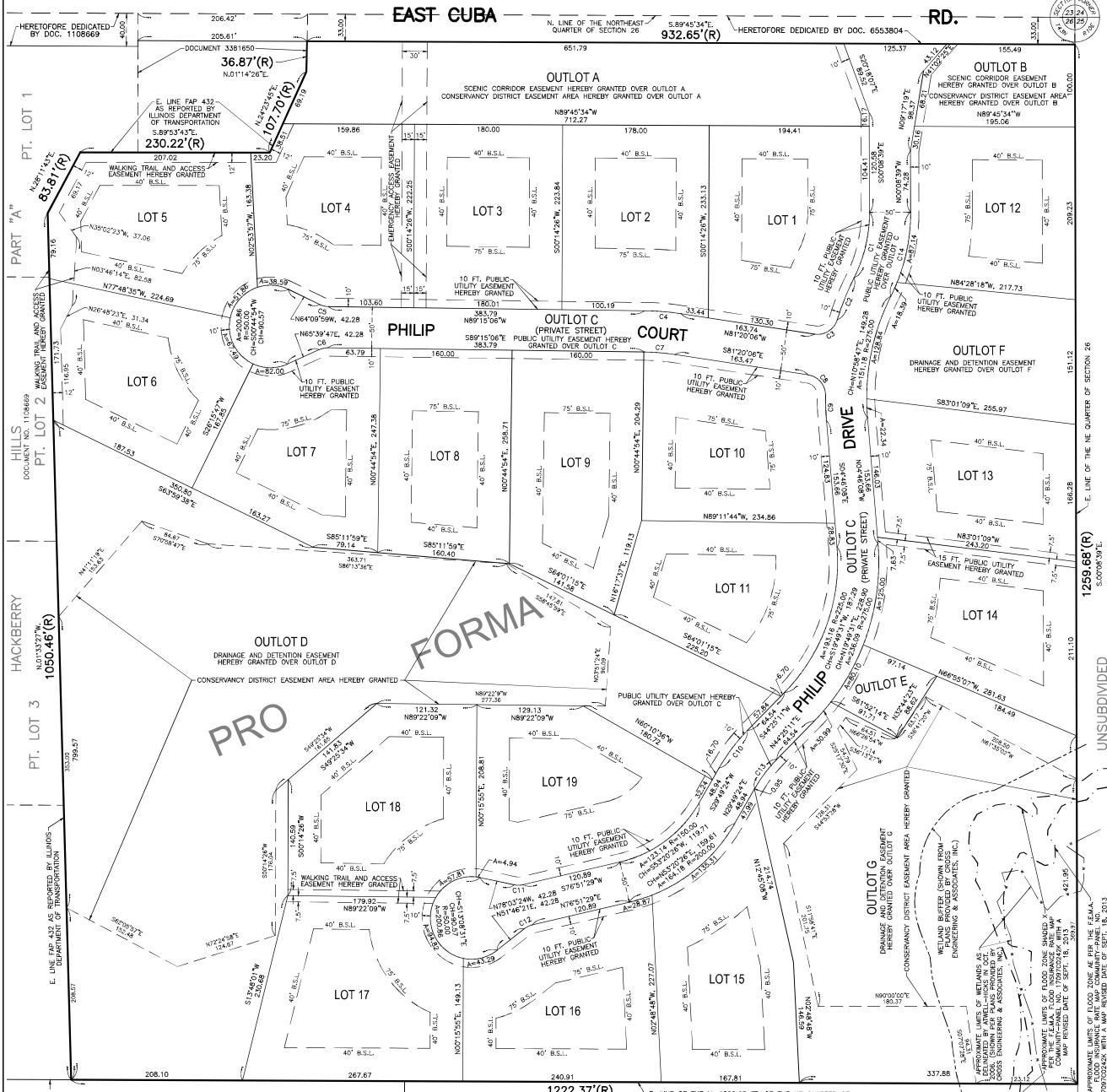


PRELIMINARY PLAT PHILIP ESTATES SUBDIVISION

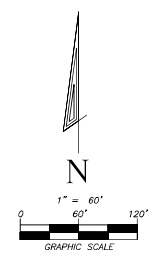
BEING A RESUBDIVISION OF LOTS 1 TO 12, INCLUSIVE, AND LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" IN CANTERBURY PARK PUD, BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID "CANTERBURY PARK PUD" RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804, IN LAKE COUNTY, ILLINOIS.



