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## VILLAGE OF SUGAR GROVE BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** RESOLUTION: SETTLER'S RIDGE AREA 5 & 6 FINAL PLAT OF SUBDIVISION  
**AGENDA:** NOVEMBER 5, 2024 VILLAGE BOARD MEETING  
**DATE:** OCTOBER 23, 2024

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### ISSUE

Shall the Village Board adopt a Resolution approving a Final Plat of Subdivision in the Settlers Ridge Subdivision for Areas 5 and 6.

### DISCUSSION

The Planning Commission/ Zoning Board of Appeals discussed the proposed Final Plats of Subdivision at its October 8, 2024 special meeting and had no concerns with the proposal. The Plan Commission/ Zoning Board of Appeals recommended that the Village Board approve the proposed Final Plats of Subdivision for Areas 5 & 6 in Settlers Ridge with the following conditions:

- Developer is required to obtain architectural approval from the Village Board prior to issuance of any building permits for the new lots.
- Subject to approval of the PDD amendment for Areas 5 & 6.
- Subject to engineering approval from the Village Engineer.

Members of the public and a representative from the HOA were present. Those who spoke generally expressed concerns over the proposed increase in density and the 5-foot side yard setback of the new phases.

The Village Board discussed the proposed Final Plats of Subdivision at the previous Village Board meeting and also expressed concerns over the proposed 5-foot side yard setback and the increase in density. The Village Board requested that the applicant revise their plan and come back with a new proposal that addressed the concerns being expressed by the Village Board and the residents and HOA of Settlers Ridge.

The applicant has provided a revised plan that generally keeps the same layout (i.e. the proposed Plats of Subdivision remain unchanged other than a few lots and the setbacks) but increases the side yard setbacks for the lots located along Coneflower Circle from 5 feet to 7.5 feet and increases the side yard setbacks for all other lots from 5 feet to 6 feet. They have also taken some of the lots that were designated as green space and absorbed them into the lots directly adjacent, making some lots larger.

## **ATTACHMENTS**

- Resolution approving Final Plat of Settlers Ridge Area 5
- Resolution approving Final Plat of Settlers Ridge Area 6
- Final Plat of Subdivision Settlers Ridge Area 5 dated 10/30/2024 by Mackie Consultants, LLC
- Final Plat of Subdivision Settlers Ridge Area 6 dated 10/30/2024 by Mackie Consultants, LLC

## **COSTS**

All costs associated with the subdivision plat review are borne by the Applicant.

## **RECOMMENDATION**

That the Village Board approve the Resolutions Approving the Final Plat of Subdivision Settlers Ridge Areas 5 & 6.



**RESOLUTION NO. 2024-1105 CD1**

**RESOLUTION APPROVING  
A FINAL PLAT OF SUBDIVISION SETTLERS RIDGE AREA 5**

**WHEREAS**, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution of 1970, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 et seq. and other applicable law; and,

**WHEREAS**, BHMGU Settlers Ridge, LLC (“Petitioner”) is the owner and developer of certain real property located within the subdivision known as Settlers Ridge Areas 5; and,

**WHEREAS**, the Petitioner has presented for approval the Final Plat of Subdivision Settlers Ridge Area 5; and,

**WHEREAS**, the Village Board of Trustees has determined that it is in the best interest of the Village to approve the final plat of subdivisions in accordance with the terms and conditions set forth herein.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois as follows:

**SECTION 1: APPROVAL OF A FINAL PLAT OF SUBDIVISION**

That the Final Plat of Subdivision Settlers Ridge Area 5 is hereby approved, subject to the following conditions:

- The Petitioner, or any subsequent Owner or Developer of all or any portion of Settlers Ridge Area 5, is required to obtain architectural approval from the Village Board prior to issuance of any building permits for the new lots.
- Subject to approval of the PDD amendment for Areas 5 and 6 of Settlers Ridge.
- Subject to engineering approval from the Village Engineer.

That the President and Village Clerk, be, and they are, hereby directed and authorized to execute said Final Plat.

That the Village Clerk is hereby directed to cause said Final Plat to be recorded in the Records Office of Kane County.

**PASSED AND APPROVED** by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 5<sup>th</sup> day of November 2024.

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Jennifer Konen, President of the Board of Trustees

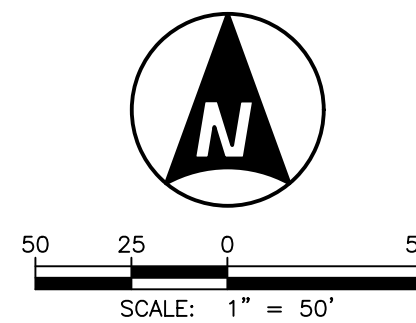
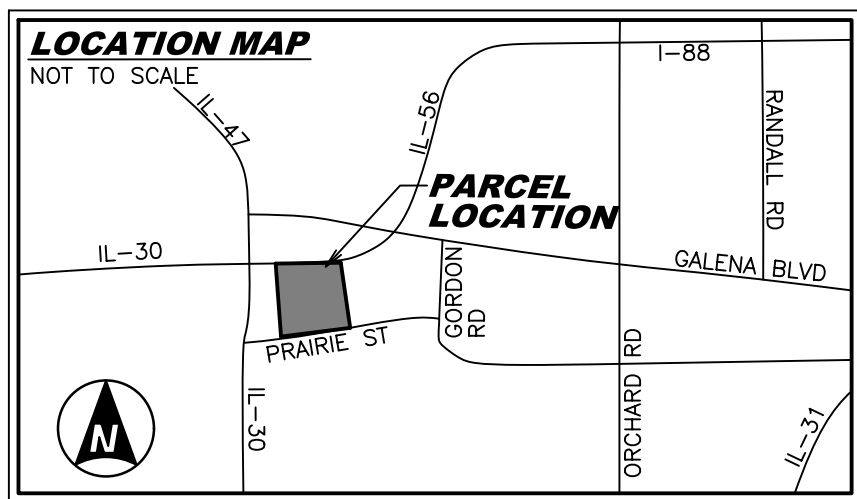
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Tracey R. Conti, Village Clerk

