



Algonquin Road Plat of Subdivision

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

2021K056678
SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 7/23/2021 01:47 PM
REC FEE: 80.00
PAGES: 1

VILLAGE UTILITY EASEMENT PROVISIONS
THE VILLAGE OF ALGONQUIN IS HEREBY GIVEN PERPETUAL EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT" AND JOINTLY WITH PUBLIC UTILITIES IN EASEMENTS DESIGNATED AS UTILITY EASEMENTS. SAID EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR'S SUCCESSORS AND ASSIGNS. SAID EASEMENTS SHALL BE USED EXCLUSIVELY FOR THE PURPOSES OF THE UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEM OF THE VILLAGE OF ALGONQUIN EXCEPT THAT THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SAID FACILITIES AND APPURTENANCES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PERMISSIBLE USES OR FOR OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USES HEREIN GRANTED. FENCES MAY BE PERMITTED PROVIDED THE PROPERTY OWNER SIGNS A WAIVER AGREEMENT APPROVED BY THE VILLAGE MANAGER OR HIS DESIGNEE. THE VILLAGE HAS THE RIGHT, BUT NOT OBLIGATION, TO AT ANY TIME ABATE ANY OBSTRUCTIONS PLACED ON OR OVER THE EASEMENT AREA OR TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR BARKINGS WITHIN VILLAGE AREAS WHICH INTERFERE WITH THE USE AND ENJOYMENT OF THE EASEMENT HEREIN GRANTED. THE VILLAGE BRINGS OR DEFENDS AN ACTION TO ENFORCE AND/OR INTERPRET ITS RIGHT UNDER THE EASEMENT. IT SHALL BE REIMBURSED IF ATTORNEY'S FEES AND COSTS FROM THE NON-PREVALING PARTY, INCLUDING THOSE ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ANY APPEAL.

SURFACE WATER DRAINAGE STATEMENT
STATE OF ILLINOIS) SS
COUNTY OF KANE)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SAID SURFACE WATER INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS THAT THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATER WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 9th DAY OF JULY 2021
Muel Elliott
REGISTERED PROFESSIONAL ENGINEER
OWNERS OR DULY AUTHORIZED ATTORNEY

DRAINAGE EASEMENT PROVISIONS
THE VILLAGE OF ALGONQUIN IS HEREBY GIVEN PERPETUAL EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE EASEMENT" TO INSTALL, OPERATE AND MAINTAIN SURFACE DRAINAGE FACILITIES. SAID EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR'S SUCCESSORS AND ASSIGNS. SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. NO PERMANENT BUILDINGS OR TREES 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 THE RIGHTS HEREIN GRANTED. FENCES MAY BE PERMITTED PROVIDED THE PROPERTY OWNER SIGNS AN AGREEMENT APPROVED BY THE VILLAGE MANAGER OR HIS DESIGNEE. THE VILLAGE HAS THE RIGHT, BUT NOT OBLIGATION, TO AT ANY TIME ABATE ANY OBSTRUCTIONS PLACED ON OR OVER THE EASEMENT AREA. ANY COSTS INCURRED BY THE PROPERTY OWNER IN ITS AGING TO ABATE THE OBSTRUCTION SHALL BE PAID FOR BY THE PROPERTY OWNER. IF THE PROPERTY OWNER CANNOT PAY FOR THE COSTS, THEN A LIEN SHALL BE PLACED ON THE PROPERTY AND MORTGAGES ON THE EASEMENT PROPERTY WILL BE SUBORDINATE TO THIS EASEMENT. IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS AN ACTION TO ENFORCE AND/OR INTERPRET ITS RIGHT UNDER THE EASEMENT, IT SHALL BE REIMBURSED IF ATTORNEY'S FEES AND COSTS FROM THE NON-PREVALING PARTY, INCLUDING THOSE ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ANY APPEAL.

