



LENGTH |

20.27

57.05

0.57

203.02

200.23

9.12

9.12

46.07

12.15

14.63

74.56

5.48

14.18

21.00

14.92

117.38

9.95

5.96

14.60

24.33

5.87

31.24

24.76

67.85

33.63

LINE

L319

L321

L323

L324

L325

L327

L328

L329

L330

L331

_332

L333

L334

L336

L337

L338

L339

L340

L342

L343

L344

L345

L346

SCALE: 1"=400'

BEARING |

SU1 50 41 W

S06'04'48"E

S06'04'48"E

S86'38'15"E

S86'38'15"E

S86'38'15"E

S86*38'15"E

S86'38'15"E

S00'07'43"W

S25'38'00"E

S25'38'00"E

N19 38 08 E

N19 38'08"E

N63'47'23"E

N63'47'23"E

S19'38'08"W

S19 38'08"W

N63'47'23"E

N63'47'23"E

S89"06'09"E

S38'29'34"E

S38'29'34"E

S38'29'34"E

S89'06'09"E

S89'06'09"E

N63'47'23"E

N63'47'23"E

S08'53'26"W

N63'47'23"E

BEARING LENGTH LINE

186.44

28.97

72.38

38.00

63.24

78.29

82.56

20.02

0.38

112.09

12.58

30.86

146.61

111.38

17.17

66.73

20.00

29.92 L293

28.09 L296

118.71 L302

71.87

L289

L290

L291

L294

L295

L297

L298

L299

L300

1301

L303

L304

L305

1.306

L307

L308

L309

L310

L311

L312

L314

L315

S41'00'34"E

S90'00'00"W

S43°03'35"W

N46'56'25"W

N43'03'35"E

N90,00,00_,E

S41°00'34"E

N89*57'52"W

N00'09'06"E

N48'19'50"E

N56 23'21"E

S31'05'13"E

S00'39'09"W

S00'39'09"W

N87'49'13"E

N87'49'13"F

S88'42'33"E

589'06'09"

S03'25'43"W

N89'20'38"W

N89'20'38"W

N44 13 08 E

S44'53'55"E

S01°50'41"W

EMERGENCY EASEMENT AND COVENANT

A NON-EXCLUSIVE AND PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NEWPORT FIRE DEPARTMENT, ANY OTHER FIRE OR EMERGENCY RESPONSE DISTRICT WHICH MAY PROVIDE EMERGENCY SERVICES TO THIS SUBDIVISION, THE VILLAGE OF WADSWORTH AND THE FOREST VIEW HOMEOWNERS ASSOCIATION, AND TO THEIR RESPECTIVE SUCCESSORS, ASSIGNS, EMPLOYEES, AGENTS, CONTRACTORS, AND FRANCHISEES, IN, UPON, ACROSS, OVER AND THROUGH THE AREAS WITHIN LOT 12 LABELED "20' AME" AND "STORMWATER DETENTION EASEMENT," FOR THE PURPOSE OF PROVIDING EMERGENCY SERVICES TO THIS SUBDIVISION, AND FOR THE PURPOSE OF USING, MAINTAINING, REPAIRING, REPLACING, RECONSTRUCTING OR REMOVING EMERGENCY EQUIPMENT OR FIXTURES WITHIN SUCH AREAS. ABSENT SUCH MAINTENANCE BY ANY EASEMENT HOLDER, THE FOREST VIEW HOMEOWNERS ASSOCIATION SHALL HAVE THE OBLIGATION TO KEEP THE EASEMENT PREMISES CLEAR AND SUITABLE FOR ITS INTENDED USES, BUT SHALL NOT MAINTAIN OR IN ANY WAY AFFECT THE SPECIFIC EMERGENCY EQUIPMENT AND FIXTURES LOCATED THEREON, SUCH AS WATER DRAFTING TUBES AND THEIR APPURTENANCES, WHICH SHALL BE THE OBLIGATION OF THE OTHERS GRANTEES. THIS EASEMENT IS SUBJECT TO THE CONDITION THAT THE PARTY EXERCISING EASEMENT RIGHTS SHALL REPAIR ALL DAMAGE TO THE UNDERLYING REAL ESTATE AND DEFEND AND INDEMNIFY THE UNDERLYING OWNER AGAINST ANY CLAIMS RESULTING FROM THE EXERCISE OF SUCH RIGHTS.

