LEGISTAR #220342
DISTRICT #3

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

____ **Resolution or Ordinance (Blue)** ___**Waiver of First Requested**
_____ **Recommendations of Boards, Commissions & Committees (Green)**
___X__ **Other Business (Pink)**

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : October 17, 2022 **(BOT) Date:** October 20, 2022

SUBJECT: PC 22-20: 4-44 Yorktown Center (Yorktown Commons Parcel 4) – D.R. Horton - Midwest Townhomes Summit at Yorktown FINAL PLAT OF SUBDIVISION

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development

BACKGROUND/POLICY IMPLICATIONS:
Attached is a Final Plat of Subdivision for D.R. Horton – Midwest's Summit at Yorktown Subdivision located at 4-44 Yorktown Center.

Staff recommends that concurrent with the companion zoning entitlements for the subject property on Second Reading (Item 220236), the Village Board approve a motion to approve the Summit at Yorktown Final Plat of Subdivision.

Fiscal Impact/Funding Source:
Review (as necessary):
Finance Director _____ Date _____
Village Manager _____ Date 10/17/22

MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development

MEETING DATE: October 20, 2022

SUBJECT: **PC 22-20: 4-44 Yorktown Center (Yorktown Commons Parcel 4) – D.R. Horton - Midwest Townhomes Summit at Yorktown FINAL PLAT OF SUBDIVISION**

Attached is a Final Plat of Subdivision for D.R. Horton – Midwest's Summit at Yorktown Subdivision located at 4-44 Yorktown Center.

On August 3, 2022, the Plan Commission held a public hearing and recommended approval of PC 22-20, consisting of the following:

- Grant a major change to a portion of a planned development;
- Site plan approval for a 90-unit townhome development; and
- Approval of a preliminary plat for the subject property

Since the original public heating date, Horton has completed the Final Plat and is finalizing the companion final engineering plan activities associated with the project, consistent with the Plan Commission document submittal process. Staff finds that the Final Plat is consistent with the previously submitted Preliminary Plat and would meet the provisions of Chapter 154 of Village Code (the Subdivision & Development Ordinance). As such, it is ready for Village Board consideration and will be recorded upon the closing on the property which is anticipated by the end of October, 2022.

ACTION REQUESTED

Staff recommends that concurrent with the companion zoning entitlements for the subject property on Second Reading (Item 220236), the Village Board approve a motion to approve the Summit at Yorktown Final Plat of Subdivision.

FINAL PLAT
OF
THE SUMMIT AT YORKTOWN

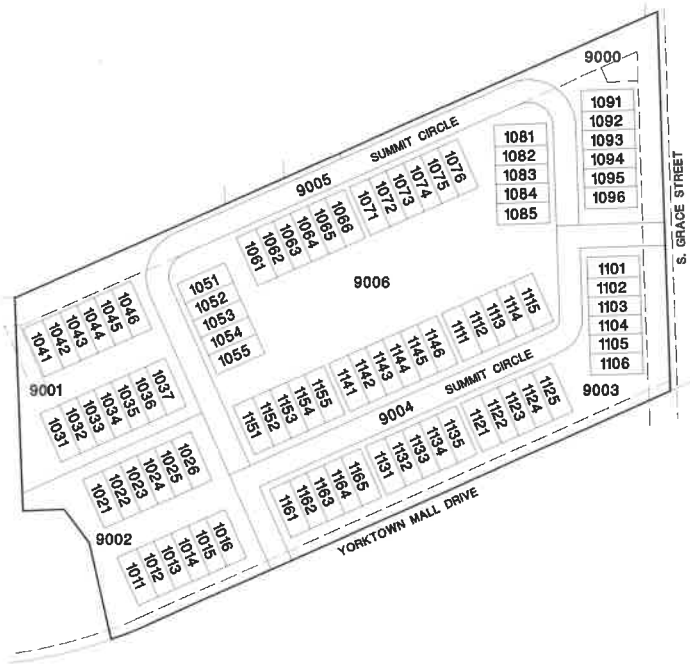
BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2016 AS DOCUMENT R2016-093310, IN DUPAGE COUNTY, ILLINOIS.

