

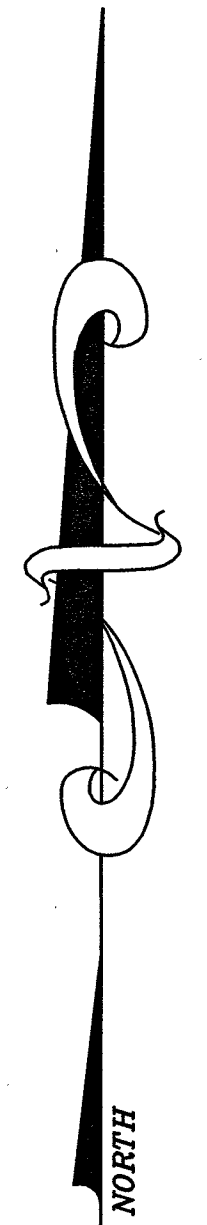
THE PREMISES COMMONLY KNOWN AS:
 5220 BRIARCREST LANE, LONG GROVE, IL
 PARCEL AREA = 52,970 S.F.
 PIN: 15-19-403-021

PLAT OF EASEMENT


OF
 THAT PART OF LOT 48 IN BRIARCREST SUBDIVISION; BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1988 AS DOCUMENT 2716884 AND CORRECTED BY THE FOLLOWING CERTIFICATE OF CORRECTIONS RECORDED DECEMBER 29, 1988 AS DOCUMENT 2752829, ANOTHER RECORDED JANUARY 19, 1989 AS DOCUMENT 2758637 AND ONE RECORDED NOVEMBER 15, 1991 AS DOCUMENT 3083996, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 48; THENCE SOUTH 88 DEGREES 32 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 48, A DISTANCE OF 178.17 FEET TO THE POINT OF BEGINNING OF THE EASEMENT INTENDED TO BE DESCRIBED; THENCE NORTH 30 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 34.83 FEET; THENCE NORTH 25 DEGREES 02 MINUTES 58 SECONDS WEST, A DISTANCE OF 18.70 FEET; THENCE NORTH 26 DEGREES 50 MINUTES 17 SECONDS WEST, A DISTANCE OF 23.08 FEET; THENCE NORTH 38 DEGREES 45 MINUTES 07 SECONDS WEST, A DISTANCE OF 33.07 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 7.47 FEET; THENCE NORTH 58 DEGREES 19 MINUTES 46 SECONDS EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 68 DEGREES 25 MINUTES 44 SECONDS EAST, A DISTANCE OF 8.41 FEET; THENCE NORTH 52 DEGREES 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 5.20 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 10.68 FEET; THENCE NORTH 55 DEGREES 56 MINUTES 15 SECONDS EAST, A DISTANCE OF 5.94 FEET; THENCE NORTH 57 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 9.07 FEET; THENCE NORTH 70 DEGREES 12 MINUTES 39 SECONDS EAST, A DISTANCE OF 6.38 FEET; THENCE SOUTH 52 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 33.96 FEET; THENCE SOUTH 15 DEGREES 20 MINUTES 01 SECONDS EAST, A DISTANCE OF 3.45 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 24 SECONDS EAST, A DISTANCE OF 6.98 FEET; THENCE SOUTH 82 DEGREES 17 MINUTES 15 SECONDS EAST, A DISTANCE OF 4.68 FEET; THENCE SOUTH 78 DEGREES 53 MINUTES 27 SECONDS EAST, A DISTANCE OF 4.04 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 19 SECONDS EAST, A DISTANCE OF 5.03 FEET; THENCE SOUTH 43 DEGREES 37 MINUTES 33 SECONDS EAST, A DISTANCE OF 4.18 FEET; THENCE SOUTH 15 DEGREES 29 MINUTES 33 SECONDS EAST, A DISTANCE OF 24.04 FEET; THENCE SOUTH 01 DEGREE 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 49.12 FEET; THENCE SOUTH 19 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF 27.87 FEET; THENCE SOUTH 45 DEGREES 18 MINUTES 13 SECONDS WEST, A DISTANCE OF 11.23 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 48; THENCE NORTH 88 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 42.96 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



LINE	LENGTH	BEARING
L1	34.83	N 30°40'31" W
L2	18.70	N 25°02'58" W
L3	23.08	N 26°50'17" W
L4	33.07	N 38°45'07" W
L5	7.47	N 00°36'32" E
L6	23.00	N 58°19'46" E
L7	8.41	N 68°25'44" E
L8	5.20	N 52°01'44" E
L9	10.68	N 44°58'58" E
L10	5.94	N 55°56'15" E
L11	9.07	N 57°24'56" E
L12	6.38	N 70°12'39" E
L13	33.96	S 52°56'06" E
L14	3.45	S 15°20'01" E
L15	6.98	S 75°26'24" E
L16	4.68	S 82°17'15" E
L17	4.04	S 78°53'27" E
L18	5.03	S 70°53'19" E
L19	4.18	S 43°37'33" E
L20	24.04	S 15°29'33" E
L21	49.12	S 01°58'48" E
L22	27.87	S 19°00'28" W
L23	11.23	S 45°18'13" W



