026, 03-25-300-022 and 03-25-300-021.

**Section 3:** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

**ADOPTED** this 16th day of Nov, 2020 pursuant to a roll call vote as follows:

AYES: Trustees Lynam, Selep, Wood, Andresen and Kunze

NAYS: None

ABSENT: Trustee Mahony

**APPROVED** by me this 16th day of Nov, 2020



\_\_\_\_\_  
Village President

*Attest:*



\_\_\_\_\_  
Village Clerk

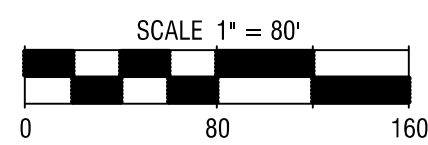
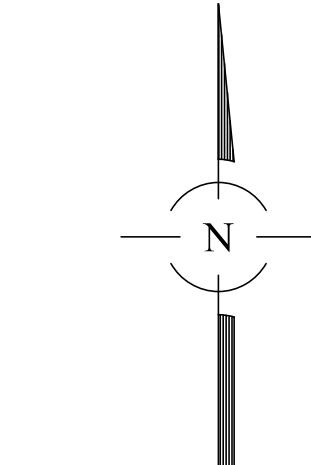
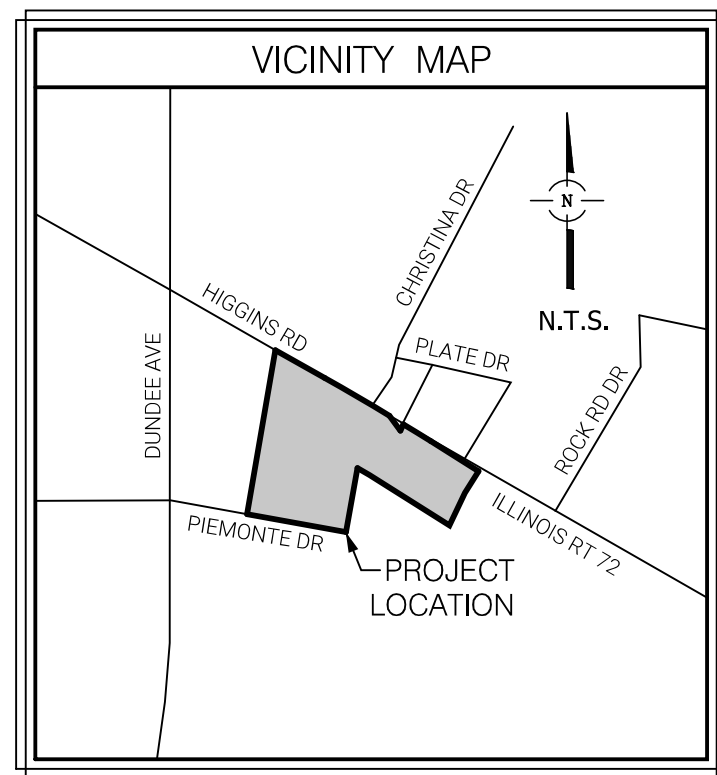
Published in pamphlet form:

November 17, 2020

# FINAL PLAT OF ALTORFER SUBDIVISION

A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

## EXISTING AND PROPOSED BOUNDARY INFORMATION



ASSUMED BEARING SYSTEM  
ALL BEARINGS AND DISTANCES ARE  
MEASURED UNLESS OTHERWISE NOTED

IR = IRON ROD  
IP = IRON PIPE  
(M) = MEASURED  
(R) = RECORD

### ACCESS NOTES:

- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL ROUTE 72 (HIGGINS ROAD) FROM LOT 1.
- ALL ACCESS SHALL BE VIA CHRISTINA DRIVE AND VIA INTERNAL CIRCULATION.