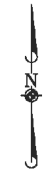
LOCATION MAP
NOT TO SCALE

EXISTING PIN
06-29-101-047

SUBMITTED BY/RETURN TO:
THE VILLAGE OF LOMBARD
LOMBARD VILLAGE HALL
ATTN: COMMUNITY DEVELOPMENT
255 E. WILSON AVE.
LOMBARD, ILLINOIS 60148

SURVEY PREPARED FOR
D.R. HORTON, INC-MIDWEST
1750 E GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173





GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

BASIS OF BEARINGS
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND
- BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE

XXX.XX' = BOUNDARY DIMENSION
XXX.XX' = MEASURED DISTANCE

ABBREVIATIONS
M.U.E. = MUNICIPAL UTILITY AND DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

LOT LEGEND
TOWNHOME LOTS:
1011-1161

COMMON AREA LOTS:
9000-9006

EASEMENT NOTES
1. A TOWNHOME ACCESS EASEMENT SHALL BE GRANTED OVER ALL OF COMMON AREA LOTS 9000-9006 (SEE EASEMENT PROVISIONS FOR DETAILS).

2. AN ACCESS EASEMENT SHALL BE GRANTED OVER ALL OF OUTLOTS 9004 AND 9005. (SEE EASEMENT PROVISIONS FOR DETAILS)

AREA SUMMARY
TOWNHOME LOTS = 104,337 SQUARE FEET (2.395 ACRES)
COMMON AREA/OUTLOT = 159,693 SQUARE FEET (3.666 ACRES)
TOTAL = 264,030 SQUARE FEET (6.061 ACRES)

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, ZONING, AND NOTES
SHEET 2	EXISTING BOUNDARY AND LOT DETAILS
SHEET 3-4	LOT AND EASEMENT DETAILS
SHEET 5-6	EASEMENT PROVISIONS, ACCESS NOTES AND CERTIFICATES

SURVEYOR'S NOTES
1. COMMON AREA LOTS 9000-9006 SHALL BE GRANTED TO THE HOMEOWNERS ASSOCIATION, LLC BY SEPARATE DOCUMENT.

2. ALL PRIVATE STREETS AND DRIVES SHALL BE FURTHER DEFINED BY DECLARATION RECORDED AS SEPARATE DOCUMENT.

3. THIS PLAT OF SUBDIVISION SHALL BE FURTHER SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).

4. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.

5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184000350, EXPIRES APRIL 30, 2023.

7. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.

8. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"x 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS OTHERWISE NOTED.

DATE	REVISION	DRAWN BY
10-7-21	REVISED PER CLIENT VIEW	
9-26-22	REVISED PER VILLAGE REVIEW 8/31/22	

Manhard CONSULTING
780 Springer Drive, Lombard, IL 60148 p:630.691.8500 fax:630.691.8585 manhard.com
Civil Engineers | Land Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