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Sean Michels	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee James F. White	___	___	___	___

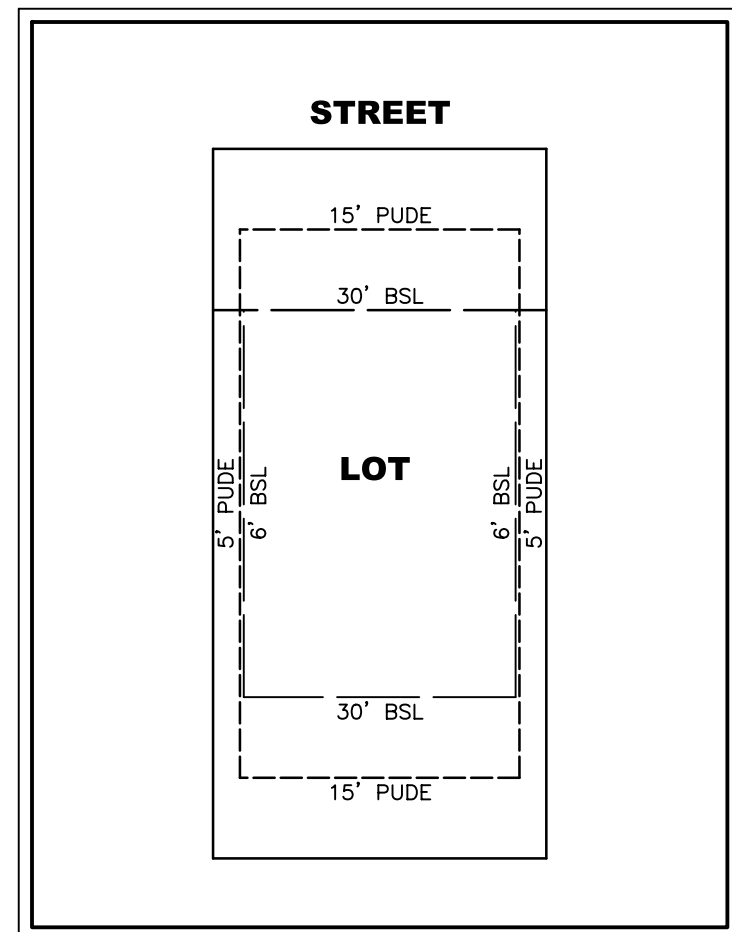
# FINAL PLAT OF SUBDIVISION SETTLERS RIDGE AREA 5

BEING A RESUBDIVISION OF LOT 1 IN SETTLERS RIDGE NORTHWEST, IN PART OF THE NORTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

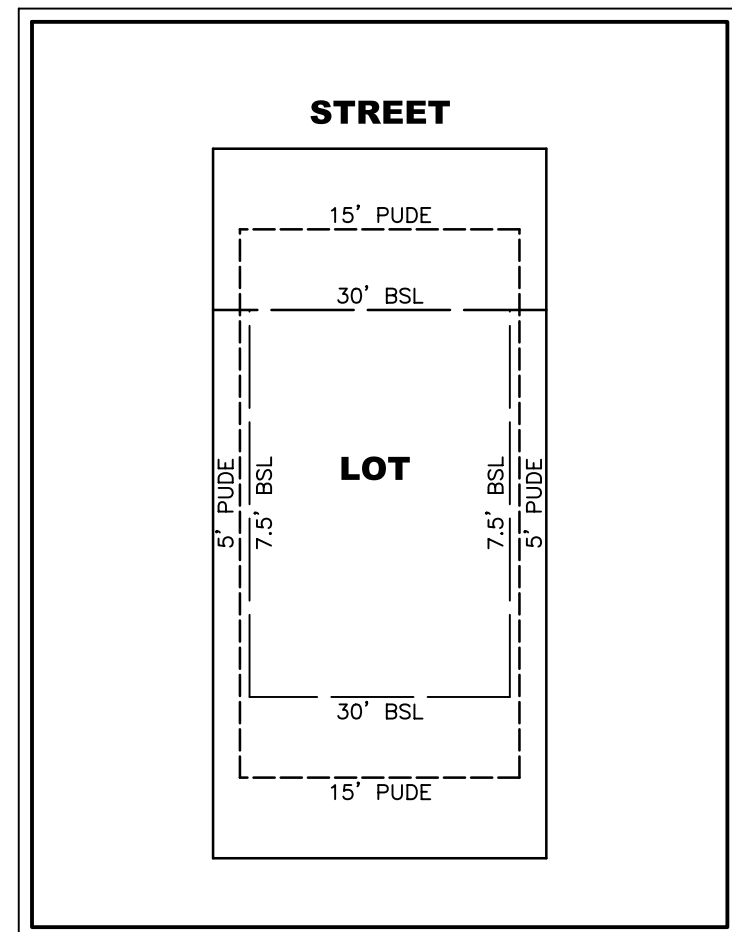


**AREA:**  
PROPERTY CONTAINS 521,833 SQUARE FEET OR 11.980 ACRES, MORE OR LESS

**PIN:**  
14-22-101-001



**LOTS 63-92  
BUILDING SETBACK & EASEMENT DETAIL**  
(TYPICAL UNLESS NOTED OTHERWISE)  
NOT TO SCALE



**LOTS 1-8 & 83-94  
BUILDING SETBACK & EASEMENT DETAIL**  
(TYPICAL UNLESS NOTED OTHERWISE)  
NOT TO SCALE

## LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- STORMWATER MANAGEMENT EASEMENT
- OPEN SPACE EASEMENT
- ARC LENGTH
- CHORD LENGTH
- CHORD BEARING
- MEASURED
- RECORD

## ZONING:

THE PROPERTY IS CURRENTLY ZONED  
AS PLANNED DEVELOPMENT (PD)