SOURCE BENCHMARK:  
NATIONAL GEODETIC SURVEY  
CORS ID: 0554  
PID: D11643  
STATION IS A GPS CORS  
ELEVATION = 839.73 NAVD88

SITE BENCHMARK #1:  
TAG BOLT OF FIRST FIRE HYDRANT WEST OF  
CHRISTINA DRIVE NORTH SIDE OF ROUTE 72  
ELEVATION = 833.89 NAVD88

SITE BENCHMARK #2:  
OUT CROSS ON NORTHEAST CORNER OF AT&T  
VAULT +1100 WEST OF THE SOUTHWEST  
PROPERTY CORNER, NORTH SIDE OF  
PIEMONTE DRIVE  
ELEVATION = 873.96 NAVD88

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	1,000,391	22.966
LOT 2	522,793	12.002
PROPOSED CHRISTINA DRIVE	83,663	1.921
PROPOSED PIEMONTE DRIVE	69,994	1.607
RIGHT OF WAY DEDICATION (DETAIL A)	1,057	0.024
RIGHT OF WAY DEDICATION (DETAIL B)	255	0.005
TOTAL	1,678,163	38.525

**LOT 1**

SEE SHEET 2 OF 3 FOR LOT 1 DETAILS

**LOT 2**

\*A\* = GATEWAY SUBDIVISION  
RECORDED MAY 8, 1989  
AS DOCUMENT 1972329

PREPARED FOR:  
NORTHERN BUILDERS, INC.  
5060 RIVER ROAD  
SCHILLER PARK, IL 60176

**FOR REVIEW  
PURPOSES ONLY**

REVISIONS:	
08/22/2020	G.P.
08/29/2020	G.P.



**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 05/05/2020
JOB NO: 10774
FILENAME: 10774SUB-01
SHEET 1 OF 3





# FINAL PLAT OF ALTORFER SUBDIVISION

A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

## CERTIFICATES AND NOTES

### OWNERS CERTIFICATE

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

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS OWNER OF THE PROPERTY DESCRIBED  
HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN  
HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT  
THE SAME UNDER THE TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR  
THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY RESERVES FOR THE PUBLIC OR  
APPLICABLE GOVERNMENTAL BODY, AS THE CASE MAY BE, ALL NON-UTILITY EASEMENTS, TO THE EXTENT  
INDICATED ON THIS PLAT, AND ALSO HEREBY RESERVES TO THE VILLAGE OF EAST DUNDEE AND THE UTILITY  
COMPANIES OPERATING THEREIN, ALL UTILITY EASEMENT RIGHTS SPECIFIED HEREIN.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE  
DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING  
LOTS LIE

SCHOOL DISTRICTS

HIGH SCHOOL DISTRICT NO. 300

JUNIOR COLLEGE DISTRICT NO. 509

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

SIGNED:

PRINTED NAME AND TITLE

### NOTARY PUBLIC CERTIFICATE

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

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

\_\_\_\_\_ TITLE

OF \_\_\_\_\_ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME  
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN  
PERSON AND ACKNOWLEDGED THAT HE/SHE/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 NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC

### OWNERS CERTIFICATE

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

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS OWNER OF THE PROPERTY DESCRIBED  
HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN  
HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT  
THE SAME UNDER THE TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR  
THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY RESERVES FOR THE PUBLIC OR  
APPLICABLE GOVERNMENTAL BODY, AS THE CASE MAY BE, ALL NON-UTILITY EASEMENTS, TO THE EXTENT  
INDICATED ON THIS PLAT, AND ALSO HEREBY RESERVES TO THE VILLAGE OF EAST DUNDEE AND THE UTILITY  
COMPANIES OPERATING THEREIN, ALL UTILITY EASEMENT RIGHTS SPECIFIED HEREIN.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE  
DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING  
LOTS LIE

SCHOOL DISTRICTS

HIGH SCHOOL DISTRICT NO. 300

JUNIOR COLLEGE DISTRICT NO. 509

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

SIGNED:

PRINTED NAME AND TITLE

### NOTARY PUBLIC CERTIFICATE

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

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

\_\_\_\_\_ TITLE

OF \_\_\_\_\_ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME  
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN  
PERSON AND ACKNOWLEDGED THAT HE/SHE/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 NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC

### OWNERS CERTIFICATE

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

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS OWNER OF THE PROPERTY DESCRIBED  
HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN  
HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT  
THE SAME UNDER THE TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR  
THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY RESERVES FOR THE PUBLIC OR  
APPLICABLE GOVERNMENTAL BODY, AS THE CASE MAY BE, ALL NON-UTILITY EASEMENTS, TO THE EXTENT  
INDICATED ON THIS PLAT, AND ALSO HEREBY RESERVES TO THE VILLAGE OF EAST DUNDEE AND THE UTILITY  
COMPANIES OPERATING THEREIN, ALL UTILITY EASEMENT RIGHTS SPECIFIED HEREIN.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE  
DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING  
LOTS LIE

SCHOOL DISTRICTS

HIGH SCHOOL DISTRICT NO. 300

JUNIOR COLLEGE DISTRICT NO. 509

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

SIGNED:

PRINTED NAME AND TITLE

### NOTARY PUBLIC CERTIFICATE

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

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

\_\_\_\_\_ TITLE

OF \_\_\_\_\_ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME  
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN  
PERSON AND ACKNOWLEDGED THAT HE/SHE/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 NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC

### PUBLIC UTILITY EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENTS ELECTRIC AND COMMUNICATIONS, COMED, AMERITECH, COMCAST  
CABLE SERVICES, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS  
SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY  
GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED PUBLIC UTILITY  
EASEMENT OR "P.U.E." AND JOINT EASEMENT RIGHTS WITH THE VILLAGE OF EAST DUNDEE TO ALL  
PLATTED EASEMENTS DESIGNATED UTILITY EASEMENT OR "U.E." AND EASEMENT RIGHTS IN ALL  
PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO  
TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF  
ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED  
SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN  
AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR  
THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT, THE LOCATION OF  
FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS  
AND SHALL BE SUBJECT TO VILLAGE APPROVAL, NO PERMANENT BUILDINGS OR TREES SHALL BE  
PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND  
OTHER PURPOSES THAT SO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE  
RIGHTS HEREIN GRANTED, ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND, NO  
OVERALL LINES WILL BE PERMITTED.

### VILLAGE UTILITY EASEMENT PROVISION

AN EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC  
WATER, SANITARY SEWERS, STORM WATER DRAINAGE AND OTHER VILLAGE UTILITIES IS HEREBY  
RESERVED AND GRANTED TO THE VILLAGE OF EAST DUNDEE, ILLINOIS, IT SUCCESSORS AND ASSIGNS,  
TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION  
WITH SEWERS, WATER MAINS, AND OTHER VILLAGE UTILITIES IN, UNDER, ACROSS, ALONG AND UPON  
THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "VILLAGE UTILITY EASEMENT."  
V.U.E." (OR SIMILAR DESIGNATION) AND THOSE PARTS DESIGNATED ON THE PLAT AS DESIGNATED 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 FOR ALL SUCH PURPOSES.

OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUCH AS THE INSTALLATION OF  
TREES, SHRUBS, HEDGES, BUSHES, PLAYGROUND EQUIPMENT, FENCES, SHEDS OR OTHER BUILDINGS.  
SAID EASEMENTS MAY BE USED FOR OVERCAPPING, DRIVEWAYS, AND PARKING, HOWEVER, THE GRADE  
OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE  
PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH THE SURFACE DRAINAGE HEREON.

### SANITARY SEWER EASEMENT

AN EASEMENT IS HERE BY GRANTED TO THE VILLAGE OF EAST DUNDEE AND THEIR SUCCESSORS  
AND ASSIGNS, ITS EMPLOYEES, CONTRACTORS, REPRESENTATIVES AND DESIGNERS, OVER, UNDER, ACROSS, ALONG  
AND THROUGH THE AREAS MARKED "SANITARY SEWER EASEMENT" ON THE PLAT FOR THE  
PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY FOR LAYING DOWN, CONSTRUCTING,  
MAINTAINING, RENEWING, REPAIRING AND REMOVING PUBLIC UTILITIES, AND CONNECTIONS  
RELATED THERETO, TOGETHER WITH ACCESS THERETO OVER THE REAL ESTATE AFTER THE  
COMPLETION OF ANY WORK PERFORMED IN CONNECTION THEREWITH, THE VILLAGE OF EAST  
DUNDEE OR ITS CONTRACTORS SHALL LEAVE THE REAL ESTATE IN CLEAN AND ORDERLY  
CONDITION, CLEAR OF ALL RUBBISH AND DEBRIS, FREE FROM ALL EXCAVATIONS AND WALES,  
COVER RESTORED TO ITS CONDITION PRIOR TO THE COMMENCEMENT OF WORK PROVIDED NO  
PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHARGES TO THE  
TOPOGRAPHY OR OBSTRUCTIONS TO CLEAR PASSAGE WITHIN THE EASEMENT AREA SHALL BE  
MADE WITHOUT THE WRITTEN CONSENT OF THE VILLAGE OF EAST DUNDEE.

### TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION EASEMENT, IS HEREBY GRANTED TO \_\_\_\_\_  
THE VILLAGE OF EAST DUNDEE, THEIR SUCCESSOR AND ASSIGNS, OVER, UNDER, ACROSS, ALONG  
AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN AND MARKED  
TEMPORARY CONSTRUCTION EASEMENT TO CONSTRUCT SANITARY SEWER WITH ALL NECESSARY  
MANHOLES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE HEREON CAPTIONED  
PROPERTY AND OTHER PROPERTIES WITH SEWER SERVICE, DISTURBED AREA WILL BE RESTORED TO  
ITS ORIGINAL GRADE AND SHALL BE SEEDED AND BLANKETED UPON COMPLETION OF  
CONSTRUCTION ACTIVITIES.

THIS TEMPORARY CONSTRUCTION EASEMENT SHALL AUTOMATICALLY TERMINATE AND BE OF NO  
FURTHER FORCE AND EFFECT SIX MONTHS FOLLOWING \_\_\_\_\_ NOTICE  
TO THE OWNER OF THE START OF CONSTRUCTION

### EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC  
AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY  
AND  
ILLINOIS BELL TELEPHONE COMPANY DBA AT&T, GRANTEEES

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO  
CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN  
CONNECTION WITH OVERHEAD AND UNDERGROUND, TRANSMISSION AND DISTRIBUTION OF  
ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND  
UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR  
SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC  
UTILITY EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE  
DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," AND THE  
PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER  
WITH THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF  
EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT  
LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS  
AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE 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  
GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED  
LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY  
EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE  
DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," AND THE  
PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, OR  
GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED  
PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER  
OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE  
"CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY,  
THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN AN  
APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED  
DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS  
"OUTLOTS," "COMMON ELEMENTS," "OPEN SPACE," "OPEN AREA," "COMMON GROUND," "PARKING" AND  
"COMMON AREA." THE TERM "COMMON AREA OR AREAS," AND "COMMON ELEMENTS" INCLUDE REAL  
PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL  
PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES  
SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER,  
UPON WRITTEN REQUEST.

### NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN  
ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS  
("NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN  
CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER,  
ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC  
UTILITY EASEMENT," TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO AND THE RIGHT TO  
INSTALL, REQUIRED SERVICE CONNECTIONS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT  
LOTS AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE  
OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE  
REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE  
PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES  
OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE  
PRIOR WRITTEN CONSENT OF NICOR. 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.

### STORMWATER MANAGEMENT EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY RESERVED FOR AND  
GRANTED TO THE VILLAGE OF EAST DUNDEE, ITS SUCCESSORS AND ASSIGNS, TO INSTALL,  
OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH  
STORMWATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY HERETO  
DESCRIBED ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT" TOGETHER  
WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY  
REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE  
PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES'  
FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED  
"STORMWATER MANAGEMENT EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF  
GRANTEEES. 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.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO  
ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS,"  
AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON  
PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS, WILL BE REQUIRED BY THE DEPARTMENT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
ANTHONY J. QUIGLEY, P.E.  
REGION ONE ENGINEER

### CERTIFICATE OF APPROVAL

STATE OF ILLINOIS)  
) SS  
COUNTY OF KANE )