ACCESS EASEMENT

A NON EXCLUSIVE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS IS HEREBY GRANTED TO THE FOREST VIEW HOMEOWNERS ASSOCIATION AND THE VILLAGE OF WADSWORTH, AND TO THEIR RESPECTIVE SUCCESSORS, ASSIGNS, EMPLOYEES, AGENTS, CONTRACTORS, AND FRANCHISEES, UPON AND THROUGH THE "10' AE" (ACCESS EASEMENT) WITHIN LOT 12 FOR ACCESS TO LOT E, FOR ANY PURPOSE CONSISTENT WITH MAINTAINING LOT E AS "OPEN SPACE" AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOREST VIEW RECORDED IN CONJUNCTION WITH THIS PLAT. THIS EASEMENT IS SUBJECT TO THE CONDITION THAT THE PARTY EXERCISING EASEMENT RIGHTS SHALL REPAIR ALL DAMAGE TO THE UNDERLYING REAL ESTATE AND DEFEND AND INDEMNIFY THE UNDERLYING OWNER: AGAINST ANY CLAIMS RESULTING FROM THE EXERCISE OF SUCH RIGHTS.

PEDESTRIAN BIKE PATH EASEMENT

A NON-EXCLUSIVE, PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WADSWORTH AND ALL PERSONS EXERCISING EASEMENT RIGHTS BY OR THROUGH THE VILLAGE OF WADSWORTH, IN THOSE AREAS LABELED "10' BPE" (PEDESTRIAN/BIKE PATH EASEMENT) WITHIN LOT A AND LOT C. FOR THE USE, CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF A PATHWAY FOR PEDESTRIAN AND NON MOTORIZED VEHICULAR PASSAGE, PROVIDED THAT MOTORIZED VEHICLES USED BY PERSONS WITH DISABILITIES TO ASSIST THEM WITH THEIR DISABILITY SHALL BE PERMITTED. THE VILLAGE OF WADSWORTH SHALL, AT VILLAGE OF WADSWORTH'S SOLE COST AND EXPENSE, CAUSE ANY PATHWAYS CONSTRUCTED IN THE EASEMENT TO BE MAINTAINED IN A GOOD, SAFE AND CLEAN CONDITION AND REPAIR, FREE FROM UNREASONABLE ACCUMULATION OF DIRT AND DEBRIS, AND IN COMPLIANCE WITH ALL APPLICABLE, LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS. THE VILLAGE OF WADSWORTH WILL INDEMNIFY, SAVE, DEFEND AND HOLD HARMLESS OWNER OF THE UNDERLYING LAND, AND ITS OFFICERS, DIRECTORS, SHAREHOLDERS, MEMBERS, MANAGERS, PARTNERS, MORTGAGEES, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, COSTS, DAMAGES, EXPENSES OR LIABILITIES (INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' FEES AND COURT COSTS) SUFFERED OR INCURRED BY ANY OF THEM IN CONNECTION WITH USE OF THE EASEMENT.

DRAINAGE EASEMENT

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WADSWORTH, AND THE FOREST VIEW HOMEOWNERS ASSOCIATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION OF STORM WATER IN, UNDER, AND ALONG THE PROPERTY SHOWN AND LABELED "DE" ("DRAINAGE EASEMENT") ON THIS PLAT, FOR THE PURPOSE OF STORM WATER MANAGEMENT, AND FOR INGRESS AND EGRESS TO THE DRAINAGE EASEMENT TO EXERCISE THE RIGHTS GRANTED UNDER THIS EASEMENT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ABOVE OR ON THE SURFACE OF EACH LOT TO SERVE THE STORMWATER MANAGEMENT IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE PROPER MANAGEMENT OF STORMWATER AND MAINTENANCE AND PRESERVATION OF STORMWATER MANAGEMENT IMPROVEMENTS, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY DESCRIBED BY THIS PLAT FOR ALL THESE PURPOSES. NO OBSTRUCTIONS OR STRUCTURES SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE DRAINAGE EASEMENT. AFTER INSTALLATION OF ANY SUCH STORMWATER MANAGEMENT IMPROVEMENTS, THE GRADE OF SUCH SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT. THE LOCATION OF THE FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PREVIOUSLY INSTALLED PUBLIC OR UTILITY IMPROVEMENTS AND ANY CONFLICTS IN SUBSEQUENT USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE, IN THE EVENT ANY GRANTEE ENTERS UPON ANY EASEMENT FOR PURPOSES HEREIN STATED, SAID GRANTEE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY AND ESTABLISHING GRASS IN THE AFFECTED AREA IF THE AREA PREVIOUSLY HAD GRASS.

