

CURRENT P.I.N.:

07-27-30-000-50000
07-27-30-000-60000
07-27-30-000-70000

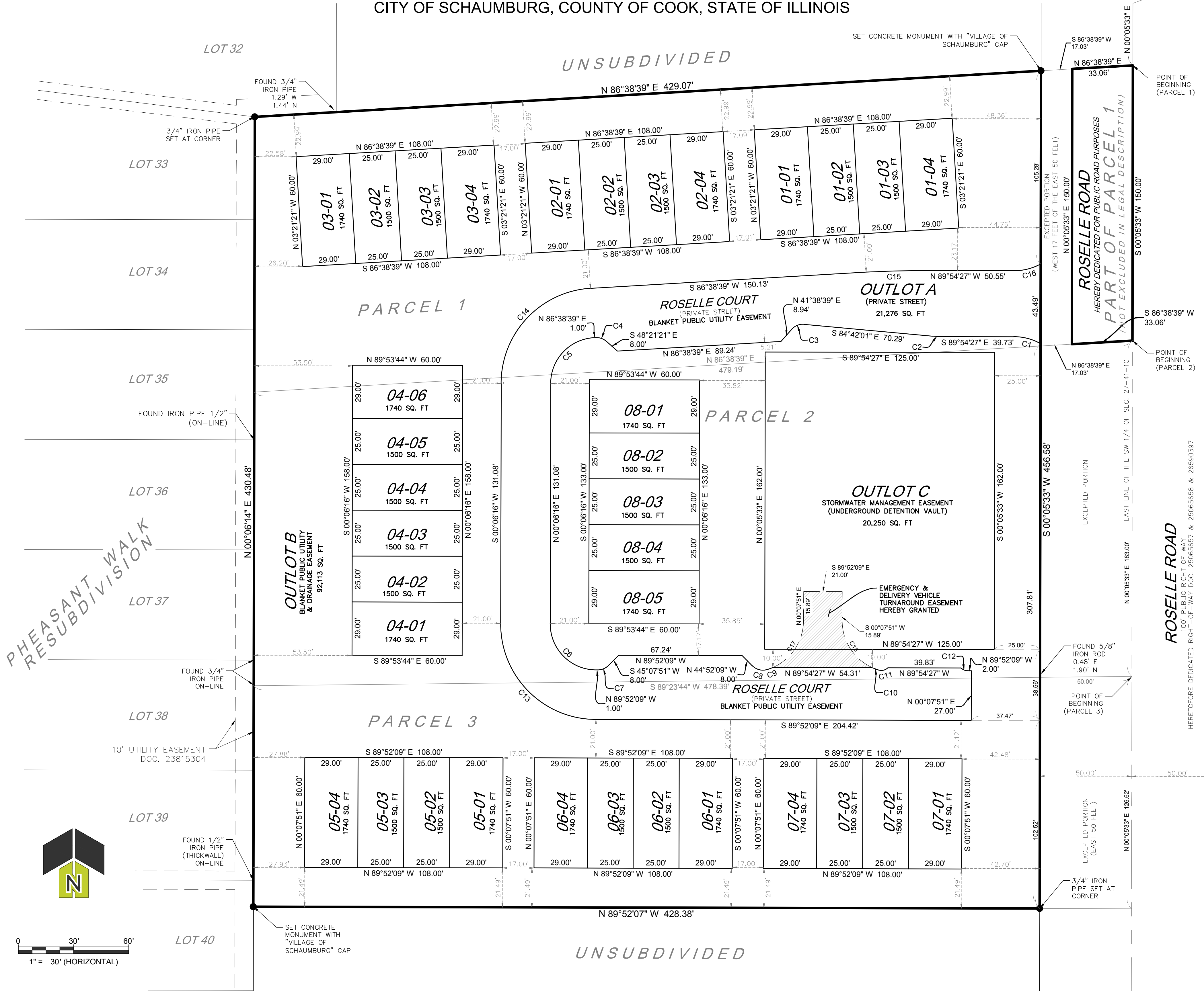
OWNER/CLIENT

BMA ENTERPRISES, INC.
6600 N. LINCOLN AVE.,
SUITE 237
LINCOLNWOOD, IL 60712

FINAL PLAT OF SUBDIVISION OF SCHAUMBURG TOWNHOME DEVELOPMENT

BEING A SUBDIVISION IN THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF SCHAUMBURG, COUNTY OF COOK, STATE OF ILLINOIS

