50.0° R.

50.0° M.

LEGEND

MONUMENT FOUND RECORD DIMENSION

MEASURED DIMENSION

GRAPHIC SCALE

(IN FEET) 1 inch = 40 ft.

P.U. & D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT PUBLIC UTILITY EASEMENT

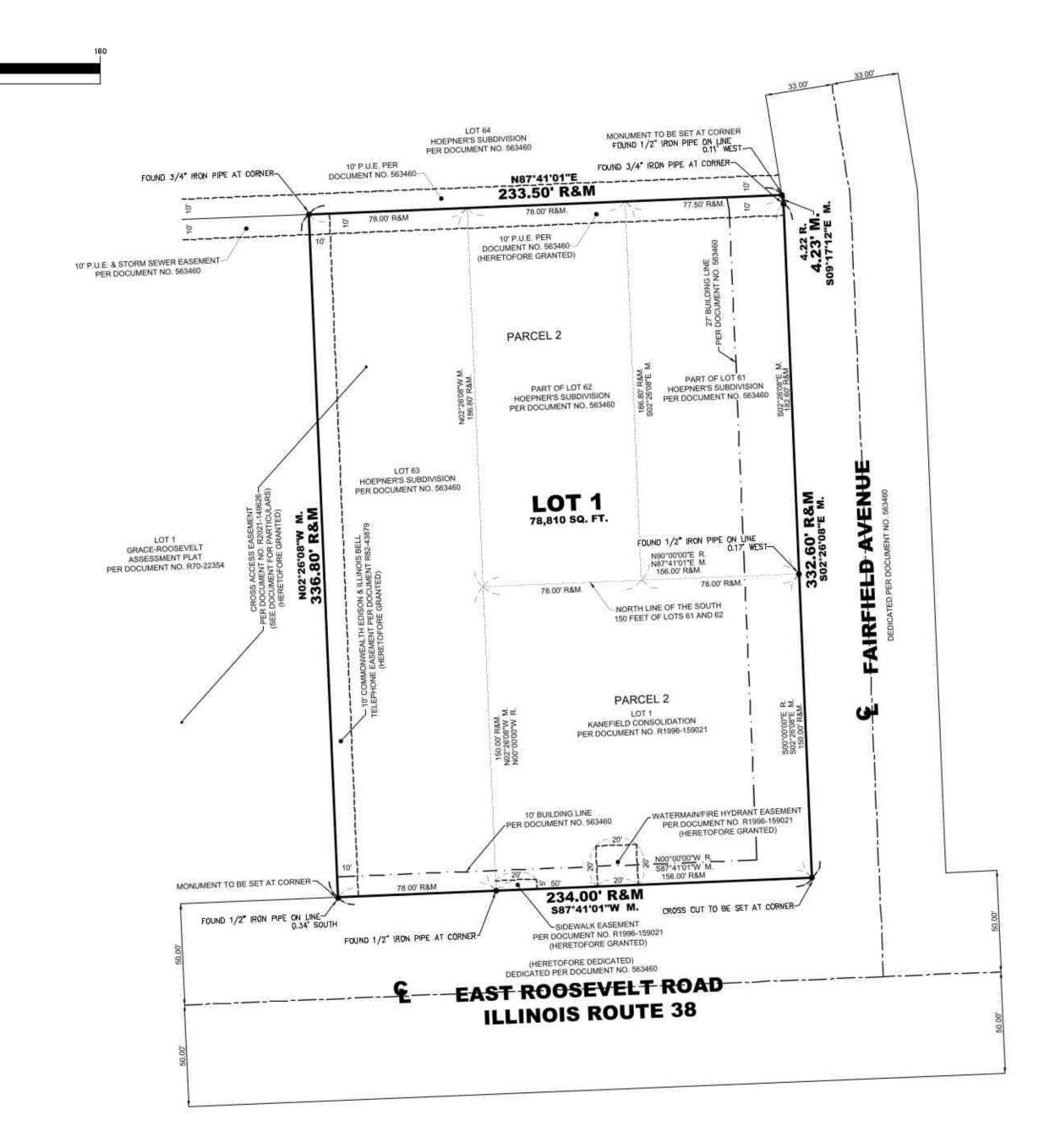
PREPARED FOR: FIVE FLAVORS LLC 6801 ROOSEVELT RD BERWYN, ILLINOIS 60402-1019

RAINBOW CONE CONSOLIDATION

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 470-498 EAST EAST ROOSEVELT ROAD, LOMBARD, ILLINOIS PIN: 06-17-403-041-0000 (PARCEL 1)

