

# FINAL PLAT OF SUBDIVISION OF THE CONSERVANCY NEIGHBORHOOD 2A-1

BEING PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

CURRENT P.L.N.:  
02-11-300-008  
02-11-400-004

### OWNER/DEVELOPER

GILBERTS DEVELOPMENT LLC  
340 W BUTTERFIELD ROAD, UNIT 2D  
ELMHURST, ILLINOIS 60126

### AREA SUMMARY

LOTS 1-9: 599,425 SQ. FT. (13,761 ACRES)  
OUTLOTS A & B: 222,314 SQ. FT. (5,108 ACRES)  
DEDICATED R.O.W.: 226,407 SQ. FT. (5,198 ACRES)  
TOTAL: 1,048,146 SQ. FT. (24,067 ACRES)

GRAPHIC SCALE

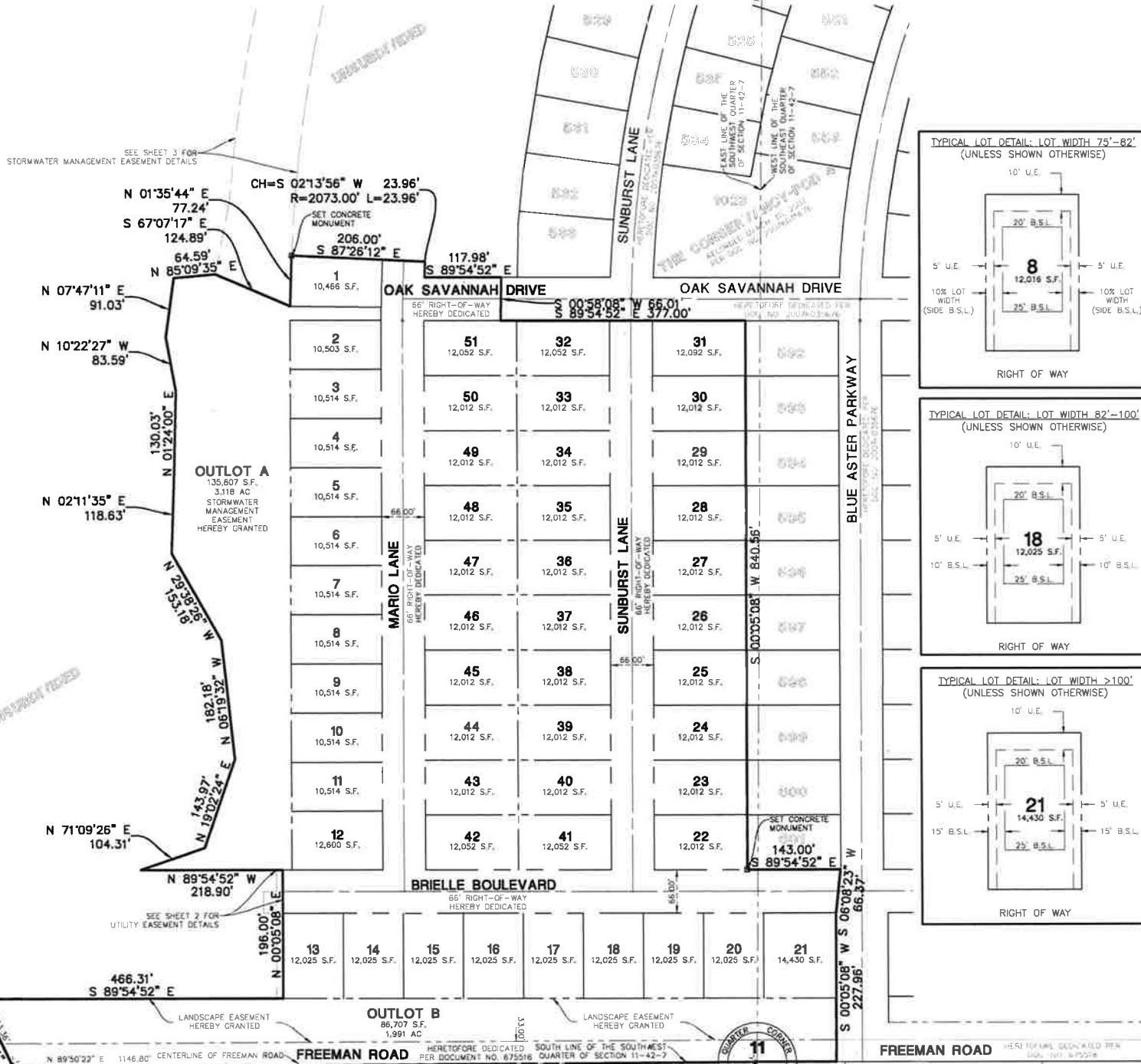


### BASIS OF BEARINGS

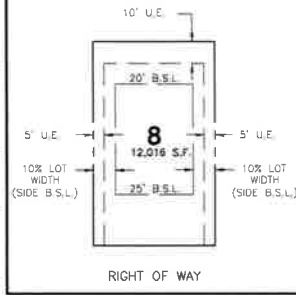
ASSUMED BEARING SYSTEM



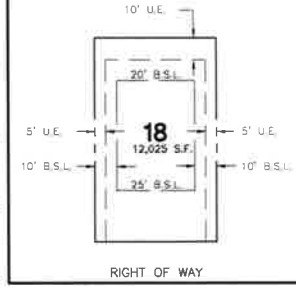
NOTE: SIDE LOADED GARAGES  
WILL HAVE A MINIMUM 25'  
SETBACK ON CORNER LOTS.



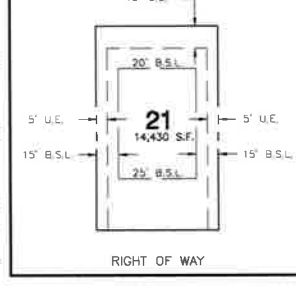
TYPICAL LOT DETAIL: LOT WIDTH 75'-82'  
(UNLESS SHOWN OTHERWISE)



TYPICAL LOT DETAIL: LOT WIDTH 82'-100'  
(UNLESS SHOWN OTHERWISE)



TYPICAL LOT DETAIL: LOT WIDTH >100'  
(UNLESS SHOWN OTHERWISE)



### GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- DENOTES CONCRETE MONUMENTS TO BE SET.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
- OUTLOT A AND OUTLOT B WILL BE CONVEYED TO THE CONSERVANCY HOMEOWNERS ASSOCIATION BY A SEPARATE DOCUMENT.

### SHEET INDEX

SHEETS 1 OF 4	OVERALL BOUNDARY, LOT DETAIL INFORMATION, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 2 OF 4	BOUNDARY, LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS
SHEET 3 OF 4	OFF SITE EASEMENT DETAIL
SHEET 4 OF 4	PROVISION LANGUAGE, LEGAL DESCRIPTION AND CERTIFICATES

### ABBREVIATIONS

U.E.	UTILITY EASEMENT
S.M.E.	STORMWATER MANAGEMENT EASEMENT
B.S.L.	BUILDING SETBACK LINE
L.E.	LANDSCAPE EASEMENT
(XXX.XX)	RECORD INFORMATION
XXXXXX	MEASURED INFORMATION
	UTILITY EASEMENT

**THE CONSERVANCY - NEIGHBORHOOD 2A-1**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**FINAL PLAT OF SUBDIVISION**

700 Springer Drive, Lombard, IL 60148 ph: 630.891.8500 fx: 630.891.8586 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	SHEET NO.
07-13-17	REVISED PER VILLAGE COMMENT	SP
06-23-17	REVISED PER VILLAGE COMMENT	SP

1 OF 4 SHEETS  
DATE: 06-26-17  
SCALE: 1"=100'

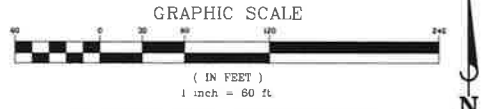
(6)

