

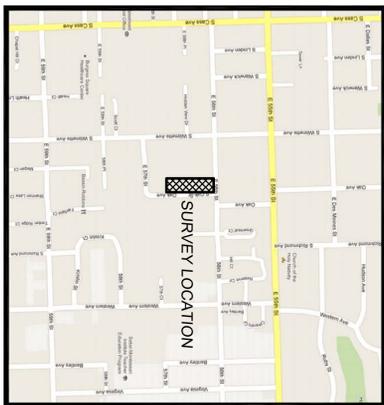
FINAL SUBDIVISION PLAT

OF

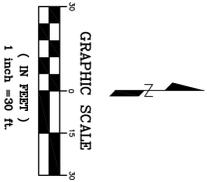
KAILA'S CROSSING

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.



VICINITY MAP
NOT TO SCALE



BASIS OF BEARING
THE BASIS OF BEARINGS IS ASSUMED

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

SITE DATA
AREA: 104,050.82 SQUARE FEET
OR ±2,388 ACRES

ABBREVIATIONS

FOUND (100.00')	RECORD DIMENSION	N	S	E	W
FD. IRON PIPE	MEASURED DIMENSION	NORTH	SOUTH	EAST	WEST
FIP	FOUND IRON PIPE				
FIR	FOUND IRON ROD OR PIN				
SIP	PUBLIC UTILITY EASEMENT				
SMN	DRAINAGE EASEMENT				
	BUILDING SETBACK LINE				
	L.E.				
	SQ. FT.				

LEGEND

●	FIP	FOUND IRON PIPE
○	FIR	FOUND IRON ROD
○	SIP	SET 5/8" x 24" IRON PIPE
■	SMN	SET MAG. NAIL
—		CONCRETE MONUMENT
—		BOUNDARY LINE
—		LOT LINE
—		RIGHT-OF-WAY LINE
—		CENTERLINE
—		EXISTING EASEMENT LINE
—		PROPOSED EASEMENT LINE

