

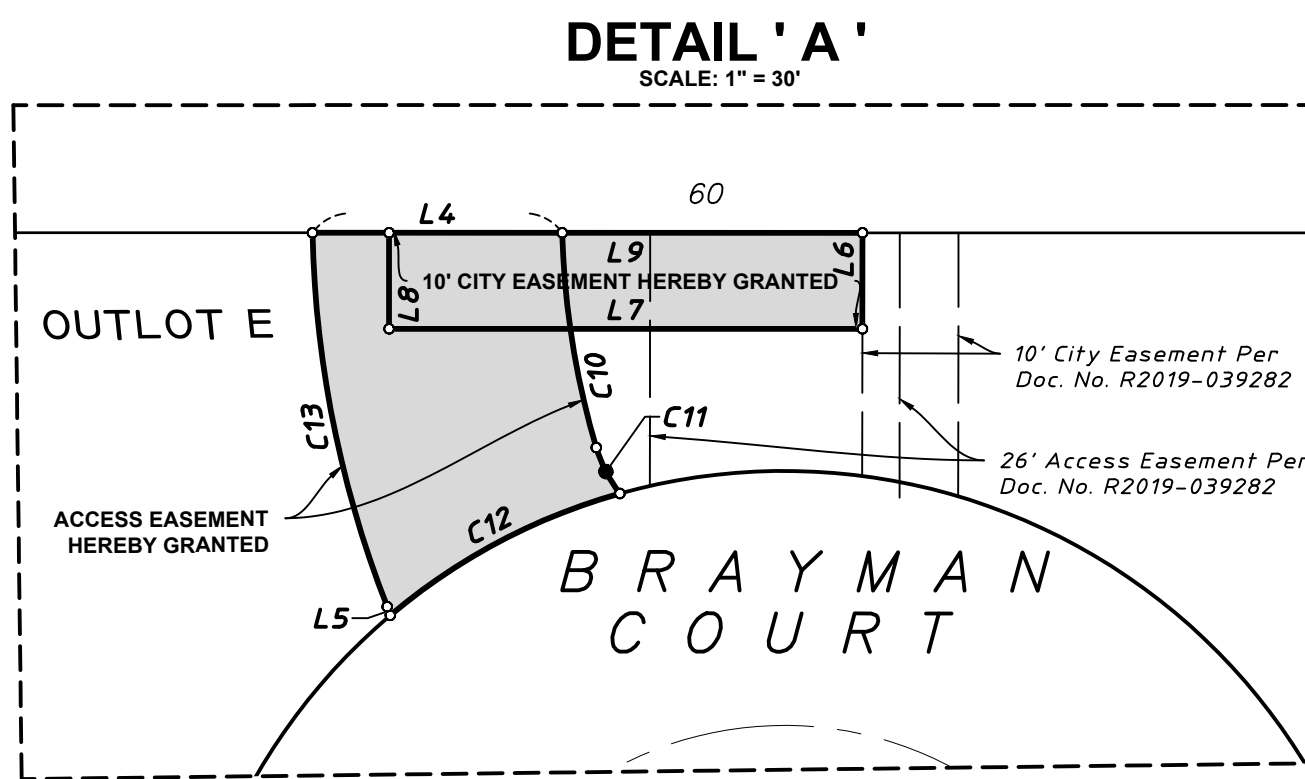
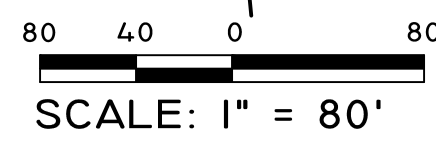