## DEVELOPER

BHMGU SETTLERS RIDGE, LLC  
1 PRIORITY LANE, UNIT 519  
MURRYSVILLE, PENNSYLVANIA 15668  
PHONE: (412) 667-8925

## SURVEYOR

MACKIE CONSULTANTS, LLC  
9575 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, IL 60018  
PHONE: 847.696.1400

## NOTES:

- NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE LOT CORNERS, UNLESS NOTED OTHERWISE.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
- PARCELS 1, 2, 3, 4, 5, AND 6 ARE HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION. IF THE HOMEOWNERS ASSOCIATION DISSOLVES, THE OWNERSHIP OF SAID PARCELS WILL PASS TO THE VILLAGE OF SUGAR GROVE.
- THE VILLAGE OF SUGAR GROVE SHALL HAVE THE OPTION TO OBTAIN PARCELS 1, 2, 3, 4, 5, AND 6.
- FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
- ALL AREAS ARE MORE OR LESS.

SETTLERS BOULEVARD

90'00"00"W  
L=39.00'  
R=25.00'

78'00"00"  
L=39.00'  
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GEORGE STREET

PARKSIDE DRIVE

LOT 1  
SETTLERS RIDGE NORTHWEST  
RECORDED JUNE 25, 2015  
AS DOCUMENT 2015K033015

PARCEL 10

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N90°00'00"W  
15.17'

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OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF SUGAR GROVE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANELAND COMMUNITY UNIT SCHOOL DISTRICT 302.

WITNESS MY (OUR) HAND AND SEAL AT \_\_\_\_\_ (TOWN) \_\_\_\_\_ (STATE) \_\_\_\_\_

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BHMGU SETTLERS RIDGE, LLC  
1 PRIORITY LANE, UNIT 519 MURRYSVILLE, PENNSYLVANIA 15668

OWNER (PRINTED NAME) \_\_\_\_\_ OWNER (PRINTED NAME) \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT \_\_\_\_\_ (NAME(S)) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER/THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

MIDLAND STATES BANK, LLC, HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY CONSENTS TO THE EXECUTION AND RECORDING AS THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY SUBMITS ITS MORTGAGE RECORDED FEBRUARY 23, 2011 AS DOCUMENT NUMBER 2015K033015 IN THE OFFICE OF THE RECORDER OF DEEDS, KANE COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE SAID MIDLAND STATES BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MIDLAND STATES BANK  
208 E. VETERANS PARKWAY, YORKVILLE, ILLINOIS 60560

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

ATTEST: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FORGOING SIGNATOR OF THE MORTGAGE IS THE SAME PERSON KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, AND THAT THE INSTRUMENT IS NOT A MORTGAGE IN THE USUAL AND ORDINARY VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEREON AND THEREAFTER KNOWLEDGE THAT HE OR SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

PRINTED NAME

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

I, \_\_\_\_\_, VILLAGE ENGINEER FOR THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT SUGAR GROVE, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE ENGINEER

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS:

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF VILLAGE OF SUGAR GROVE, ILLINOIS, BY ORDINANCE No. \_\_\_\_\_

AT A MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE CLERK

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF

SUGAR GROVE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY THE VILLAGE OF SUGAR GROVE, ILLINOIS, IN CONNECTION WITH THE SPECIAL ASSESSMENT AGREEMENTS, RESERVATION AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT SUGAR GROVE, KANE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE TREASURER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA,

ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK

ADJOINING LAND OWNERSHIP CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE FEE SIMPLE OWNER OF THE PROPERTY ADJOINING THE SUBDIVIDED PROPERTY DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE EASEMENT DEPICTED HEREON AND THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

DATED AT \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NAME AND ADDRESS:

SETTLERS RIDGE LLC  
16018 IL ROUTE 176  
UNION, IL 60180

BY:

PRESIDENT (PRINTED NAME)

SECRETARY (PRINTED NAME)

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND

\_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND

SECRETARY OF \_\_\_\_\_, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THEREO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

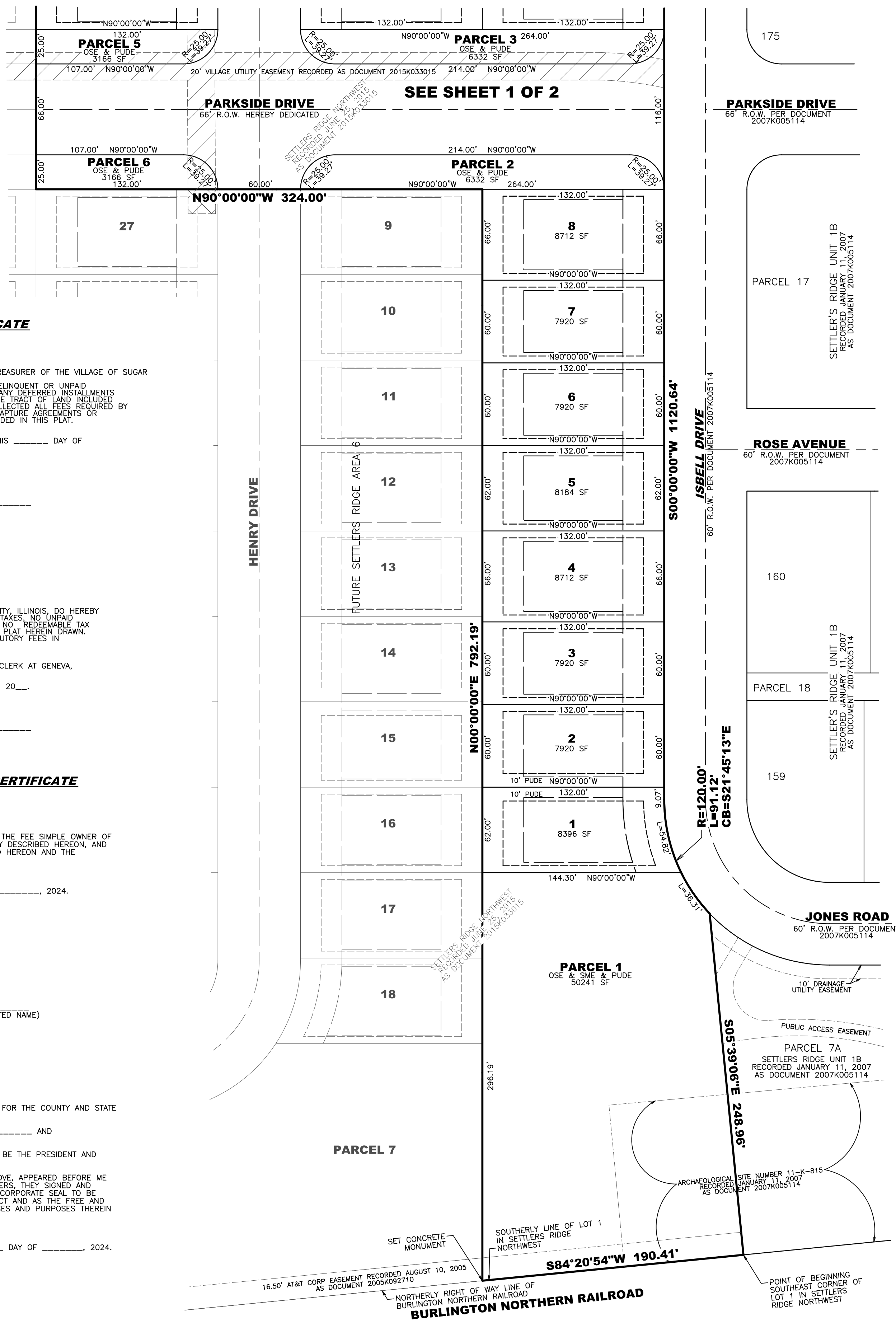
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