STORMWATER DETENTION EASEMENT

NO IMPROVEMENT, STRUCTURE OR PERSONAL PROPERTY MAY BE INSTALLED, ERECTED, OR MAINTAINED WITHIN ANY STORMWATER DETENTION EASEMENT, EXCEPT FOR DRAINAGE IMPROVEMENTS WHICH ARE PART OF THE APPROVED PLANS AND SPECIFICATIONS FOR THIS SUBDIVISION, NO SUCH AREAS, AFTER COMPLETION OF ANY DRAINAGE IMPROVEMENTS WHICH ARE CALLED FOR WITHIN SAID AREAS BY THE APPROVED PLANS AND SPECIFICATIONS, SHALL BE THEREAFTER ALTERED UNLESS APPROVED BY THE VILLAGE OF WADSWORTH AND ANY OTHER NECESSARY REGULATORY BODY, ALL NATURAL VEGETATION WITHIN THESE AREAS SHALL BE PRESERVED AND MAINTAINED, AND MAY ONLY BE MOWED, CULTIVATED, SPRAYED OR DISTURBED CONSISTENT WITH THE ORIGINAL ENGINEERING AND LANDSCAPING APPROVALS GIVEN FOR THIS SUBDIVISION, EXCEPT AS MAY BE ALLOWED IN THE FOREST VIEW DECLARATION OF COVENANTS OR AS ALLOWED BY VILLAGE APPROVAL, PROVIDED HOWEVER THAT THIS RESTRICTION DOES NOT PRECLUDE NORMAL AND CUSTOMARY LANDSCAPING IN DRAINAGE EASEMENT AREAS WHICH ARE: (A) NOT WITHIN A CONSERVANCY DISTRICT AREA (B) WITHIN FRONT YARDS OF LOTS, AND (C) IMMEDIATELY ADJACENT TO A PUBLIC OR PRIVATE ROAD, PROVIDED THAT ANY SUCH LANDSCAPING, INCLUDING BUT NOT LIMITED TO SOWING AND MAINTENANCE OF GRASS, SHALL NOT IMPEDE THE DRAINAGE FUNCTIONS OF THE DRAINAGE EASEMENT AND STORMWATER DETENTION EASEMENT AREAS.

CONSERVANCY DISTRICT AREA

AN EASEMENT IS EXPRESSLY RESERVED FOR THE VILLAGE OF WADSWORTH AND THE FOREST VIEW HOMEOWNERS ASSOCIATION IN ALL AREAS DESIGNATED "CONSERVANCY DISTRICT AREA" ON THIS PLAT, SUCH GRANTEES SHALL HAVE THE POWER AND AUTHORITY TO GO UPON AND MAINTAIN THESE AREAS BY ANY MEANS REASONABLY NECESSARY IN THEIR NATURAL UNDISTURBED CONDITION OR AS OTHERWISE PROVIDED IN THIS PROVISION, ALL AREAS DESIGNATED "CONSERVANCY DISTRICT AREA" ON THIS PLAT SHALL BE MAINTAINED IN THEIR NATURAL, UNDISTURBED CONDITION, AND NO MAN-MADE STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED THEREON, NOR SHALL ANY GRADING BE PERMITTED IN A "CONSERVANCY DISTRICT AREA" EXCEPT ACCORDING TO THE REGULATIONS IN THE WADSWORTH ORDINANCES THAT APPLY TO THESE AREAS, AND EXCEPT FOR THOSE STRUCTURES OR IMPROVEMENTS WHICH ARE PART OF THE APPROVED PLANS AND SPECIFICATIONS. ALL NATURAL VEGETATION SHALL BE PRESERVED AND MAINTAINED AND SHALL NOT BE MOWED, CULTIVATED, SPRAYED, OR IN ANY WAY DISTURBED WITHOUT FOLLOWING THE REQUIRED PROCEDURES OF THE VILLAGE OF WADSWORTH, NOXIOUS PLANT MATERIAL MAY BE REMOVED SUBJECT TO A LANDSCAPING PLAN APPROVED BY THE PLAN COMMISSION.

ADDITIONAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED SEPARATELY

THE EASEMENTS DECLARED, RESERVED AND GRANTED PURSUANT TO THIS PLAT ARE IN ADDITION TO AND NOT IN SUBSTITUTION FOR THOSE EASEMENTS AND ALL OTHER MATTERS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOREST VIEW RECORDED IN CONJUNCTION WITH THIS PLAT. CONVEYANCES OF THE LOTS NOTED HEREON ARE ALSO MADE SUBJECT TO SUCH COVENANTS WHETHER OR NOT THEY ARE REFERRED TO IN THE DEED.

> BASIS OF BEARINGS: BEARINGS ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 11 EAST WHICH BEARS NORTH 00'03'10" EAST.

FINAL PLAT OF SUBDIVISION

FOREST VIEW SUBDIVISION

BEING A SUBDIVISION OF PART OF WEST 1/2 OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

OPEN SPACE PROVISIONS

OPEN SPACE MAY NOT BE USED FOR ANY PURPOSE OTHER THAN STORM WATER MANAGEMENT AND WATER FLOW REGULATION, OPEN SPACE AND AESTHETIC PRESERVATION; AND MAINTENANCE. THE OPEN SPACE SHALL REMAIN UNDISTURBED AND SHALL NOT BE CLEARED OR GRADED EXCEPT AS PROVIDED IN THE DESIGN ENGINEERING PLANS AND APPROVED BY THE VILLAGE; PROVIDED HOWEVER THAT COMPLIANCE WITH ORDINANCES OF THE MUNICIPALITY SHALL NOT BE A BREACH OF THIS PROVISION; AND PROVIDED FURTHER THAT THE ASSOCIATION, OR ANY OWNER AS TO THE OWNER'S LOT ONLY, AFTER OBTAINING WRITTEN APPROVAL OF THE ASSOCIATION, MAY CLEAR UNDERBRUSH (NOT INCLUDING YOUNG WOODLAND TREES) TO IMPROVE VISIBILITY, TO REMOVE DEAD OR DYING VEGETATION, OR VEGETATION WHICH PRESENTS A HAZARD (SUCH AS FALLING TREES) OR WHICH HARBORS ANIMALS OR INSECTS WHICH ARE HARMFUL TO SURROUNDING VEGETATION OR PERSONS. THIS PROVISION SHALL BE ENFORCEABLE BY EITHER THE MUNICIPALITY OR THE ASSOCIATION. ANY MORE RESTRICTIVE MUNICIPALITY ORDINANCE WITH RESPECT TO THE CLEARING OR USE OF WOODED AREAS SHALL PREVAIL OVER THE TERMS OF THIS PARAGRAPH.

SEPTIC SYSTEM RESTRICTION

THOSE AREAS MARKED ON THE PLAT AS "SSA" (SEPTIC SYSTEM AREAS) ARE RESERVED FOR AND RESTRICTED TO THE CONSTRUCTION AND USE OF A SEPTIC SYSTEM. NO IMPROVEMENTS OR PERSONAL PROPERTY ARE ALLOWED WITHIN SUCH AREAS THAT IMPEDE THE OPERATION OF THE SEPTIC SYSTEM.

WETLAND BUFFER AREA PROVISIONS

ALL AREAS DESIGNATED "WETLAND BUFFER AREA" (WETLAND BUFFER AREA LIMITS DEPICTED WITH WETLAND BUFFER LINE 'WBL') ON THIS PLAT ARE EASEMENT'S EXPRESSLY RESERVED FOR AND GRANTED TO THE VILLAGE OF WADSWORTH AND SHALL BE MAINTAINED IN THEIR NATURAL UNDISTURBED CONDITION, AND NO MAN-MADE STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED THEREON, NOR SHALL ANY GRADING BE PERMITTED ON ANY WETLAND BUFFER AREA EXCEPT ACCORDING TO THE REGULATIONS OF THE WADSWORTH CODE THAT APPLY TO THESE AREAS AND EXCEPT FOR THOSE IMPROVEMENTS WHICH ARE PART OF THE APPROVED PLANS AND SPECIFICATIONS FOR THE PLANNED UNIT DEVELOPMENT. ALL NATURAL VEGETATION SHALL BE PRESERVED AND MAINTAINED AND SHALL NOT BE MOWED, CULTIVATED, SPRAYED, OR IN ANY WAY DISTURBED WITHOUT FOLLOWING THE REQUIRED PROCEDURES OF THE VILLAGE OF VOLO.