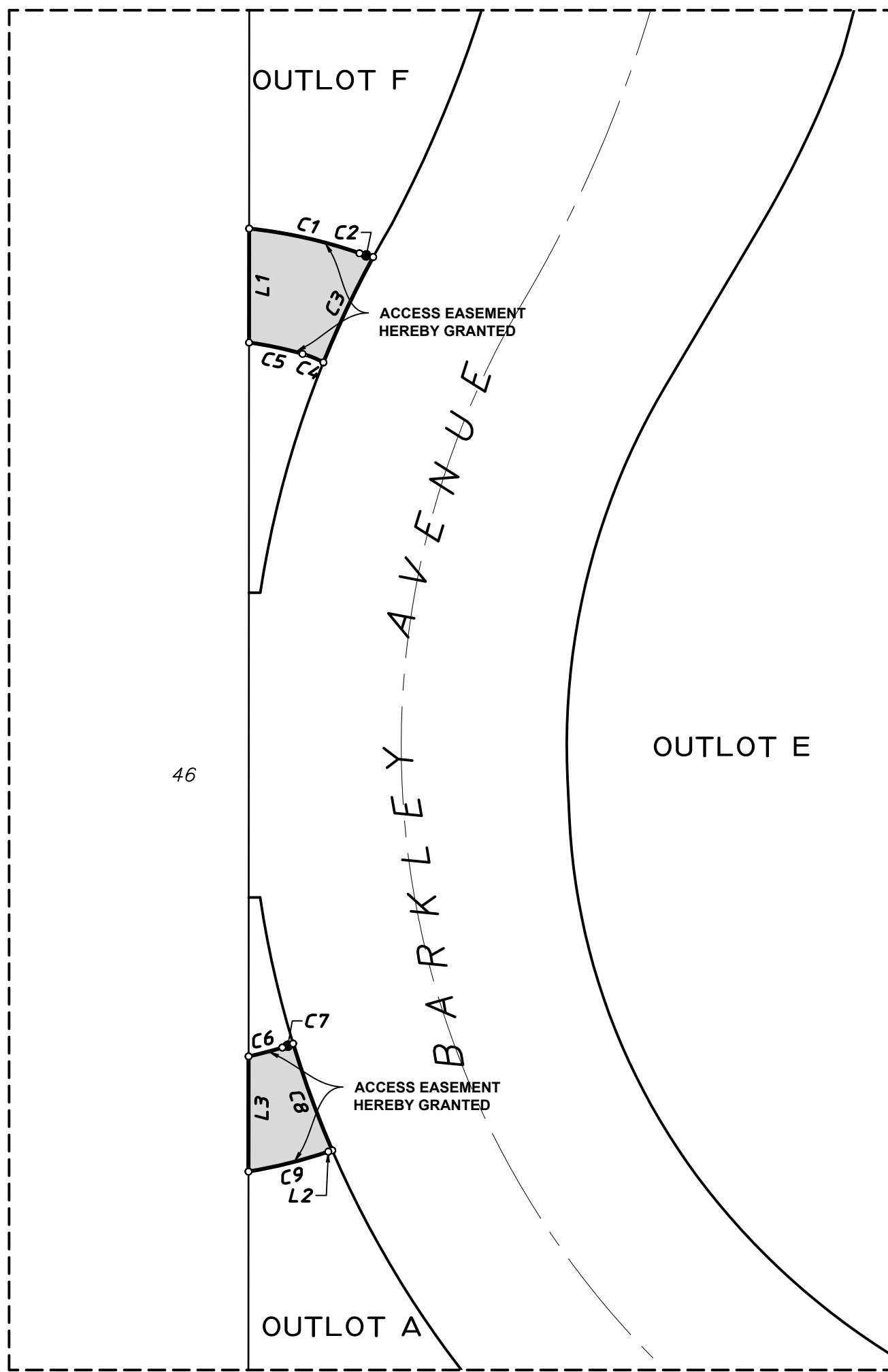
PLAT OF EASEMENT

