

Area Survey Company, P.C.
15915 S. Crystal Creek Drive, Suite H
Homer Glen, Illinois 60431

PLAT OF SUBDIVISION

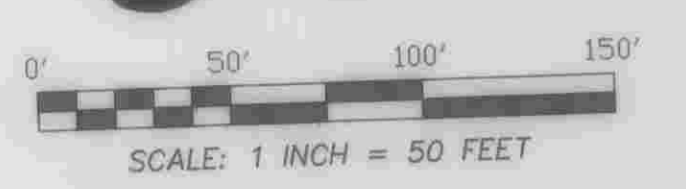
Phone: (708) 349-7364
Fax: (708) 349-7372
E-mail: areasurvey@gmail.com

0819145107
1-P

Doc#: 0819145107 Fee: \$126.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/09/2008 02:48 PM Pg. 0

Crystal Springs Unit II

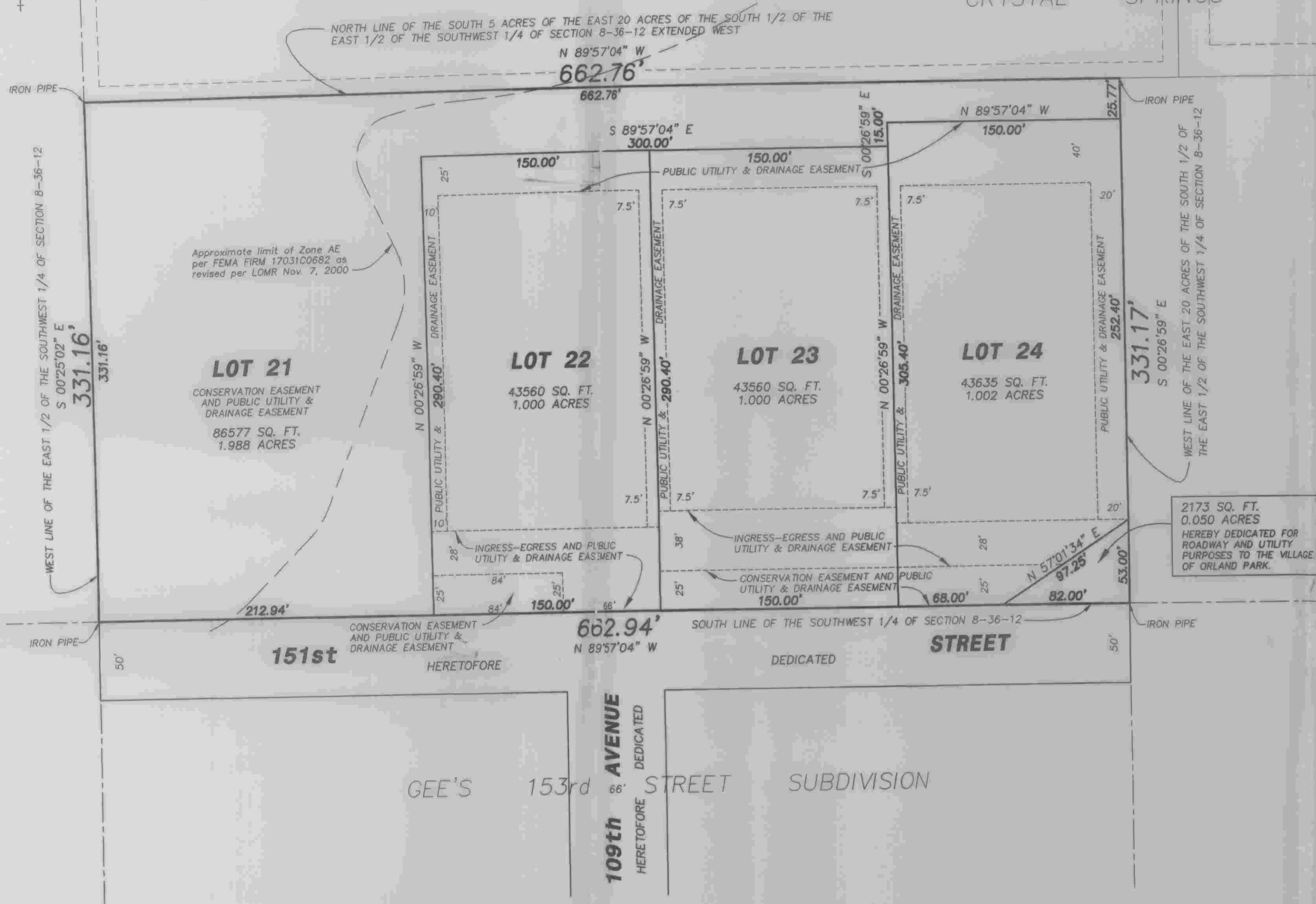
A SUBDIVISION OF PART OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



RECORDING FEE \$126
DATE 7-9-08
OK

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.
Date: June 27, 2008
County Clerk: Donald O. ...