THE SUMMIT AT YORKTOWN
LOMBARD, ILLINOIS
FINAL PLAT OF SUBDIVISION

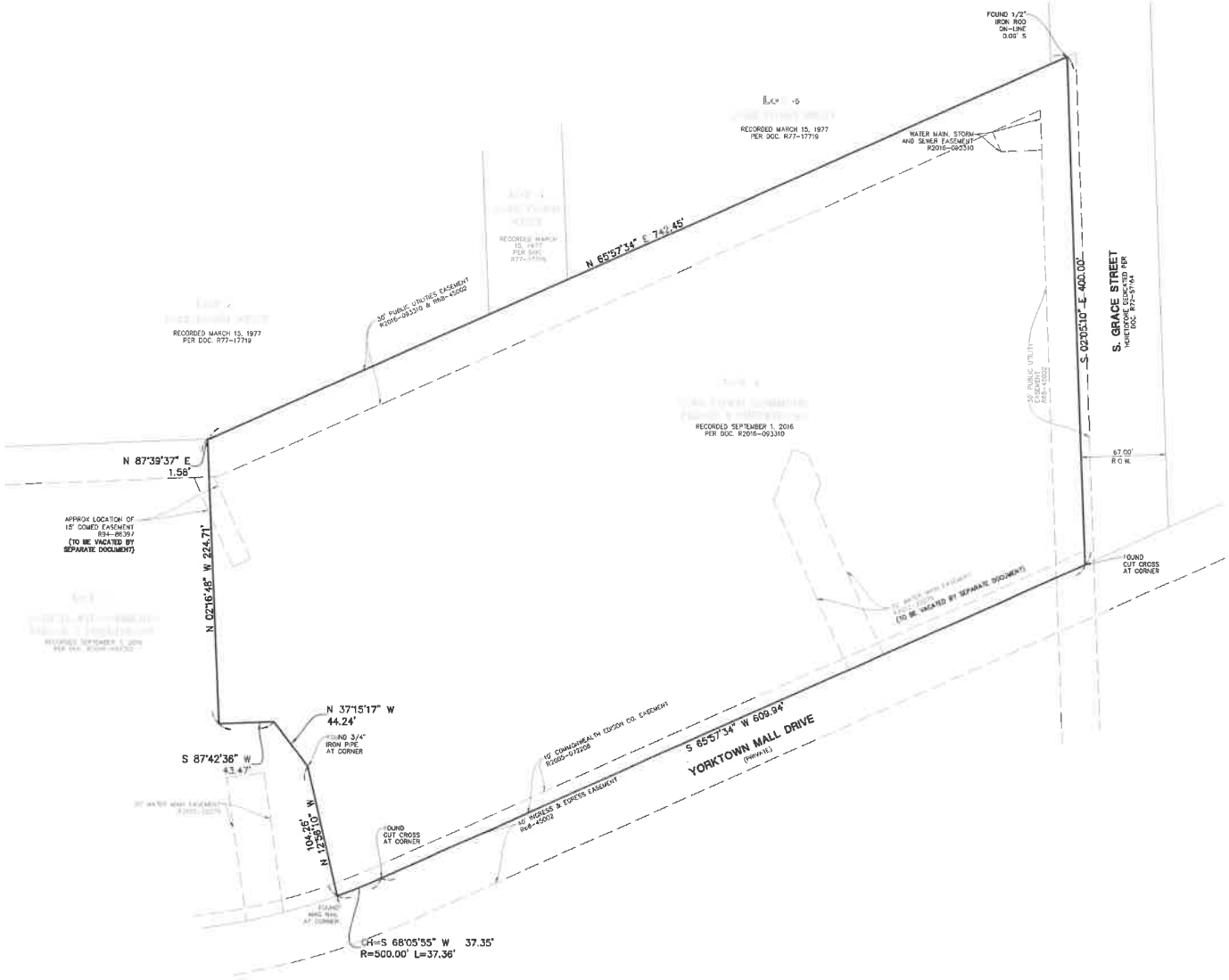
PROJ. MGR.: RAS
PROJ. ASSOC.: DMR
DRAWN BY: DMR
DATE: 08/29/22
SCALE: 1"=60'

SHEET 1 OF 5

DRHL0ILO1

FINAL PLAT
OF
THE SUMMIT AT YORKTOWN

BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2016 AS DOCUMENT R2016-093310, IN DUPAGE COUNTY, ILLINOIS.



NO.	DATE	REVISIONS	DRAWN BY
2	8-26-22	REVISED PER CLIENT REVIEW	
1		REVISED PER VILLAGE REVIEW, 9.23.22	

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph 630.861.1500 fx 630.861.1555 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