UNDER THE AUTHORITY PROVIDED BY ORDINANCE NO. \_\_\_\_\_ ADOPTED BY THE  
VILLAGE BOARD OF THE VILLAGE OF EAST DUNDEE, ILLINOIS, THIS PLAT WAS APPROVED BY THE VILLAGE OF  
EAST DUNDEE AND MUST BE RECORDED WITHIN SIXTY (60) DAYS OF THE DATE OF APPROVAL BY THE VILLAGE  
BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD ON:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE ENGINEER

VILLAGE ENGINEER

### VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)  
) SS  
COUNTY OF KANE )

I, \_\_\_\_\_ VILLAGE TREASURER OF THE VILLAGE OF EAST DUNDEE, ILLINOIS, DO  
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL  
ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE  
TRACT OF LAND INCLUDED IN THE PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

VILLAGE TREASURER

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)  
) SS  
COUNTY OF KANE )

I, \_\_\_\_\_ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT  
THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL 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 ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY CLERK

### KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)  
) SS  
COUNTY OF KANE )

THIS INSTRUMENT \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDERS

OFFICE OF KANE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

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

COUNTY RECORDER

### PROPERTY DESCRIPTION:

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE SE CORNER OF GATEWAY SUBDIVISION PER DOCUMENT NO. 1972329; THENCE NORTH 08 DEGREES  
30 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID GATEWAY SUBDIVISION, 904.85 FEET TO THE SOUTH EAST  
CORNER OF LOT 2 IN SATURN RESUBDIVISION PER DOCUMENT NO. 93K77117 BEING THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 30 MINUTES 18 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 1368.46 FEET TO THE  
SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN  
CONDEMNATION CASE 92 02 015 BY ORDER DATED APRIL 22, 1993; THENCE SOUTH 41 DEGREES 53 MINUTES 04  
SECONDS EAST ALONG SAID SOUTHERLY LINE, 491.34 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE  
BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 22,706.63 FEET, AN ARC DISTANCE OF 480.76 FEET,  
THE CHORD OF SAID ARC HAS A LENGTH OF 480.75 FEET AND A BEARING OF SOUTH 61 DEGREES 16 MINUTES 40  
SECONDS EAST; THENCE SOUTH 30 DEGREES 12 MINUTES 09 SECONDS WEST, 113.56 FEET; THENCE ALONG A CURVE  
CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1033.00 FEET, AN ARC DISTANCE OF 384.01 FEET, THE CHORD OF  
SAID ARC HAS A LENGTH OF 381.80 FEET AND BEARING OF SOUTH 19 DEGREES 33 MINUTES 10 SECONDS WEST; THENCE  
SOUTH 08 DEGREES 54 MINUTES 12 SECONDS WEST, 562.72 FEET; THENCE NORTH 81 DEGREES 05 MINUTES 48  
SECONDS WEST, 794.93 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF GATEWAY SUBDIVISION PER DOCUMENT NO. 1972329; THENCE NORTH 08 DEGREES  
30 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID GATEWAY SUBDIVISION, 904.85 FEET TO THE SOUTH EAST  
CORNER OF LOT 2 IN SATURN RESUBDIVISION PER DOCUMENT NO. 93K77117; THENCE NORTH 08 DEGREES 30 MINUTES  
18 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 1368.46 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 0002  
ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE 92 02 015 BY ORDER DATED  
APRIL 22, 1993; THENCE SOUTH 41 DEGREES 53 MINUTES 04 SECONDS EAST ALONG SAID SOUTHERLY LINE, 491.34 FEET;  
THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A  
RADIUS OF 22,704.25 FEET, AN ARC DISTANCE OF 480.76 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 480.75 FEET  
AND A BEARING OF SOUTH 61 DEGREES 16 MINUTES 40 SECONDS EAST TO THE POINT OF BEGINNING.