SCALE: 1" = 20'
 FILE NO. 54-19
 F5419 EASEMENT.DWG

STATE OF ILLINOIS
 COUNTY OF LAKE S.S.
 DATED: March 31st, 2020
 PREPARED BY:

 ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
 MY LICENSE EXPIRES 11-30-20
 PROFESSIONAL DESIGN FIRM NO. 184-002732

FIELDWORK COMPLETED: 05-25-2019
 CLIENT NAME: Mei Jia
 ADDRESS: 5220 Briarcrest Lane
 Long Grove, IL 60047
 NOTES:
 PLAT IS VOID if the Impressed Surveyors Seal does not appear.
 Only those Building Lines or Easements shown on a Recorded
 Subdivision Plat or from a Recorded Document are shown
 hereon; check local ordinances before building.
 Compare your description and site markings with this plat AT
 ONCE report any discrepancies which you may find.
R.E. ALLEN AND ASSOCIATES, LTD.
 PROFESSIONAL LAND SURVEYORS
 1015 N. CORPORATE CIRCLE, SUITE C
 GRAYSLAKE, ILLINOIS 60030
 PHONE: 847-223-0914 FAX: 847-223-0980

THE PREMISES COMMONLY KNOWN AS:
5220 BRIARCREST LANE, LONG GROVE, IL
PARCEL AREA = 52,970 S.F.
PIN: 15-19-403-021

PLAT OF EASEMENT

OF

Sheet 2 of 2

THAT PART OF LOT 48 IN BRIARCREST SUBDIVISION; BEING A SUBDIVISION IN THE
SOUTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF SECTION
20, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1988 AS DOCUMENT
2716884 AND CORRECTED BY THE FOLLOWING CERTIFICATE OF CORRECTIONS
RECORDED DECEMBER 29, 1988 AS DOCUMENT 2752829, ANOTHER RECORDED
JANUARY 19, 1989 AS DOCUMENT 2758637 AND ONE RECORDED NOVEMBER 15,
1991 AS DOCUMENT 3083996, IN LAKE COUNTY, ILLINOIS.

STORMWATER DETENTION EASEMENT

THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION, AND THE VILLAGE OF LONG GROVE ARE HEREBY GRANTED AND RESERVED THE RIGHTS OF ACCESS TO, USE OF, AND THE OPERATION AND MAINTENANCE OF STORMWATER DETENTION/RETENTION AS PROVIDED FOR IN THIS PARCEL OF PROPERTY FOR THE PURPOSES OF STORMWATER DETENTION/RETENTION MANAGEMENT OF STORMWATER DETENTION/RETENTION AND CONVEYANCE OF STORMWATER TO THE DETENTION/RETENTION BASIN OR BASINS, AND, IF NECESSARY, FOR THE MAINTENANCE OF THE CONVEYANCE ROUTES AND THE DETENTION/RETENTION BASIN OR BASINS. NO ACTION SHALL BE TAKEN WHICH WOULD PROHIBIT, HINDER, INTERFERE WITH, BLOCK, RE-ROUTE, DIMINISH, OR LESSEN OR RENDER INEFFECTIVE, IN ANY MANNER OR FORM, THE RIGHTS OR THE EXERCISE OF THE RIGHTS AS CONFERRED HEREIN. NO GRADING, BUILDINGS, SIGNS, CONDUITS, CABLES, WIRES, SEWERS, PIPES, WATERMANS, VAULTS, TRANSMISSIONS LINES, FENCING, LANDSCAPING, OR OTHER SUCH FEATURES, FACILITIES OR STRUCTURES SHALL BE PLACED IN SUCH A MANNER AS TO BE IN CONFLICT WITH THE RIGHTS OR THE EXERCISE OF THE RIGHTS CONFERRED HEREIN. THE RESERVATIONS AND THE RIGHTS AS CONFERRED HEREIN SHALL BE OVER THE ENTIRE AREA DESIGNATED ON THIS PLAT AND SHALL TAKE PRECEDENCE OVER ANY AND ALL OTHER EASEMENT OR EASEMENTS OF LAND ENCUMBRANCES THAT MAY BE CONFERRED BY THIS PLAT INCLUDING SPECIFICALLY, BUT WITHOUT LIMITATION, ANY OTHER BLANKET EASEMENTS PROVIDED FOR THIS PLAT. NOTHING SHALL BE CONSTRUCTED OR PLACED WITHIN, ABOVE, OR OVERHEAD WITHOUT THE WRITTEN PERMISSION OF THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION AND THE VILLAGE OF LONG GROVE; PROVIDED HOWEVER, THAT THE FOREGOING NOT WITHSTANDING, THAT THE FOREGOING SHALL NOT PROHIBIT THE GRADING OF LAND, CONSTRUCTION, OPERATION, AND MAINTENANCE OF IMPROVEMENTS, AND THE REMOVAL OR INSTALLATION AND MAINTENANCE OF LANDSCAPING REQUIRED OR ALLOWED WITHIN THIS PARCEL OF PROPERTY BY THE VILLAGE OF LONG GROVE.