THE SUMMIT AT YORKTOWN
LOMBARD, ILLINOIS
FINAL PLAT OF SUBDIVISION

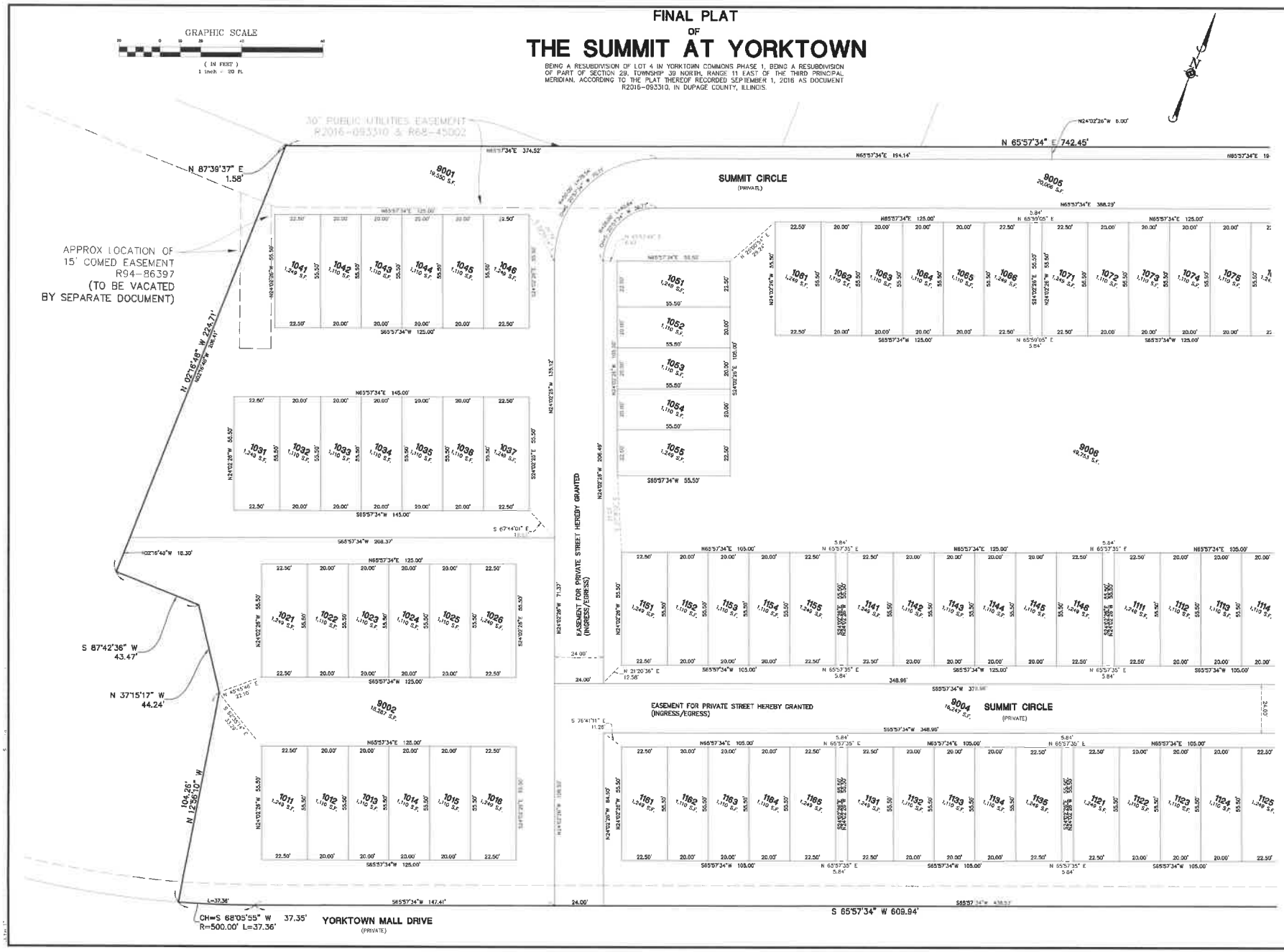
PROJ. MGR.: BAS
PROJ. ASSOC.: DWR
DRAWN BY: DWR
DATE: 8/29/22
SCALE: 1"=40'

SHEET 2 OF 5

DRHLOIL01

FINAL PLAT
OF
THE SUMMIT AT YORKTOWN

BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2016 AS DOCUMENT R2016-093310, IN DUPAGE COUNTY, ILLINOIS.