PRINTED NAME

FINAL PLAT OF SUBDIVISION  
SETTLERS RIDGE AREA 5

BEING A RESUBDIVISION OF LOT 1 IN SETTLERS RIDGE NORTHWEST, IN PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF KANE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

BY: \_\_\_\_\_  
KANE COUNTY RECORDER

GRADING AND TEMPORARY CONSTRUCTION  
EASEMENT PROVISION

A NON-EXCLUSIVE, TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSE OF THE NECESSARY GRADING OVER, UPON, ACROSS AND THROUGH THAT PORTION GRANTEE'S PROPERTY AS MORE PARTICULARLY BOUNDED AND DESCRIBED ON THE PLAT. THIS TEMPORARY GRADING EASEMENT SHALL BECOME NULL AND VOID AT SUCH TIME AS CONSTRUCTION AND GRADING IS COMPLETE OR UPON THE RECORDED PLAT OF A FUTURE PLAT SHOWING THE DEDICATION OF A DEVELOPABLE LOTS OR EXTENSION OF RIGHT-OF-WAY FOR ACCEPTANCE BY VILLAGE. THIS EASEMENT SHALL RUN WITH THE LAND. THIS EASEMENT SHALL BE BINDING UPON THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS AND SHALL INURE TO THE BENEFIT OF THE SETTLERS RIDGE AREA 5 DEVELOPMENT, ITS SUCCESSORS AND ASSIGNS.

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SPECTRUM, NCCOR, COM ED, MEDACOM, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE VILLAGE OF SUGAR GROVE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT. THIS PUBLIC UTILITY & DRAINAGE EASEMENT (hereinafter "PUDE") IS TO CONSTRUCT, REPAIR, MAINTAIN, OPERATE, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE PUBLIC UTILITY & DRAINAGE EASEMENT, INCLUDING WITHOUT LIMITATION TO TELEPHONE, CABLE, GAS MAINS, ELECTRIC LINES, 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 THE PURPOSES THEREOF.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE, ILLINOIS TO RECONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REPLACE, MAINTAIN, OPERATE, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE PUBLIC UTILITY & DRAINAGE EASEMENT, INCLUDING WITHOUT LIMITATION TO TELEPHONE, CABLE, GAS MAINS, ELECTRIC LINES, 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 THE PURPOSES THEREOF.

THESE LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED. THESE LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH THE USES OF SAID EASEMENTS ARE GRANTED AND RESERVED BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RE-CROSSING OF SAID EASEMENTS BY ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS OR FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RE-CROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS SHALL BE DONE IN SUCH A MANNER AS TO CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS OF THE LANDS SHOWN ON THE PLAT.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF SUGAR GROVE IN THE EASEMENT ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS. THE EASEMENT ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS. THE EASEMENT ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS. THE EASEMENT ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS.

OPEN SPACE EASEMENT (OSE)

THE USE OF AREAS LABELED "OPEN SPACE EASEMENT" SHOWN ON THIS PLAT OF SUBDIVISION ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS (GRANTEES) OF THE AFFECTED LOTS AS STATED HEREON AND TO THEIR ASSIGNS AND SUCCESSORS. THE GRANTEES OF THE EASEMENT SHALL BE PERPETUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE EASEMENT. NO TEMPORARY PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED ON ACROSS, OVER OR THROUGH SAID EASEMENT EXCEPT FOR MONUMENT SIGNS FOR THE PROPOSED DEVELOPMENT. THE EASEMENT MAY BE USED FOR RECREATIONAL PURPOSES AND NON-MOTORIZED VEHICULAR USE. THE GRANTEES OF SAID EASEMENT SHALL HAVE RIGHTS TO PLANT, MAINTAIN, INSPECT, REMOVE, AND REPLACE TREES, SHRUBS, BUSHES, GRASS, PLANTS, GROUNDCOVERS, MANHOLES, CATCH BASINS, SAND, SIEVES, SWALES, AND OTHER NECESSARY INFRASTRUCTURE AND LANDSCAPING FEATURES. NOTHING IN THIS OPEN SPACE EASEMENT PROVISION SHALL PRECLUDE THE RIGHTS GRANTED WITHIN ANY DRAINAGE, UTILITY OR STORMWATER MANAGEMENT EASEMENT.

