



VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: RESOLUTION: BRIGHTON RIDGE FINAL PLAT OF SUBDIVISION

AGENDA: JULY 1, 2025

DATE: JUNE 25, 2025

ISSUE

Shall the Village Board approve a Resolution approving a Final Plat of Subdivision for Brighton Ridge.

DISCUSSION

On June 3, 2025 the Village Board discussed the Final Plat of Subdivision for Brighton Ridge. No changes were requested by the Board.

A Preliminary Plat of Subdivision for Brighton Ridge was approved on April 15, 2025. The Village has since received an application for a Final Plat of Subdivision approval for this property. The subject property is located on the northwest corner of Galena Boulevard and Route 56, just east of Windsor Pointe and was recently rezoned to R2- Detached Residential and R3- Medium Density Residential. The proposed development includes 174 single-family detached homes, 148 townhomes, a 1.1 acre park, a 0.7 acre tot lot, and a multi-use path with potential for future connection to the Virgil Gilman Trail. Residents expressed concerns over the connection from Windsor Pointe into Brighton Ridge, they felt that a lot of traffic would be cutting through the existing neighborhood. Due to this concern, as part of the Preliminary Plat of Subdivision approval the road layout for Hampton Road was revised. Instead of Hampton Road going straight through the new subdivision, it now makes a 90 degree turn shortly after entering the new subdivision. This change is also reflected on the Final Plat of Subdivision.

The Final Plat of Subdivision is in conformance with the approved Preliminary Plat of Subdivision, no changes are proposed. The Plan Commission discussed the proposal for the Final Plat of Subdivision at the May 21, 2025 Plan Commission meeting and were supportive of the proposal. The Plan Commission voted unanimously to recommend the Village Board approve the proposed Final Plat of Subdivision for Brighton Ridge.

COST

All costs associated with this are borne by the applicant.

ATTACHMENTS

Plan Commission Recommendation PC25-10
Resolution approving a Final Plat of Subdivision
Final Plat of Subdivision

RECOMMENDATION

That the Village Board approve the resolution approving the Final Plat of Subdivision for Brighton Ridge.

VILLAGE PRESIDENT

Sue Stillwell

VILLAGE ADMINISTRATOR

Scott Koepfel

VILLAGE CLERK

Tracey R. Conti



VILLAGE TRUSTEES

Heidi Lendi

Matthew Bonnie

Sean Michels

Anthony Speciale

Nora London

Michael Roskopf

R E C O M M E N D A T I O N

PC25-10

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of June 3, 2025
PETITION: 25-009 Lennar: Final Planned Unit Development (PUD), Final Plat of Subdivision

PROPOSAL

The applicant is requesting Final PUD approval and Final Plat of Subdivision approval. The PUD will include 174 single-family detached homes and 148 townhomes.

LOCATION MAP



BACKGROUND & HISTORY

The subject property was rezoned from the R2 PUD, B3 PUD, and R1 Districts to the R2 PUD and R3 PUD

Districts at the April 15, 2025 Village Board meeting. It is approximately 141 acres and is currently vacant. In 2006, the subject property was annexed into the Village and shortly after, a Planned Unit Development (PUD) was approved with Ordinance 20060221C. Pulte Homes was the prospective developer. Development never commenced and the property has remained vacant. The current petitioner, CalAtlantic Group on behalf of Lennar, received approval for the Preliminary PUD and the Preliminary Plat of Subdivision at the April 15, 2025 Village Board meeting. As approved with the preliminary plans, the petitioner is proposing to develop 174 single-family detached homes and 148 townhomes on the property.

The petitioner received the following zoning deviations at the April 15, 2025 Village Board meeting:

1. The petitioner is proposing to construct 322 residential units. The subject area is 141 acres. There are approximately 57 acres of open space and approximately 21 acres of ROW. The Code requires a net calculation for units per acre (excluding open space and 15% of total acreage for the ROW), which leaves 63 net developable acres. The petitioner received a deviation to Table 3 of Section 11-11-5 to allow 5.2 dwelling units per acre, as opposed to the Village Code allowance for PUDs, which is 4.5 dwelling units per acre.

2. A deviation to Table 3 of Section of 11-11-5 to permit an average lot size of 8,700 square feet, as opposed to the minimum PUD Standard of 9,600 square feet.

3. A deviation to Section 11-11-5(C)(3)(b)(1) to permit a minimum lot size of 7,000 square feet for a single-family detached dwelling in a medium density residential PUD, as opposed to the minimum PUD standard of 8,750 square feet.

4. A deviation to Section 11-7-3(E)(1)(b) to permit a minimum lot width of 50 feet at the building setback line and 40 feet at the front lot line in the R-2 zoning district, as opposed to the minimum PUD and R2 District Standards of 75 feet at the building setback line and 50 feet at the front lot line.

5. A deviation to Section 11-7-3(F)(1) to permit a minimum front and corner yard setback of 25 feet in the R-2 district, as opposed to the minimum R2 District Standard of 30 feet.

6. A deviation to Section 11-7-3(F)(2) to permit an interior side yard setback of 7 feet in the R-2 district, as opposed to the minimum R2 District Standard of 10 feet.

7. A deviation to Section 11-7-3(F)(4) to permit a maximum lot coverage of 50% for Lots 1 through 81. The R-2 District Standard of 45% maximum lot coverage shall apply to Lots 82-174.

8. A deviation to Section 11-7-3(I) to permit a first floor living area of 900 square feet in a multi-story residence, as opposed to the R2 District Standard of 1000 square feet.

9. A deviation to Section 11-7-4(G)(1) to waive the minimum front and corner yard setback in the R-3 District, as opposed to the R3 District Standard of 25 feet for single-family attached dwellings.

10. A deviation to Section 11-7-4(G)(2) to waive the interior side yard setback in the R-3 District, as opposed to the R3 District Standard of 15 feet for single-family attached buildings.

-
11. A deviation to Section 11-7-4(G)(3) to waive the minimum rear yard setback requirement in the R-3 District, as opposed to the R3 District Standard of 25 feet for single-family attached dwellings.

 12. A deviation to Section 11-7-4(G)(4) to permit a side-to-side separation of 20 feet in the R-3 District, as opposed to the R3 District Standard minimum of 30 feet.

 13. A deviation to Section 11-7-4(I) to waive the FAR value requirement in the R-3 District, as opposed to the R3 District Standard of a maximum FAR of .45.

 14. A deviation to Section 11-7-4(J) to waive the lot coverage requirement in the R-3 District, as opposed to the R3 District Standard of 60% maximum lot coverage.

 15. A deviation to waive the signage requirements set forth in Section 11-14-10. In lieu of the signage requirements of Section 11-14-10, all temporary signage will be constructed in conformance with the Signage Plan included with the submittal material.

 16. A deviation to waive the landscape requirements set forth in Section 11-11-5(E). In lieu of the landscape requirements of Section 11-11-5(E), all landscaping and trees will be constructed in conformance with the Landscape Plan included with the submittal.

 17. A deviation to Section 11-14-8(D) to permit a subdivision monument sign with a width of fifteen feet (15') as depicted on the Preliminary Landscape Plan.

 18. A deviation to Section 11-14-8(A)(1) to permit a subdivision monument sign without the lettering "of Sugar Grove" as depicted on the Preliminary Landscape Plan.
-

The following are four additional deviations to the Engineering Requirements and Subdivision Control Regulations that the petitioner received at the April 15, 2025 Village Board meeting:

1. A deviation to Section II.A. to allow 12" of lime stabilization applied to roadway subgrade and allowance of structural coefficient of 0.10 per 1" of lime stabilization to be credited towards minimum required pavement Structural Number.