PUBLIC UTILITY EASEMENT PROVISIONS FOR ELECTRIC AND COMMUNICATION SERVICES
UTILITY COMPANIES PROVIDING ELECTRIC OR COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL RESPECTIVE SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR BARKINGS WITHIN VILLAGE AREAS WHICH INTERFERE WITH THE INSTALLATION OF SUCH FACILITIES OR WITH THE LOCATION OF PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. THE PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

PUBLIC UTILITY EASEMENT PROVISION FOR NICOR GAS COMPANY
NICOR, ITS SUCCESSOR AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS, SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH THE PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

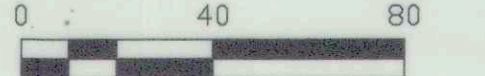
ACCESS EASEMENT PROVISION
AN EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY DESIGNATED AS "ACCESS EASEMENT" HEREBY DESIGNATED FOR THE BENEFIT OF THE OWNERS FROM TIME TO TIME OF LOTS 1, 2 AND 3 IN ALGONQUIN ROAD SUBDIVISION PLATTED HEREIN AND THEIR RESPECTIVE TENANTS, EMPLOYEES, VENDORS AND WRITERS TO USE THE EASEMENT AREA FOR ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES CONTRACTED AND INSTALLED HEREON. THE USE AND ENJOYMENT OF THE EASEMENT HEREIN RESERVED SHALL BE SUBJECT TO TERMS AND PROVISIONS SET FORTH BELOW. EXCEPT TO THE EXTENT OTHERWISE PROVIDED ON A FINAL PLAN, THE EASEMENT AREA SHALL BE USED SOLELY AND EXCLUSIVELY FOR THE MOVEMENT OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN BOTH DIRECTIONS. NO CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE PARKED OR LEFT UNATTENDED ON THE EASEMENT AREAS AND NO VEHICULAR OR OTHER OBSTRUCTIONS SHALL BE PLACED ON THE EASEMENT AREAS WHICH SHALL INTERFERE WITH OR PREVENT THE FREE MOVEMENT OF VEHICLES OVER EASEMENT AREAS. ALL OWNERS SHALL COOPERATE AND WORK TOGETHER TO MAINTAIN, REPAIR AND REPLACE THE DRIVEWAYS AND ROADWAYS INSTALLED WITHIN THE EASEMENT AREAS WITH ALL NEEDED MAINTENANCE, REPAIRS AND REPLACEMENTS BEING UNDERTAKEN AT SUCH TIMES AND IN SUCH A MANNER SO AS TO MINIMIZE THE DISRUPTION OF ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES LOCATED ON SUCH LOTS. SUCH WORK IS BEING UNDERTAKEN AND, EXCEPT FOR EMERGENCY REPAIRS, SHALL NOT BE CLOSED TO VEHICULAR TRAFFIC. NO PERMANENT STRUCTURES SHALL BE LOCATED ON THE SURFACE OF OR ABOVE THE EASEMENT AREAS WHICH INTERFERE WITH THE FREE MOVEMENT OF VEHICULAR TRAFFIC. THEREON. THE FOREGOING DOES NOT PROHIBIT THE INSTALLATION OF DIRECTIONAL TRAFFIC STORAGE THEREON OR THE INSTALLATION OF LIGHTING SO LONG AS SUCH SIGNS AND LIGHTING IS INSTALLED IN THE LOCATIONS SET FORTH ON THE FINAL PLANS AS APPROVED BY THE VILLAGE.

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF LAKE)
THIS IS TO CERTIFY THAT I, GLORIA JEAN KOTER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING LEGALLY DESCRIBED PROPERTY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER WITH THE CENTER LINE OF STATE ROUTE 62, THENCE SOUTH 55 DEGREES 00 MINUTES 40 SECONDS EAST ALONG SAID CENTER LINE, 264.9 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 55 DEGREES 00 MINUTES 40 SECONDS EAST ALONG CENTER LINE 628.16 FEET, THENCE SOUTH 34 DEGREES 58 MINUTES 20 SECONDS WEST 527.59 FEET, THENCE NORTH 55 DEGREES 00 MINUTES 40 SECONDS WEST AND PARALLEL TO SAID CENTERLINE 628.16 FEET, THENCE NORTH 34 DEGREES 58 MINUTES 20 SECONDS EAST 527.59 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS, EXCEPT THE AREA TAKEN FOR ROADWAY PER DOCUMENT 96020372, RECORDED JUNE 5, 1995 IN KANE COUNTY, ILLINOIS, CONTAINING 6.604 ACRES MORE OR LESS.
I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION AS REQUIRED BY THE PLAT ACT (705 ILCS 2650/01 ET SEQ.).
I FURTHER CERTIFY THAT THE FOREGOING FALLS WITHIN THE CORRELATE LIMITS OF THE VILLAGE OF ALGONQUIN, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1708020070H EFFECTIVE DATE 08/03/2008.
DATED AT LAKE ZURICH, ILLINOIS, THIS 28th DAY OF JANUARY, 2021.
GLORIA JEAN KOTER
REGISTERED LAND SURVEYOR NUMBER 055-020372

