FINAL SUBDIVISION PLAT
OF
KAILA'S CROSSING

BEING A SUBDIVISION IN THE WEST HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE VILLAGE OF WESTMONT, DUPAGE COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER
09–15–108–003–0000

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF)

This is to certify that McNaughton Development is the owner of the land described in the attached plat and has caused the same to be surveyed and platted as shown by the plat for uses and purposes as indicated therein, and does hereby acknowledge and adopt the same under the style and title thereon indicated. Furthermore, pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this document shall serve as the School District Statement and to the best of the Owner's knowledge, the tract of land legally described hereon lies within the following school districts:

Maercker Elementary: 5827 S. Cass Avenue, Westmont, Il 60559 (District 60)
Hinsdale Central High School: W. 55th Street & S. Grant Street, Hinsdale, Il. 60521 (District 86)

Dated at _____________, Illinois, this ____ day of ___________________, A.D., 20____.

____
Owner

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, ______________________, a notary public in and for the said county and state aforesaid, do hereby certify that ______________________ who is (are) personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he (she) (they) signed and delivered the said instruments as his (her) (their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this ______ day of ________________, A.D., 20____.

____________ ______________ ____________________________
Notary Public Commission Expires

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, _______________________, Chairman of the Village of Westmont Planning and Zoning

Commission, certify that on this _______ day of __________________, A.D., 20_____, this plat of

subdivision was duly approved by the Planning and Zoning Commission.

___________ ____________ Attest: ____________________________
Chairman Secretary

SANITARY DISTRICT CERTIFICATE

State of Illinois)
) SS
County of DuPage)

I, Executive Director for the Sanitary District, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments of any outstanding unpaid special assessments which have not been divided in accordance with the proposed subdivision and duly approved by the court that confirmed the special assessment.

Dated at __________________, Illinois, this _____ day of _________________, 20_____.

____
Executive Director

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, ___________________, County Clerk of DuPage 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 annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Clerk at Wheaton, DuPage County, Illinois this _____

day of _______________, A.D., 20_____.

____
County Clerk

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, ____________________, Village Treasurer of the Village of Westmont, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Westmont, DuPage County, Illinois, this _____ day of ______________, A.D., 20_____.

____
Village Treasurer

PLAT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

Approved by the Board of Supervisors of DuPage County, Illinois, this _____ day of

_________________________, A.D., 20_____.

____
Plat Officer

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, ___________________________, Village Clerk of the Village of Westmont, Illinois, hereby certify that this plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its meeting held on ________________, ________________, A.D. 20 _____ and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said Village.

In witness whereof I have hereto set my hand and seal of the Village of Westmont, Illinois this

_____ day of _______________, A.D., 20_____.

____
Village Clerk

VILLAGE ENGINEER

State of Illinois)
) SS
County of DuPage)

I, Village Engineer of the village of Westmont, Illinois, hereby certify that the improvements described in this plat and the plans and specifications therefor meet the minimum requirements of said village and have been approved by all public authorities having jurisdiction thereof.

Dated at Westmont, DuPage County, Illinois, this ______ day of ________________, A.D. 20____.

____
Village Engineer

Submitted by:	Return the original Mylar to:	Send all future tax bills to:
Village of Westmont 31 W. Quincy Street Westmont, Illinois 60559 630-981-6263	Village of Westmont, Economic Development Dept. 31 W. Quincy Street Westmont, Illinois 60559 630-981-6263	McNaughton Development 11S220 Jackson Street Burr Ridge, Illinois 60527 630-325-3400

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT, ILLINOIS AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING, BUT NOT LIMITED TO, COMED, SBC, NICOR, AND COMCAST, AND (HINSDALE OR DOWNERS GROVE) SANITARY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR MARKED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SOUNDS AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID INDICATED EASEMENTS, AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON. THE PROPERTY FOR ALL SUCH PURPOSES.

NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION(S) SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

STORMWATER DETENTION EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER DETENTION EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT FOR THE BENEFIT OF THE PUBLIC.

NO PERMANENT BUILDINGS OR OTHER OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE OR FREE FLOW OF STORMWATER AND THE OPERATION OF THE STORMWATER MANAGEMENT SYSTEM. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATHS AND STORMWATER DETENTION APPLICABLE TO HIS LOT AND SHALL NOT MODIFY GRADES, SLOPES, OR STORMWATER MANAGEMENT FACILITIES WITHOUT. HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WESTMONT.

IN THE EVENT THE OWNER FAILS. TO PROPERLY MAINTAIN THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENTS, THE VILLAGE OF WESTMONT AND ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF) SHALL, UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, HAVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER DETENTION AREA WHICH IS REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREA.

IN THE EVENT THAT THE VILLAGE OF WESTMONT OR ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF), SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE DRAINAGE OR STORMWATER DETENTION AREA EASEMENT, THE EXPENSE THEREOF, INCLUDING ANY ADMINISTRATIVE COSTS, SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY (60) DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF WESTMONT AND/OR OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND/OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF) .

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMED ELECTRIC AND SBC TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND .SEVERALLY , TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSIONS AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, 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, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS 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 O.R OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" 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 TERMS "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 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, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOT, 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 TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES 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 OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE/ DETENTION AND NATURAL AREA EASEMENT PROVISIONS

Declarant hereby reserves and grants to the Village of Westmont and the DuPage County Department of Economic Development and Planning easements over Lots 5, 6 and 9 and drainage easements for purposes of providing adequate storm water drainage control and providing a water management and "natural" area with native vegetation, together with reasonable access thereto. Said easements shall be perpetual and shall run with the land and shall be binding upon the declarant, its successors, heirs, executors and assigns. To ensure the integrity of the storm water facilities and "natural" areas, no obstruction shall be placed, nor alterations made, including alterations in the final topographical grading plan which in any manner impede or diminish storm water drainage or detention in, over, under, through or upon said easement areas. In the event such obstruction or alterations are found to exist, or if the property owner otherwise fails to properly maintain the storm water facilities on Lots 5, 6 and 9 and drainage easements or change the character of the proposed native vegetation, the Village of Westmont and/or DuPage County Department of Economic Development and Planning shall, upon seventy–two (72) hours prior notice to the property owner (or any owner of property within the subdivision), have the right, but not the duty, to perform, or have performed in its behalf, any maintenance work to or upon the storm water facilities and "natural" areas on Lots 5, 6 and 9 and drainage easements or to remove said obstruction or alterations or to perform other maintenance, repair, alteration or replacement as may reasonably be necessary to ensure that adequate storm water storage, storm drainage, detention and retention facilities, "natural" areas and appurtenances thereto remain fully operational and that the condition of said Lots 5, 6 & 9 and drainage easements complies with all applicable Village of Westmont and DuPage County Department of Economic Development and Planning codes. In the event of an emergency situation, as determined by the Village of Westmont and/or DuPage County Department of Economic Development and Planning, the seventy–two (72) hours prior notice requirement set forth above shall not apply and the Village of Westmont shall have the right, but not the duty, to proceed without notice to the property owner.

In the event the Village of Westmont and/or DuPage County Department of Economic Development and Planning shall be required to perform, or have performed on its behalf any maintenance work to or upon the storm water facilities and/or "natural" areas on Lots 5, 6 and 9 and drainage easements as set forth in the declaration, or any removal or alteration as aforesaid, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of DuPage County, Illinois, constitute a lien against the assets of the property owner and against Lots 5, 6 and 9 and drainage easements as well as each and every lot within the subdivision. In addition, the area disturbed by the said maintenance operations, shall be re–planted with the same plantings as proposed in DuPage County EDP Permit No. 12–35–0016.