STATE OF ILLINOIS)
COUNTY OF COOK) s.s.
Orland Township Certificate
THIS PLAT HAS BEEN REVIEWED AND APPROVED BY ORLAND TOWNSHIP WITH RESPECT TO ACCESS, UPON THE 109TH AVENUE ROADWAY OF ORLAND TOWNSHIP.
DATED THIS 17th DAY OF April, A.D., 2008.
BY: Donald F. Yunkaer
ORLAND TOWNSHIP HIGHWAY COMMISSIONER



STATE OF ILLINOIS)
COUNTY OF COOK) s.s.
THIS IS TO CERTIFY THAT PALOS BANK AND TRUST COMPANY, AS TRUSTEE UNDER THE TERMS OF TRUST AGREEMENT DATED NOVEMBER 27, 1995, AND KNOWN AS TRUST NUMBER 1-3892, IS THE TITLE HOLDER OF RECORD OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.
THE UNDERSIGNED FURTHER CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE TRACTS, PARCELS, LOTS AND BLOCKS DESCRIBED IN THIS CERTIFICATE LIE WITHIN ELEMENTARY SCHOOL DISTRICT 135 AND HIGH SCHOOL DISTRICT 230, IN COOK COUNTY, ILLINOIS.
DATED THIS 14th DAY OF APRIL, A.D., 2008.

STATE OF ILLINOIS)
COUNTY OF COOK) s.s.
Village Board Certificate
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS.
DATED THIS 19th DAY OF May, A.D., 2008.
BY: Donald McLaughlin
PRESIDENT
ATTEST: David B. Mahan
CLERK

PALOS BANK AND TRUST COMPANY
BY: Mary Kay Ryan
ATTEST: ...
TITLE: V.P./T.O.
ADDRESS: 12600 S. HARLEM AVE., PALOS HEIGHTS, IL 60463



STATE OF ILLINOIS)
COUNTY OF COOK) s.s.
Village Treasurer's Certificate
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.
DATED THIS 27th DAY OF May, A.D., 2008.
Village Treasurer: ...

STATE OF ILLINOIS)
COUNTY OF COOK) s.s.
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ...
GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF April, 2008.



STATE OF ILLINOIS)
COUNTY OF COOK) s.s.
Surface Water Drainage Certificate
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 PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/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 SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS 14th DAY OF APRIL, A.D., 2008.
Surveyor: ...



INGRESS-EGRESS EASEMENT PROVISIONS

A PERMANENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL THE OWNERS OF THE LOTS CREATED BY THE PLAT HEREON DRAWN, TO THE MEMBERS OF THE CRYSTAL SPRINGS HOMEOWNER'S ASSOCIATION, TO THE VILLAGE OF ORLAND PARK, ILLINOIS, AND TO THEIR SUCCESSORS AND ASSIGNS AND TO ALL PERSONS REQUIRING INGRESS AND EGRESS IN, UPON, ACROSS, OVER AND THROUGH THE AREAS MARKED "INGRESS-EGRESS" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO TRAVERSE THE ENTIRE EASEMENT AREA AS PEDESTRIANS AND AS OPERATORS OF MOTORIZED VEHICLES. THIS EASEMENT AREA SHALL NOT BE CLOSED FOR ANY REASON EXCEPT FOR EMERGENCY REPAIRS. THE OWNERS OF THE LOTS CREATED BY THE PLAT HEREON DRAWN SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PRIVATE DRIVEWAY CONSTRUCTED WITHIN THE ENTIRE INGRESS-EGRESS EASEMENT AREA.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY IS HEREBY RESERVED FOR AND GRANTED TO:

- COMED,
- A.T.&T.,
- NICOR,
- VILLAGE OF ORLAND PARK and
- COMCAST, GRANTEEES.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS AND SEWERS, GAS MAINS AND ALL APPURTENANCES IN, UNDER, AND ALONG THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "EASEMENT", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED AT GRANTEE'S SOLE COST AND EXPENSE, 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 OPERATIONS AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF PARTY REQUESTING RELOCATION, UPON WRITTEN REQUEST.

