TECH 3 Consulting Group, Inc.

ENGINEERS SURVEYORS
737 West Exchange St. Crete, IL 60417
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GARDNER ESTATES

BEING A RESUBDIVISION OF PART OF LOT 142 IN ARTHUR T. Mc INTOSH AND CO'S. NEW LENOX ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

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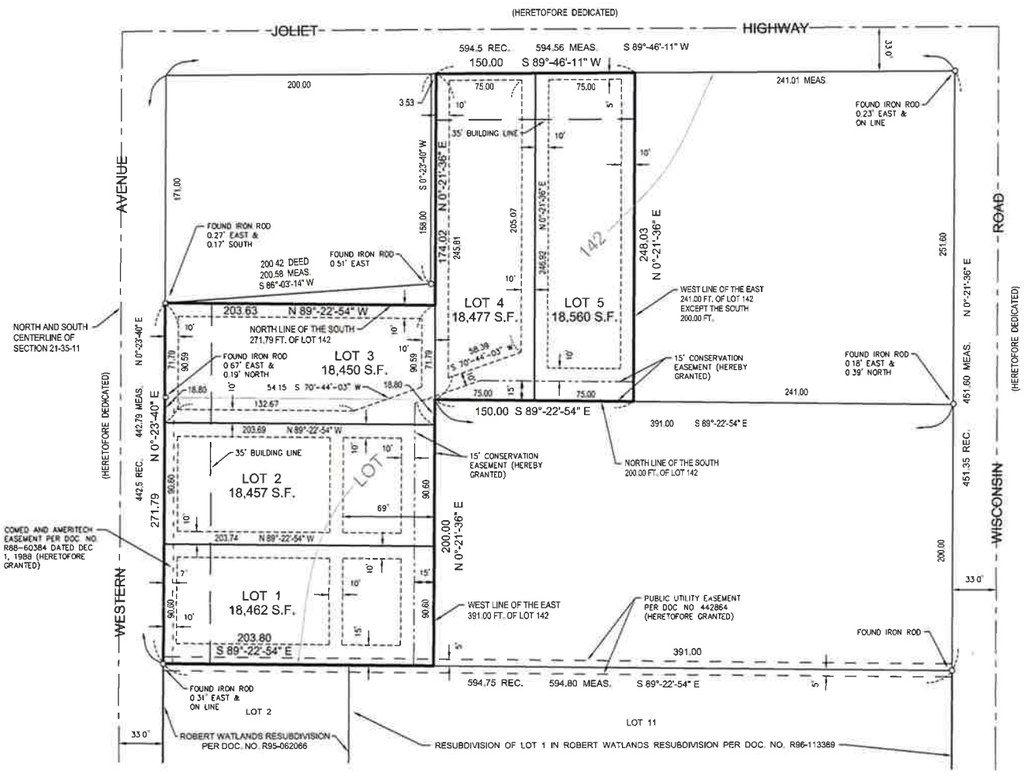
BY:



EASEMENT PROVISIONS

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

COMMONWEALTH EDISON COMPANY (COMED), AMERITECH ILLINOIS (S.B.C.) A.K.A. ILLINOIS BELL TELEPHONE COMPANY, AND AUTHORIZED C.A.T.V. FRANCHISE, 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 "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." OR SIMILAR DESIGNATION, 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 "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." OR SIMILAR DESIGNATION 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(d), 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 STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

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

NORTHERN ILLINOIS GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS ("NI-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE, AND REMOVE, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA AND AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT 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, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER "NI-GAS" FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF "NI-GAS". AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE 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 SECTION 605/2(e) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH 765, SEC 605/2(e) AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

ALSO

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NEW LENOX, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN WATERMAINS, FIRE HYDRANTS, VALVES, AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, STORM SEWER SERVICE CONNECTIONS AND STORM WATER DETENTION, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, AND ALL OTHER APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENT RELATED TO SAID WATERMAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS, SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH ARE HEREBY GRANTED.

ALSO

CONSERVATION EASEMENT – EASEMENT PROVISIONS

AREAS ON LOTS 1, 2, 3, 4 AND 5 MARKED AS " CONSERVATION EASEMENT " SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS : NO GRADING, TREE REMOVAL, TREE TRIMMING OR CONSTRUCTION SHALL BE PERFORMED UNLESS AUTHORIZED BY THE VILLAGE. NO SHEDS, FENCES, GARDENS, PLAYGROUND EQUIPMENT AND BUILDINGS ARE PERMITTED. THE CONSERVATION EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER. SHOULD THE VILLAGE OF NEW LENOX DETERMINE THAT PROPER MAINTENANCE IS NOT BEING PERFORMED, THE VILLAGE IS HEREBY GRANTED THE RIGHT TO ACCESS, MAINTAIN AND PASS THE COST OF SAID MAINTENANCE TO THE HOMEOWNER. THE INTENDED PURPOSE OF THESE EASEMENTS IS TO PRESERVE EXISTING TREES ON ADJACENT PROPERTY.