STORMWATER MANAGEMENT EASEMENT (SME)

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (HEREINAFTER "SME") ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SAND, SIEVES, SWALES, AND OTHER NECESSARY INFRASTRUCTURE AND LANDSCAPING FEATURES. NOTHING IN THIS OPEN SPACE EASEMENT PROVISION SHALL PRECLUDE THE RIGHTS GRANTED WITHIN ANY DRAINAGE, UTILITY OR STORMWATER MANAGEMENT EASEMENT.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF SUGAR GROVE WILL PERFORM ONLY EMERGENCY PROCEDURES AS REQUIRED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF SUGAR GROVE.

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DALE A. GRAY  
EMAIL: dgray@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057  
LICENSE EXPIRES: NOVEMBER 30, 2024

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 1 IN SETTLERS RIDGE NORTHWEST, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF SECTION 15 AND THAT PART OF SECTION 22 BOTH IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 2015 AS DOCUMENT 2015K033015, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 IN SETTLERS RIDGE NORTHWEST; THENCE SOUTH 84 DEGREES 20 MINUTES 54 SECONDS WEST, A DISTANCE OF 190.41 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 792.19 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 324.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 611.97 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 151.71 FEET; THENCE NORTH 30 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 149.89 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF 431.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 59.08 FEET AND CHORD BEARING NORTH 14 DEGREES 46 SECONDS EAST, A DISTANCE OF THE FOLLOWING 5 COURSES ALONG THE EASTERLY LINE OF SAID LOT 1 IN SETTLERS RIDGE NORTHWEST, 1) THENCE SOUTH 30 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 296.07 FEET TO A POINT OF CURVATURE, 2) THENCE SOUTHERLY ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 63.76 FEET AND CHORD BEARING SOUTH 15 DEGREES 13 MINUTES 17 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHERLY ALONG A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 91.12 FEET AND CHORD BEARING SOUTH 21 DEGREES 45 MINUTES 13 SECONDS EAST; 5) THENCE SOUTH 06 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 248.96 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0318H, WITH A MAP REVISED DATE OF AUGUST 3, 2009, SUBJECT TO MAP INTERPRETATION AND SCALING.

WE FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND WE HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT IN COMPLIANCE WITH THE ILLINOIS ADMINISTRATIVE CODE.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN ROSEMONT, ILLINOIS,

DALE A. GRAY  
EMAIL: dgray@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057  
LICENSE EXPIRES: NOVEMBER 30, 2024



0 25 0 50  
SCALE: 1" = 50'

10/30/2024 11:56:44 AM  
11/18/2024 Survey Proposed From 18026 Plat of Subdivision Area 5-2.pdf



Mackie Consultants, LLC  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

CLIENT:

BHMGU SETTLERS RIDGE, LLC

1 PRIORITY LANE, UNIT 519  
MURRYSVILLE, PENNSYLVANIA 15668  
PHONE: (412) 667-8925

		DESIGNED	
		DRAWN	SMC
		APPROVED	DAG
10/30/2024	REVISED FOR SETBACKS	KJM	DATE 08-14-24
10/08/2024	REVISED PER VILLAGE COMMENTS	KJM	
	DESCRIPTION OF REVISION	BY	SCALE 1" = 50'

FINAL PLAT OF SUBDIVISION  
SETTLERS RIDGE AREA 5  
SUGAR GROVE, ILLINOIS

SHEET

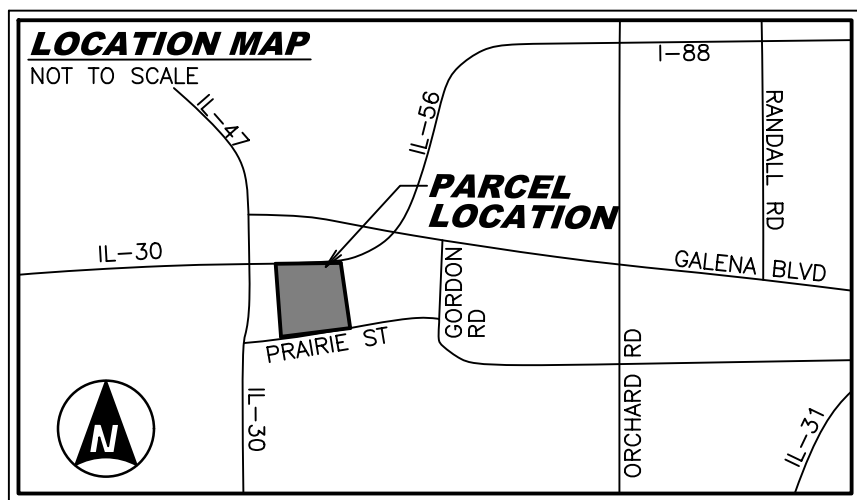
2 OF 2

PROJECT NUMBER: 1618E  
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ILLINOIS FIRM LICENSE 184-002694

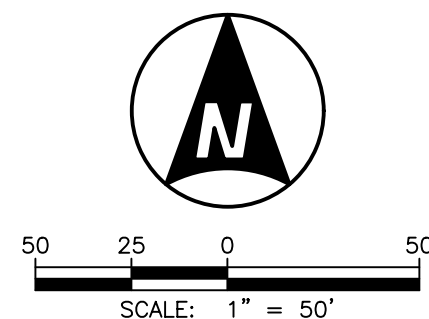


FINAL PLAT OF SUBDIVISION  
**SETTLERS RIDGE AREA 6**

BEING A RESUBDIVISION OF LOT 1 IN SETTLERS RIDGE NORTHWEST, IN PART OF THE NORTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