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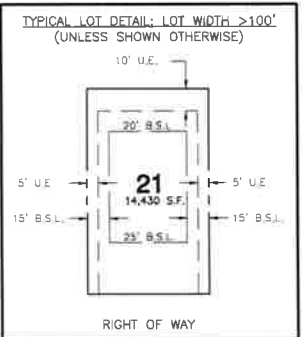
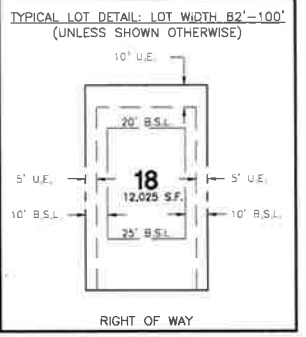
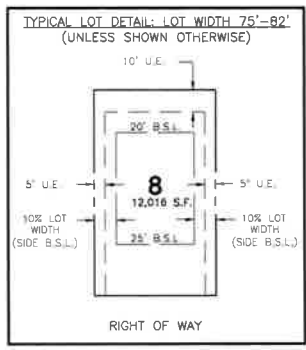
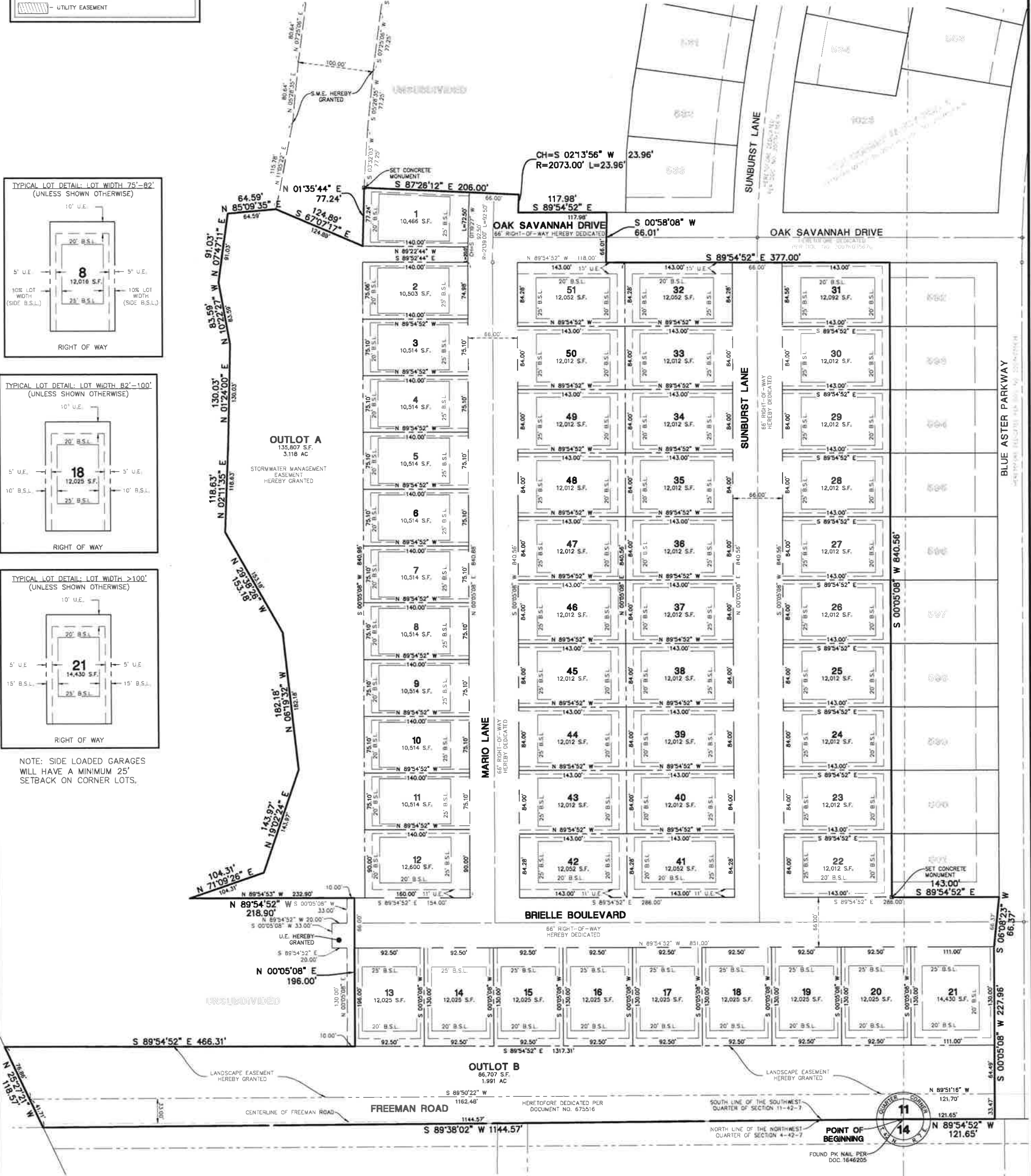


**BASIS OF BEARINGS**

ASSUMED BEARING SYSTEM

**ABBREVIATIONS**

- U.E. - UTILITY EASEMENT
- S.M.E. - STORMWATER MANAGEMENT EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- L.E. - LANDSCAPE EASEMENT
- (XXX.XX') - RECORD INFORMATION
- XXX.XX' - MEASURED INFORMATION
- [Hatched Box] - UTILITY EASEMENT



NOTE: SIDE LOADED GARAGES WILL HAVE A MINIMUM 25' SETBACK ON CORNER LOTS.