N

SCALE : 1" = 50'

BASIS OF BEARINGS IS ASSUMED

NOTE:
UNLESS OTHERWISE NOTED ALL EASEMENTS SHOWN ARE HEREBY GRANTED AS "PUBLIC UTILITY AND DRAINAGE EASEMENTS"

PUBLIC UTILITY & DRAINAGE EASEMENTS DENOTED THUS

WINSLOW VENTURES, INC.
21627 SCHOOLHOUSE RD.
NEW LENOX, IL. 60451

JOB NO. 15006

P.I.N.'S : 15-08-21-400-006
15-08-21-400-007

OWNERS CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

WE, THE UNDERSIGNED, WINSLOW VENTURES CORPORATION, DO HEREBY CERTIFY THAT THEY ARE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREON DRAWN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GARDNER ESTATES, AN ADDITION OF THE VILLAGE OF NEW LENOX, WILL COUNTY. ALL STREETS, ALLEYS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS AND ALLEYS, THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES. EASEMENTS OF THE WIDTH SHOWN, IN FEET OR METERS, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR DRAINAGE, AND FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREON RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20 15

BY: _____
PRESIDENT

ATTEST: _____
SECRETARY

NOTARY FOR OWNERS AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO

HEREBY CERTIFY THAT _____
PERSONALLY KNOWN TO ME TO BE THE PRESIDENT OF WINSLOW VENTURES CORPORATION, AND

_____, PERSONALLY KNOWN TO ME, TO BE THE SECRETARY OF SAID CORPORATION, AND PERSONALLY KNOWN TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH PRESIDENT AND SECRETARY, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL OF SAID CORPORATION TO BE AFFIXED THERETO, PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20 15

_____
MY COMMISSION EXPIRES

_____
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

THIS IS TO CERTIFY THAT WINSLOW VENTURES CORPORATION, AS OWNER OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS "GARDNER ESTATES" SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE NEW LENOX ELEMENTARY # 122 (GRADE SCHOOL DISTRICT) AND LINCOLNWAY # 210 (HIGH SCHOOL DISTRICT) IN WILL COUNTY, ILLINOIS

DATED THIS _____ DAY OF _____, 20 15

BY: _____
OWNER

VILLAGE OF NEW LENOX APPROVAL

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS REVISED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE VILLAGE OF NEW LENOX, ILLINOIS. THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF NEW LENOX AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE VILLAGE BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF NEW LENOX, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20 15

_____
CHAIRMAN

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF NEW LENOX, ILLINOIS. AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20 15

_____
VILLAGE PRESIDENT

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED HEREON

_____
VILLAGE CLERK

RECORDER

STATE OF ILLINOIS } SS
COUNTY OF WILL }

THIS INSTRUMENT NO _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID ON THE _____ DAY OF _____, A.D., 20 15, AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK OF PLATS AT PAGE _____

_____
WILL COUNTY RECORDER

COUNTY CLERK

STATE OF ILLINOIS } SS
COUNTY OF WILL }

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATE.

DATED THIS _____ DAY OF _____, A.D., 20 15

_____
COUNTY CLERK

TAX MAPPING

STATE OF ILLINOIS } SS
COUNTY OF WILL }

I, _____ DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

LOCATED ON TAX MAP # _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) _____

DATED THIS _____ DAY OF _____, A.D., 20 15

_____
DIRECTOR

STATE OF ILLINOIS } SS
COUNTY OF WILL }

WE, TECH 3 CONSULTING GROUP, INC. DO HEREBY CERTIFY THAT AT THE REQUEST OF WINSLOW VENTURES CORPORATION, WE HAVE MADE A SURVEY OF THE WEST 150.00 FEET OF THE EAST 391.00 FEET OF LOT 142 (EXCEPT THE SOUTH 200.00 FEET THEREOF) AND THE SOUTH 271.79 FEET OF LOT 142 LYING WEST OF THE WEST LINE OF THE EAST 391.00 FEET THEREOF, IN ARTHUR T. McINTOSH & CO'S. NEW LENOX ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, NEW LENOX TOWNSHIP, WILL COUNTY, ILLINOIS

WE FURTHER CERTIFY THAT WE HAVE RESUBDIVIDED SAID TRACT INTO LOTS ALL AS SHOWN ON THE HEREON DRAWN PLAT ENTITLED " GARDNER ESTATES " NEW LENOX, ILLINOIS WE HAVE SET IRON RODS AT ALL LOT CORNERS.

THE AREA COVERED BY THIS PLAT IS WITHIN THE CORPORATE LIMITS OF NEW LENOX, ILLINOIS CONTAINING 2.1213 ACRES, MORE OR LESS

AN EXAMINATION HAS BEEN MADE OF THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF WILL COUNTY, ILLINOIS BEING MAP NUMBER 17197C0195E – EFFECTIVE DATE SEPTEMBER 6, 1995. THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE ABOVE DESCRIBED PROPERTY IS DESIGNATED AS ZONE "X" DEFINED AS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING

WE FURTHER CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS APPLICABLE TO PLATS OF SUBDIVISION. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED THIS 6 TH DAY OF FEBRUARY, A.D. 20 15

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2430
LICENSE EXPIRES: NOVEMBER 30, 2016

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002235
LICENSE EXPIRES : APRIL 30, 2015