THE FOLLOWING PROHIBITIONS PERTAIN TO ALL CONSERVANCY AREAS DEPICTED ON THE FACE OF THIS PLAT: PROHIBITED USES:

(A) NO MAN-MADE STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED IN THE FLOOD PLAIN EXCEPT AS SHOWN ON SITE ENGINEERING PLANS OR WITH VILLAGE APPROVAL.

(B) THE FLOOD PLAIN SHALL NOT BE FILLED NOR SHALL THE GRADE BE ALTERED IN ANY RESPECT EXCEPT AS SHOWN ON SITE ENGINEERING PLANS OR WITH VILLAGE APPROVAL.

(C) NO MATERIALS SHALL BE UTILIZED OR STORED WHICH SHALL HAVE THE POTENTIAL FOR POLLUTING EITHER SURFACE OR GROUND WATER EXCEPT AS SHOWN ON SITE ENGINEERING PLANS OR WITH VILLAGE APPROVAL. (D) THERE SHALL BE NO FLOODWAY ALTERATION WITHOUT VILLAGE APPROVAL EXCEPT AS SHOWN ON SITE ENGINEERING PLANS OR WITH VILLAGE APPROVAL

(E) THERE SHALL BE NO DISTURBING OF NATURAL VEGETATION EXCEPT AS SHOWN ON SITE ENGINEERING PLANS OR WITH VILLAGE APPROVAL.

PUBLIC UTILITY EASEMENT

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

COMMONWEALTH EDISON COMPANY

SBC ILLINOIS A.K.A. ILLINOIS BELL COMPANY, GRANTEES,

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, GUYS, 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 "PUE" (PUBLIC UTILITY EASEMENT). THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", 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 GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "PUE" (PUBLIC UTILITY 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

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR 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 OR AS 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 STRUCTURE SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

NOTWITHSTANDING ANYTHING TO THE CONTRARY ON THIS PLAT, "COMMON AREAS" SHALL NOT INCLUDE ANY OF THE RESTRICTED AREAS ON THIS PLAT WHERE ALTERATIONS ARE NOT PERMITTED

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST. NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC. COMMUNICATIONS, WATER, GAS, STORM SEWER AND DRAINAGE SERVICE IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF WADSWORTH, OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE LAND SUBDIVIDED HEREON, THE FOREST VIEW HOMEOWNER'S ASSOCIATION AND THOSE PUBLIC UTILITY AND CABLE TV COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WADSWORTH OR PURSUANT TO SOME OTHER LAWFUL AUTHORITY, INCLUDING BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AMERITECH, NORTHERN SHORE GAS COMPANY, AND COMCAST CABLE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, GAS MAINS, AND STORM SEWER, AND DRAINAGE IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "PUE" (PUBLIC UTILITY EASEMENT) ON THIS PLAT. 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 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 "PUE" (PUBLIC UTILITY EASEMENT) ON THIS PLAT 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. PROPERTY OWNER SHALL HAVE THE RIGHT TO ENTER SUCH SAID EASEMENT FOR PURPOSES OF MOWING AND LANDSCAPE MAINTENANCE.

PARTIAL RELEASE OF CONSERVANCY DISTRICT RESTRICTION

974.00

1160.00

626.00

260.00

774.00

960.00

960.00

80.00

426.00

426.00

ARC LENGTH

7.17

87.12

62.64

105.89

62.63

19.45

18,43

24.67

70.94

LENGTH

87.24

24.00

20.33

93.78

13.53

7,95

77.52

20.05

17.85

22.41

i 13.51

85.2

20.83

18.85

35.51

40.95

30.84

40.84

38.93

ARC

C25

C26

C27

C28

C29

C32

C35

BEARING I

S08"53'26"W

N51'21'13"E

N51°21'13"E

S32'58'00"E

S32'58'00"E

N89"54 06"E

N89'54'05"E

N76'10'49"E

N17'49'08"W

S41'57'42"W

S41'57'42"W

N44 13 08 E

N89 54 06"E

S00'03'10"W

N57'03'57"E

S76 10 49 W

N88'04 41"I

S41"00'34"E

N88'04'41"E

S29'24'26"E

N29"26'20"E

N29°42'18"E

N29'39'12"E

N29'39'13"E

S20'40'28"E

N44 47 14 W

S14'37'20"E

S14'45'16"F

S38'08'11"E

5.73 NOTWITHSTANDING ANY RESTRICTION AGAINST ACTIVE USE, CONSTRUCTION OR OTHER ACTIVITY WITHIN A CONSERVANCY DISTRICT AREA NOTED ELSEWHERE ON THIS PLAT SUCH RESTRICTION SHALL NOT APPLY TO THE USE, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF A DRIVEWAY AND UTILITY SERVICES, FACILITIES AND EQUIPMENT OVER THAT PART OF LOT 8 25.61 DESIGNATED AS "30" DRE" (DRIVEWAY AND UTILITY SERVICE EASEMENT 29.99 (PRIVATE)) CONNECTING THE BUILDING AREA OF LOT 8 TO CONCORD COURT.