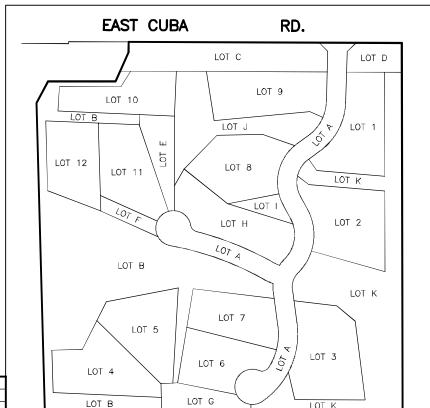
SPRING VALLEY RD.
(PRIVATE ROAD)

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	82.08			81.33
C2	55.01	325.00	S21°52'40"W	54.95
C3	35.62	25.00	S57°00'51"W	32.88
C4	44.81	325.00	N85°17'36"W	44.87
C5	10.95	25.00	N76°42'32"W	10.86
C6	10.95	25.00	N78°12'02"W	10.86
C7	38.00	275.00	S85°17'36"E	37.97
C8	35.75	25.00	S42°21'56"E	32.78
C9	30.47	325.00	S02°04'58"E	30.46
C10	57.32	225.00	S37°01'17"W	57.17
C11	10.95	25.00	S89°24'02"W	10.86
C12	10.95	25.00	N64°18'55"E	10.86
C13	44.28	175.00	N37°01'17"E	44.46
C14	105.53	225.00	N13°17'51"E	104.56

LEGEND:
(R) Record
A Arc
R Radius
CH Chord
B.S.L. Building Setback Line



LOT 1
SPRING VALLEY NEUMAN RESUBDIVISION
DOCUMENT NO. 2201412



AREA SUMMARY

LOT	SQUARE FEET	ACRES
LOT 1	45,187	1.0376
LOT 2	40,209	0.9231
LOT 3	40,148	0.9217
LOT 4	40,859	0.9344
LOT 5	42,680	0.9798
LOT 6	41,752	0.9488
LOT 7	41,478	0.9423
LOT 8	40,487	0.9248
LOT 9	45,353	1.0319
LOT 10	43,941	0.9989
LOT 11	41,984	0.9538
LOT 12	40,398	0.9274
LOT 13	41,644	0.9384
LOT 14	42,556	0.9779
LOT 15	45,308	1.0304
LOT 16	45,172	1.0370
LOT 17	46,356	1.0599
LOT 18	47,589	1.0920
LOT 19	46,432	1.0559
LOT 20	67,850	1.5599
LOT 21	18,301	0.4201
LOT 22	118,238	2.6998
LOT 23	287,293	6.5953
LOT 24	7,747	0.1778
OUTLOT A	35,720	0.8200
OUTLOT B	161,142	3.6993
TOTAL	1,516,881	34.8228

AT THE REQUEST OF CLIENT, THIS DRAWING HAS BEEN PREPARED FOR PRO-FORMA PURPOSES ONLY AND IS BASED STRICTLY ON OUR CALCULATION OF THE BOUNDARY SHOWN ON THE FINAL PLAT OF SUBDIVISION OF CANTERBURY PARK PUD, RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804.

NO ACTUAL SURVEY WORK HAS BEEN PERFORMED BY THIS SURVEYOR AS OF THE LATEST REVISION DATE SHOWN HEREON (FEBRUARY 9, 2021).