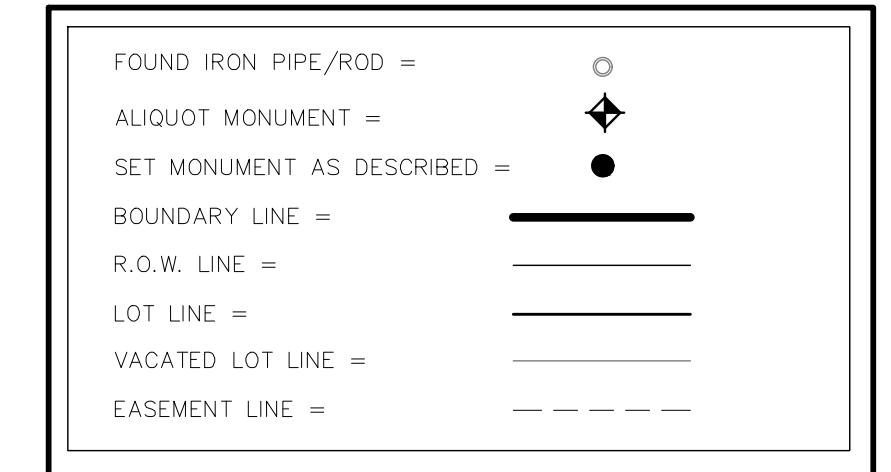
POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE
SW 1/4 SEC. 27-41-10
(FOUND C.C.H.D. BRONZE MONUMENT
PER MONUMENT RECORD 26841146)



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 REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

LEGEND



AREA TABULATION

PARCEL 1 = 69,196 SQ.FT. OR 1.588 ACRES
PARCEL 1 IN ROW = 4,950 SQ.FT. OR 0.114 ACRES
PARCEL 2 = 72,944 SQ.FT. OR 1.675 ACRES
PARCEL 3 = 52,788 SQ.FT. OR 1.212 ACRES

CURVE TABLE				
Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	30.00'	15.21'	S75°23'09"E	15.04'
C2	50.00'	4.54'	S87°18'14"E	4.54'
C3	8.00'	7.49'	N88°28'19"E	7.22'
C4	8.00'	6.28'	S70°51'21"E	6.12'
C5	25.00'	37.76'	N43°22'28"E	34.27'
C6	25.00'	39.26'	N44°52'56"W	35.35'
C7	8.00'	6.28'	S67°37'51"W	6.12'
C8	8.00'	8.68'	N75°57'48"W	8.26'
C9	28.00'	3.23'	S69°37'59"W	3.23'
C10	28.00'	3.65'	N69°36'48"W	3.65'
C11	5.00'	5.38'	S75°48'20"W	5.13'
C12	5.00'	4.06'	N66°37'15"W	3.95'
C13	52.00'	81.66'	S44°52'56"E	73.52'
C14	52.00'	78.54'	S43°22'28"W	71.29'
C15	500.00'	30.09'	S88°22'06"W	30.09'
C16	30.00'	15.09'	S75°40'47"W	14.93'

EASEMENT CURVE TABLE				
Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C17	28.00'	32.35'	N33°13'39"E	30.58'
C18	28.00'	32.26'	S32°52'25"E	30.50'
C19	5.00'	3.91'	S22°32'42"W	3.81'
C20	5.00'	3.80'	N21°37'15"W	3.71'

FOR REVIEW ONLY

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
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REVISIONS

Table with 2 columns: Description, Revision Number

THESE PLANS AND THESE DRAWINGS ARE THE PROPERTY OF CAGE CIVIL ENGINEERING, INC. NO PART OF THESE PLANS OR THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAGE CIVIL ENGINEERING, INC.

FINAL PLAT OF SUBDIVISION
SCHAUMBURG, ILLINOIS
SCHAUMBURG TOWNHOME DEVELOPMENT

PROJ NO: 240062
PM: GP/JM
DATE: 08/30/2024
SCALE: 1"=30'
SHEET NUMBER

CURRENT P.I.N.:

07-27-30-000-50000
07-27-30-000-60000
07-27-30-000-70000

OWNER/CLIENT

BMA ENTERPRISES, INC.
6600 N. LINCOLN AVE.,
SUITE 237
LINCOLNWOOD, IL 60712

MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193

FINAL PLAT OF SUBDIVISION

OF

SCHAUMBURG TOWNHOME DEVELOPMENT

BEING A SUBDIVISION IN THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27,

TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

CITY OF SCHAUMBURG, COUNTY OF COOK, STATE OF ILLINOIS

FOR REVIEW ONLY

SURVEY CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT WE, CAGE ENGINEERING, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184007577 IN THE STATE AND COUNTY AFORESAID HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE ABOVE DESCRIBED PROPERTY. THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY, DIMENSIONS AND ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

SAID PROPERTY CONTAINS 194,928 SQUARE FEET, MORE OR LESS OR 4.475 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THIS PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD (ARES DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17031C0189J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 - SUBJECT TO MAP INTERPRETATION AND SCALING. WE FURTHER CERTIFY THAT IS THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

IRON RODS (5/8" DIA. X 18" LENGTH) WILL BE SET AT ALL CORNERS, UNLESS NOTED OTHERWISE, UPON COMPLETION OF CONSTRUCTION. WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS, THIS _____ DAY OF _____ A.D., 2024

BY: GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2025

AUTHORIZATION TO RECORD

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, GABRIELA PTASINSKA, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 035-003893, DO HEREBY AUTHORIZE THE OWNER OF THEIR AGENT TO RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED, THIS DOCUMENT.