SUBMITTED BY AND RETURN TO:

CITY OF WARRENVILLE
28W701 STAFFORD PLACE
WARRENVILLE, IL 60555

FOR DETAILS OF THIS PLAT APPROVAL
SEE CITY OF WARRENVILLE ORDINANCE

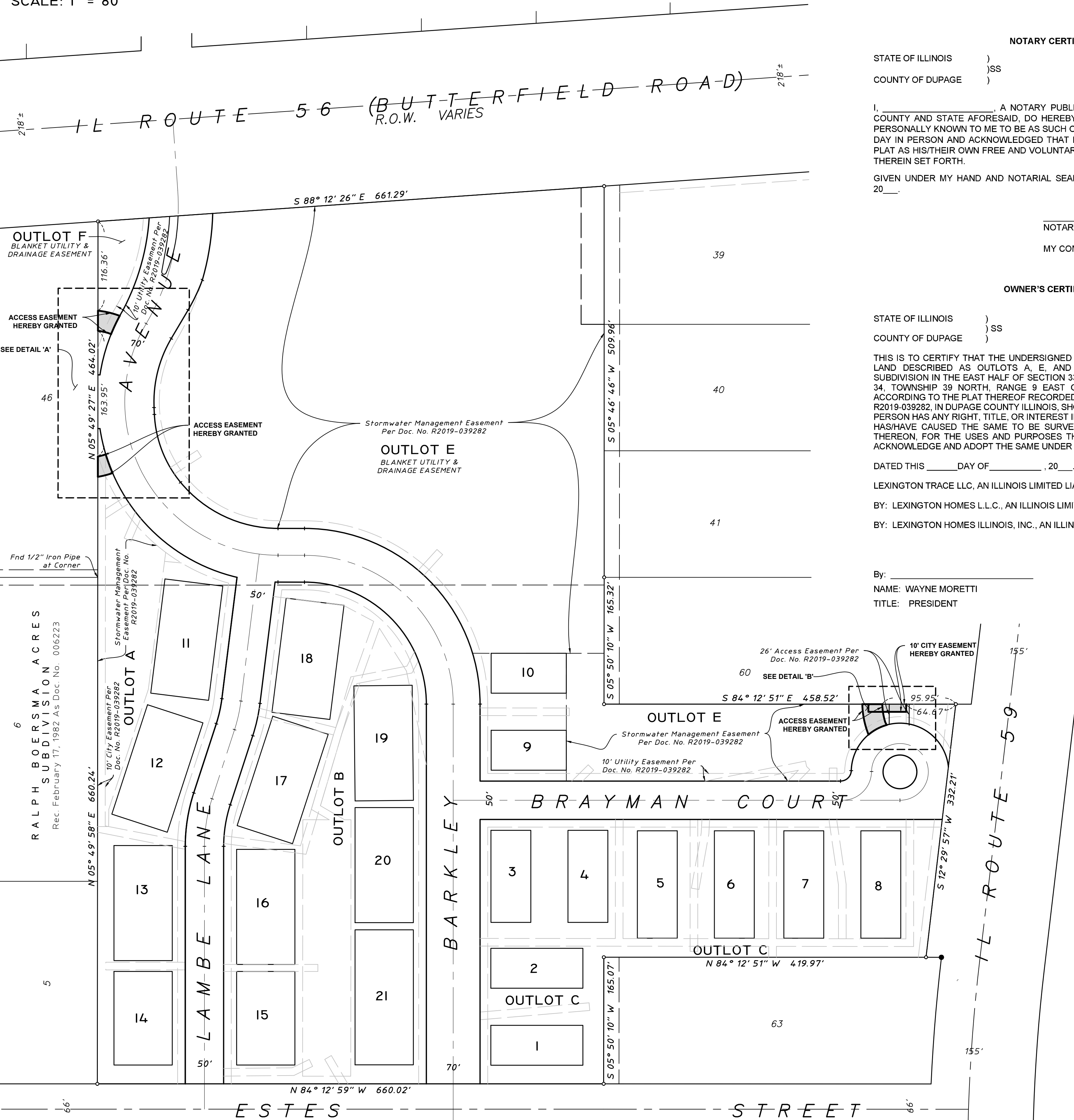
OUTLOTS A, E, AND F IN LEXINGTON TRACE, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 33 AND IN THE WEST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2019 AS DOCUMENT NUMBER R2019-039282, IN DUPAGE COUNTY ILLINOIS.



ACCESS EASEMENT
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER THE LAND DESIGNATED "ACCESS EASEMENT" FOR PERPETUAL PEDESTRIAN USE, ENJOYMENT, PEDESTRIAN INGRESS AND EGRESS, AND ALSO FOR THE PERPETUAL VEHICULAR ACCESS AND VEHICULAR INGRESS AND EGRESS OVER THE LAND DESIGNATED AS "ACCESS EASEMENT". SAID EASEMENT SHALL NOT BE USED BY THE OWNER OF THE LAND HEREON SHOWN, SUCCESSORS AND ASSIGNS, VISITORS AND DESIGNEES IN A MANNER THAT WOULD BLOCK OR RESTRICT THE ACCESS AND FREE FLOW OF TRAFFIC.

SURVEYOR'S NOTES:

1. THE BASIS OF BEARING SHOWN HEREON ARE BASED ON NAD 83(2012) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED AS OUTLOTS A, E, AND F IN LEXINGTON TRACE, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 33 AND IN THE WEST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 2019 AS DOCUMENT NUMBER R2019-039282, IN DUPAGE COUNTY ILLINOIS, SHOWN HEREON AS AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND, AND THAT SAID OWNERS HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND TO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE INDICATED.

DATED THIS ____ DAY OF _____, 20__.