2. A deviation to Section II.B.2–Table A "Minimum Standards for Street Design" to permit:
 - a. 60' minimum ROW width
 - b. 28' minimum pavement width (B-B)
 - c. 90' minimum horizontal centerline radius

3. A deviation to waive Section 12-8-2 "Prohibition of Development" and Section 12-8-4 "Drainage into Wetlands" requirements to permit development as depicted on the engineering plans included with the submittal documents. In lieu of the requirements of Section 12-8-2 and Section 12-8-4, the petitioner will comply with the wetland setback and buffer requirements set forth in Section 9-177(B) of the Kane County Stormwater Management Ordinance.

4. A deviation to waive the tree requirements set forth in Section 12-6-11. In lieu of the tree requirements of Section 12-6-11, all landscaping and trees will be constructed in

conformance with the Landscape Plan included with the submittal material. The Landscape Plan shall prevail over the requirements of Section 12-6-11.

DISCUSSION

The Commissioners briefly discussed the final plans and were supportive of the proposed development.

EVALUATION

The Final PUD and the Final Plat of Subdivision plans comply with the preliminary approvals and meet Staff, Plan Commission, and Village Board suggestions.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the Final Planned Unit Development (PUD) for CalAtlantic Group, LLC. / Lennar at the subject property, located at the NW corner of Galena Blvd and IL Rt. 56, subject to Final Engineering approval.

AYES: Rockwell, Coia, Guddendorf, Bieritz, Sabo

NAYES: None

ABSENT: None

The Planning Commission also recommends the Village Board **approve** the Final Plat of Subdivision for CalAtlantic Group, LLC. / Lennar at the subject property, located at the NW corner of Galena Blvd and IL Rt. 56, subject to Final Engineering approval.

AYES: Rockwell, Coia, Guddendorf, Bieritz, Sabo

NAYES: None

ABSENT: None

Motions Passed



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

RESOLUTION NO. 2025-0701CD1

**A RESOLUTION APPROVING
A FINAL PLAT OF SUBDIVISION FOR BRIGHTON RIDGE**

WHEREAS, the petitioner for the subdivision known as Brighton Ridge subdivision has presented for approval the Final Plat of said subdivision.

NOW, THEREFORE, BE IT 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 FOR BRIGHTON RIDGE

That the Final Plat of Subdivision, Brighton Ridge, attached hereto and incorporated herein as Exhibit A, is hereby approved.

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 this 1st, day of July 2025.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

Resolution No. _____

Page 2

BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____

DEVIATIONS

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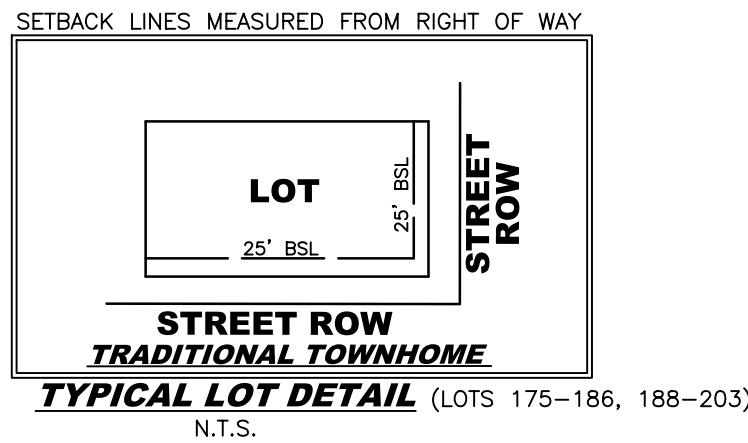
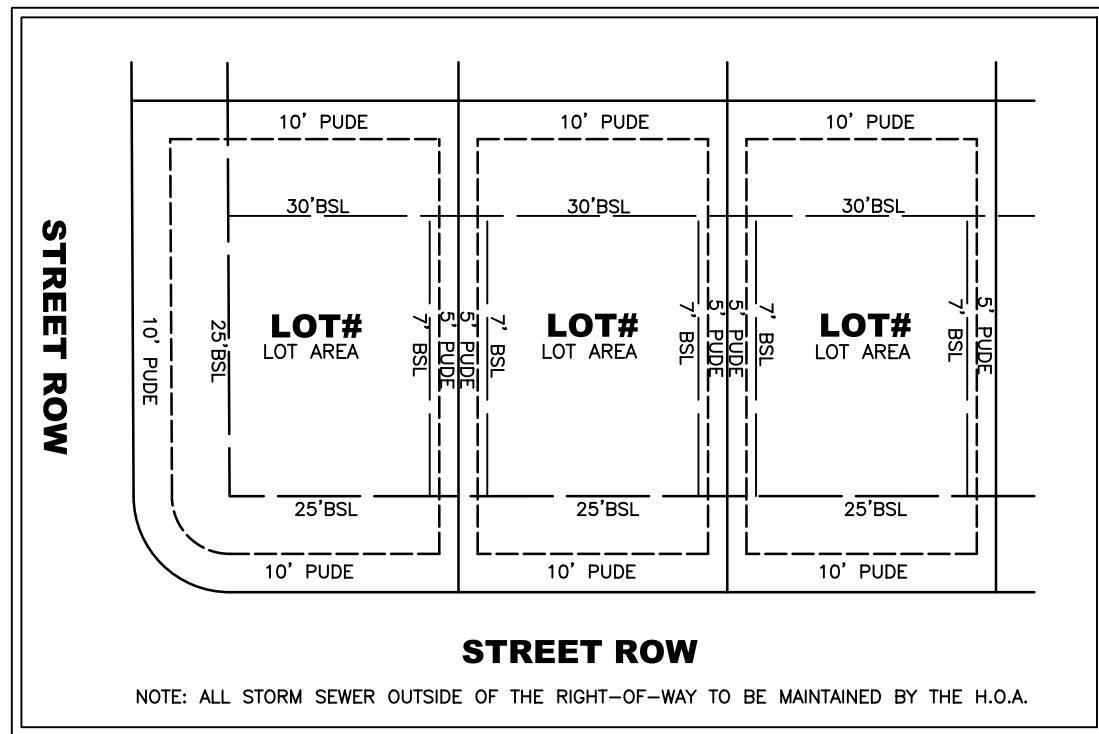
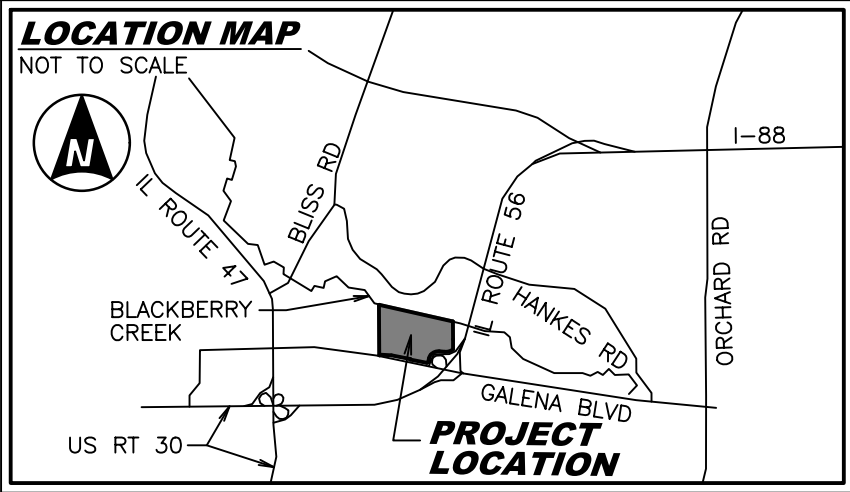
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NOTES:

- THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 24004434NF WITH A COMMITMENT DATE OF JUNE 7, 2024 AND PRINTED DATE OF OCTOBER 04, 2024.
- 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.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS POINTS TO GALENA BOULEVARD FROM LOT 905, 906 AND 912. THERE SHALL BE NO DIRECT VEHICULAR ACCESS POINTS TO ILLINOIS ROUTE 56 FROM LOT 902 NOR 905. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT, ALSO KNOWN AS REDWOOD AVENUE, ALONG GALENA BOULEVARD SERVING THE BRIGHTON RIDGE SUBDIVISION, AS DEPICTED HEREON. ALL OTHER VEHICULAR ACCESS TO GALENA BOULEVARD SHALL BE VIA INTERNAL CIRCULATION.
- ALL AREAS ARE MORE OR LESS.
- ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
- FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
- A BLANKET STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED OVER LOTS 901, 904, 906 AND 911.
- A BLANKET LANDSCAPE BUFFER EASEMENT IS HEREBY GRANTED OVER LOTS 905 AND 906.
- A BLANKET PUDE IS HEREBY GRANTED OVER LOTS 175-186, INCLUSIVE, LOTS 188-204 INCLUSIVE, EXCEPTING THAT PART FALLING WITHIN A PROPOSED OR EXISTING FOUNDATION & LOTS 901, 904, 905, 906, 907, 908, 909, 911 AND 912. A BLANKET PUDE OVER FUTURE LOT 187 WILL BE GRANTED UNDER A SEPARATE DOCUMENT.
- LOTS 900 AND 913 IS HEREBY CONVEYED TO THE PARK DISTRICT.
- LOTS 901, 903, 904, 905, 906, 907, 908, 909, 911 AND 912 ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
- LOT 902 IS HEREBY CONVEYED TO THE KANE COUNTY FOREST PRESERVE DISTRICT.
- LOTS 187 AND 910 IS INTENTIONALLY OMITTED.

OWNER OF RECORD

OWNER: _____

ADDRESS: _____

DEVELOPER

CALATLANTIC GROUP, LLC
1700 EAST GOLF ROAD
SUITE 1100
SCHAUMBURG, ILLINOIS 60173

PLAT PREPARED FOR:
MAIL & SEND TAX BILL TO:

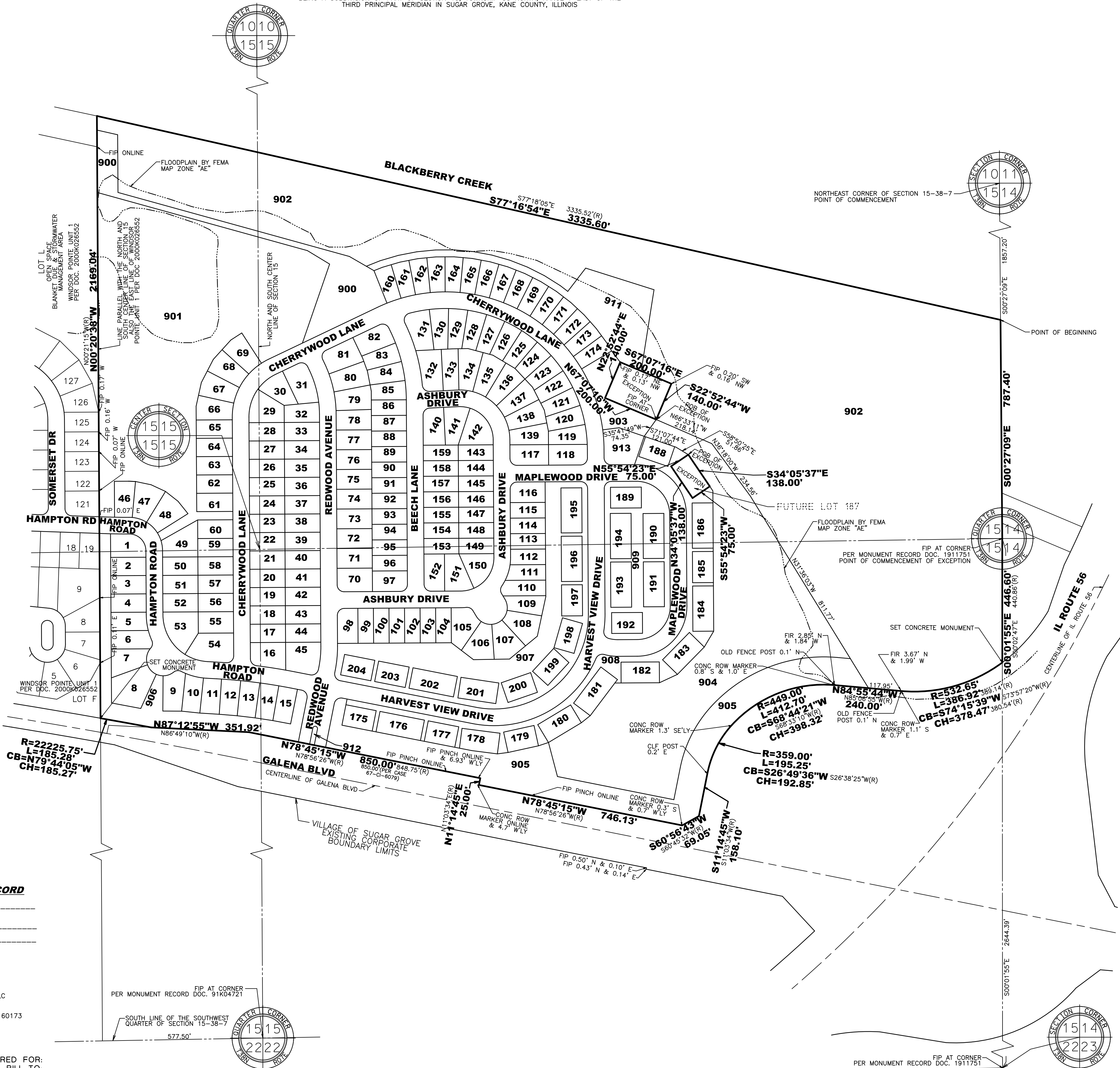
CLIENT:

LENNAR

1700 E. GOLF ROAD
SUITE 1100
SCHUAMBURG, IL 60173

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS



FINAL PLAT OF SUBDIVISION BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS

SEE SHEET 3

CHERRYWOOD LANE
HEREBY DEDICATED

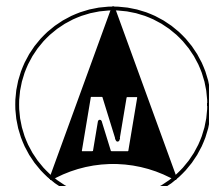
HAMPTON ROAD
HEREBY DEDICATED

GALENA BLVD
ROW DEDICATED PER CASE 67-CI-6079
AS MONUMENTED AND OCCUPIED

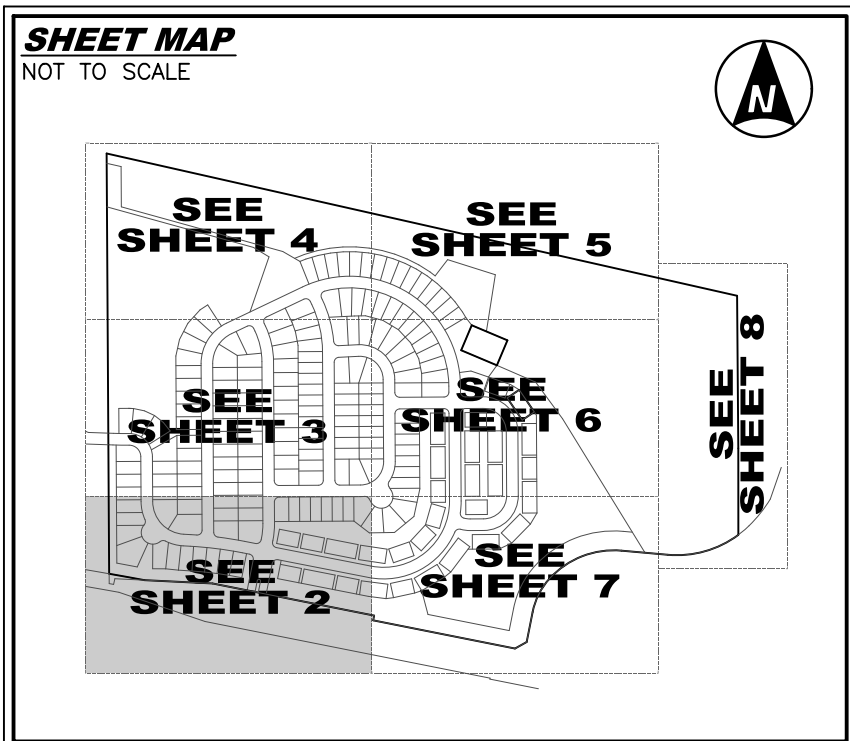
ASHBURY DRIVE
HEREBY DEDICATED

HARVEST VIEW DRIVE
HEREBY DEDICATED

REDWOOD AVENUE
HEREBY DEDICATED



SCALE: 1" = 50'



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- BSL BUILDING SETBACK LINE
- DUE DRAINAGE AND UTILITY EASEMENT
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- POB POINT OF BEGINNING
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- SME STORMWATER MANAGEMENT EASEMENT
- CB= CHORD BEARING
- CH= CHORD LENGTH
- L= ARC LENGTH
- R= RADIUS
- (R) RECORD



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

CLIENT:



1700 E. GOLF ROAD
SUITE 1100
SCHUAMBURG, IL 60173

DESIGNED	LZ
DRAWN	MJF
APPROVED	DAG
DATE	04/04/2025
SCALE	1" = 50'
DATE	06-23-25
DATE	05-30-25
DATE	
REVISOR	MJF
REVISOR	MJF
REVISOR	BY
DESCRIPTION OF REVISION	

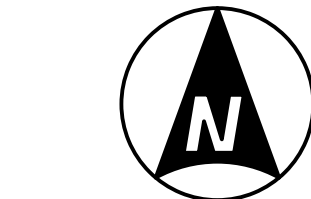
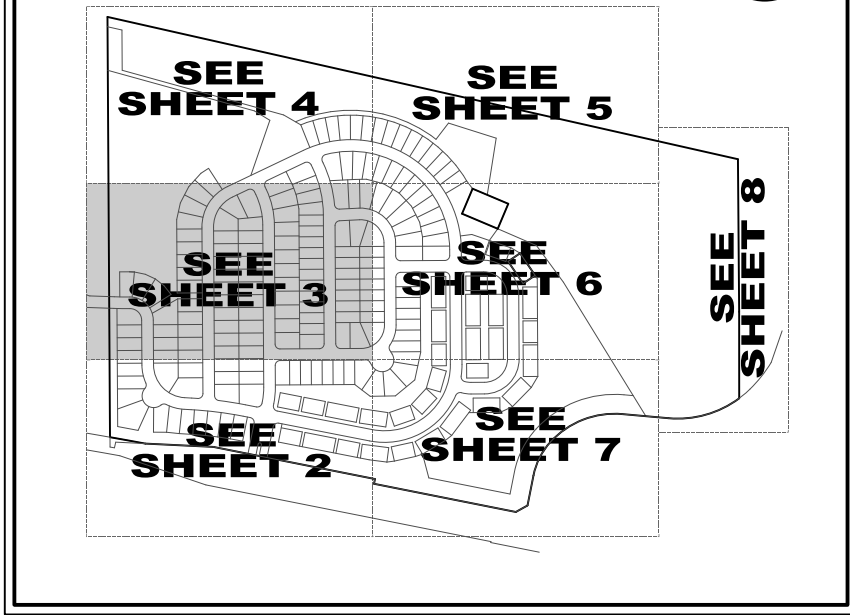
FINAL PLAT OF SUBDIVISION BRIGHTON RIDGE SUGAR GROVE, IL

SHEET

2 OF 9

PROJECT NUMBER: 4930
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ILLINOIS FIRM LICENSE 184-002694

SHEET MAP
NOT TO SCALE



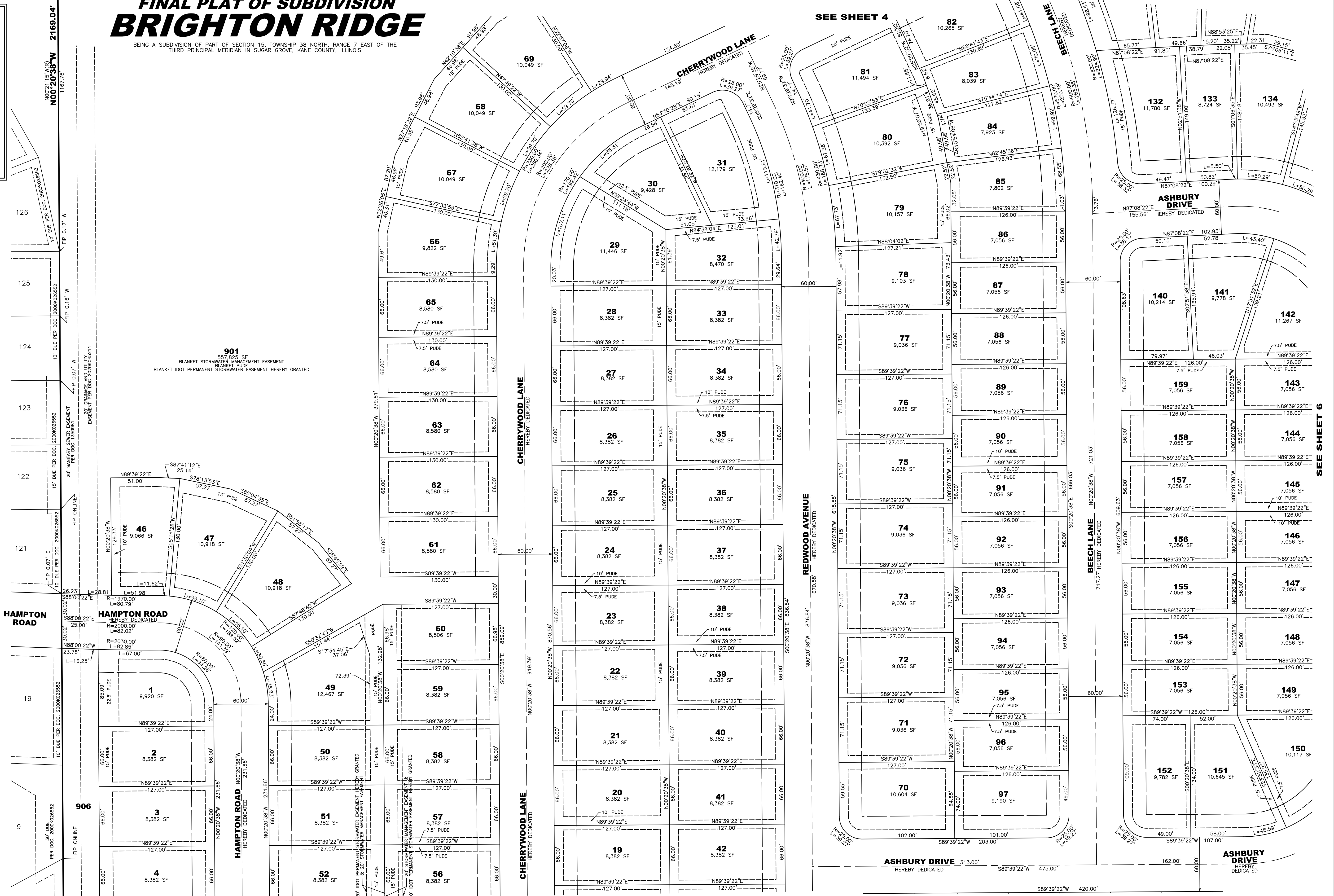
50 25 0 50
SCALE: 1" = 50'