RADIUS CHORD LENGTH CHORD BEARING

87,75

87.05

62.49

105,80

62.62

19.45

18.39

24.67

70.86

N80'46'06"E

N52'55'25"E

N60 47 31 E

N66 02'24 E

N82'06'58"E

N77'09'04"E

N89'50'07"E

S82'04'46"E

S86'55'10"E

S08'31'15"E

S62'42'28"W

S56 16 41 W

PREPARED BY: SURVEYING U MAPPING

TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT 888 EAST BELVIDERE ROAD SUITE 413 GRAYSLAKE, ILLINOIS FAX 548-6699 847-548-6600

PROJ. NAME: FOREST VIEW SUBDIVISION Copyright TFW Surveying & Mopping, Inc., 2006. All rights reserved. Professional Design Firm Registration #184-002793. SHEET 3 OF 4

REVISED: SEPTEMBER 28, 2006 (LAKE COUNTY HEALTH DEPARTMENT

REVISED: SEPTEMBER 5, 2006 (VILLAGE COMMENTS, 8/28/06)(063217-

REVISED: JULY 13, 2006 (VILLAGE COMMENTS) (062398-1)

REVISED: MAY 30, 2006 (LCDOT COMMENTS)(061787-1)

LINE

L265

L266

1267

L268

L269

L270

_274

_275

1277

L278

280

L282

L283

285

286

COMMENTS DATED 9/21/06)

DATE: APRIL 24, 2006 (060820-1)

ORDER NO: 063433-1

FOR: FOREST VIEW, LLC

PROT. NO: 1053

OWNER CRITICAL SORT OF OWNER OF THE PRODUCT OF THE PART OF THE STATE OWNER OW		COLDITY OF FOR CEDITICIC ATE
THE OF LAND TO LAND THE CONTROL OF THE COLOR	OWNER'S CERTIFICATE	COUNTY CLERK CERTIFICATE
DATE OF LOWER TO AN OF CONTROLLED TO AND THE AMERICAN PROPERTY OF THE A	CTATE OF HUNOIS)	SS
THE ST OF SHOPE THE ADMINISTRATION OF THE PROPERTY OF THE STATE OF THE		COUNTY OF LAKE COUNTY, ILLINOIS,
THE STATE CONTROL TO THE PROPERTY OF THE ADDRESS OF THE STATE CONTROL TO	THIS IS TO CERTIFY THAT THE UNDERSIGNED, Forest VIEW, LLC.	DO HERERY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, ON UNPAID FORFEITED
Section 1. Section 2. Section 1.	IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE PLAT HEREON DRAWN AND	TAYES AND NO REDEFMARIE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
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ADDRESS: Wajshort, IL 60083

847-548-6600

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SHEET 4 OF 4

VILLAGE PLAT OFFICER / ENGINEER CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE) _____, VILLAGE PLAT OFFICER/VILLAGE ENGINEER OF THE VILLAGE OF WADSWORTH, LAKE COUNTY, ILLINOIS, DO HEREBY STATE THAT THE ANNEXED PLAT HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FOUND TO COMPLY WITH THE REQUIREMENT SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE VILLAGE BOARD OF WADSWORTH, LAKE COUNTY, ILLINOIS. DATED THIS _______, A.D. 20______, A.D. 20______

> VILLAGE PLAT OFFICER/ENGINEER VILLAGE OF WADSWORTH

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE VILLAGE OF WADSWORTH, LAKE COUNTY, ILLINOIS, THIS 19 DAY OF SEMERATE , A.D. 2006.

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE)

I, VILLAGE CLERK FOR THE VILLAGE OF WADSWORTH, 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 IN THE ANNEXED PLAT. DATED THIS 37 DAY OF NAME DEC., A.D. 2006.