- LEGEND**
- CONCRETE MONUMENT SET
 - FOUND IRON PIPE
 - INDICATES SET 1/2" IRON PIPE
 - PROPERTY LINE
 - LANDSCAPE SET BACK
 - SIGN SETBACK
 - YARD SETBACK
 - ACCESS EASEMENT
 - DRAINAGE EASEMENT
 - VILLAGE UTILITY EASEMENT

- Surveyor Notes:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL POINTS THEREOF
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS
 - EASEMENT AND SETBACK DIMENSIONS ARE AS SHOWN ON THE SUBDIVISION PLAT
 - EASEMENT AROUND FIRE HYDRANTS TYPICAL 5 X 10 FOOT.



OWNERS CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE SOLE LEGAL OWNER(S) OF RECORD OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH. THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED HAS DETERMINED THAT THE SAID PROPERTY IS, TO THE BEST OF HIS KNOWLEDGE, IN THE FOLLOWING SCHOOL DISTRICT: Community Unit School District 200.
DATED THIS 9th DAY OF JULY 2021
OWNER(S) David Kerth COO

NOTARY CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF KANE)
I, HEREBY CERTIFY THAT David Kerth WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATION ARE KNOWN TO ME SUCH OWNERS GIVEN UNDER BY HAND AND NOTARIAL SEAL, THIS 9th DAY OF JULY 2021.
Nicole E. Dinkins
NOTARY PUBLIC
OFFICIAL SEAL
NICOLE E. DINKINS
Notary Public, State of Illinois
My Commission Expires 03/29/2025

OWNERS CERTIFICATE (TRUST)
STATE OF ILLINOIS) SS
COUNTY OF KANE)
THIS IS TO CERTIFY THAT _____ AS TRUSTEE UNDER TRUST AGREEMENT NO. _____ AND NOT PERSONALLY, IS THE OWNER OF PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THERE ON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADAPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
DATED THIS _____ DAY OF _____ 20____
BY: _____ ATTEST: _____
TITLE: _____ TITLE: _____

NOTARY CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF KANE)
I, _____ A NOTARY IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGE THAT HE (SHE)Y SIGNED AND DELIVERED THE INSTRUMENT AS _____ OF SAID _____ AND CAUSED THE SEAL OF SAID _____ AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE VOLUNTARY ACT AND DEED OF SAID _____ FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER BY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____ 20____.
NOTARY PUBLIC