THENCE SOUTH 30 DEGREES 12 MINUTES 09 SECONDS WEST, 113.56 FEET; THENCE ALONG A CURVE CONCAVE TO THE  
SOUTHEAST HAVING A RADIUS OF 1033.00 FEET, AN ARC DISTANCE OF 384.01 FEET, THE CHORD OF SAID ARC HAS A  
LENGTH OF 381.80 FEET AND BEARING OF SOUTH 19 DEGREES 33 MINUTES 10 SECONDS WEST; THENCE SOUTH 08  
DEGREES 54 MINUTES 12 SECONDS WEST, 562.72 FEET; THENCE SOUTH 81 DEGREES 05 MINUTES 48 SECONDS EAST,  
80.00 FEET; THENCE NORTH 08 DEGREES 54 MINUTES 12 SECONDS EAST, 562.72 FEET; THENCE NORTHERLY ALONG A  
CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 953.00 FEET, AN ARC DISTANCE OF 352.27 FEET, THE CHORD  
OF SAID ARC HAS A LENGTH OF 352.23 FEET AND BEARING OF NORTH 19 DEGREES 33 MINUTES 10 SECONDS EAST;  
THENCE NORTH 30 DEGREES 12 MINUTES 09 SECONDS EAST, 114.46 FEET TO SAID LINE OF PARCEL 0002;  
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A  
RADIUS OF 22,704.25 FEET, AN ARC DISTANCE OF 480.76 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 480.75 FEET  
AND A BEARING OF SOUTH 61 DEGREES 16 MINUTES 40 SECONDS WEST TO THE POINT OF BEGINNING, IN KANE COUNTY,  
ILLINOIS, ALSO TO BE KNOWN AS CHRISTINA DRIVE EXTENSION

TOGETHER WITH THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF GATEWAY SUBDIVISION PER DOCUMENT NO. 1972329; THENCE NORTH 08 DEGREES  
30 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID GATEWAY SUBDIVISION, 904.85 FEET TO THE SOUTH EAST  
CORNER OF LOT 2 IN SATURN RESUBDIVISION PER DOCUMENT NO. 93K77117 BEING THE POINT OF BEGINNING;

THENCE SOUTH 81 DEGREES 05 MINUTES 48 SECONDS EAST, A DISTANCE OF 874.93 FEET; THENCE SOUTH 08 DEGREES  
12 MINUTES 12 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 81 DEGREES 05 MINUTES 48 SECONDS  
WEST, A DISTANCE OF 874.97 FEET TO THE SOUTHEAST CORNER OF PLYMOUTH DRIVE AS DESIGNATED PER DOCUMENT  
92K33588; THENCE NORTH 08 DEGREES 30 MINUTES 18 SECONDS EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF  
BEGINNING, IN KANE COUNTY, ILLINOIS, ALSO TO BE KNOWN AS EASTERLY PLYMOUTH DRIVE EXTENSION

TOGETHER WITH THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF  
SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS  
DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF  
TRANSPORTATION IN CONDEMNATION CASE 92 02 015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT  
93K69967 AS ILLINOIS ROUTE 72, BEING SOUTH 61 DEGREES 16 MINUTES 40 SECONDS EAST ALONG  
SAID SOUTHWESTERLY LINE, 401.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 560.77 FEET ALONG  
SAID SOUTHWESTERLY LINE BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE  
CHORD BEARS OF SOUTH 61 DEGREES 16 MINUTES 40 SECONDS EAST 560.75 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY 93.69 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A CURVE TO THE RIGHT,  
HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 60 DEGREES 21 MINUTES 27 SECONDS EAST  
93.69 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 36 SECONDS  
EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN  
SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY  
LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.98 FEET ALONG SAID SOUTHWESTERLY LINE,  
NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET  
AND WHOSE CHORD BEARS OF SOUTH 50 DEGREES 51 MINUTES 40 SECONDS EAST 280.98 FEET TO A BEND POINT  
THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE  
LAST DESCRIBED CURVE, 400.76 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 09 SECONDS WEST, 113.56 FEET, DEPARTING FROM  
SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET;  
THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 05 MINUTES 20  
SECONDS WEST 122.81 FEET; THENCE NORTH 08 DEGREES 53 MINUTES 49 SECONDS EAST 122.51 FEET TO POINT OF  
CURVATURE; THENCE NORTHEASTERLY 354.27 FEET ALONG A LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A  
RADIUS OF 953.00 FEET, AN ARC DISTANCE OF 352.23 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 352.23 FEET  
TO A POINT OF TANGENCY; THENCE NORTH 30 DEGREES 11 MINUTES