

# HERITAGE TRAILS PHASE 3

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN LAKE COUNTY, ILLINOIS

## LOT 8 EASEMENT LEGEND

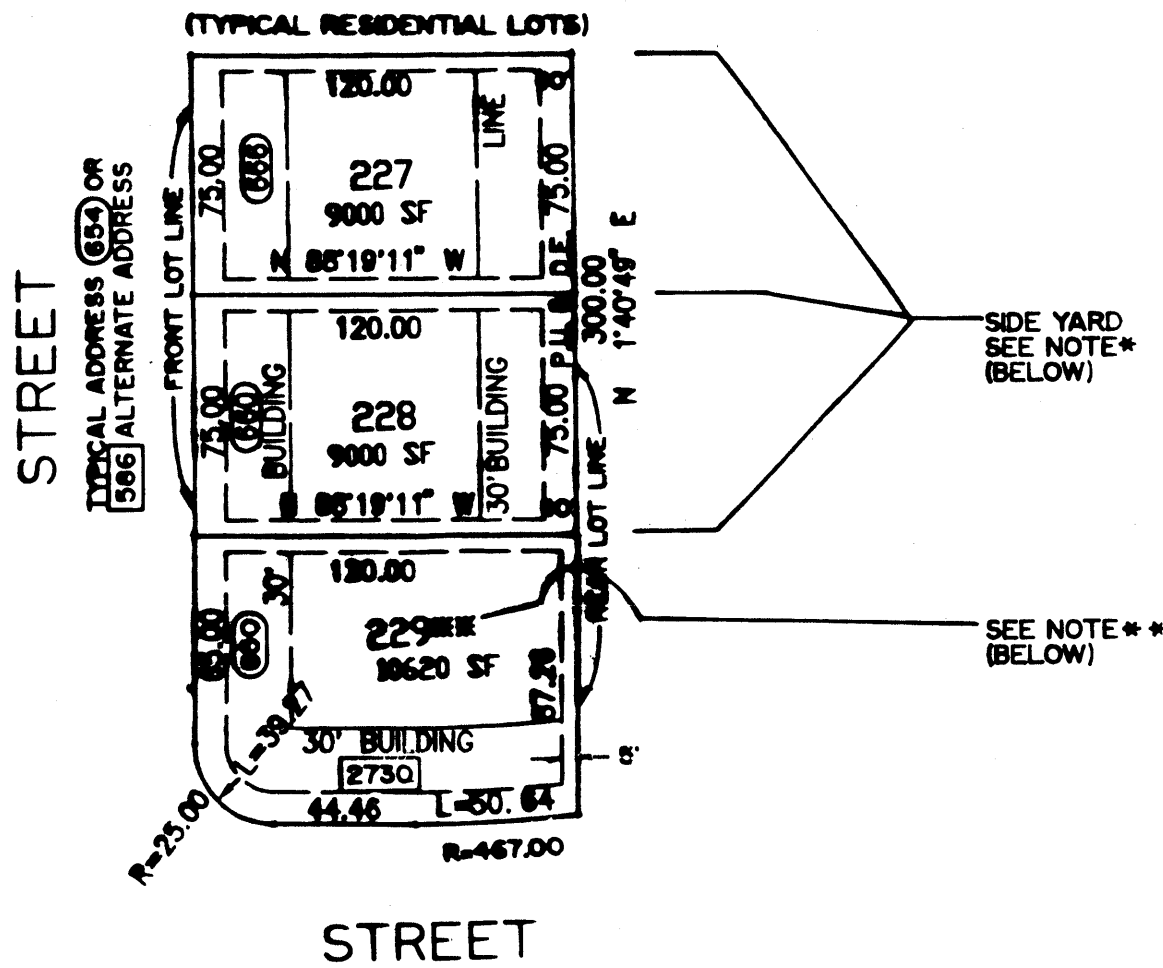
### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT WESTFIELD HOMES OF ILLINOIS, INC. IS OWNER OF THE PROPERTY DESCRIBED HEREON AND 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 HEREON INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR STREETS, ALLEYS, AND OTHER THOROUGHFARES; AND HEREBY ALSO RESERVE FOR THE ILLINOIS BELL TELEPHONE COMPANY, NORTH SHORE GAS COMPANY, U.S. CABLE OF LAKE COUNTY, AND THE PUBLIC SERVICE COMPANY DIVISION OF COMMONWEALTH EDISON COMPANY THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM.