LOT 1  
SETTLERS RIDGE NORTHWEST  
RECORDED JUNE 25, 2015  
AS DOCUMENT 2015K033015



**AREA:**  
PROPERTY CONTAINS 762,512 SQUARE FEET OR 17.505 ACRES, MORE OR LESS

**PIN:**  
14-22-101-001

**OPEN SPACE EASEMENT (OSE)**

THE USE OF AREAS LABELED "OPEN SPACE EASEMENT" SHOWN ON THIS PLAT OF SUBDIVISION ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS (GRANTEE) OF THE AFFECTED LOTS AS STATED HEREON AND TO THEIR ASSIGNS AND SUCCESSORS. THE GRANTEE OF THE EASEMENT SHALL REMAIN PERPETUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE "OPEN SPACE EASEMENT" NO TEMPORARY OR PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OVER, OR THROUGH SAID EASEMENT EXCEPT FOR MONUMENT SIGNS FOR THE PROPOSED DEVELOPMENT. THE EASEMENTS MAY BE USED FOR RECREATIONAL PURPOSES AND NON-MOTORIZED VEHICULAR USE. THE GRANTEE OF SAID EASEMENT SHALL HAVE RIGHTS TO PLANT, MAINTAIN, INSPECT, REMOVE AND REPLACE TREES, SHRUBS, BUSHES, GRASS, PLANTS, GROUNDCOVERS, OTHER FORMS OF VEGETATION AND LANDSCAPING FEATURES. NOTHING IN THIS OPEN SPACE EASEMENT PROVISION SHALL PRECLUDE THE RIGHTS GRANTED WITHIN ANY DRAINAGE, UTILITY OR STORMWATER MANAGEMENT EASEMENT.

**STORMWATER MANAGEMENT EASEMENT (SME)**

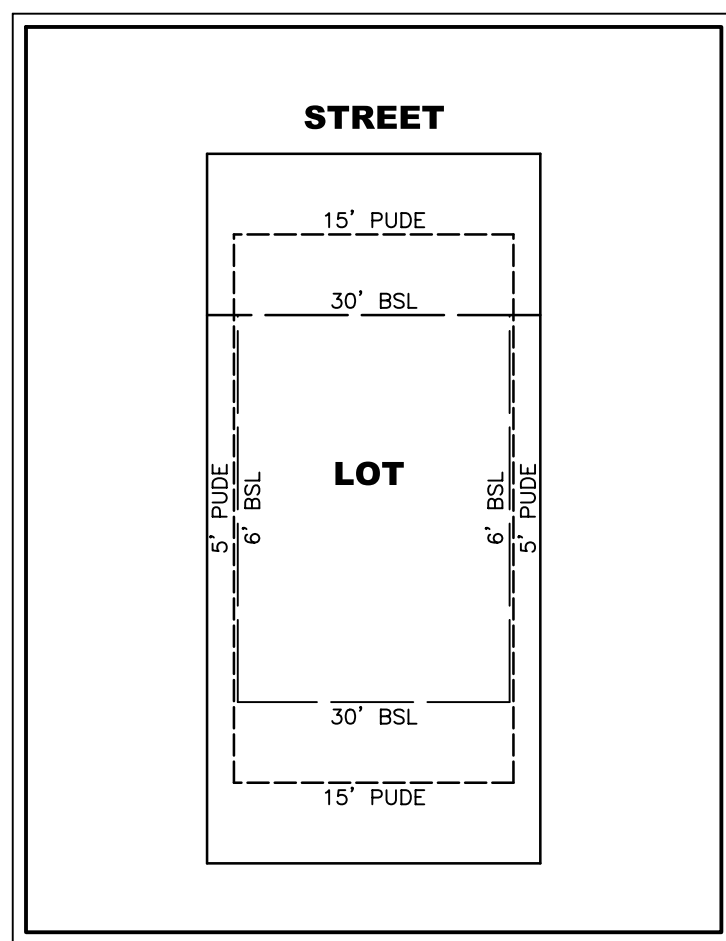
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (ABBREVIATED SME) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF SUGAR GROVE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF SUGAR GROVE.

**NOTES:**

1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE LOT CORNERS, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. PARCELS 7, 8, 9, 10, 11, AND 12 ARE HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION. IF THE HOMEOWNERS ASSOCIATION DISSOLVES, THE OWNERSHIP OF SAID PARCELS WILL PASS TO THE VILLAGE OF SUGAR GROVE.
8. THE VILLAGE OF SUGAR GROVE SHALL HAVE THE OPTION TO OBTAIN PARCELS 7, 8, 9, 10, 11, AND 12.
9. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
10. ALL AREAS ARE MORE OR LESS.



SEE SHEET 2 OF 2



**BUILDING SETBACK & EASEMENT DETAIL**  
(TYPICAL UNLESS NOTED OTHERWISE)  
NOT TO SCALE

**ZONING:**

THE PROPERTY IS CURRENTLY ZONED AS PLANNED DEVELOPMENT (PD)

**DEVELOPER**

BHMGU SETTLERS RIDGE, LLC  
1 PRIORITY LANE, UNIT 519  
MURRYSVILLE, PENNSYLVANIA 15668  
PHONE: (412) 667-8925

**SURVEYOR**

MACKIE CONSULTANTS, LLC  
9575 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, IL 60018  
PHONE: 847.696.1400

**LEGEND:**

—	BOUNDARY LINE
- - -	PROPOSED LOT LINE
- - -	BUILDING SETBACK LINE (BSL)
- - -	EASEMENT LINE
- - -	EXISTING RIGHT-OF-WAY LINE
- - -	EXISTING LOT LINE
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
SME	STORMWATER MANAGEMENT EASEMENT
OSE	OPEN SPACE EASEMENT
L=	ARC LENGTH
CH=	CHORD LENGTH
CB=	CHORD BEARING
(M)	MEASURED
(R)	RECORD
	EASEMENT VACATED



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

CLIENT:

**BHMGU SETTLERS RIDGE, LLC**

1 PRIORITY LANE, UNIT 519  
MURRYSVILLE, PENNSYLVANIA 15668  
PHONE: (412) 667-8925

		DESIGNED	
		DRAWN	SMC
		APPROVED	DAG
10/30/2024	REVISED FOR SETBACKS	KJM	DATE
10/08/2024	REVISED PER VILLAGE COMMENTS	KJM	DATE
DATE	DESCRIPTION OF REVISION	BY	SCALE

FINAL PLAT OF SUBDIVISION  
**SETTLERS RIDGE AREA 6**  
**SUGAR GROVE, ILLINOIS**

SHEET

**1** OF **2**

PROJECT NUMBER: 1618E  
© MACKIE CONSULTANTS LLC, 2024  
ILLINOIS FIRM LICENSE 184-002694



OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF SUGAR GROVE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANELAND COMMUNITY UNIT SCHOOL DISTRICT 302.