VILLAGE OF WADSWORTH

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) COUNTY OF LAKE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WADSWORTH, LAKE COUNTY,

ATTEST: SECRETARY

HEALTH DEPARTMENT CERTIFICATE STATE OF ILLINOIS) COUNTY OF LAKE) HEREBY CERTIFY THAT THE LANDS DESCRIBED ON T ABOVE PLAT OF SUBDIVISION CAN BE SERVICED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM. APPROVED THIS _ DIRECTOR, LAKE COUNTY HEALTH DEPARTMENT

FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE STATEMENT

STATE OF ILLINOIS) COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON, FALLS ENTIRELY WITHIN FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17097 C 0058 G EFFECTIVE DATE SEPTEMBER 7, 2000, AND COMMUNITY PANEL NUMBER 17097 C 0066 G EFFECTIVE DATE SEPTEMBER 7. 2000 DATED THIS 24th DAY OF APRIL, A D. 2006.

> ILLÍNOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515 LICENSE EXPIRES NOVEMBER 30, 2006

FINAL PLAT OF SUBDIVISION

BEING A SUBDIVISION OF PART OF WEST 1/2 OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

TITLE COMMITMENT NOTES

THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN: CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 88000540 D2 EFFECTIVE DATE: DECEMBER 19, 2003 PINS AS LISTED IN TITLE COMMITMENT: 03-26-300-026-0021 03-26-100-018-0000 THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
DOCUMENT # 3620026, RECORDED DECEMBER 1, 1994(ORDINANCE) 03-26-100-019-0000

SURVEYOR'S DESIGNATION OF RECORDING

6011170

STATE OF ILLINOIS) COUNTY OF LAKE)

, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE LAKE COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515 LICENSE EXPIRES NOVEMBER 30, 2006

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

THE SOUTH 595.75 FEET OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 500 FEET OF THE SOUTH 280 FEET THEREOF AND ALSO EXCEPT THAT PART OF KILBOURNE ROAD DEDICATED FOR PUBLIC ROAD PURPOSES RECORDED FEBRUARY 8, 1962, PER DOCUMENT 1138144), IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WADSWORTH.

THE UNDERSIGNED CERTIFIES THAT, AT THE TIME OF MAKING THIS SURVEY, I SET IN SUCH MANNER THAT THEY WILL NOT BE MOVED BY FROST, GOOD AND SUFFICIENT MONUMENTS MARKING THE EXTERNAL BOUNDARIES OF THE TRACT TO BE DIVIDED OR SUBDIVIDED AND HAVE DESIGNATED UPON THE PLAT THE POINTS WHERE THEY MAY BE FOUND. THESE MONUMENTS WERE PLACED AT ALL CORNERS, AT EACH END OF ALL CURVES, AT THE POINT WHERE A CURVE CHANGES ITS RADIUS, AT ALL ANGLE POINTS IN ANY LINE AND AT ALL ANGLE POINTS ALONG A MEANDER LINE, WITH POINTS NOT LESS THAN 20 FEET BACK FROM THE NORMAL WATER ELEVATION OF A LAKE OR FROM THE BANK OF A STREAM, EXCEPT THAT WHEN SUCH CORNERS OR POINTS FALL WITHIN A STREET, OR PROPOSED FUTURE STREET, THE MONUMENTS WERE PLACED IN THE RIGHT OF WAY LINE OF THE STREET, ALL INTERNAL BOUNDARIES, CORNERS AND POINTS WERE MONUMENTED IN THE FIELD BY LIKE MONUMENTS AS DEFINED ABOVE. THESE MONUMENTS AT LEAST 2 OF WHICH ARE OF STONE OR REINFORCED CONCRETE WERE SET AT THE OPPOSITE EXTREMITIES OF THE PROPERTY PLATTED, PLACED AT ALL BLOCK CORNERS, AT EACH END OF ALL CURVES, AT THE POINTS WHERE A CURVE CHANGES ITS RADIUS, AND AT ALL ANGLE POINTS IN ANY LINE. ALL LOTS WERE MONUMENTED IN THE FIELD WITH 2 OR MORE MONUMENTS. THE MONUMENTS WERE FURNISHED BY THE PERSON FOR WHOM THE SURVEY IS MADE AND ARE SUCH THAT THEY WILL NOT BE MOVED BY FROST.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 24th DAY OF APRIL, A.D. 2006.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515 LICENSE EXPIRES NOVEMBER 30, 2006