THIS DAY OF _____, 20____, A.D. 2024

GABRIELA PTASINSKA, I.P.L.S. NO. 035-003893
LICENSE EXPIRES: NOVEMBER 30, 2024

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE SOUTHWEST 1/4 OF THE SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF THE SAID SOUTHWEST 1/4 200.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 150.0 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 480.88 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 150.0 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 480.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE COUNTY OF COOK, DEPARTMENT OF HIGHWAYS DESCRIBED AS FOLLOWS:
THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET OF THE SOUTHWEST QUARTER OF THE SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT A POINT IN THE EAST LINE OF THE SAID SOUTHWEST 1/4 200.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 150.0 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 480.88 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 150.0 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 480.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.
(PIN 07-27-300-005-0000)

PARCEL 2:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER, 350 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 480.88 FEET TO A LINE, 480 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF; THENCE SOUTH ALONG THE SAID LINE 480 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 160 FEET; THENCE EASTERLY IN A STRAIGHT LINE A DISTANCE OF 480.04 FEET TO A POINT ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER WHICH IS 533 FEET SOUTH OF THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER A DISTANCE OF 183 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART THEREOF FALLING IN ROSELLE ROAD) IN COOK COUNTY, ILLINOIS.
(PIN 07-27-300-006-0000)

PARCEL 3:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING IN THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTH WEST 1/4, 533.00 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; THENCE WESTERLY IN A STRAIGHT LINE A DISTANCE OF 480.04 FEET TO A POINT 510.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH WEST 1/4 ON A LINE 480.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF; THENCE SOUTH ALONG SAID LINE 480.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 A DISTANCE OF 120.48 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTH WEST 1/4 FROM A POINT ON SAID EAST LINE 659.56 SOUTH OF THE NORTH EAST CORNER OF SAID SOUTH WEST 1/4; THENCE EASTERLY ALONG SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF THE SOUTH WEST 1/4 A DISTANCE OF 480.0 FEET TO THE EAST LINE OF SAID SOUTH WEST 1/4; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 126.56 FEET TO POINT OF BEGINNING, (EXCEPT THE EAST 50 FEET THEREOF), IN COOK COUNTY, ILLINOIS.
(PIN 07-27-300-007-0000)

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS }
COUNTY OF COOK } SS

BMA ENTERPRISES, LLC, DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AS ALLOWED BY STATUTE AND HEREBY ACKNOWLEDGED AND ADOPTS THE SAME UNDER THE STYLE AND TITLE SHOWN HEREON.

THIS IS ALSO TO CERTIFY THAT AS OWNERS OF THE PROPERTY AS LEGALLY DECRIBED ON THIS PLAT HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS:
TOWNSHIP HIGH SCHOOL DISTRICT 211
SCHAUMBURG COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 54
HARPER COMMUNITY COLLEGE DISTRICT 512

DATED THIS ___ DAY OF _____ A.D. 2024.

OWNER

PRINTED NAME

CERTIFICATE OF NOTARY

STATE OF ILLINOIS }
COUNTY OF } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE ABOVE CERTIFICATE AS HIS/HER, OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

(SEAL)
NOTARY PUBLIC

STORMWATER MANAGEMENT (OUTLOT C) EASEMENT PROVISION

THE OBLIGATION OF MAINTAINING THE STORMWATER DETENTION EASEMENT (OUTLOT C) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR ITS SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER DETENTION EASEMENT; HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISE DESCRIBED HEREON AS STORMWATER DETENTION EASEMENT AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT DETENTION AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF } SS

UNDER THE AUTHORITY BY THE ILLINOIS REVISED STATUTES ENACTED BY THE VILLAGE OF SCHAUMBURG, ILLINOIS. THE PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF SCHAUMBURG

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SCHAUMBURG

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

CHAIRPERSON

SECRETARY

VILLAGE OF SCHAUMBURG - BOARD APPROVAL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF } SS

APPROVED AND ACCEPTED BY THE VILLAGE OF SCHAUMBURG, ILLINOIS, AT A MEETING HELD:

_____ DAY OF _____, 20____, A.D.

VILLAGE PRESIDENT

ATTEST: VILLAGE CLERK

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE ABOVE CERTIFICATE AS HIS/HER, OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