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1236 MARK STREET, HENNEVILLE, ILLINOIS 60146 (630) 546-9000 FAX(630) 596-4700
E-MAIL: TMOLLOY@EMOLLOY.COM

DATE	BY	REVISION
FEB. 9, 2020	210025	REVISED LOT CONFIGURATION
MAR. 10, 2020	190173A	COMMENTS REC. 3/4/2020 & 3/5/2020
JAN. 30, 2020	190173A	REVISED LOT CONFIGURATION
AUG. 28, 2019	190173	PRELIMINARY PLAT
REVISION DATE (PREVIOUS) DATE		REVISION

PRINTED BY: B.E.
PAGE: 1 OF 2
ORDER NO.: 190173
FILE: 23-43-10
PROJECT NO.: 2593

DETAIL OF UNDERLYING LOTS PER CANTERBURY PARK PUD RECORDED DECEMBER 22, 2009 AS DOCUMENT NO. 6553804

PRELIMINARY PLAT PHILIP ESTATES SUBDIVISION

BEING A RESUBDIVISION OF LOTS 1 TO 12, INCLUSIVE, AND LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" IN CANTERBURY PARK PUD, BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERBURY PARK PUD RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804, IN LAKE COUNTY, ILLINOIS.

PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS }
 COUNTY OF LAKE } SS
 APPROVED AND ACCEPTED BY THE PLAT OFFICER OF THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____ A.D. 2020.

BY: _____ PLAT OFFICER

WALKING TRAIL AND ACCESS EASEMENT

THE WALKING TRAILS ON LOTS 4, 5, 6, 17, 18 AND OUTLOTS A, B, C AND D SHALL BE AVAILABLE FOR THE USE BY LOT OWNERS WITHIN THE DEVELOPMENT AND THEIR INVITED GUESTS AS WELL AS THE GENERAL PUBLIC.

ALL WALKING TRAILS WITHIN THE PLANNED UNIT DEVELOPMENT SHALL REMAIN PRIVATE TRAILS AND THE RESPONSIBILITY FOR THE MAINTENANCE OF THE TRAILS SHALL REST SOLELY UPON THE LOT OWNERS WITHIN THE PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONNECTION WITH THE RECORDING OF PLAT-LAKE WALKING TRAILS. WITHIN THE PLANNED UNIT DEVELOPMENT, THE TRAILS SHALL BE MAINTAINED AND KEPT OPEN FOR FOOTPATH PURPOSES FOR PURPOSES HEREIN. RESTRICTIONS INCLUDE PERSONS REQUIRING MOTORIZED OR NON-MOTORIZED VEHICLES FOR INDIVIDUAL PERSONAL MOBILITY.

ALSO THE RIGHT OF ROADS AND EGRESS IS HEREBY GRANTED OVER UPON AND THROUGH THE WALKING TRAILS EASEMENTS AT ALL TIMES FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES AND FOR THE PURPOSE OF LONG GROVE MUNICIPAL STREET AND THE LAKE COUNTY PUBLIC WORKS DEPARTMENT STAFF FOR ANY PURPOSE WHATSOEVER.

PRIVATE ROAD AND EMERGENCY ACCESS EASEMENT PROVISIONS AND RESTRICTIONS

THE PRIVATE ROADS SHALL BE AVAILABLE FOR THE USE BY LOT OWNERS WITHIN THE DEVELOPMENT AND THEIR INVITED GUESTS. ROADS WITHIN THE PLANNED UNIT DEVELOPMENT SHALL REMAIN PRIVATE ROADS AND RESPONSIBILITY FOR THE MAINTENANCE OF THE ROADS REST SOLELY UPON THE LOT OWNERS WITHIN THE PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONNECTION WITH THE RECORDING OF THIS PLAT. ALSO THE RIGHT OF ROADS AND EGRESS IS HEREBY GRANTED OVER UPON AND THROUGH THE PRIVATE ROAD AND EMERGENCY ACCESS EASEMENT AT ALL TIMES FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES AND FOR THE PURPOSE OF LONG GROVE MUNICIPAL STREET AND THE LAKE COUNTY PUBLIC WORKS DEPARTMENT STAFF FOR ANY PURPOSE WHATSOEVER.