LEGEND:

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FINAL PLAT OF SUBDIVISION BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS



SEE SHEET 2

SEE SHEET 6



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CLIENT:

LENNAR

1700 E. GOLF ROAD
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		DESIGNED	LZ
		DRAWN	MJF
		APPROVED	DAG
06-23-25	REVISED PER COMMENTS	MJF	DATE
05-30-25	REVISED PER COMMENTS	MJF	DATE
DATE	DESCRIPTION OF REVISION	BY	SCALE

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE
SUGAR GROVE, IL

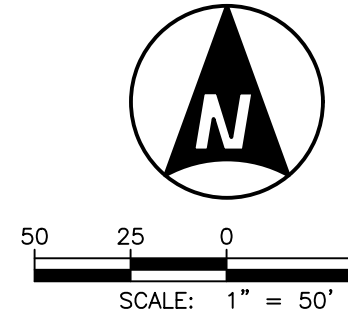
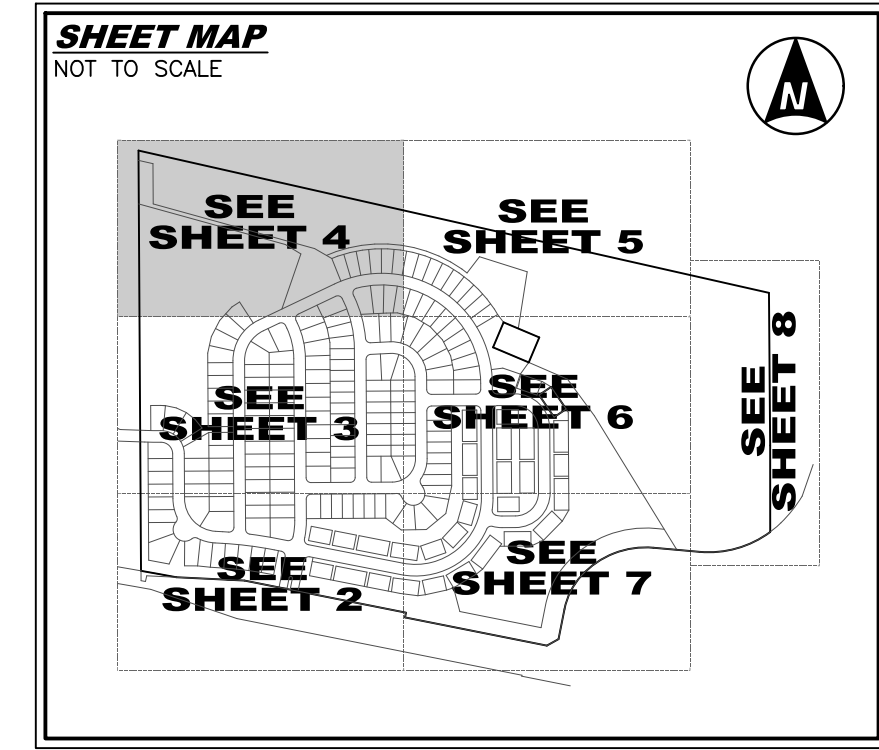
SHEET

3 OF 9

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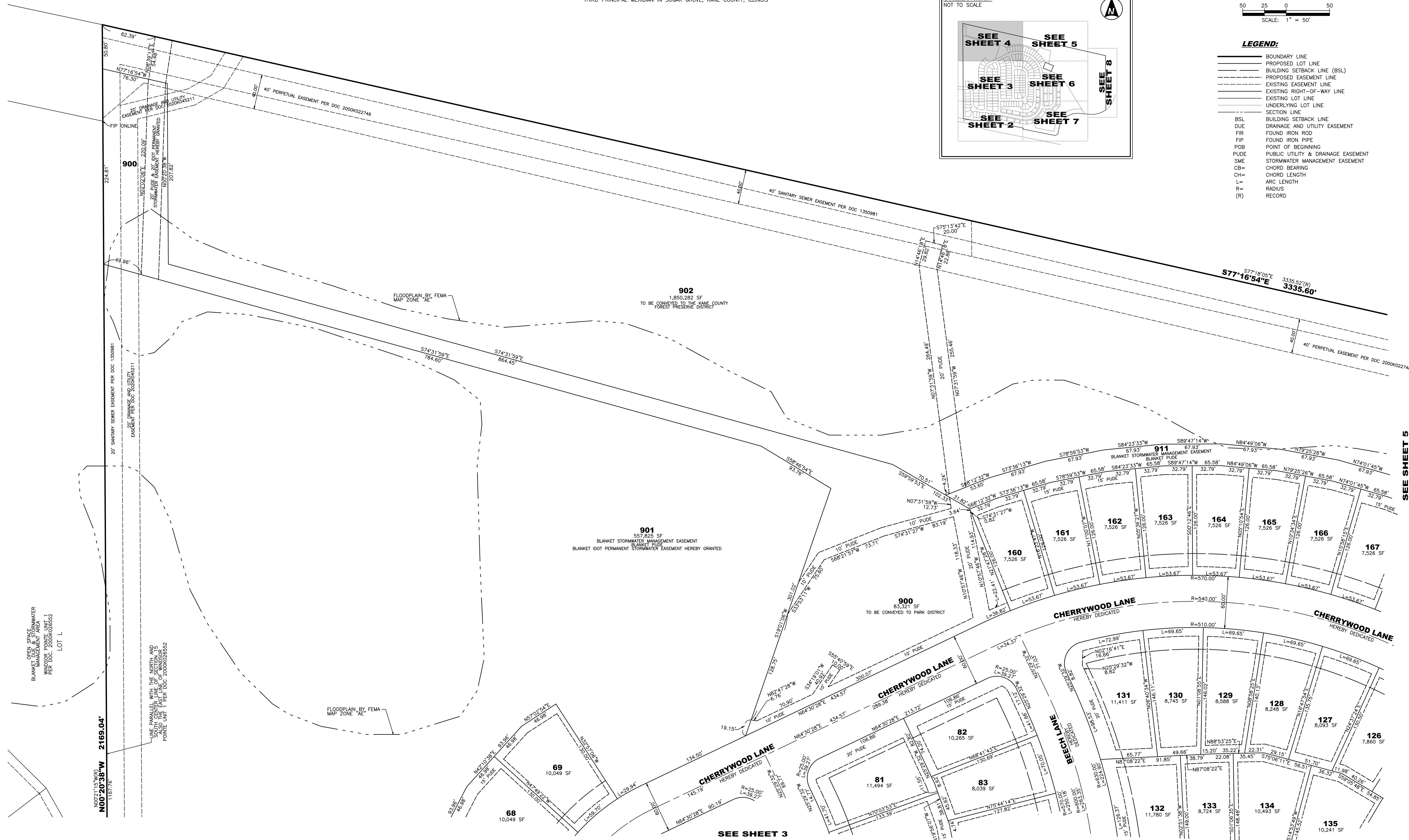
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			1" = 50'