WETLAND BUFFER EASEMENT

WETLAND BUFFER EASEMENT: EACH INDIVIDUAL, ENTITY OF OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE WETLAND BUFFER EASEMENT SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE WETLAND BUFFER EASEMENT WHICH IS LOCATED ON SUCH PARTY'S PROPERTY AS EITHER A:

1. WELL-LANDSCAPED, HIGH QUALITY PARCEL OF PROPERTY (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING AND WATERING OF ALL LAWNS, MOWING WILL BE ALLOWED ONLY WHEN IT IS IN CONJUNCTION WITH A LANDSCAPE PLAN APPROVED BY THE VILLAGE OR THE U.S. ARMY CORPS OF ENGINEERS, OR
2. VEGETATED NATIVE PLACE SPECIES.
3. PROTECTION OF THE WETLAND BUFFER EASEMENT SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING:
 4. PESTICIDES AND FERTILIZERS SHALL BE USED SPARINGLY, IF AT ALL. ANY CHEMICALS SHALL BE USED IN THE RECOMMENDED AMOUNTS. IF USED, FERTILIZER APPLICATIONS SHALL BE SLOW RELEASE, GRANULAR OR ORGANIC FERTILIZERS.
 5. YARD WASTE, LEAVES, GRASS CUTTINGS AND OTHER DEBRIS ARE NOT TO BE DISPOSED OF WITHIN THE WETLAND BUFFER EASEMENT. YARD DEBRIS SHALL BE SWEEPED UP INSTEAD OF BEING ALLOWED TO RUN OFF INTO THE WETLAND AREAS.
 6. PILES OF DIRT, MULCH OR OTHER CONSTRUCTION MATERIALS USED IN LANDSCAPING PROJECTS ARE NOT ALLOWED WITHIN THE WETLAND BUFFER EASEMENT. ANY MATERIAL PILES SHALL BE COVERED TO PREVENT POLLUTANTS FROM BLOWING OR WASHING IN TO THE WETLAND BUFFER EASEMENT AND ADJACENT WETLANDS.
 7. ALL LAWNS SHALL BE WATERED DEEPLY INSTEAD OF FREQUENT LIGHT WATERING TO ALLOW ROOT GROWTH.
 8. DRAINAGE TOPOGRAPHY AND DRAINAGE SWALES ON THE PROPERTY ARE DESIGNED TO MOVE WATER OFF INTO THE BUFFER AREAS TO ELIMINATE DIRECT RUNOFF INTO THE WETLANDS. MODIFICATIONS OF SAID DRAINAGE SWALES IS PROHIBITED.

EXCEPT AS ORIGINALLY APPROVED ON THE FINAL ENGINEERING PLANS AND APPROVED LANDSCAPE PLANS.

- A. NO TITLEHOLDER OF ANY PART OR PORTION OF THE WETLAND BUFFER EASEMENT (OR ANY PARTLY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL INSTALL, CONSTRUCT, ERECT, OR PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS, APPROVED LANDSCAPING, OR NATIVE PLANT SPECIES) UPON THE WETLAND BUFFER EASEMENT, INCLUDING NOT LIMITED TO WALL, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, OR
- B. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE WETLAND BUFFER EASEMENT, OR
- C. OBSTRUCT, ALTER OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE WETLAND BUFFER EASEMENT. FENCES ARE ALLOWED WITHIN THE WETLAND BUFFER EASEMENT SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LONG GROVE. IN THE EVENT OF MULTIPLE OR OVERLAPPING EASEMENTS, THE MOST RESTRICTIVE EASEMENT PROVISIONS SHALL APPLY.

THIS EASEMENT AREA IS SUBJECT TO THE RULES AND REGULATIONS OF THE ARMY CORPS OF ENGINEERS (ACOE).