REVISED APRIL 10, 2008: PER CLIENT
REVISED APRIL 9, 2008: PER VILLAGE REVIEW
REVISED FEBRUARY 12, 2008: PER CLIENT REVIEW

CONSERVATION EASEMENT PROVISIONS

A PERMANENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS, AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER AND THROUGH THE AREAS MARKED "CONSERVATION EASEMENT" ON THE PLAT FOR THE PURPOSE OF PROTECTING AND PRESERVING THE ECOLOGICAL AND AESTHETIC QUALITY OF THE CONSERVATION EASEMENT AREAS, AND OF MAINTAINING THE RESTORED NATURAL STATE OF THE CONSERVATION EASEMENT AREAS AS OPEN SPACE.

THE CONSERVATION EASEMENT AREAS ARE HEREBY MADE SUBJECT TO A CONSERVATION EASEMENT IN PERPETUITY AND THE FOLLOWING RESTRICTIONS ARE IMPOSED IN PERPETUITY ON THE CONSERVATION EASEMENTS:

- NO ACTIVITIES SHALL BE CONDUCTED IN THE CONSERVATION EASEMENT AREAS WHICH SHALL IMPAIR THE NATURAL CONDITIONS, RESTORED NATIVE VEGETATION OR OPEN SPACE OF THE CONSERVATION EASEMENT, EXCEPT AS NECESSARY TO CONSTRUCT, REPAIR, OPERATE AND MAINTAIN WATER MAINS, SANITARY SEWER MAINS, STORM SEWERS AND/OR STORM WATER DETENTION, AND ANY OTHER UTILITY AS NECESSARY TO SERVE THE SUBDIVISION OF WHICH THIS IS A PART, THE CRYSTAL SPRINGS HOMEOWNER'S ASSOCIATION SHALL BE ALLOWED TO MAINTAIN THE DETENTION FACILITIES LOCATED WITHIN THE CONSERVATION EASEMENT AREAS.
- NO BUILDING, OUTBUILDING, STRUCTURE OR OTHER DEVELOPMENT, WHETHER FOR TEMPORARY OR PERMANENT USE, INCLUDING BUT NOT LIMITED TO, TENTS, TRAILERS, MOBILE HOMES, SHACKS, SHEDS, GARAGES, BARN, TREE HOUSES, PATIOS, FENCES AND DECKS SHALL BE PLACED, PERMITTED OR CONSTRUCTED UPON OR WITHIN THE CONSERVATION EASEMENT AREA.
- NO PART OF THE CONSERVATION EASEMENT SHALL BE USED OR CAUSED TO BE USED, OR AUTHORIZED IN ANY WAY, DIRECTLY OR INDIRECTLY, TO BE USED FOR ANY RESIDENTIAL, COMMERCIAL, MANUFACTURING, MERCANTILE, STORAGE, VENDING OR OTHER RELATED PURPOSES.
- NO SIGN, BILLBOARD OR OTHER ADVERTISING DEVICE OF ANY CHARACTER SHALL BE ERRECTED OR MAINTAINED UPON ANY PART OF THE CONSERVATION EASEMENT AREA, EXCEPT FOR "NATURAL AREA" SIGNS APPROVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF ORLAND PARK, ILLINOIS.
- NATURAL VEGETATION SHALL BE MAINTAINED. ALL TREES AND OTHER PLANT MATERIAL THAT BECOME DISEASED OR DIE MAY BE PROMPTLY REMOVED FROM THE CONSERVATION EASEMENT AREA. CONSERVATION TECHNIQUES MAY BE EMPLOYED CONSISTENT WITH SOUND AND GENERALLY ACCEPTED NATURAL RESOURCE MANAGEMENT PRACTICES PROVIDED, HOWEVER, THERE SHALL BE NO REMOVAL, DESTRUCTION OR CUTTING OF TREES OR PLANTS PERMITTED WITHIN THE CONSERVATION EASEMENT AREAS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF ORLAND PARK, ILLINOIS.
- NO ELECTRIC BUG KILLING DEVICES SHALL BE USED IN THE CONSERVATION EASEMENT AREAS.
- THERE SHALL BE NO EXCAVATION, FILLING, REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK, MINERALS OR OTHER MATERIALS WITHIN THE CONSERVATION EASEMENT AREAS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF ORLAND PARK, ILLINOIS.

MAIL TO
RECORDER'S BOX 324/56

SEND TAX BILLS TO:
Crystal Springs Development Corp.
P.O. Box 381
Orland Park, IL 60462

P.I.N. 27-8-301-024
Order Number: 6126-SubPlat
Ordered By: Crystal Springs Development