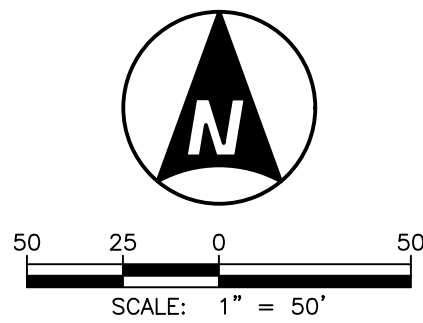
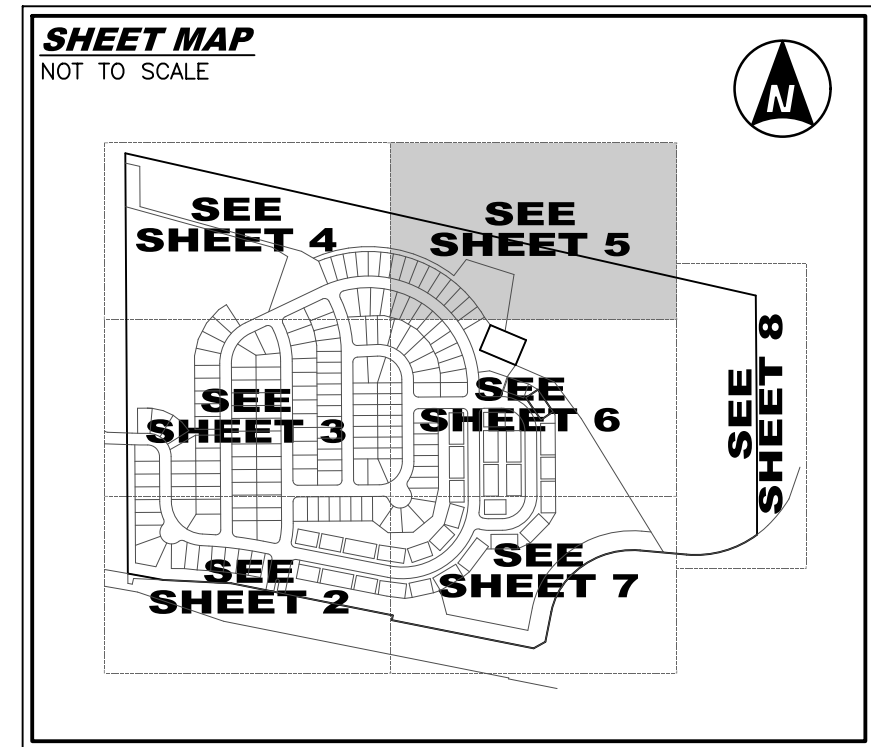
FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET
4 OF **9**
PROJECT NUMBER: 4930
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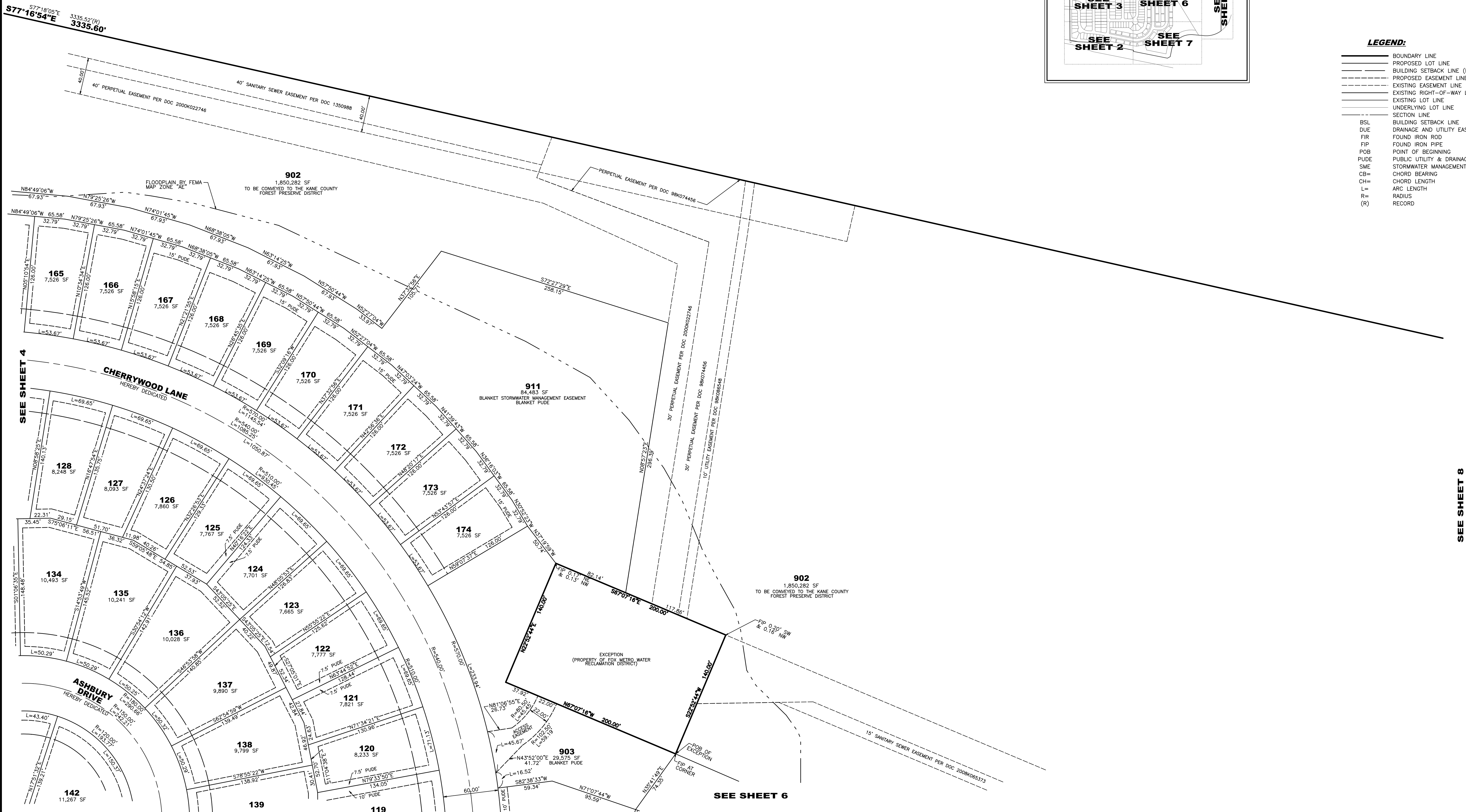
FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- BUILDING SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- FIR
- FOUND IRON PIPE
- FIP
- POINT OF BEGINNING
- POB
- PUBLIC UTILITY & DRAINAGE EASEMENT
- STORMWATER MANAGEMENT EASEMENT
- CHORD BEARING
- CHORD LENGTH
- ARC LENGTH
- RADIUS
- RECORD



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

CLIENT:

LENNAR

1700 E. GOLF ROAD
SUITE 1100
SCHUAMBURG, IL 60173

		DESIGNED	LZ
		DRAWN	MJF
		APPROVED	DAG
06-23-25	REVISED PER COMMENTS	MJF	DATE
05-30-25	REVISED PER COMMENTS	MJF	DATE
DATE	DESCRIPTION OF REVISION	BY	SCALE

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET

5 OF **9**

PROJECT NUMBER: 4930
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BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS

902
1,850,282 SF
TO BE CONVEYED TO THE KANE COUNTY
FOREST PRESERVE DISTRICT

EXCEPTION
(PROPERTY OF FOX METRO WATER
RECLAMATION DISTRICT)

903
52'00"E 29,575 SF
1.72' BLANKET PUDE
0'

913
15,864 SF
CONVEYED TO PARK DISTRICT

9°39'22"W
145.00' 0.00

189

9
62,2
BLANK

5002

[illegible]9
62.
BLANK

75.0

SEE SHEET 7

	DESIGNED	LZ
	DRAWN	MJF
	APPROVED	DAG
MJF	DATE	04/04/2025
RY	SCALE	1" = 50'

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET
6 OF 9

PROJECT NUMBER:	4930
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PROJECT NUMBER:	4930
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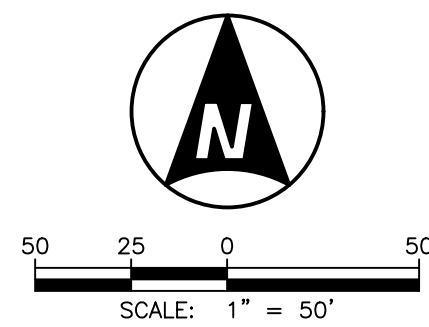


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SUITE 1100
SCHUAMBURG, IL 60173

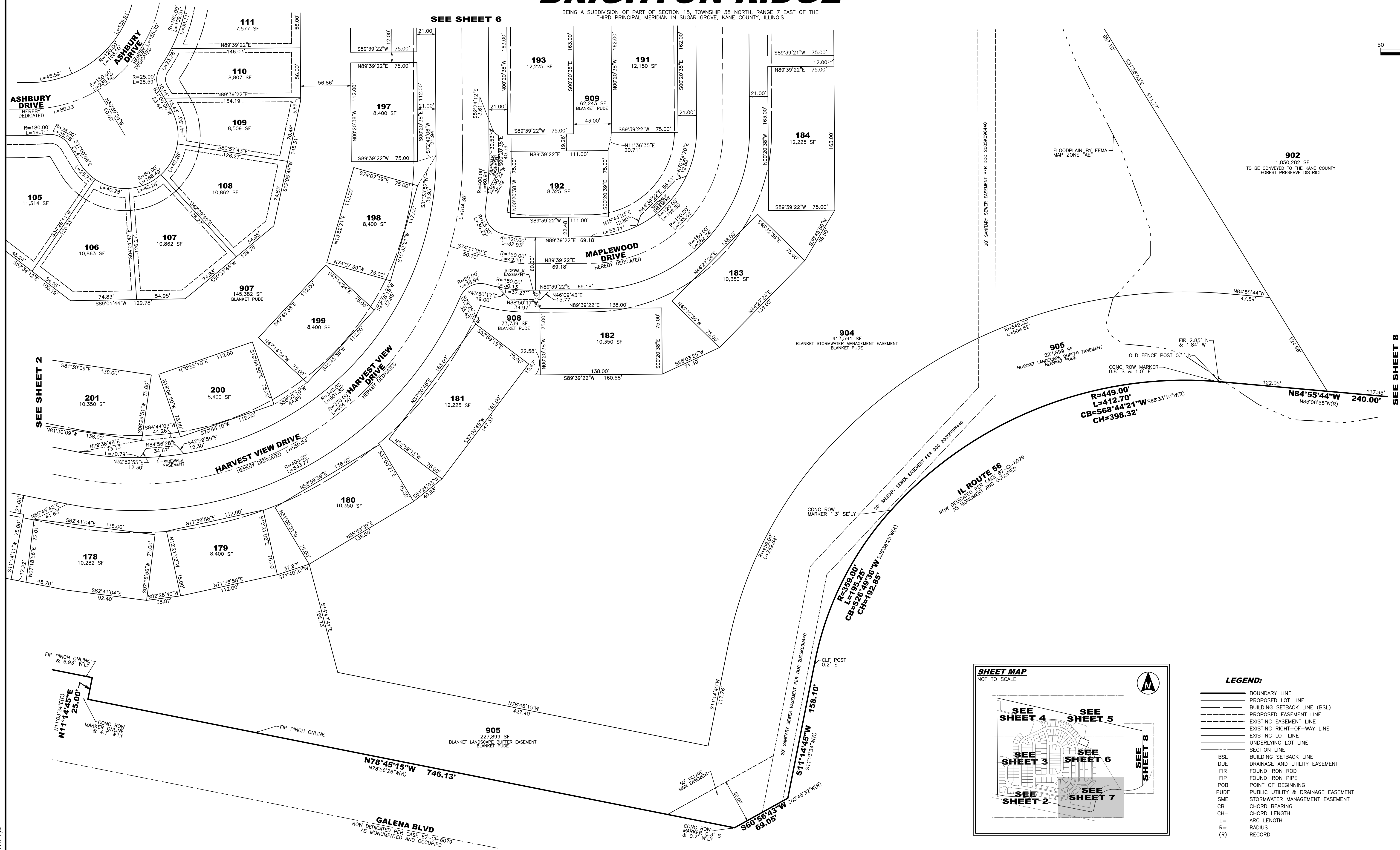
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				DRAWN	MJF
				APPROVED	DAG
06-23-25	REVISED	PER	COMMENTS	MJF	04/04/2025
05-30-25	REVISED	PER	COMMENTS	MJF	SCALE 1" = 50'

FINAL PLAT OF SUBDIVISION BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS



SEE SHEET 6



FIP PINCH ONLINE
& 6.93' WLY
N11°14'45"E
25.00'

FIP PINCH ONLINE

GALENA BLVD
ROW DEDICATED PER CASE 67-GI-6079
AS MONUMENTED AND OCCUPIED
N78°45'15"W
746.13'