(SEAL)
NOTARY PUBLIC

UTILITY EASEMENT PROVISION

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, GAS, TELEPHONE OR TELECOMMUNICATION COMPANY, CABLE T.V. COMPANY AND THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND OR ABOVE-GROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS, SIGNALS, GAS, WATER OR SEWAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS OUTLOT A AND OUTLOT B WHICH ARE SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ABOVE OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM, ABOVE OR BELOW 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 HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. OBSTRUCTIONS OF ANY TYPE SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND OR ON THE SURFACE, AND 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 LOCATION OF FACILITIES BY GRANTEE'S SHALL NOT CONFLICT OR INTERFERE WITH OTHER PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE. NO PERMANENT BUILDINGS OR OTHER STRUCTURES, EXCEPT FOR FENCES, ARE TO BE ERRECTED OR MAINTAINED UPON SAID EASEMENTS ON THE NOTED STRIPS OF LAND, AND THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES OR ABOVE LISTED GRANTEE'S. IN THE EVENT THE VILLAGE ENTERS UPON ANY EASEMENT FOR PURPOSES HEREIN STATED, THE VILLAGE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY AND SODDING THE AFFECTED AREA IF THE EASEMENT AREA HAD SOD PREVIOUSLY INSTALLED. IN THE EVENT ANY OTHER SURFACE OR NATURAL CONDITIONS EXIST, THE VILLAGE SHALL BE RESPONSIBLE FOR RESTORING THE PROPERTY TO GRADE ONLY.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, COUNTY CLERK OF THE COUNTY OF COOK IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I FIND NO CURRENT GENERAL TAXES, NO DELINQUENT GENERAL TAXES, NO UNPAID FORTIFIED TAXES AND NO REDEEMABLE TAX SALES AGAINST THE PROPERTY INCLUDED IN THE PLAT OF RESUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEED DUE TO THE COUNTY OF COOK IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL IN COOK COUNTY, ILLINOIS

THIS DAY OF _____, 20____, A.D. 2024

COUNTY CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY SUBDIVING THE SUBJECT PROPERTY, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER 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 DUE TO THE CONSTRUCTION OF THE DEVELOPMENT.

THIS DAY OF _____, 20____, A.D. 2024

OWNER

DESIGN ENGINEER

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON

THIS DAY OF _____, 20____, A.D. 2024 AT _____ O'CLOCK ____M.

DOCUMENT NUMBER

COUNTY RECORDER

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF } SS

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

COOK COUNTY SUPERINTENDENT OF HIGHWAYS

STORMWATER MANAGEMENT EASEMENT PROVISION

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR ITS SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISE DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER (OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

NO PERMANENT BUILDINGS AND OTHER STRUCTURES ARE PERMITTED IN THE EASEMENT AREA, EXCEPT THAT OTHER IMPROVEMENTS, SUCH AS OTHER PUBLIC AND PRIVATE, UTILITIES, ROADS, DRIVES, PARKING LOTS, PAVEMENTS, LIGHTING, LANDSCAPING, PATHS AND SIMILAR IMPROVEMENTS, AS ALLOWED BY APPLICABLE CODES AND ORDINANCES, MAY BE CONSTRUCTED BY GRANTOR, IF GRANTEE OR ITS CONTRACTORS, AGENTS OR OTHER REPRESENTATIVES DAMAGES ANY PERMITTED IMPROVEMENTS OR OTHER PORTION OF THE GRANTOR'S PROPERTY WHEN EXERCISING ITS RIGHTS HEREUNDER, GRANTEE SHALL RESTORE SUCH IMPROVEMENTS AS REASONABLY AS PRACTICAL TO THE CONDITION WHICH EXISTED PRIOR TO SUCH DAMAGE. THE GRANTEE ASSUMES SOLE AND ENTIRE RESPONSIBILITY FOR ANY AND ALL LOSS OF LIFE, INJURY TO PERSONS OR DAMAGE TO PROPERTY (WHEREVER SUCH PROPERTY MAY BE LOCATED) THAT MAY BE SUSTAINED DIRECTLY OR INDIRECTLY DUE TO THE ACTIVITIES, OPERATIONS OR USE OF THE EASEMENT PREMISES BY THE GRANTEE.

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

THIS PERSON AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING. NO PART OF THIS DRAWING IS TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM CAGE ENGINEERING INC.

FINAL PLAT OF SUBDIVISION

SCHAUMBURG, ILLINOIS

SCHAUMBURG TOWNHOME DEVELOPMENT

PROJ NO: 240062

PM: GP/JM

DATE: 08/30/2024

SCALE: 1"=30'

SHEET NUMBER

2 OF 2