CONSERVANCY DISTRICT EASEMENT PROVISIONS

THE FOLLOWING PROHIBITIONS WILL PERTAIN TO ALL CONSERVANCY DISTRICT EASEMENT AREAS DESCRIBED ON THE TRACT OF THIS PLAT, EXCEPT AS MAY BE OTHERWISE INCIDENTAL TO INITIAL DEVELOPMENT WORK AUTHORIZED BY THE VILLAGE:

- PROHIBITED USES:
- (A) NO MAN-MADE STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED IN THE FLOOD PLAIN.
 - (B) THE FLOOD PLAIN SHALL NOT BE FILLED NOR SHALL THE GRADE BE ALTERED IN ANY RESPECT.
 - (C) NO MATERIALS SHALL BE UTILIZED OR STORED WHICH SHALL HAVE THE POTENTIAL FOR POLLUTING, EITHER SURFACE OR GROUND WATER.
 - (D) THERE SHALL BE NO FLOODING ALTRITATION.
 - (E) THERE SHALL BE NO DISTURBING OF NATURAL VEGETATION.

DRAINAGE AND DETENTION EASEMENT PROVISIONS OUTLOTS D, F AND G

THE STORMWATER MANAGEMENT SYSTEM IS THE FINAL ENGINEERING FOR THIS SUBDIVISION, INCLUDING STORM SEWER PIPES, RETAINING WALLS, IF ANY, SLOPES, SLOPES, OR STRUCTURES WITHIN THE PROPERTY BOUNDARIES AS PART OF THE COMMON DRAINAGE SYSTEM FOR THE PROPERTIES APPROVED OR TO BE APPROVED ON THE SUBDIVISION PROPERTY SHALL BE PERPETUALLY MAINTAINED IN THE DESIGNER OR THE PHILIP ESTATES ASSOCIATION IN A SAFE, SANITARY, FUNCTIONAL AND SOUND MANNER. THE VILLAGE, ITS ENGINEERS, AGENTS AND CONTRACTORS SHALL HAVE THE OBLIGATION TO RESTORE, REPAIR, MAINTAIN, REPAIR, OR RECONSTRUCT THE STORMWATER FACILITIES, WITHOUT ANY DELAY, TO RESTORE THE PROPERTY TO ITS ORIGINAL CONDITION AFTER (30) DAYS' NOTICE TO THE PHILIP ESTATES ASSOCIATION OF ANY SUCH PROPOSED ACTION OF THEIR FAILURE TO FULFILL THEIR MAINTENANCE OBLIGATION UNDER THIS COVENANT. NOTICE TO THE PHILIP ESTATES ASSOCIATION AS OF THE DATE OF THE NOTICE SHALL BE CONCLUSIVELY PRESUMED TO BE SUFFICIENT NOTICE TO THE PHILIP ESTATES ASSOCIATION. PHILIP ESTATES ASSOCIATION SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY THE VILLAGE FOR ANY MAINTENANCE, REPAIR OR RECONSTRUCTION OF ANY PORTION OF THE STORMWATER MANAGEMENT. THE VILLAGE SHALL INVOICE ITS COSTS WITH PAYMENT DUE IN THIRTY (30) DAYS OF THE DATE OF INVOICE. IF PAYMENT IS NOT RECEIVED WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICE, THE BALANCE DUE SHALL BEAR INTEREST AT THE RATE OF EIGHT PERCENT (8%) PER ANNUM, COMPOUNDED ANNUALLY, ANY TIME PRIOR TO RECEIPT OF PAYMENT IN FULL OF THE AMOUNT(S) SO DUE. THE VILLAGE MAY FILE WITH THE OFFICE OF LAKE COUNTY RECORDER OF DEEDS A NOTICE OF ENCLAVE AGAINST THE SUBDIVISION LOTS OR INTEREST THEREIN FOR THE AMOUNT SO DUE FROM TIME TO TIME. IN ADDITION TO THE FILING OF A LITIGATION, THE VILLAGE MAY UTILIZE ANY LEGAL REMEDY TO COLLECT THE AMOUNTS SO DUE REMEDIES BEING CONJUNCTIVE AND NOT EXCLUSIVE. ANYTHING IN THIS PLAT TO THE CONTRARY NOTWITHSTANDING, THE PROVISIONS OF THIS COVENANT MAY NOT BE ALTERED, AMENDED OR OTHERWISE APPROVED WITHOUT THE WRITTEN CONSENT OF THE CORPORATE AUTHORITY OF THE VILLAGE OF LONG GROVE, ILLINOIS AND DULY RECORDED WITH REFERENCE TO THIS PLAT.

PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE IS HEREBY RESERVED TO THE VILLAGE OF LONG GROVE AND THOSE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE LAND SUBDIVIDED HEREON, AND THOSE PUBLIC UTILITY AND CAVY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF LONG GROVE OR SUBSIDIARY TO SOME OTHER LOCAL AUTHORITY, INCLUDING BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AT&T, NUCOR AND COMCAST. THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPLACE AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SIGNALS AND SIGNALS GAS MAINS OR ANY SUCH FACILITIES, IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT". THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

SCENIC CORRIDOR EASEMENT PROVISIONS

A SCENIC CORRIDOR EASEMENT IN FAVOR OF THE VILLAGE IS HEREBY GRANTED OVER THOSE PARTS DESIGNATED AS "SCENIC CORRIDOR EASEMENT" SHOWN HEREON WHICH SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- A) ALL SIGNIFICANT NATURAL VEGETATION SHALL BE PRESERVED AND MAINTAINED, AND SHALL NOT BE MOWED, CULTIVATED, SPRAYED OR IN ANY WAY DISTURBED, EXCEPT AS OTHERWISE PROVIDED IN THE APPROVED PLANS AND SPECIFICATIONS FOR THE PLANNED UNIT DEVELOPMENT.
- B) NON NATIVE VEGETATION MAY BE EXCISED, CONTROLLED, OR DESTROYED, IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PLAT, OR WITH THE PRIOR WRITTEN APPROVAL OF THE SSC.
- C) EXISTING WOODLANDS AND HERBAGROVS WITHIN THE SCENIC CORRIDOR SHALL NOT BE DESTROYED, EXCEPT AS OTHERWISE PROVIDED IN THE APPROVED PLANS AND SPECIFICATIONS FOR THE PLANNED UNIT DEVELOPMENT.
- D) BURNS MAY BE CONDUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PLAT. NON NATIVE FLOWERING PLANTS AND EVERGREEN TREES MAY BE UTILIZED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PLANNED UNIT DEVELOPMENT. THE VEGETATION, WHETHER IT BE NATIVE OR OTHERWISE, SHALL CONSTITUTE A SUITABLE SCREEN BETWEEN THE DEVELOPMENT'S LOTS AND THE ADJACENT ROAD RIGHT-OF-WAY TO ENSURE THAT VISUAL EVIDENCE OF HUMAN OCCUPANCY IS MINIMAL.

STATE OF ILLINOIS)
 COUNTY OF LAKE) SS

WETLAND AND WETLAND BUFFER RESTRICTIVE COVENANT BY PLAT

I, _____, fee owner of the following described real property located within the Village/City of _____ County of Lake, State of Illinois, such property being the real property now duly platted as _____ in the office of the Recorder of Deeds of the County of Lake, State of Illinois, hereby makes the following declaration as to limitations, restrictions and uses to which those described as "WETLAND" and "WETLAND BUFFER" in said parcel subdivision may be put, and specifies that such declarations shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties and their successors, and all persons claiming under them, and for the benefit of and limitations on all future owners to such parcel subdivisions and the surrounding and downstream and upstream areas, this declaration being in compliance with applicable state and federal rules, regulations, and ordinances as specified herein.