DATE	REVISION	DRAWN BY
10/7/22	REVISED PER CLIENT REVIEW	
8/12/22	REVISED PER VILLAGE REVIEW	

Manhard CONSULTING LTD

THE SUMMIT AT YORKTOWN
LOMBARD, ILLINOIS
FINAL PLAT OF SUBDIVISION

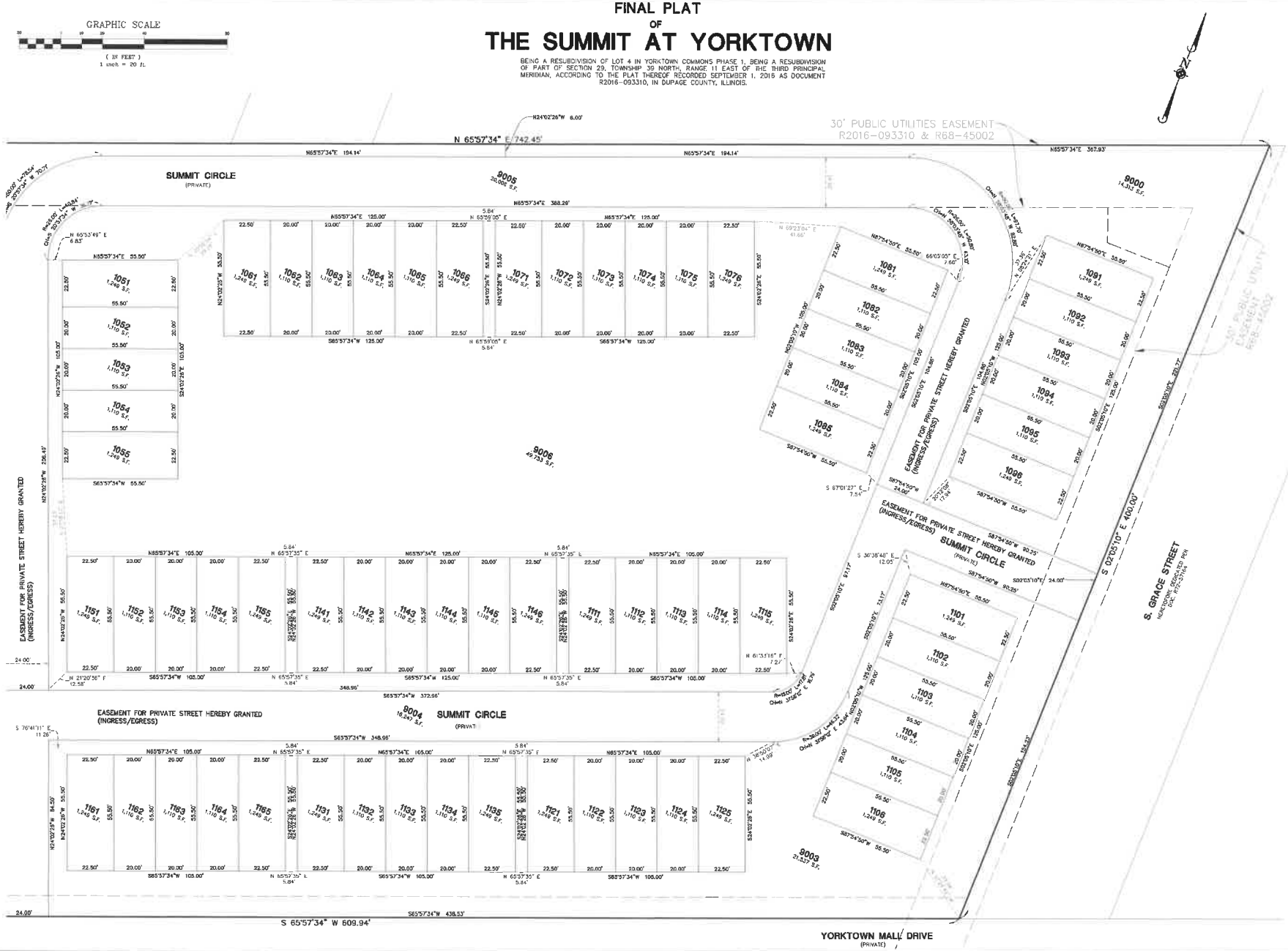
PROJ. MGR. BAS
PROJ. ENGR. DMR
DRAWN BY DMR
DATE 8/29/22
SCALE 1"=20'

SHEET 3 OF 5

DRHL0110.01

FINAL PLAT
OF
THE SUMMIT AT YORKTOWN

BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2015 AS DOCUMENT R2016-093310, IN DUPAGE COUNTY, ILLINOIS.



DATE	REVISIONS	DRAWN BY
10-17-22	REVISED PER CLIENT REVIEW	
8-26-22	REVISED PER VILLAGE REVIEW	

Manhard CONSULTING LTD

One Conway Park, Suite 200, Lincolnshire, IL 60069 · p.847.520.8100 · fax.847.520.8085 · manhard.com
Civil Engineers • Land Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE SUMMIT AT YORKTOWN
LOMBARD, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ENGR.: DMR
DRAWN BY: DMR
DATE: 8/29/22
SCALE: 1"=20'

SHEET 4 OF 5

DRHL0L01

FINAL PLAT
OF
THE SUMMIT AT YORKTOWN

BEING A RESUBDIVISION OF LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2016 AS DOCUMENT R2016-093310, IN DUPAGE COUNTY, ILLINOIS.

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE MAYOR AND THE BOARD OR TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

DATED AT LOMBARD, DUPAGE COUNTY, ILLINOIS.