WITNESS MY (OUR) HAND AND SEAL AT \_\_\_\_\_ (TOWN) \_\_\_\_\_ (STATE) \_\_\_\_\_

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BHMGU SETTLERS RIDGE, LLC  
1 PRIORITY LANE, UNIT 519 MURRYSVILLE, PENNSYLVANIA 15668

OWNER (PRINTED NAME) \_\_\_\_\_ OWNER (PRINTED NAME) \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY OF \_\_\_\_\_, HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

MIDLAND STATES BANK, LLC, HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFIES THAT THE EXECUTION AND RECORDING OF THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY SUBMITTING A MORTGAGE, RECORDED FEBRUARY 23, 2011 AS DOCUMENT NUMBER 2015K033015 IN THE OFFICE OF THE RECORDER OF DEEDS, KANE COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE SAID MIDLAND STATES BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MIDLAND STATES BANK  
208 E. VETERANS PARKWAY, YORKVILLE, ILLINOIS 60560

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

ATTEST: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FORGOING SIGNATOR OF THE MORTGAGE (S) CORPORA TE TRUSTS LAYING THE TO DO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT HIS OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS THE SAID INSTRUMENT AND THEREIN ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS AN INSTRUMENT OF SAID CORPORATION, AS AFORESAID, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

PRINTED NAME

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

VILLAGE OF SUGAR GROVE, DO HEREBY VILLAGE ENGINEER FOR THE VILLAGE OF SUGAR GROVE, ILLINOIS, HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT SUGAR GROVE, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE ENGINEER

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF VILLAGE OF SUGAR GROVE, ILLINOIS, BY ORDINANCE No. \_\_\_\_\_

AT A MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE CLERK

ADJOINING LAND OWNERSHIP CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE FEE SIMPLE OWNER OF THE PROPERTY ADJOINING THE SUBDIVIDED PROPERTY DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE EASEMENT DEPICTED HEREON AND THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

DATED AT \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NAME AND ADDRESS:  
SETTLERS RIDGE LLC  
16018 IL ROUTE 176  
UNION, IL 60180

BY:

PRESIDENT (PRINTED NAME) \_\_\_\_\_ SECRETARY (PRINTED NAME) \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF \_\_\_\_\_,

AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_

PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND

SECRETARY OF \_\_\_\_\_, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

PRINTED NAME

GRADING AND TEMPORARY CONSTRUCTION EASEMENT PROVISION

A NON-EXCLUSIVE, TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSE OF THE NECESSARY GRADING OVER, UPON, ACROSS AND THROUGH THAT PORTION GRANTEE'S PROPERTY AS MORE PARTICULARLY BOUNDED AND DESCRIBED ON THE PLAT, THIS TEMPORARY GRADING EASEMENT SHALL BECOME NULL AND VOID AT SUCH TIME AS CONSTRUCTION AND GRADING IS COMPLETE OR UPON THE RECDORATION OF A FUTURE PLAT SHOWING THE DEDICATION OF A DEVELOPABLE LOTS OR EXTENSION OF RIGHT-OF-WAY FOR ACCEPTANCE BY VILLAGE. THIS EASEMENT SHALL RUN WITH THE LAND. THIS EASEMENT SHALL BE BINDING UPON THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS AND SHALL INURE TO THE BENEFIT OF THE SETTLERS RIDGE AREA 6 DEVELOPMENT, ITS SUCCESSORS AND ASSIGNS.

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF

SUGAR GROVE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF SUGAR

GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY THE VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT SUGAR GROVE, KANE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE TREASURER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA,

ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S

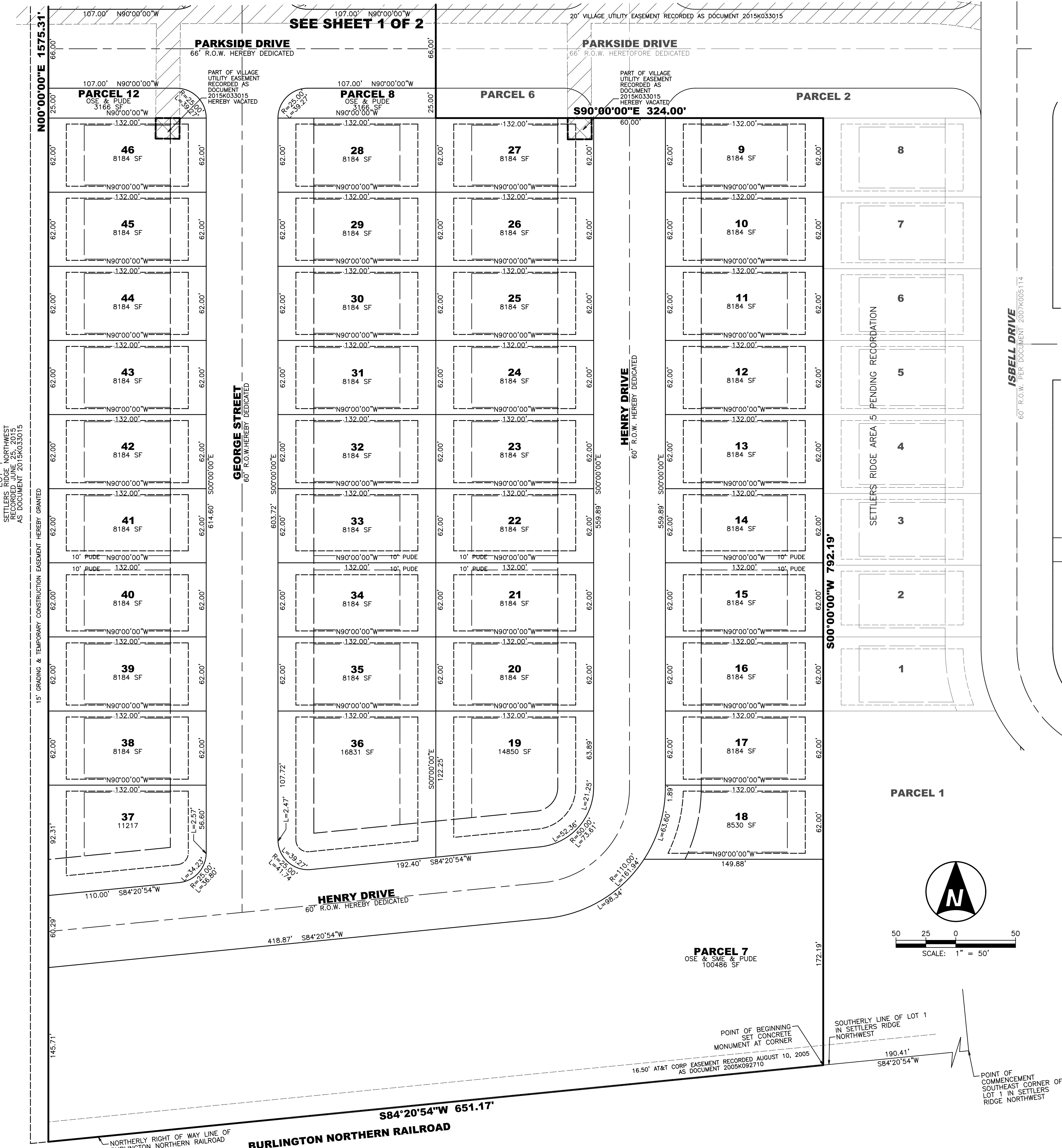
OFFICE OF KANE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

BY: \_\_\_\_\_  
KANE COUNTY RECORDER

FINAL PLAT OF SUBDIVISION  
SETTLERS RIDGE AREA 6

BEING A RESUBDIVISION OF LOT 1 IN SETTLERS RIDGE NORTHWEST, IN PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SEC AMERITECH, INCORP. COM ED. NEADCOM, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE VILLAGE OF SUGAR GROVE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (abbreviated P.U. & D.E.). TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC, 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. THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED. THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PREJUDICE THE RIGHTS OF THE ENTITIES FOR WHICH THE CROSSING AND RE-CROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RE-CROSSED, NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERN.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF SUGAR GROVE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT CURBS, GUTTERS, LAWNS OR SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, OR SAID VILLAGE SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO REPAIR AND MAINTAIN ALL TRENCH CUTOFFS, TRENCHES, AND TRENCHES TO BASIN TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL DEBRIS AND MATERIALS FROM THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

THE VILLAGE OF SUGAR GROVE, ILLINOIS, TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED. THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PREJUDICE THE RIGHTS OF THE ENTITIES FOR WHICH THE CROSSING AND RE-CROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RE-CROSSED, NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERN.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF SUGAR GROVE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT CURBS, GUTTERS, LAWNS OR SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, OR SAID VILLAGE SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO REPAIR AND MAINTAIN ALL TRENCH CUTOFFS, TRENCHES, AND TRENCHES TO BASIN TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL DEBRIS AND MATERIALS FROM THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DALE A. GRAY  
EMAIL: dgray@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057  
LICENSE EXPIRES: NOVEMBER 30, 2024

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 1 IN SETTLERS RIDGE NORTHWEST, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF SECTION 15 AND THAT PART OF THE SOUTH HALF OF SECTION 22, BOTH IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREIN RECORDED JUNE 25, 2015 AS DOCUMENT 2015K033015, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1 IN SETTLERS RIDGE NORTHWEST; THENCE SOUTH 84 DEGREES 20 MINUTES 54 SECONDS WEST, A DISTANCE OF 190.41 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 84 DEGREES 20 MINUTES 54 SECONDS WEST, A DISTANCE OF 651.17 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1575.31 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 167.92 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 53.13 FEET AND CHORD BEARING NORTH 74 DEGREES 46 MINUTES 43 SECONDS EAST; THENCE NORTH 59 DEGREES 33 MINUTES 28 SECONDS EAST, A DISTANCE OF 16.58 FEET; THENCE THE FOLLOWING 5 COURSES ALONG THE BOUNDARY OF SETTLERS RIDGE AREA 6 RECORDED AS DOCUMENT 2015K033015: 1) THENCE SOUTH 30 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 149.89 FEET; 2) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.17 FEET; 3) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 586.15 FEET; 4) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 324 FEET; 5) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 792.19 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0318H, WITH A MAP REVISED DATE OF AUGUST 3, 2009, SUBJECT TO MAP INTERPRETATION AND SCALING.

WE FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND WE HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/), THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT IN COMPLIANCE WITH THE ILLINOIS ADMINISTRATIVE CODE.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN ROSEMONT, ILLINOIS,

DALE A. GRAY  
EMAIL: dgray@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057  
LICENSE EXPIRES: NOVEMBER 30, 2024

FINAL PLAT OF SUBDIVISION  
SETTLERS RIDGE AREA 6  
SUGAR GROVE, ILLINOIS

SHEET

2 OF 2

PROJECT NUMBER: 1618E  
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BHMGU SETTLERS RIDGE, LLC

1 PRIORITY LANE, UNIT 519  
MURRYSVILLE, PENNSYLVANIA 15668  
PHONE: (412) 667-8925



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