> PIN: 06-17-403-039-0000 (PARCEL 2) SUBMITTED BY AND RETURN TO: VILLAGE OF LOMBARD 255 EAST WILSON AVENUE LOMBARD, ILLINOIS 60148 (630) 456-5124



OWNER'S CERTIFICATE

COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

OWNER

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICTS:

GRADE SCHOOL DISTRICT #44

ADDRESS:150 WEST MADISON STREET, LOMBARD, ILLINOIS HIGH SCHOOL DISTRICT #87

ADDRESS:596 CRESCENT BOULEVARD, GLEN ELLYN, ILLINOIS.

JR. COLLEGE DISTRICT #502

ADDRESS:425 22ND STREET, GLEN ELLYN, ILLINOIS.

OWNER OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

__, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGHED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY

NOTARY PUBLIC

MY COMMISSION EXPIRES_

VILLAGE BOARD CERTIFICATE

COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

VILLAGE PRESIDENT VILLAGE CLERK

THIS DAY OF , A.D. 20

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

COLLECTOR FOR THE VILLAGE OF LOMBARD, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, NOR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT LOMBARD, ILLINOIS, THIS ____DAY

___ A.D., 20___ LOMBARD VILLAGE COLLECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICAL	TE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS,

THIS DAY OF , A.D. 20

DIRECTOR OF COMMUNITY DEVELOPMENT

OWNER / ENGINEER CERTIFICATE

COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH SUCH SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

PROFESSIONAL ENGINEER OWNER NAME DATE FIRM DATE

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT 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

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

COUNTY CLERK

RECORDER'S CERTIFICATE

COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER _ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID, ON THIS ______ DAY OF ______ A.D. 20___,

AT _____O'CLOCK _____. _M.

DUPAGE COUNTY RECORDER OF DEEDS

UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AT&T, NICOR GAS, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "P.U & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES, 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. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVISION HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MANTENANCE.

EASEMENTS ALSO ARE RESERVED FOR CABLE COMMUNICATIONS COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED.

NOTHING SET FORTH ABOVE IS INTENDED TO SUPERSEDE ANY REQUIREMENTS CONTAINED IN ANY FRANCHISE AGREEMENT BETWEE THE GRANTEES AND THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS. WHERE A CONFLICT EXISTS BETWEEN THE GRANT OF EASEMENT AND ANY SUCH FRANCHISE AGREEMENT, OR WHERE THE PROVISIONS OF ANY SUCH FRANCHISE AGREEMENT ARE RESTRICTIVE THAT THE LANGUAGEOF THIS GRANT OF EASEMENT, THE LANGUAGE OF SAID FRANCHISE AGREEMENT SHALL BE CONTROLLING UPON EACH OF THE GRANTEES.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED " EASEMENT " AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.



MY LICENSE EXPIRES NOVEMBER 30, 2022

SURVEYORS CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, MICHAEL NELSON AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 035-3095 HAVE SURVEYED, CONSOLIDATED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY

PARCEL 1: LOT 1 IN KANEFIELD CONSOLIDATION, BEING A CONSOLIDATION OF THE SOUTH 150 FEET OF LOTS 61 AND 62 IN HOEPNER'S SUBDIVISION, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1996 AS DOCUMENT NUMBER R1996-159021, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOTS 61 AND 62, EXCEPT THE SOUTH 150 FEET OF SAID LOTS AS MEASURED ALONG THE EAST AND WEST LINES THEREOF, AND ALL OF LOT 63 IN HOEPNER'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1949 AS DOCUMENT NUMBER 563460, IN DUPAGE COUNTY, ILLINOIS

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

TOTAL AREA = 78,810 SQUARE FEET OR 1.809 ACRES

I CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF LOMBARD OR WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL

I FURTHER CERTIFY THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS COMMUNITY PANEL 17043C0157J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS MY OPINION THAT THE PROPERTY PLATTED HEREON IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAP.

I HEREBY AUTHORIZE AN AGENT OF THE VILLAGE OF LOMBARD, ILLINOIS TO RECORD THIS PLAT OF SUBDIVISION WITH THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS. GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 2ND DAY OF MAY, 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095 PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007246-0010 EXPIRES 04/30/2023

FIELD WORK COMPLETED ON MAY 2, 2022 REVISED: JULY 1, 2022 ADD CROSS ACCESS EASEMENT NOTE