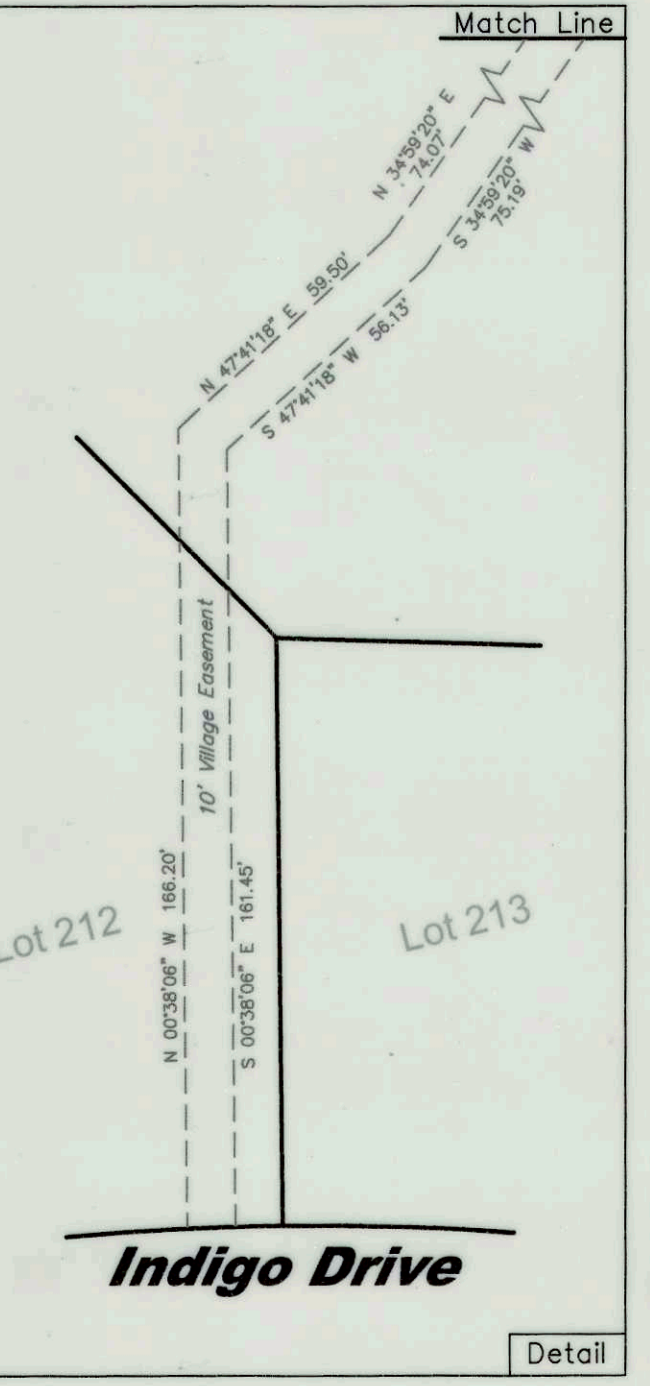
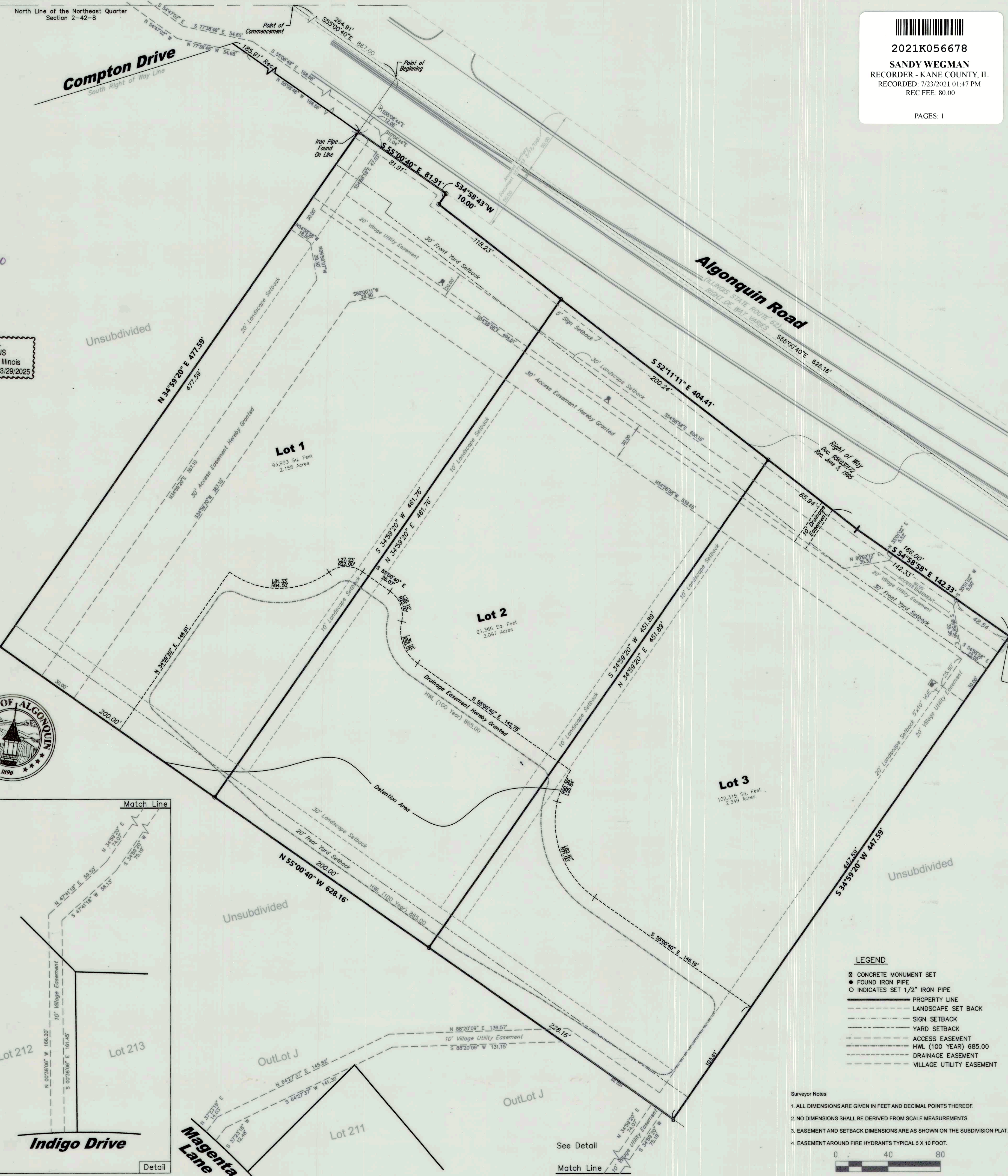
VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF MCHENRY AND KANE)
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ALGONQUIN, MCHENRY COUNTY AND KANE COUNTY, ILLINOIS, THIS 11th DAY OF JULY 2021.
ATTEST: *Meggie Augen*
VILLAGE CLERK
Della Joanne
VILLAGE PRESIDENT