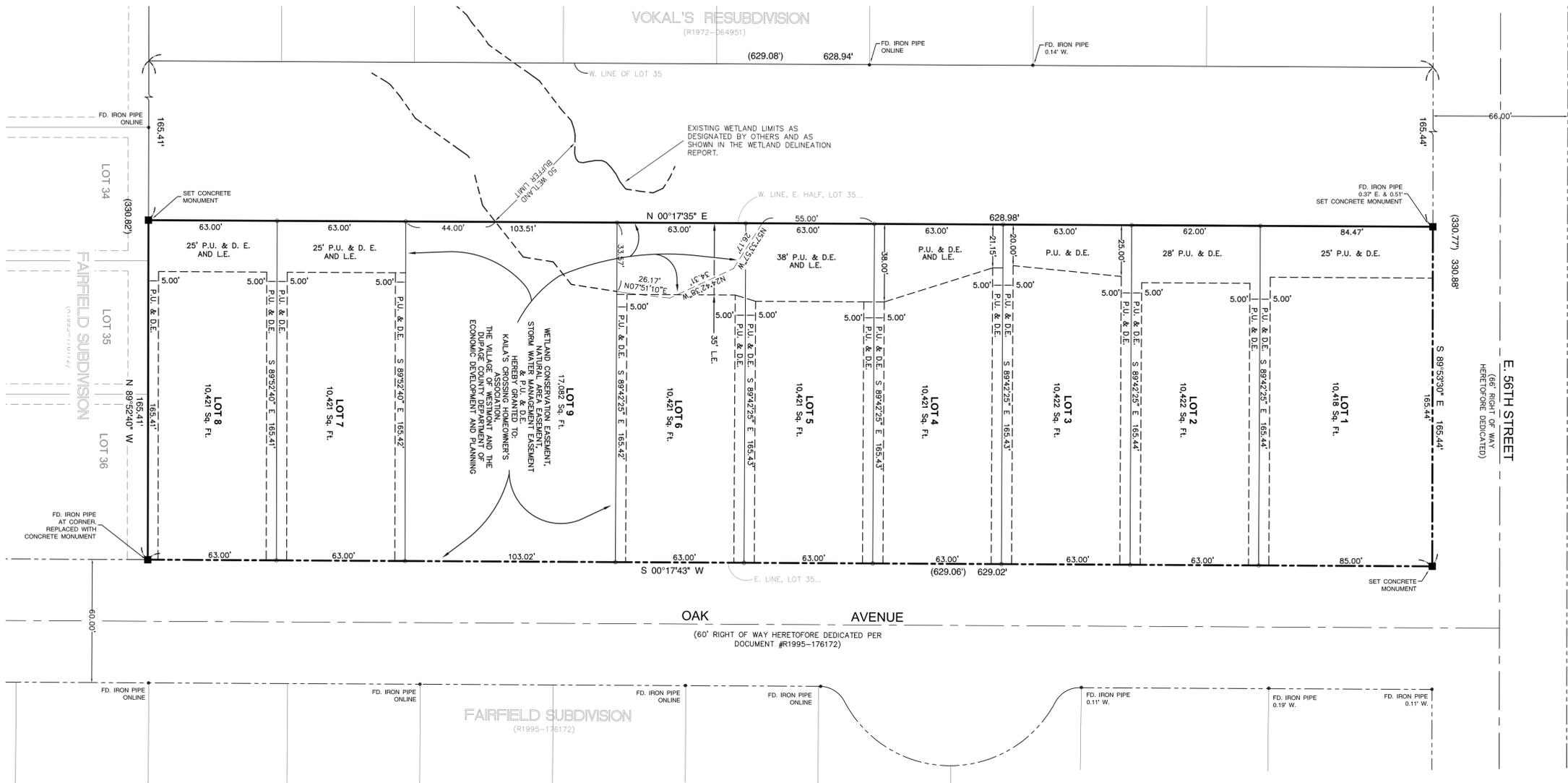
GENERAL NOTES

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL EASEMENTS ARE HEREBY GRANTED.
3. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
4. ALL LOTS SHALL HAVE A SIDE YARD ON EACH SIDE OF NOT LESS THAN TEN PERCENT OF THE WIDTH OF THE LOT.
5. REFER TO THE VILLAGE OF WESTMONT ZONING ORDINANCE PRIOR TO ERECTING ANY STRUCTURE IN THIS SUBDIVISION.

LANDSCAPE EASEMENT

Easements are hereby reserved for the Kaila's Crossing Homeowners Association, Inc. ("the Association") and the Village of Westmont, Illinois ("the Village"), and their successors and assigns, over, upon, under, through and along all areas marked "Landscape Easement" on the Plat for the perpetual right, privilege and authority to construct, reconstruct, maintain, repair, inspect, trim, cut, down, remove, replace and clear landscaping, including trees, shrubs, plants, flowers, and other vegetation, and to install, maintain, repair, inspect, and replace any irrigation system, drainage system, or other utility system, in a manner consistent with those plans tendered to and approved by the Village in conjunction with this Plat. No permanent structures (other than fences) shall be allowed within the easement. No grading or alteration of this easement and the landscaping or other improvements therein shall be allowed without the prior written approval of the Association and the Village.

The Village rights hereunder shall not impose any duty upon the Village to perform any of the above work, if the Association fails to perform any of the above work, the Village may, upon five (5) days prior notice to the Association, perform any of the above work, and the Association shall reimburse the Village for the cost of such work, and upon demand, and if the Association fails to reimburse the cost of such work, upon recordation of a Notice of Lien with the Recorder of Deeds of Dupage County, Illinois, such unpaid costs shall constitute a lien against the land. The Village 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.



PLEASE NOTE THAT LOTS 5, 6 AND 9 CONTAIN WETLAND BUFFER. THIS WETLAND BUFFER MUST BE PRESERVED AND MANAGED PER STORMWATER CERTIFICATION NUMBER 12-35-0016 FROM DUPAGE COUNTY.

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

SHEET NO.
1 of 2
Project No: 12-06008