DATED THIS 24th DAY OF April, A.D. 1997.

SIGNED: Brian Harris TITLE: President  
ATTEST: Glenn J. Madonia TITLE: VP Finance



### AREA SUMMARY

	ACRES
ROAD/STREET R.O.W.	9.2685
AREA IN OUTLOTS	8.9152
AREA IN LOTS	26.7049
TOTAL SITE (GROSS)	44.8886
TOTAL DWELLING UNITS	86
DWELLING UNITS PER ACRE (GROSS)	1.92

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF Lake ) S.S.  
I, Debbie L. Corrigan, a Notary Public in and for said County and State aforesaid do hereby certify that Brian Harris and Glenn J. Madonia of said Corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and VP Finance respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of Westfield Homes of Illinois, Inc. for the uses and purposes therein set forth and that he/she, as custodian of the corporate seal of said company, did affix said seal to said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN UNDER MY HAND NOTARIAL SEAL, THIS 24th DAY OF April, A.D. 1997.

Debbie L. Corrigan  
NOTARY PUBLIC  
OFFICIAL SEAL  
DEBBIE L. CORRIGAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 5/16/99

### MORTGAGEE'S CERTIFICATION

THIS IS TO CERTIFY THAT 1ST MIDWEST BANK, N.A. AS MORTGAGEE UNDER THE PROVISIONS OF THAT MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF INTEREST DATED OCTOBER 19, 1994 BOTH RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS ON NOVEMBER 17, 1994 AS DOCUMENT NO. 3615876 AND 3615877, AND THE SECOND MODIFICATION OF NOTES, CONSTRUCTION LOAN AGREEMENT, MORTGAGE AND OTHER LOAN DOCUMENTS DATED JULY 19, 1995, RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS ON JULY 25, 1995 AS DOCUMENT NO. 3699459 IS THE MORTGAGEE OF THE PROPERTY DESCRIBED ON THE PLAT OF SUBDIVISION AND DOES HEREBY CONSENT TO, ACKNOWLEDGE AND ADOPT SAID PLAT.

DATED THIS 29th DAY OF April, 1997.

BY: Marc Spork  
VICE PRESIDENT  
ATTEST: Marc Spork  
Assistant Vice President

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF Lake ) S.S.  
I, Joseph M. Valente, a Notary Public in and for said County and State aforesaid do hereby certify that Willard R. Helander and Willard R. Helander personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Vice President and Assistant Vice President respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of Westfield Homes of Illinois, Inc. for the uses and purposes therein set forth and that he/she, as custodian of the corporate seal, did affix said seal to said instrument as his/her own free and voluntary act and as the free and voluntary act of mortgagee, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 29th DAY OF April, A.D. 1997.

Joseph M. Valente  
NOTARY PUBLIC



### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF Lake ) S.S.  
I, Willard R. Helander, County Clerk of Lake County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no delinquent 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 WAUKEGAN, ILLINOIS, THIS 24th DAY OF June, A.D. 1997.

Willard R. Helander  
COUNTY CLERK  
Willard R. Helander

### NOTE A

OUTLOT 260 AND THE WEST 30 FEET OF OUTLOT 287 IS A COMMERCIAL PIPELINE EASEMENT

SPECIAL RESTRICTION FOR OUTLOT 260 AND THE WEST 30 FEET OF OUTLOT 287 IN ADDITION TO NORMAL BLANKET EASEMENT REGULATION

- A MINIMUM OF FIVE AND ONE HALF FEET OF COVER (TOP OF PIPE TO TOP OF ROAD SURFACE) IS REQUIRED FOR ALL ROAD CROSSINGS.
- NO UTILITIES OR ROADS SHALL RUN PARALLEL WITHIN THE EASEMENT AREA.
- THERE SHALL BE 2 FOOT OF CLEARANCE (BELOW THE PIPELINE) OF ANY UTILITY CROSSING THE EASEMENT.
- ANY STRUCTURES SUCH AS MANHOLES OR CATCH BASINS SHALL MAINTAIN A MINIMUM OF 5 FEET OF HORIZONTAL CLEARANCE.
- NO TREES, SHRUBBERY, STRUCTURES, ETC SHALL BE PLACED WITHIN THE EASEMENT AREA.
- A MINIMUM OF 4 FEET OF COVER IS REQUIRED FOR ALL DRAINAGE DITCHES.

