

TOWNHOMES SUBDIVISION

OF

BEING A SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF EAST HALF OF SECTION
12, TOWNSHIP 40, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

DRAINAGE EASEMENT PROVISIONS:

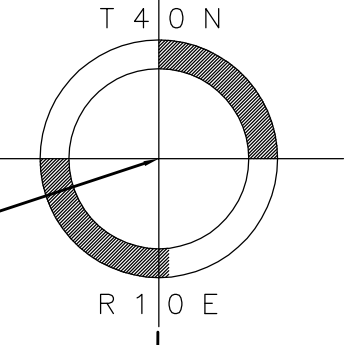
A DRAINAGE EASEMENT IS HEREBY GRANTED OVER AND UNDER ALL AREAS HERON PLATTED AND NOTED AS "DRAINAGE EASEMENT" (D.E.) FOR THE USE BY THE VILLAGE OF ITASCA, ILLINOIS, AS WELL AS THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING AND OPERATING DRAINAGE SYSTEMS AS STATED IN THE UTILITY EASEMENT PROVISIONS, AND FOR THE PURPOSES OF PERIODIC FLOODING AND FOR INGRESS AND EGRESS TO AND FROM THE AFORESAID AREAS. ALL EASEMENTS INDICATED SHALL BE PERPETUAL.

PUBLIC UTILITY EASEMENT PROVISIONS:

ALL EASEMENTS FOR SERVING THE SUBDIVISION AND OTHER PROPERTY INDICATED AS UTILITY EASEMENTS ON THIS PLAT ARE HEREBY RESERVED FOR, AND GRANTED TO THE VILLAGE OF ITASCA, ILLINOIS AND TO THOSE UTILITY COMPANIES OPERATING UNDER FRANCHISE TO THE VILLAGE OF ITASCA, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS, WATER, ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH SANITARY SEWER AND ANY OTHER FACILITIES USED IN THE TRANSMISSION, DISTRIBUTION OR TRANSPORTATION OF ANY COMMODITY IN A LIQUID OR GASEOUS STATE IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITH DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY EASEMENT" (P.U.E.) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL 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 SUBDIVISION PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" (P.U.E.) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S, 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.

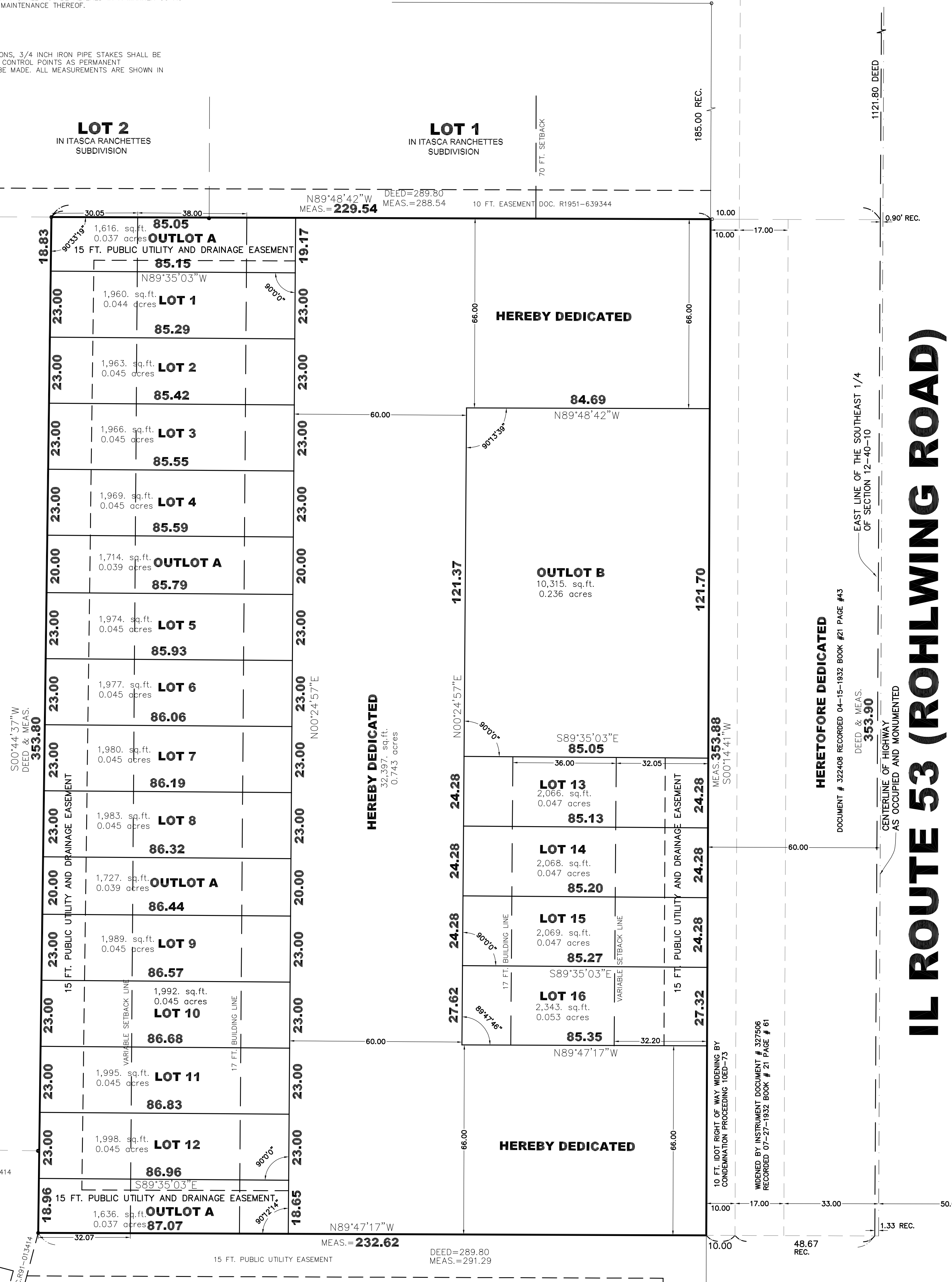
NOTES:

1. AT THE COMPLETION OF CONSTRUCTION OPERATIONS, 3/4 INCH IRON PIPE STAKES SHALL BE PLACED AT ALL LOT CORNERS AND AT ALL CURB CONTROL POINTS AS PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.



P.O.B.
AT NORTHEAST
CORNER OF
SEC 12-40-10

GOOD ENOUGH PARK
MEDINAH PARK DISTRICT



COMMONLY KNOWN AS:
P.I.N.
LAND AREA ± sq. ft.

Legend
● IRON ROD FOUND ○ IRON ROD SET
■ IRON PIPE FOUND ○ IRON PIPE SET
✦ CROSS FOUND & SET

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: _____
COMPANY OR ORGANIZATION: _____
SURVEYED BY: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT No: 154-16

ANDREW SPIEWAK LAND SURVEYOR, INC.
DBA SPIEWAK CONSULTING

5805 W. HIGGINS AVE., CHICAGO, IL 60630 phone: (773) 853-2672; fax: (773) 736-4616
www.landsurveyors.pro andrew@landsurveyors.pro