**2**  
OF  
**4**  
SHEET

**THE CONSERVANCY - NEIGHBORHOOD 2A-1**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**FINAL PLAT OF SUBDIVISION**

700 Springer Drive, Lombard, IL 60148 ph: 630.891.9500 fax: 630.891.9585 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY

7

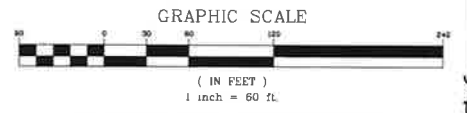
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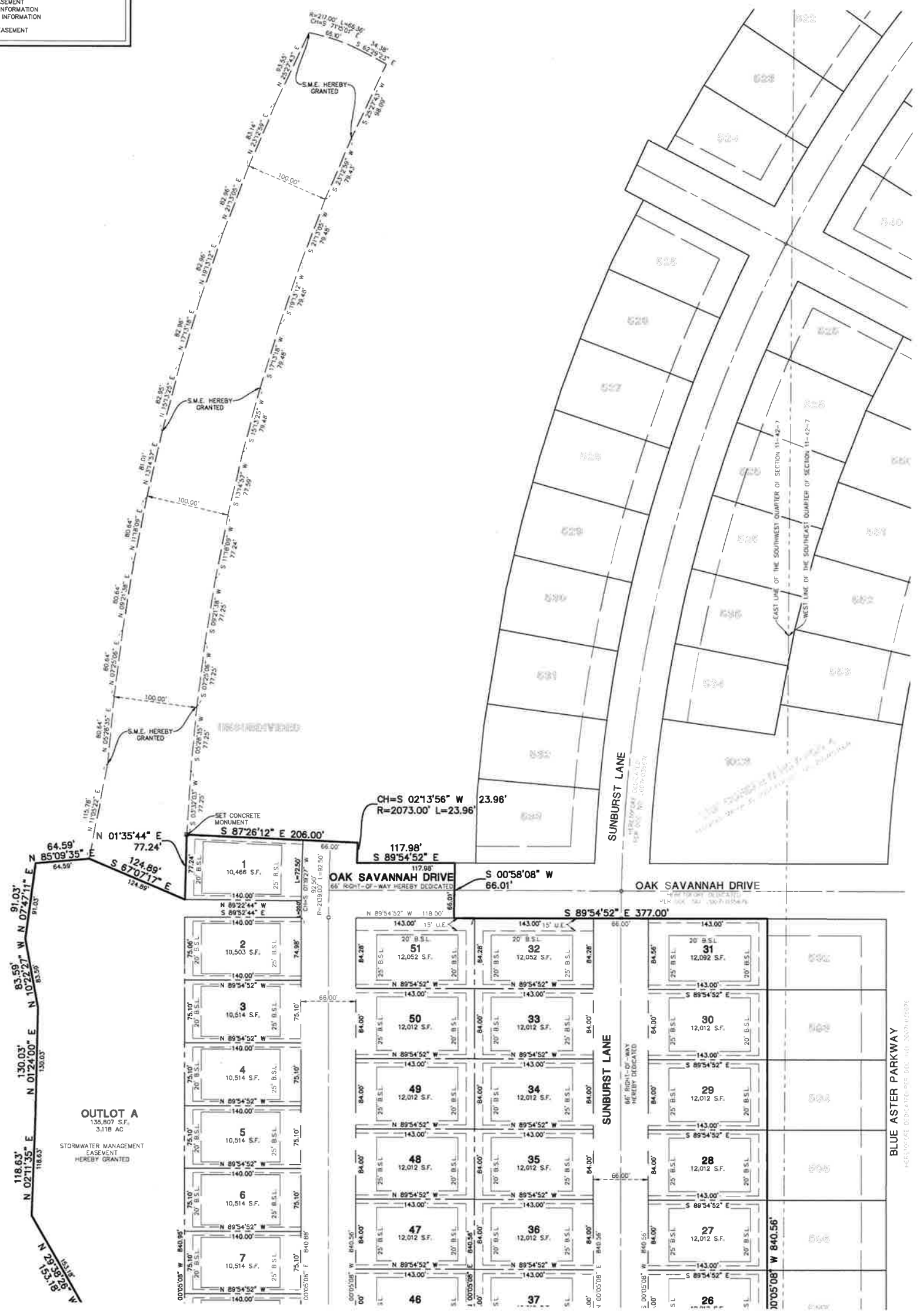