LEXINGTON TRACE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: LEXINGTON HOMES L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY

BY: LEXINGTON HOMES ILLINOIS, INC., AN ILLINOIS CORPORATION, ITS MANAGER

By: _____
NAME: WAYNE MORETTI
TITLE: PRESIDENT

Line	Direction	Length
L1	N05° 49' 27" E	26.19'
L2	S78° 05' 45" W	0.94'
L3	N05° 49' 27" E	26.45'
L4	S84° 12' 51" E	26.01'
L5	N13° 44' 26" W	0.96'
L6	S05° 50' 43" W	10.00'
L7	N84° 12' 51" W	49.29'
L8	N05° 47' 09" E	10.00'
L9	S84° 12' 51" E	49.31'

Curve	Length	Radius	Chord	Chord Bearing
C1	26.02'	113.00'	25.96'	S71° 35' 51" E
C2	3.25'	24.50'	3.25'	S68° 48' 07" E
C3	26.77'	235.00'	26.76'	S31° 03' 19" W
C4	5.17'	24.50'	5.16'	N62° 04' 40" W
C5	12.56'	87.00'	12.55'	N72° 15' 32" W
C6	8.02'	87.00'	8.02'	N81° 08' 24" E
C7	2.63'	24.50'	2.63'	N75° 25' 09" E
C8	26.14'	235.00'	26.13'	S14° 19' 29" E
C9	18.91'	113.00'	18.89'	S81° 47' 10" W
C10	22.71'	87.00'	22.64'	S03° 13' 30" E
C11	5.42'	14.50'	5.38'	S21° 24' 13" E
C12	27.28'	63.50'	27.07'	S67° 50' 21" W
C13	39.91'	113.00'	39.71'	N05° 30' 51" W

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., 20__ AT ____ O'CLOCK ____ M., AND WAS RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

RECORDER OF DEEDS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT, DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2016.

SIGNED: _____ ATTEST: _____
MAYOR CITY CLERK

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____, CITY CLERK OF CITY OF WARRENVILLE, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____, 20__ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF WARRENVILLE, ILLINOIS, THIS ____ DAY OF _____, 20__.

CITY CLERK

CITY EASEMENT PROVISION

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY EXCLUSIVELY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTED") IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED "CITY EASEMENT" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE STORM SEWER, SANITARY SEWER, AND WATERMAIN ("UTILITIES") AND APPURTENANCES TO EACH LISTED ABOVE AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH SERVICES TO SUCH PROPERTY AND ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO ANY AND ALL ABOVE WORK. ALL SUCH UTILITY LINES SHALL BE UNDERGROUND ONLY. OTHER UTILITIES MAY INSTALL THEIR FACILITIES ACROSS THE CITY EASEMENT AREA, PERPENDICULAR, BUT NOT PARALLEL TO THE CITIES UNDERGROUND UTILITY LINES.

NO PERMANENT BUILDINGS, ACCESSORY STRUCTURES, FENCES, OR ANY OTHER STRUCTURE THAT WOULD IMPEDE ACCESS TO THE UTILITIES OR FUNCTION OF THE SWALE SHALL BE PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS AND SIDEWALKS. TREES WITHIN THE EASEMENT SHALL BE PLANTED A MINIMUM OF FIVE FEET (5') FROM THE CENTERLINE OF TREE TO CENTERLINE OF CITY UTILITY PIPE. THE CITY OF WARRENVILLE RESTORATION OBLIGATIONS SHALL BE LIMITED TO TOPSOIL AND SEED FOR TURF GRASS. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL PAVEMENT, SIDEWALK, CURB, AND ANY OTHER HARD SURFACE. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OBLIGATIONS WITH RESPECT TO TREES, SHRUBS AND OTHER LANDSCAPING REFLECTING ON THE ORIGINAL LANDSCAPE PLAN APPROVED BY THE CITY OF WARRENVILLE FOR SUCH LOCATIONS.

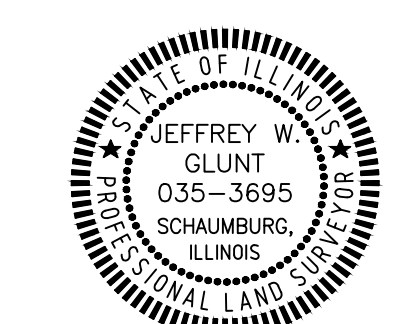
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760 HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, FROM SURVEYS AND OFFICIAL RECORDS, FOR THE USE AND PURPOSES HEREIN SET FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREON CAPTIONED PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES F.

SCHAUMBURG, ILLINOIS _____

BY: _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



ORIGINALLY PREPARED 05/20/2022



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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

EXPIRES 11-30-22