1. **Purpose.** The purpose of this restrictive covenant is to perpetually preserve the wetland(s) and associated buffer(s) in their natural condition. Specifically, this covenant will serve to protect the wetland and buffer areas identified in the recent documents REFERENCE LAKE COUNTY WATERSHED DEVELOPMENT PERMIT # and/or U.S. ARMY CORPS OF ENGINEERS PERMIT #.
2. **Prohibited Activities.** Any activity on, or use of, the wetland and buffer that is inconsistent with the purpose of this covenant is expressly prohibited. By way of example, but not by way of limitation, the following activities are all expressly prohibited:
 - i. **Excavation.** Any diversion or subdivision of the wetland and buffer area is prohibited.
 - ii. **Commercial Activities.** Any commercial activity on the wetland and buffer areas, except for passive recreational activity, is prohibited.
 - iii. **Industrial Activities.** Any industrial activity on the wetland and buffer areas is prohibited.
 - iv. **Construction.** The placement or construction of any man-made structure or feature on the wetland and buffer areas including, but not limited to, buildings, fences, roads, and parking lots is prohibited.
 - v. **Vegetation.** Any cutting, mowing, plowing, or removal of trees or other vegetation in the wetland and buffer areas is prohibited, except for the cutting or removal of trees which pose a threat to human life or property. Removal of non-native vegetation from the wetland and buffer areas is permitted, if conducted in accordance with an approved management plan.
 - vi. **Land Surface Alteration.** Any alteration of the land surface in the wetland and buffer areas is prohibited, including, but not limited to, the placement of dredged or fill material, excavation, and grading. The mining, mining of any substance that must be approved or approved by public, that will consume or degrade the surface water, including, but not limited to, the removal of topsoil, sand, gravel, rock, and peat, and exploring for, developing, and extracting oil, gas, hydrocarbons, or petroleum products are all prohibited activities in the wetland and buffer areas.
 - vii. **Utilities.** Utilities (lines included as part of the permitted plans, no underground or overhead utility lines shall be allowed in the wetland and buffer areas, including, but not limited to sewer, water, electrical, gas, telephone, and cable television. Existing lines may remain, but any proposed maintenance work requiring excavation into wetland and buffer areas shall require prior written authorization from the Lake County Stormwater Management Commission ("SMC"), except for emergency repair of utility lines that pose a threat to human health and safety.
 - viii. **Dumping.** Waste, debris, and unguilty or offensive material is not allowed and may not be accumulated on the wetland and buffer areas.
 - ix. **Water Control.** Natural water courses, lakes, wetlands, or other bodies of water may not be altered.
 - x. **Off-Road Recreational Vehicles.** Motorized off-road vehicles including, but not limited to, all-terrain vehicles, snowmobiles, and motorcycles may not be operated on the wetland and buffer areas, except on designated trails shown on the permitted plans.
 - xi. **Signs and Billboards.** Billboards are prohibited. Signs are prohibited, except the following signs may be displayed to specifically state: 1) The name and address of the property or the owner's name; 2) the name of a protected wetland conservation area; 3) prohibitions on any unauthorized use or use; or 4) an identification of the area or use of the Property.
3. **Terms.** This covenant is to run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for perpetuity from the date these covenants are recorded.
4. **Enforcement.** Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any property owner in the subdivision, any property owner lying downstream or upstream adversely affected by any violation or threat to violate this covenant, the local municipality, the SMC, or the U.S. Army Corps of Engineers ("USACE").
5. **Reference.** This restrictive covenant shall be referenced on the deed or other instruments of conveyance for said property.

In Witness Whereof _____, the fee owner, has caused these presents to be signed and acknowledged, this _____ day of _____, 2020.

By: _____

PROFESSIONAL AUTHORIZATION:

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HEREBY AUTHORIZE THE VILLAGE OF LONG GROVE, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 100, PARAGRAPH 2, AS AMENDED.