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XXX.XX'	- MEASURED INFORMATION
	- UTILITY EASEMENT



3 OF 4  
SHEET  
COL. 01.02

**THE CONSERVANCY - NEIGHBORHOOD 2A-1**  
**VILLAGE OF GILBERTS, ILLINOIS**  
**FINAL PLAT OF SUBDIVISION**

**Manhard CONSULTING LTD.**  
700 Springer Drive, Lombard, IL 60148 ph 630.881.8500 fx 630.881.8595 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
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DATE	REVISIONS	DRAWN BY

129

FINAL PLAT OF SUBDIVISION OF THE CONSERVANCY NEIGHBORHOOD 2A-1

CURRENT P.L.N.: 02-11-300-008 02-11-400-004

OWNER'S AND SCHOOL CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF ) SS

THIS IS TO CERTIFY THAT ... IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SAID RECORD OWNER IT CONSENTS TO THE SUBDIVISION OF SAID PROPERTY...

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S):

GILBERTS ELEMENTARY SCHOOL, DISTRICT 300 DUNDEE MIDDLE SCHOOL, DISTRICT 300 DUNDEE-CROWN HIGH SCHOOL, DISTRICT 300 ELGIN COMMUNITY COLLEGE, DISTRICT 509

DATED THIS ... DAY OF ... A.D., 20...

BY: ... SIGNATURE

ATTEST: ... SIGNATURE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF ) SS

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

AND ... ARE (IS) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE (IS) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY (HE/SHE) SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR (HIS/HER) OWN FREE AND VOLUNTARY ACT(S)...

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ... DAY OF ... A.D., 20...

NOTARY PUBLIC

MY COMMISSION EXPIRES ...

COMMONWEALTH EDISON AND AT&T 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

AT&T ILLINOIS, A.K.A. SBC, AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, CUTS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER 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"...

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, 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 AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT...

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") ITS SUCCESSORS AND ASSIGNS 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 "UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS"...

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILLED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

COUNTY CLERK 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 SPECIAL 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 ANNEXED PLAT.

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

THIS ... DAY OF ... A.D., 20...

BY: ... COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS ) COUNTY OF DUPAGE ) SS

I, SAMUEL J. PHILIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF GILBERTS TO RECORD THIS PLAT, THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ... DAY OF ... A.D., 20...

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699 LICENSE EXPIRES NOVEMBER 30, 2018



SURFACE WATER STATEMENT

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 ... DAY OF ...

JONATHAN R. HATCHER ILLINOIS REGISTERED PROFESSIONAL ENGINEER ILLINOIS REGISTRATION NUMBER 062-068964 LICENSE EXPIRES NOVEMBER 30, 2017



OWNER OR OWNER'S ATTORNEY: ...

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

I, ... AS VILLAGE ENGINEER OF THE VILLAGE OF GILBERTS, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS IN COMPLIANCE WITH VILLAGE ORDINANCE GOVERNING PLAT APPROVAL.

THIS ... DAY OF ... A.D., 20...

VILLAGE ENGINEER

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

I, ... AS CHAIRMAN OF THE PLANNING COMMISSION OF THE VILLAGE OF GILBERTS, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS ... DAY OF ... A.D., 20...

PLANNING COMMISSION, VILLAGE OF GILBERTS

SIGNATURE

UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF GILBERTS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE, INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AT&T, NICOR GAS COMPANY, VILLAGE DESIGNATED CABLE TELEVISION COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "UTILITIES EASEMENT" OR "U.E." ON THE PLAT FOR THE PERPETUAL RIGHT AND PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING STORM AND/OR SANITARY SEWERS, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK...

