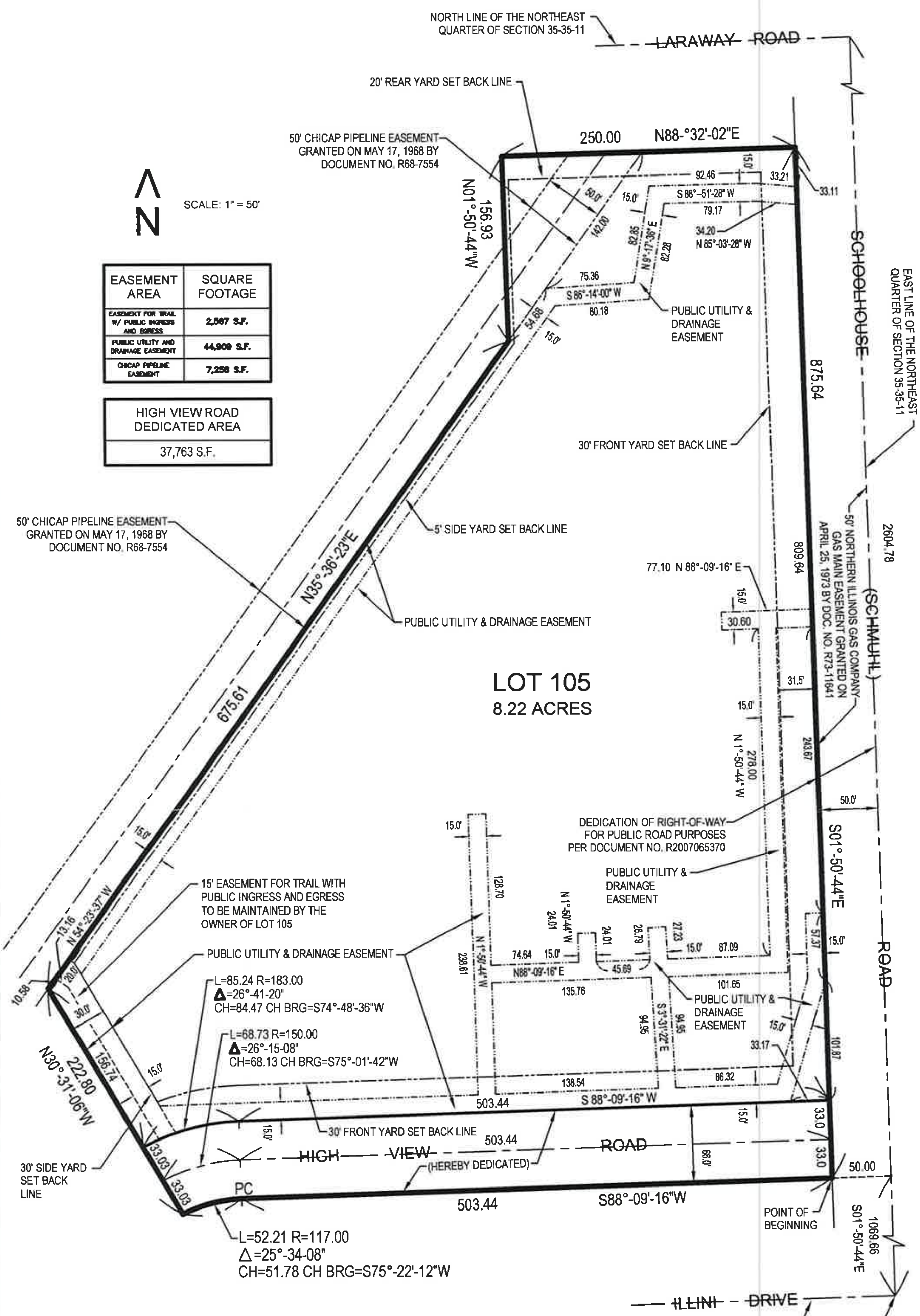
TECH 3 Consulting Group, Inc.
ENGINEERS SURVEYORS
737 West Exchange St. Crete, IL 60417
ph 708.672.4994 fax 708.672.3739

DEER POINT SOUTH PHASE 1

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

RECEIVED
FEB 19 2016
BY:



EASEMENT AREA	SQUARE FOOTAGE
EASEMENT FOR TRAIL W/ PUBLIC INGRESS AND EGRESS	2,587 S.F.
PUBLIC UTILITY AND DRAINAGE EASEMENT	44,909 S.F.
CHICAP PIPELINE EASEMENT	7,258 S.F.

