

CHARLETON HIGHLANDS RESUBDIVISION - TWO

A RESUBDIVISION OF LOTS 17, 18, 19 AND OUTLOT A IN CHARLETON HIGHLANDS RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 0707922118, IN COOK COUNTY, ILLINOIS.

BOARD APPROVED
CASE NO. 2007-0490-4
DATE 4/4/08
W/CONDITIONS
W/O CONDITIONS

UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION OF ILLINOIS, AND TO COMMONWEALTH EDISON COMPANY, SBC TELEPHONE COMPANY, NICOR GAS COMPANY, COMCAST CABLE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FROM TIME TO TIME, WATERMAINS, FIRE HYDRANTS, VALVES, WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, SEWER SERVICES, STORM SEWER PIPES, MANHOLES, CATCH BASINS, AND SEWER CONNECTIONS, AND VARIOUS UTILITY TRANSMISSION SYSTEMS AND FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE AREAS OF THE LOTS NOT COVERED BY BUILDINGS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES OR OTHER PLANTS OR 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. AFTER THE 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.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("N-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT," "COMMON AREAS" OR AREAS AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTION 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, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER N-GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF N-GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE 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 THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILATED STATUTES, CH. 765, SEC. 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, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

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

COMMONWEALTH EDISON COMPANY
AND
SBC, GRANTEEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED ON CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION 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 IN THIS PLAT AS "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, 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 OR 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 TERM "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 LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUT LOTS," "COMMON ELEMENTS," "SPACE," "OPEN AREA," "COMMON GROUND," "PARKING AND COMMON AREA." THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES 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 GRANTEEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

SEND FUTURE TAX BILLS TO:

CHARLETON HIGHLANDS DEVELOPMENT, L.L.C.
9031 W. 151ST STREET
ORLAND PARK, ILLINOIS 60462

PREPARED FOR:

CHARLETON HIGHLANDS DEVELOPMENT, L.L.C.
AN ILLINOIS LIMITED LIABILITY COMPANY

PREPARED BY:

KDC CONSULTANTS INC.

16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 Fax: 645-0546
SURVEY No. 03-08-043-RESUB

REVISED: DECEMBER 12, 2007
REVISED: NOVEMBER 8, 2007
DATED: OCTOBER 24, 2007
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TRUST CERTIFICATION

STANDARD BANK & TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST DULY RECORDED AND DELIVERED TO SAID TRUSTEE IN PURSUANCE OF A TRUST AGREEMENT DATED 03-01-2008 AND KNOWN AS TRUST NO. 19374, AS OWNER CAUSED THIS RESUBDIVISION AND PLAT THEREON TO BE MADE.

BY: _____
ATTEST: _____

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ OF THE STANDARD BANK & TRUST COMPANY AND _____ OF SAID STANDARD BANK & TRUST COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID _____ DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID TRUSTEE, DID AFFIX SAID SEAL OF THE SAID TRUSTEE TO SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 200__.

NOTARY PUBLIC

STANDARD BANK & TRUST COMPANY, TRUST NO. 19374, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 200__.

NOTARY PUBLIC

STATE OF ILLINOIS } SS
COUNTY OF COOK }

STANDARD BANK & TRUST COMPANY, AS MORTGAGEE UNDER MORTGAGE DATED _____ AS DOCUMENT No. _____, HEREBY CONSENTS TO THE RESUBDIVISION OF THE PROPERTY DESCRIBED HEREON DATED THIS _____ DAY OF _____, A.D., 200__.

BY: _____ ATTEST: _____

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ AND _____ OF SAID STANDARD BANK & TRUST COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID _____ DID ALSO THEN AND THERE ACKNOWLEDGE THAT _____ AS CUSTODIAN OF THE CORPORATE SEAL OF SAID MORTGAGEE, DID AFFIX SAID SEAL OF THE SAID TRUSTEE TO SAID INSTRUMENT AS _____ FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 200__.