PLANNING AND ZONING COMMISSION CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF MCHENRY AND KANE)
THIS IS TO CERTIFY THAT MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF ALGONQUIN, MCHENRY COUNTY AND KANE COUNTY, ILLINOIS, HAVE REVIEWED THE ABOVE PLAT.
DATED THIS 14th DAY OF JULY 2021
Jim Schloneger
CHAIRPERSON

CERTIFICATE AS TO SPECIAL ASSESSMENT
STATE OF ILLINOIS) SS
COUNTY OF MCHENRY AND KANE)
I, Jim Schloneger, VILLAGE COLLECTOR OF THE VILLAGE OF ALGONQUIN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN APPOINTED AGAINST THE LAND INCLUDED IN THIS PLAT OF SUBDIVISION.
DATED AT ALGONQUIN, MCHENRY AND KANE COUNTIES, ILLINOIS, THIS 19th DAY OF JULY 2021.
Jim Schloneger
VILLAGE COLLECTOR

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF KANE)
THIS IS TO CERTIFY THAT John A. Cunningham, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL, ILLINOIS THIS 23rd DAY OF JULY 2021.
BY: *John A. Cunningham*
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF KANE)
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE KANE COUNTY, ILLINOIS, THIS 23rd DAY OF JULY 2021 AT 1:47 O'CLOCK P.M. AND RECORDED IN MAP BOOK _____ PAGE _____ AS DOCUMENT NUMBER 2021K056678
BY: *Sandy Wegman*
COUNTY RECORDER



Date:	10-25-2019
Drawn By:	LR
Date:	04-15-2020
Drawn By:	LR
Date:	04-22-2020
Drawn By:	LR
Date:	12-11-2020
Drawn By:	LR
Revision:	Added Access Easement Provision
Revision:	Added Watermain Easement
Revision:	Added 5'x10' VUE on Lot 3

Chg Village of Algonquin
Land Surveying Services, Inc.
Lake Zurich, Illinois 60067
1182 Heather Drive Ph. (847)787-1079 Fax. (847)787-1279
Professional Design Firm License No. 164-003632

Field Work Completed: 09-09-19 Scale: 1" = 40' Date: 10-25-2019
Site Address: Route 62 & Lake Cook Road Algonquin, Illinois

Job Number: LS190975
Sheet Number: SUB
Sheet Name: PLAT OF SUBDIVISION