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

STORMWATER/DRAINAGE RESTRICTIVE COVENANT BY PLAT

_____, FEE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE VILLAGE OF LONG GROVE, COUNTY OF LAKE, STATE OF ILLINOIS, SUCH PROPERTY BEING THE REAL PROPERTY NOW DULY PLATTED AS _____, AS SUCH PLAT IS NOW RECORDED AS DOCUMENT NO. _____ IN THE OFFICE OF THE RECORDED OF DEEDS OF THE COUNTY OF LAKE, STATE OF ILLINOIS, MAKES THE FOLLOWING DECLARATIONS AS TO LIMITATIONS, RESTRICTIONS AND USES TO WHICH THOSE AREAS DESIGNATED AS STORMWATER AND DRAINAGE WAYS OR FLOODPLAIN WETLAND AND BUFFER AREAS IN SAID PARCEL/SUBDIVISION MAY BE PUT, AND SPECIFICS THAT SUCH DECLARATIONS SHALL CONSTITUTE COVENANTS TO RUN WITH ALL 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 IN SUCH PARCEL/SUBDIVISION AND THE SURROUNDING AND DOWNSTREAM AND UPSTREAM AREAS. THIS DECLARATION BEING IN COMPLIANCE WITH APPLICABLE STORMWATER AND DRAINAGE RULES, REGULATIONS, AND ORDINANCES, AND SUITABLE FOR SUCH STORMWATER RETENTION AND DRAINAGE PATHWAYS AND FACILITIES, AS SPECIFIED HEREIN:

1. **USE RESTRICTION.** A RESTRICTIVE COVENANT RUNNING WITH THE LAND FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FLOODPLAIN WETLANDS AND BUFFER AREAS ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE RESTRICTED AREAS, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR PERFORMANCE OF STORMWATER AND DRAINAGE FLOODPLAIN WETLAND AND BUFFER AREAS, OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF STORMWATER OR DRAINAGE CHANNELS IN THE RESTRICTED AREAS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH STORMWATER AND DRAINAGE CHANNELS IN THE RESTRICTED AREA. THE RESTRICTED AREA OF EACH LOT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR A HOMEOWNERS ASSOCIATION HAS FORMALLY ACCEPTED RESPONSIBILITY.
2. **TERM.** 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 A PERPETUAL PERIOD FROM THE DATE THESE COVENANTS ARE RECORDED.
3. **ENFORCEMENT.** ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON VIOLATING OR THREATENING 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 EFFECTED BY ANY VIOLATION OR THREAT TO VIOLATE THIS COVENANT, OR THE HOST MUNICIPALITY OR STORMWATER MANAGEMENT COMMISSION.
4. **REFERENCE.** THIS RESTRICTIVE COVENANT SHALL BE REFERENCED ON ALL DEEDS OR OTHER INSTRUMENTS OF CONVEYANCE FOR ALL LOTS OR PARCELS IN SAID BRIARCREST SUBDIVISION.

IN WITNESS WHEREOF _____, THE FEE OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ACKNOWLEDGED, THIS _____ DAY OF _____ A.D., 20 _____.

BY: _____

OWNERS CERTIFICATE:
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED, IS THE LEGAL OWNER OF RECORD OF THE LAND ON THE ATTACHED PLAT, AND HEREBY CONSENT TO THE VARIOUS GRANT OF EASEMENTS DEPICTED HEREON.

BY: _____
(SIGNATURE)

NAME: _____
(PRINT NAME)

NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, HEREBY CERTIFY THAT _____ WHOSE NAME IS SUBSCRIBED TO THE FORGOING CERTIFICATION BE KNOW TO ME AS THE AUTHORIZED OFFICER OF THE OWNER.

THIS _____ DAY OF _____ A.D. 20 _____.

NOTARY PUBLIC

MORTGAGEE CONSENT

BY SIGNING BELOW, _____ GRANTS CONSENT TO THE RECORDING OF THE PLAT AS: MORTGAGEE UNDER MORTGAGE DATED _____ AND RECORDED AS DOCUMENT _____ AMONG THE OFFICIAL RECORDS OF _____ COUNTY, ILLINOIS.

BY: _____
SIGNATURE

PRINTED NAME: _____

TITLE: _____

I HEREBY CERTIFY THAT _____ WHOSE NAME IS SUBSCRIBED TO THE FORGOING CERTIFICATION BE KNOWN TO ME AS THE AUTHORIZED OFFICER OF _____

THIS _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC SIGNATURE

VILLAGE CERTIFICATE:
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED, AND ACCEPTED GRANT OF EASEMENT BY THE VILLAGE PRESIDENT AND VILLAGE BOARD FOR THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D. 20 _____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

RECORDERS CERTIFICATE:
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D. 20 _____.

AT _____ O'CLOCK _____ M.

AND RECORDED AS DOCUMENT NUMBER _____.

LAKE COUNTY RECORDER

FILE NO. 54-19
F5419 EASEMENT.DWG

FIELDWORK COMPLETED: 05-25-2019
CLIENT NAME: Met Jtc
ADDRESS: 5220 Briarcrest Lane
Long Grove, IL 60047

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980