SIGNED AT BENSENVILLE, ILLINOIS THIS 9TH DAY OF FEBRUARY, A.D. 2021.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD., AN ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE NO. 184-00484

THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409 (EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOTS 1 TO 12, INCLUSIVE, AND LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" IN CANTERBURY PARK PUD, BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERBURY PARK PUD RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804, IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND RESUBDIVISION, DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO CERTIFY THAT BASED UPON EXAMINATION OF THE FLOOD/EMERGENCY MANAGEMENT AGENCY (E.L.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 1709-00242K WITH A MAP RECORDED DATE OF FEBRUARY 18, 2013, SHOWS THAT THE MAJOR PORTION OF THE RESUBDIVIDED HEREON FALLS WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE SUBJECT TO 1% ANNUAL CHANCE FLOODING, A SMALL PORTION OF THE PROPERTY IS DETERMINED TO BE SUBJECT TO 0.2% ANNUAL CHANCE FLOODING, A SMALL PORTION OF THE PROPERTY IS DETERMINED TO BE SUBJECT TO 0.1% ANNUAL CHANCE FLOODING, AND A SMALL PORTION OF THE PROPERTY IS DETERMINED TO BE SUBJECT TO 0.05% ANNUAL CHANCE FLOODING. THE MAJOR PORTION OF THE PROPERTY IS DETERMINED TO BE SUBJECT TO 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT. THERE ARE FLOOD HAZARD AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY FLOODING FROM THE MAIN CANAL. FLOODING WITH A BASE FLOOD ELEVATION OF 750 DETERMINED.

THIS IS ALSO TO CERTIFY THAT THE LAND SURVEYER HEREIN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LONG GROVE, ILLINOIS, AND THAT THE VILLAGE OF LONG GROVE HAS ADOPTED A COMPREHENSIVE CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

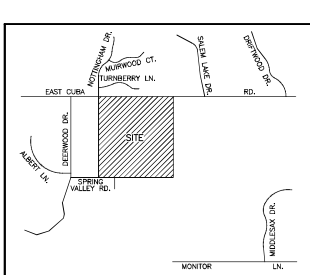
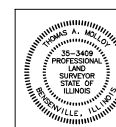
THIS IS ALSO TO CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS AS SHOWN, AND PIPES STAKES AT ALL LOT CORNERS AND AT POINTS OF CHANGE IN ALIGNMENT WILL BE SET.

THIS IS ALSO TO CERTIFY THAT THAT PART OF THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS NOT SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

SIGNED AT BENSENVILLE, ILLINOIS THIS 9TH DAY OF FEBRUARY, A.D. 2021.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD., AN ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE NO. 184-00484

THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409 (EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)



TAX PARCEL PERMANENT INDEX NUMBERS:

14-26-201-010
14-26-201-011
14-26-201-012
14-26-201-013
14-26-201-014
14-26-201-015
14-26-201-016
14-26-201-017
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14-26-201-026
14-26-201-027
14-26-201-028
14-26-201-029
14-26-201-030
14-26-201-031
14-26-201-032
14-26-201-033

PLAT SUBMITTED BY AND SEND TAX BILLS TO:
 PHILIP ESTATES, LLC
 6150 W. 159TH STREET
 ORLAND PARK, IL 60462

PRINTED BY: D.E.	FEB. 9, 2020	210025	REVISED LOT CONFIGURATION
PAGE: 2 OF 2	MAR. 10, 2020	190173A	COMMENTS REC. 3/4/2020 & 3/5/2020
ORDER NO.: 190173	JAN. 30, 2020	190173A	PRELIMINARY LOT CONFIGURATION
FILE: 23-43-10	AUG. 28, 2019	190173A	PRELIMINARY PLAT
PROJECT NO.: 2593	REVISION DATE (DRAWN NO.)	REVISION	

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
 A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
 1236 MARK STREET, BENSENVILLE, ILLINOIS 60109 (630) 200-2600 FAX:(630) 595-4700
 E-MAIL: TMOLLOY@EMOLLOY.COM

AT THE REQUEST OF CLIENT, THIS DRAWING HAS BEEN PREPARED FOR PRO-FORMA PURPOSES ONLY AND IS BASED STRICTLY ON OUR CALCULATION OF THE BOUNDARY SHOWN ON THE FINAL PLAT OF SUBDIVISION OF CANTERBURY PARK PUD, RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804.

NO ACTUAL SURVEY WORK HAS BEEN PERFORMED BY THIS SURVEYOR AS OF THE LATEST REVISION DATE SHOWN HEREON (FEBRUARY 9, 2021)