THIS _____ DAY OF ______________, 20____

BY: ______________
MAYOR

ATTEST: ______________
VILLAGE CLERK

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, ______________ DIRECTOR OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, DO CERTIFY THAT ON THIS ____ DAY OF ______________ A.D., 20____, THIS FINAL PLAT OF SUBDIVISION WAS DULY APPROVED.

____
DIRECTOR

FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, ______________ OF THE VILLAGE OF LOMBARD, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID, CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST ANY OF THE PROPERTY INCLUDED IN THE ANNEXED PLAT.

DATED THIS _____ DAY OF ______________, 20____

BY: ______________
VILLAGE FINANCE DIRECTOR

EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "UTILITY EASEMENT", "U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS 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, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE 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 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 TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), 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 OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, 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 TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE 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, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY
ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "UTILITY EASEMENT", AND THE PARCEL 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 TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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 PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

OWNER'S CERTIFICATE

STATE OF ______________)
) SS
COUNTY OF ______________)

THIS IS TO CERTIFY THAT D.R.HORTON, INC-MIDWEST, A CALIFORNIA CORPORATION IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE YORKTOWN COMMONS TOWNHOMES AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 44 HIGH SCHOOL DISTRICT NO. 87 JUNIOR COLLEGE DISTRICT NO. 502

DATED THIS _____ DAY OF ______________, A.D., 20____

BY: ______________

PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF ______________)
) SS
COUNTY OF ______________)

I, ______________ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT GOLD RING HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF ______________, A.D., 20____

____
NOTARY PUBLIC

SURFACE WATER STATEMENT

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 BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _________ DAY OF ______________ A.D., 20____

DAVID M. RIENDEAU
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-050030
LICENSE EXPIRES NOVEMBER 30, 2023

DAVID M. RIENDEAU 062-050030 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

OWNER OR OWNER'S ATTORNEY: ______________

TOWNHOME ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD, THE HOMEOWNERS ASSOCIATION, THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND TO OWNER GUEST, TO PROVIDE ACCESS OVER ALL PAVED SURFACES AND INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAY. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER COVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

COMMON AREA LOTS 9000-9006 ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD, THE HOMEOWNERS ASSOCIATION, THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION AND THE GENERAL PUBLIC, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER ROADS, AND ALL PAVED SURFACES AND INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS INCLUDING GRACE STREET AND YORKTOWN MALL DRIVE (THROUGH EXISTING ACCESS EASEMENT). ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST, AND OTHER HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF LOMBARD, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED UTILITY EASEMENT (UE) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE UTILITY EASEMENT INCLUDING WITHOUT LIMITATION, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. SAID EASEMENT MAY BE USED FOR LANDSCAPING, GARDENS, DRIVEWAYS AND PARKING EXCEPT AS OTHERWISE DESIGNATED ON THE PLAT. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEES SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

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, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. 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 OF DUPAGE COUNTY, ILLINOIS

THIS _____ DAY OF ______________, 20____

____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. ______________

WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY,

ILLINOIS ON THIS _____ DAY OF ______________
A.D., 20_____, AT

_____O'CLOCK ____M.

____
DUPAGE COUNTY RECORDER

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, DAVID M. RIENDEAU, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF LOMBARD AND/OR REPRESENTATIVE OF THE VILLAGE OF LOMBARD TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _________ DAY OF ______________ A.D., 20____

____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3819
LICENSE EXPIRES NOVEMBER 30, 2022

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 4 IN YORKTOWN COMMONS PHASE 1, BEING A RESUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2016 AS DOCUMENT R2016-093310, IN DUPAGE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 6.061 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17043C0153J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

GIVEN UNDER MY HAND AND SEAL THIS _______ DAY OF _______ A.D. 20____

____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3819
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: MAY 26, 2022

DAVID M. RIENDEAU ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3819 LOMBARD, ILLINOIS

ALL RIGHTS RESERVED

Manhard CONSULTING LTD
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph.847.634.5550 fx.847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
10/17/22	REVISED PER CLIENT REVIEW	
9/28/22	REVISED PER VILLAGE REVIEW 9/21/22	

THE SUMMIT AT YORKTOWN
LOMBARD, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: DMR
DRAWN BY: DMR
DATE: 08/29/22
SCALE: 1"=20'

DRHLOL01