\*DRIVEWAY ACCESS TO LOT NOS. 116, 121, 123, 135, 140, 143, 157, 158, 173, 182, 183, 186, 187, AND 201 FROM INDEPENDENCE BOULEVARD IS PROHIBITED\*

IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

NOTE\* THE MINIMUM SIDE YARD WIDTH OF A LOT SHALL BE 10 PERCENT OF THE WIDTH OF THE LOT AS MEASURED AT THE FRONT BUILDING SETBACK LINE BUT IN NO CASE SHALL A SIDE YARD BE LESS THAN SIX (6) FEET WIDE.

NOTE\*\* A CORNER LOT HAS A THIRTY FOOT FRONT YARD ADJACENT TO EACH OF THE STREETS FRONTING ON THE LOT. THE LOCATION OF THE REAR YARD AND SIDE YARD IS DEPENDENT UPON WHICH STREET THE FRONT OF THE RESIDENCE FACES. SIDE YARDS ARE 10 PERCENT OF THE WIDTH OF THE LOT AS MEASURED AT THE FRONT BUILDING LINE BUT NOT LESS THAN 6 FEET IN WIDTH. THE REAR YARD ON A CORNER LOT IS TO BE 30 FEET UNLESS OTHERWISE SHOWN ON SHEET 2.

PUE = PUBLIC UTILITY EASEMENT  
PU & DE = PUBLIC UTILITY AND DRAINAGE EASEMENT

A 5 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT SHALL BE DEDICATED ALONG ALL LOT LINES UNLESS OTHERWISE INDICATED.

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY  
NORTH SHORE GAS  
ILLINOIS BELL TELEPHONE COMPANY  
U.S. CABLE OF LAKE COUNTY  
AND  
VILLAGE OF LINDENHURST, GRANTEEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED PUBLIC UTILITY EASEMENT, AS DEFINED IN THE "EASEMENT LEGEND" HEREON, AND THE PROPERTY DESIGNATED ON THIS PLAT FOR STREETS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREOF 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 DESIGNATED AS OUTLOTS WITHOUT THE PRIOR WRITTEN CONSENT OF 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.

### BLANKET EASEMENT

COMMONWEALTH EDISON COMPANY  
NORTH SHORE GAS  
ILLINOIS BELL TELEPHONE COMPANY  
U.S. CABLE OF LAKE COUNTY  
AND  
VILLAGE OF LINDENHURST, GRANTEEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND OTHER UTILITIES AND DRAINAGE FACILITIES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF EACH LOT AS OUTLOTS AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREOF 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 DESIGNATED AS OUTLOTS WITHOUT THE PRIOR WRITTEN CONSENT OF 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.

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

BY EXECUTION OF THIS PLAT, THE OUTLOTS SHOWN HEREON SHALL BE CONVEYED TO THE HERITAGE TRAILS HOMEOWNER'S ASSOCIATION.

SEE ALSO NOTE BELOW REGARDING OUTLOT 260 AND THE WEST 30 FEET OF OUTLOT 287

### EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

Commonwealth Edison Company  
and  
Illinois Bell Telephone Company, Granteees,

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity and sounds and signals in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Easement", and the property designated on the plat for streets and alleys, together with the right to install required service connections under the surface of each lot to serve improvements thereon, or on adjacent lots, 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 grantees' facilities or in, upon or over the property within the dashed lines marked "Easement" without the prior written consent of grantees. 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.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE

NORTH SHORE Gas COMPANY

ITS SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE AND REMOVE PIPELINES, GAS MAINS AND SERVICE PIPES, TOGETHER WITH THE NECESSARY VALVES, VALVE BOXES, REGULATORS AND OTHER ATTACHMENT CONNECTIONS AND FIXTURES FOR TRANSMITTING AND DISTRIBUTING GAS TO PROPERTIES WITHIN AND WITHOUT THE SUBDIVISION. UPON, UNDER, ACROSS AND WITHIN ALL ROADS, STREETS, ALLEYS, COMMON AREAS (IF ANY) WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THAT SUCH FACILITIES, EQUIPMENT AND APPURTENANCES, WHEN INSTALLED, WILL NOT INTERFERE WITH THE MOVEMENT OF TRAFFIC UPON SUCH ROADS, STREETS, ALLEYS OR COMMON AREAS

THIS PLAT SUBMITTED BY:  
DEBBIE CORRIGAN  
WESTFIELD HOMES, INC.  
33973 N. HUNT CLUB ROAD  
GURNEE, ILLINOIS 60031

### VILLAGE TREASURER'S CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

I, ARTHUR L. NEUBAUER, TREASURER FOR THE VILLAGE OF LINDENHURST, 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 THE ANNEXED PLAT.

DATED AT LINDENHURST, ILLINOIS, THIS 31st DAY OF MARCH, A.D. 1997.

(SEAL) Arthur L. Neubauer  
VILLAGE TREASURER

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF LINDENHURST,

THIS 31st DAY OF April, A.D. 1997.

BY Paul Bauman  
CHAIRMAN OF PLAN COMMISSION OF  
VILLAGE OF LINDENHURST

### BOARD OF TRUSTEES, VILLAGE OF LINDENHURST CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LINDENHURST THIS

10th DAY OF March, A.D. 1997.

ATTEST: Paul Bauman  
PRESIDENT  
Mark J. ...  
VILLAGE CLERK



### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) S.S.  
COUNTY OF MCHENRY )

THIS IS TO CERTIFY THAT I, THOMAS M. SHEETS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF HERITAGE TRAILS PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED 7/18 1996 AS DOCUMENT NO. 3651174, IN LAKE COUNTY, ILLINOIS; THENCE SOUTH 88°19'11" EAST FOR 545.74 FEET; THENCE SOUTH 47°58'58" EAST FOR 151.57 FEET; THENCE NORTH 42°01'02" EAST FOR 3.88 FEET; THENCE SOUTH 47°58'58" EAST FOR 283.72 FEET; THENCE NORTH 70°36'19" EAST FOR 110.90 FEET; THENCE SOUTH 88°18'05" EAST FOR 150.00 FEET; THENCE NORTH 1°41'55" EAST FOR 132.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 130.00 FEET AND A CHORD BEARING OF NORTH 43°42'35" EAST FOR 101.36 FEET; THENCE SOUTH 88°18'05" EAST FOR 127.59 FEET TO A POINT ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, SAID POINT BEING THE NORTHEAST CORNER OF HERITAGE TRAILS PHASE 2 AFORESAID; THENCE NORTH 1°41'55" EAST FOR 1415.18 FEET ALONG THE LAST SAID EAST LINE TO THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 88°12'20" WEST FOR 1327.78 FEET ALONG THE LAST SAID NORTH LINE TO THE WEST LINE OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 1°40'49" WEST FOR 1385.02 FEET ALONG THE LAST SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

I HEREBY CERTIFY THAT PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN AS PER COMMUNITY PANEL NO. 170357 0085 DATED NOVEMBER 3, 1982.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LINDENHURST, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL AT HUNTLEY, ILLINOIS THIS 30th DAY OF MARCH, A.D. 1997.

Thomas M. Sheets  
THOMAS M. SHEETS, P.L.S. NO. 2257

PREPARED FOR: WESTFIELD HOMES, INC.

ORDER NUMBER: 96061300

96061300.DWG 96061300.PLT  
REV. 2-28-97 LOT LINE NOTE \ CORNER LOT  
REV. 3-6-97 ADD ADDRESSES  
REV. 3-13-97 VILLAGE REVIEW



P.O. Box 606, Huntley, Illinois 60142

Office Location: 11015A Route 47, Huntley, Illinois 60142  
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