NOTARY PUBLIC

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH, THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE 140 ELEMENTARY SCHOOL DISTRICT, 230 HIGH SCHOOL DISTRICT AND IN THE MORRAINE VALLEY COMMUNITY COLLEGE DISTRICT. DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW, AND ALL PURCHASERS SHOULD PERSONALLY CONSULT THE TAX BILL AFFECTING PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE TAXING BODIES AND SCHOOL DISTRICTS IN WHICH THE PROPERTY IS LOCATED.

CHARLETON HIGHLANDS DEVELOPMENT L.L.C.

MANAGER: DAVID B. SOSIN

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS _____ DAY OF _____, A.D., 200__.

BY: _____ ATTEST: _____

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS _____ DAY OF _____, A.D., 200__.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, A.D., 200__.

COUNTY CLERK

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF THEIR 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 COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVISION 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.

OWNER: _____ ENGINEER: _____

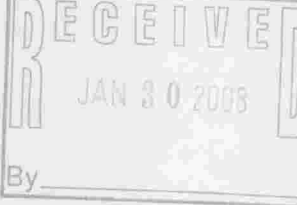
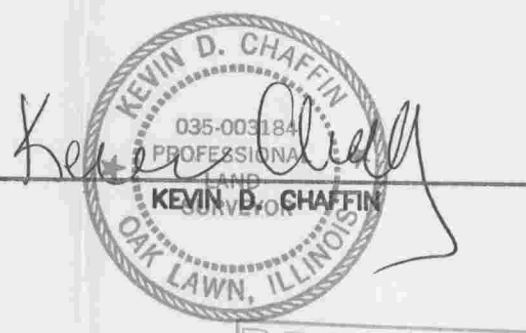
STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, KEVIN D. CHAFFIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3184, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND OUTLOT A IN CHARLETON HIGHLANDS RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND RESUBDIVISION IN EVERY DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR COOK COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0703 F, DATED NOVEMBER 6, 2000. I ALSO HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK AS THE PERSON TO RECORD THIS PLAT OF RESUBDIVISION.

DATED AT HOMER GLEN, ILLINOIS, THIS 24th DAY OF OCTOBER, A.D. 2007.



EMERSON DRIVE

EMERSON DRIVE

AVENUE

94TH

WEST LINE OF 94TH AVENUE
EAST LINE OF THE WEST HALF OF SOUTHWEST QUARTER SECTION 22-36-12

OUTLOT A
1.25 ACRES

CHARLETON HIGHLANDS HOMEOWNERS ASSOCIATION
EASEMENT FOR MAINTENANCE OF RETAINING WALLS

As set forth more specifically in the Declaration, the undersigned has established the Charleton Highlands Homeowners Association, Inc., an Illinois not-for-profit corporation (the "Association") of which the undersigned and all of the lot owners are members, and whose purpose is to provide a governing body for the lot owners for the care, management and maintenance of the Property of the Association. The Association, by the Declaration of Covenants, Conditions and Restrictions for the Charleton Community Association, Inc., (the "Declaration") recorded September 14, 2007, as Document Number 0727744051 in the Office of the Recorder of Deeds of Cook County Illinois, and this Plat of Resubdivision, is specifically responsible for the maintenance of the following: Outlot A as set forth on this Plat, being the detention areas and ponds, which are property to be owned by the Association, the storm water, drainage and detention easement areas. The Association shall also be solely responsible for all retaining walls that may be located in the common areas and in whole or part on the Lots 17, 18 and 19, or any other lots, all as set forth on this Plat of Resubdivision. Accordingly, an easement is hereby reserved to the Association for the maintenance of all retaining walls located within the subdivision, on individual lots, including but not limited to Lots 17, 18 and 19, or other property not owned by the Association.

PROJECT AREA: 1.78 ACRES

PIN: 27-22-300-026



SCALE: 1" = 30'