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF GILBERTS AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR "SME" ON THE PLAT HEREON DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREAS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK...

LANDSCAPE EASEMENT PROVISIONS

LANDSCAPE EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CONSERVANCY'S HOME OWNERS ASSOCIATION, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "LANDSCAPE EASEMENT" OR "L.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, REMOVE, REPLACE, AND ALTER LANDSCAPING AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THEIR RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK...

SURVEYORS CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF DUPAGE ) SS

I, SAMUEL J. PHILIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

THAT PART OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 38 MINUTES 02 SECONDS WEST, A DISTANCE OF 1144.57 FEET TO THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE NORTH 25 DEGREES 27 MINUTES 21 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.57 FEET TO A LINE PARALLEL WITH THE SOUTH LINE OF FREEMAN ROAD AS DEDICATED PER DOCUMENT 675518; THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 466.31 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 08 SECONDS EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 196.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 218.90 FEET; THENCE NORTH 71 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 104.31 FEET; THENCE NORTH 19 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 143.97 FEET; THENCE NORTH 08 DEGREES 19 MINUTES 32 SECONDS WEST, A DISTANCE OF 182.18 FEET; THENCE NORTH 29 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 153.18 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 35 SECONDS EAST, A DISTANCE OF 118.63 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.03 FEET; THENCE NORTH 10 DEGREES 22 MINUTES 27 SECONDS WEST, A DISTANCE OF 83.59 FEET; THENCE NORTH 07 DEGREES 47 MINUTES 11 SECONDS EAST, A DISTANCE OF 91.03 FEET; THENCE NORTH 85 DEGREES 09 MINUTES 35 SECONDS EAST, A DISTANCE OF 64.58 FEET; THENCE SOUTH 07 DEGREES 07 MINUTES 17 SECONDS EAST, A DISTANCE OF 124.88 FEET; THENCE NORTH 01 DEGREES 35 MINUTES 44 SECONDS EAST, A DISTANCE OF 77.24 FEET; FEET; THENCE SOUTH 87 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 226.00 FEET TO A POINT OF CURVATURE; THENCE SOUTH ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2,073.00 FEET SUBTENDING A CHORD BEARING SOUTH 02 DEGREES 13 MINUTES 56 SECONDS WEST, AN ARC DISTANCE OF 23.96 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 117.98 FEET TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY LINE OF DAK SAVANNAH DRIVE AS DEDICATED PER DOCUMENT 2007K035676 AND THE WESTERLY LINE OF THE CONSERVANCY - POD 4 AS RECORDED THEREOF MARCH 30, 2007 PER DOCUMENT 2007K035676; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 7 COURSES: 1) THENCE SOUTH 00 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 66.01; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 377.00 FEET; 3) THENCE SOUTH 00 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 84.58 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 143.00 FEET; 5) THENCE SOUTH 08 DEGREES 08 MINUTES 23 SECONDS WEST, A DISTANCE OF 66.37 FEET; 6) THENCE SOUTH 00 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 227.96 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; 7) THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 121.65 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SURVEYED PROPERTY CONTAINS 24.067 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY HEREON DRAWN IS SITUATED WITHIN THE VILLAGE OF GILBERTS, ILLINOIS, A MUNICIPALITY WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6.

I FURTHER CERTIFY THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17089C0045H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. 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 ... DAY OF ... A.D., 2017.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699 LICENSE EXPIRES: NOVEMBER 30, 2018

DESIGN FIRM LICENSE NO. 184003350 LICENSE EXPIRES: APRIL 30, 2019

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

DATE OF FIELD SURVEY: MARCH 17, 2016



BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF KANE ) SS

APPROVED BY THE BOARD OF TRUSTEES OF GILBERTS, ILLINOIS, THIS ... DAY OF ... A.D., 20...

PRESIDENT OF VILLAGE BOARD OF TRUSTEES

ATTEST: VILLAGE CLERK

THE CONSERVANCY - NEIGHBORHOOD 2A-1 VILLAGE OF GILBERTS, ILLINOIS FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD logo and contact information: 700 Springer Drive, Lombard, IL 60148, phone 630.681.8500, fax 630.681.8585, manhard.com

Table with columns: DATE, REVISIONS, DRAWN BY. Includes a grid for tracking revisions and drawing details.