The cost of the work incurred by the Village of Westmont and/or the DuPage County Department of Economic Development and Planning shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

If it is determined by the property owner that alterations to the storm water facilities and/or "natural" areas within Lots 5, 6 and 9 and drainage easements are necessary to properly maintain the integrity of the storm water facilities, the Village of Westmont and the DuPage County Department of Economic Development and Planning shall be notified by the property owner of said proposed alteration. No such alteration shall take place without the prior approval of the Village of Westmont and/or DuPage County Department of Economic Development and Planning. The Village of Westmont and/or DuPage County Department of Economic Development and Planning may, in its direction, require the submittal of plans and specifications for Village of Westmont and DuPage County Department of Economic Planning and Development approval before said alteration may take place.

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

This plat was filed for record in the Recorder's Office of DuPage County, Illinois, on the ______ day of

___________________________, A.D., 20___, at ________o'clock __m. as Document Number __________________.

____
County Recorder

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that I, Steven J. Laub, an Illinois Professional Land Surveyor, No. 035–003160, have surveyed and subdivided the following described property:

The East Half of Lot 35 in Branigar Brothers 55th Street Farms, being a Subdivision in the West Half of Section 15, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded March 22, 1920 as Document Number 141091, all in DuPage County, Illinois,

as shown by the Annexed Plat which is a correct representation of said survey and subdivision.

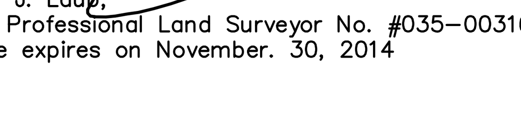
I further certify that subdivision lies within the corporate limits of the Village of Westmont, Illinois, which has adopted a municipal plan and is excersing special powers authorized by Article 11, Division 12 of the Illinois Municipal Code, as now and hereafter amended and that all regulations enacted by the Village of Westmont relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that iron pipes have been set at all lot corners except where concrete monuments are indicated, and that the plat hereon drawn correctly represents said survey and subdivision. Dimensions are given in feet and decimal parts thereof.

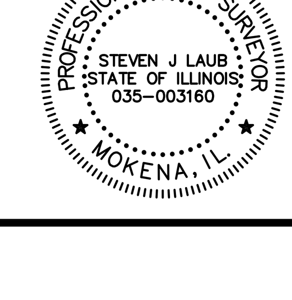
I further certify that the subject property lies within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) according to the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map (FIRM) No. 170187c0905 with a revision date of July 1, 2004.

I further hereby grant permission to a representative of the Village of Westmont to record this plat. Said representative shall show proper identification and provide this surveyor with a recorded copy of said plat.

Given under my hand and seal at Mokena, Illinois, this *10TH* day of *DECEMBER* A.D., 2012



____
Steven J. Laub,
Illinois Professional Land Surveyor No. #035–00316
License expires on November. 30, 2014



DESIGNTEK ENGINEERING,INC
PROFESSIONAL ENGINEERS, INC & CONSULTANTS
IL Prof. Lic. No.: 184 -- 003740
License renews: April 30, 2013

9500 Bormet Drive, Suite 304
Mokena, Illinois 60448
708-326-4961 voice
708-326-4962 fax

PREPARED FOR:
McNAUGHTON DEVELOPMENT
11 S. 220 JACKSON STREET
BURR RIDGE, ILLINOIS
630-325-3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	12/06/2012	PER VILLAGE COMMENTS DATED 11/08/2012			
2.	12/21/2012	PER VILLAGE COMMENTS DATED 12/20/2012			

FINAL SUBDIVISION PLAT OF KAILA'S CROSSING

243 E. 56TH STREET

DRAFTING DATE:	11/17/2012	DRAWN BY: SJL	PROJECT MANAGER: SJL
FIELD DATE	07/06/2012	CHECKED BY:	SCALE: 1" = 30'

SHEET NO. 2 of 2

Project No: 12-06008