HIGH VIEW ROAD DEDICATED AREA
37,763 S.F.

OWNERS CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

WE, THE UNDERSIGNED, H & K PARTNERSHIP, DO HEREBY CERTIFY THAT WE 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 DEER POINT SOUTH PHASE 1, 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 THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5, 10, AND 20 FEET IN WIDTH, 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 HEREIN 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 16 .

BY: ______________________
GENERAL PARTNER

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 GENERAL PARTNER OF H & K PARTNERSHIP, AND PERSONALLY KNOWN TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS SUCH GENERAL PARTNER THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ______ DAY OF ______________ A.D. 20 16 .

____
MY COMMISSION EXPIRES

____
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

THIS IS TO CERTIFY THAT H & K PARTNERSHIP, AS OWNER OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS "DEER POINT SOUTH PHASE 1" 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 16 .

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 16 .

____
SECRETARY

____
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 16 .

____
VILLAGE PRESIDENT

____
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 16 , 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 CERTIFICATES.

DATED THIS ______ DAY OF ______________, A.D., 20 16 .

____
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 CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # ______________ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) ______________.

DATED THIS ______ DAY OF ______________, A.D., 20 16 .

____
DIRECTOR

STATE OF ILLINOIS } SS
COUNTY OF WILL }

WE, TECH 3 CONSULTING GROUP, INC. DO HEREBY CERTIFY THAT AT THE REQUEST OF H & K PARTNERSHIP, WE HAVE MADE A SURVEY OF:
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE NORTH 01°-50'-44" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1069.66 FEET; THENCE SOUTH 88°-09'-16" WEST FOR A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SCHOOLHOUSE ROAD AS DEDICATED BY DOCUMENT NUMBER R2007065370 AT THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°-09'-16" WEST FOR A DISTANCE OF 503.44 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVED LINE CONCAVE SOUTHERLY, HAVING A RADIUS OF 117.00 FEET, A CHORD WHICH BEARS SOUTH 75°-22'-12" WEST FOR AN ARC DISTANCE OF 52.21 FEET; THENCE NORTH 30°-31'-06" WEST FOR A DISTANCE OF 222.80 FEET; THENCE NORTH 35°-36'-23" EAST FOR A DISTANCE OF 675.61 FEET; THENCE NORTH 1°-50'-44" WEST FOR A DISTANCE OF 156.93 FEET; THENCE NORTH 88°-32'-02" EAST FOR A DISTANCE OF 250.00 FEET TO THE SAID WEST LINE OF SCHOOLHOUSE ROAD; THENCE SOUTH 1°-50'-44" EAST ALONG THE SAID WEST LINE OF SCHOOLHOUSE ROAD FOR A DISTANCE OF 875.64 FEET TO THE POINT OF BEGINNING; IN WILL COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT WE HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS ALL AS SHOWN ON THE HEREON DRAWN PLAT ENTITLED " DEER POINT SOUTH PHASE 1 " 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 9.0878 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 17197C0310E – EFFECTIVE DATE SEPTEMBER 6, 1995. THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE ABOVE DESCRIBED PROPERTY IS DESIGNATED AS ZONE "X" DEFINED AS AREAS 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 19 TH DAY OF FEBRUARY, A.D. 20 16 .

____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2430
LICENSE EXPIRES: NOVEMBER 30, 2016
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002235
LICENSE EXPIRES : APRIL 30, 2017

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.

[illegible]

NORTHERN ILLINOIS GAS COMPANY

[illegible]

[illegible]

ALSO

[illegible]

PROPERTY INDEX NUMBER:
08-35-200-002

JOB NO. 15011