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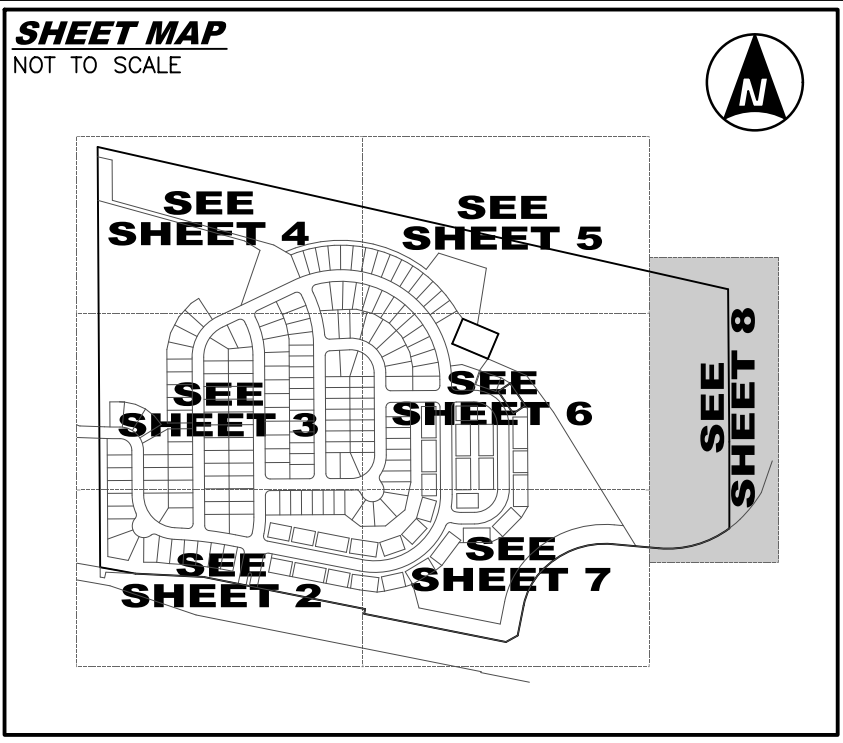
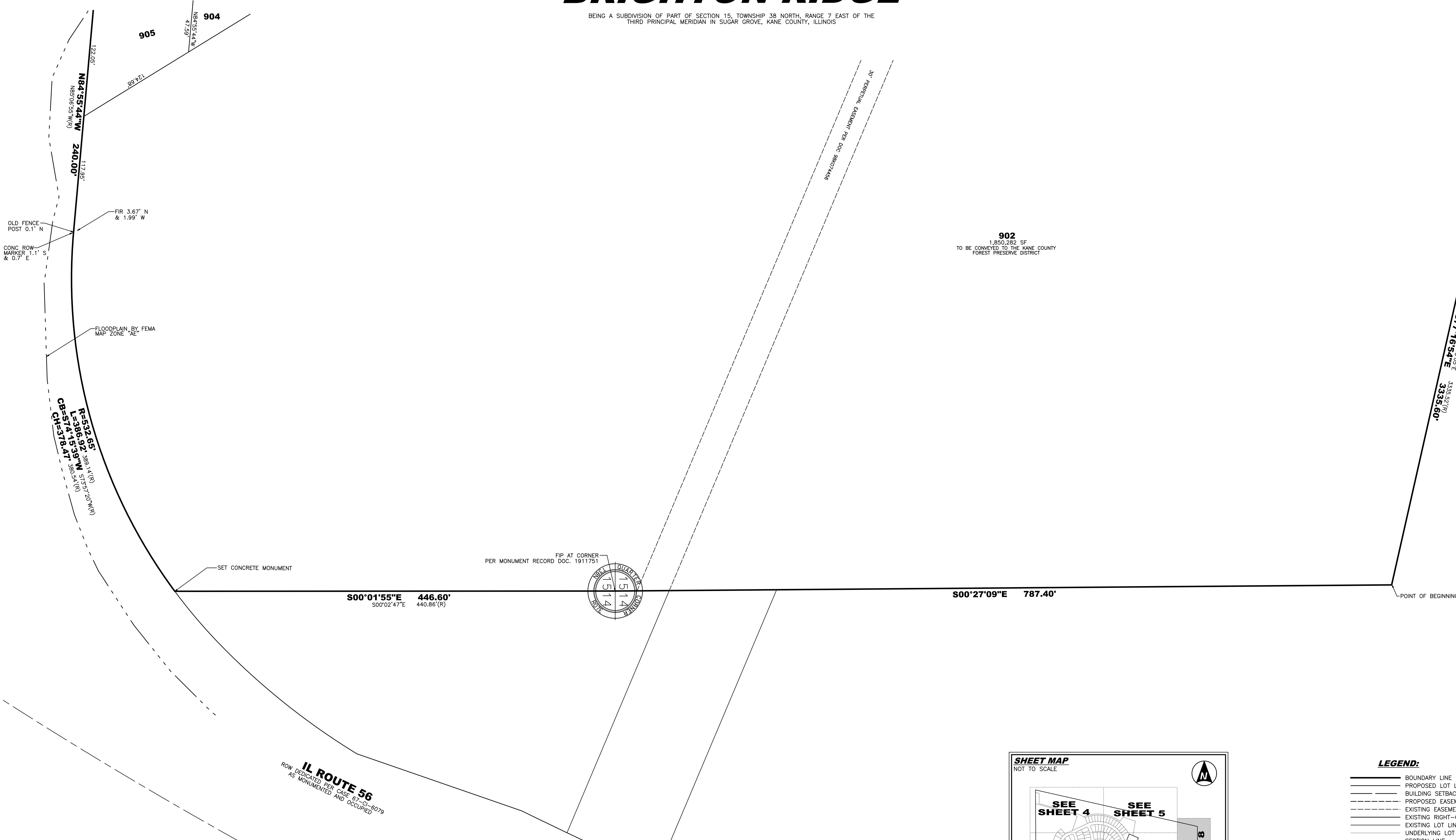
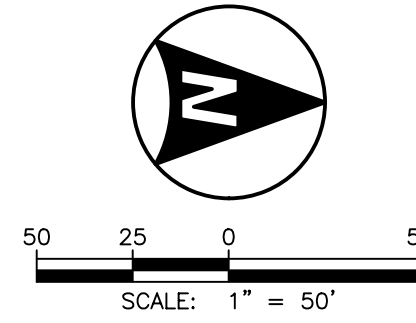
DESIGNED	LZ
DRAWN	MJF
APPROVED	DAG
DATE	04/04/2025
SCALE	1" = 50'

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET
7 OF **9**
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ILLINOIS FIRM LICENSE 184-002694

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS



- LEGEND:**
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 - PROPOSED LOT LINE
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 - EXISTING LOT LINE
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 - SECTION LINE
 - BSL BUILDING SETBACK LINE
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 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - POB POINT OF BEGINNING
 - PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
 - SME STORMWATER MANAGEMENT EASEMENT
 - CB= CHORD BEARING
 - CH= CHORD LENGTH
 - L= ARC LENGTH
 - R= RADIUS
 - (R) RECORD

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SCHUAMBURG, IL 60173

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FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET
8 OF **9**
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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 _____, 2025.

OWNER (PRINTED NAME) _____ OWNER (PRINTED NAME) _____

NOTARY'S CERTIFICATE

STATE OF _____ SS
COUNTY OF _____

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY OF _____, AFORESAID, 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 _____, 2025.

NOTARY PUBLIC _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS _____
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 _____
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 _____

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER PART OF LOT 803 IS HEREBY GRANTED TO FOX METRO, WATER RECLAMATION DISTRICT, SAID EASEMENT AREA TO BE FOR THE USE, CONSTRUCTION AND MAINTENANCE OF AN ACCESS ROAD, SAID EASEMENT INCLUDES THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY BEYOND THE LIMITS OF ACCESS ROAD TO PROVIDE PROPER DRAINAGE, ROAD ALIGNMENT OR SIDE SLOPES DEEMED NECESSARY BY THE GRANTEE.

SIGN EASEMENT (SE) PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE AND TO ITS SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AS SIGN EASEMENT (SE) TO INSTALL, REPAIR, REMOVE, REPLACE, INSPECT, AND MAINTAIN A VILLAGE WELCOME, PERMANENT SUBDIVISION HOME OR BUSINESS IDENTIFICATION SIGN IN UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE SIGN EASEMENT INCLUDING, WITHOUT LIMITATION, ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THEREO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR THE USES AND PURPOSES OF THE PERMANENT BUILDINGS, STRUCTURES, OR FENCES. SHALL BE GRANTED TO THE VILLAGE OF SUGAR GROVE, ILLINOIS, AND THE EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE, AND THE VILLAGE OF SUGAR GROVE, ILLINOIS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIGN EASEMENT AREA AND APPURTENANCES, THE GRADES APPROVED BY THE MUNICIPAL ENGINEER SHALL NOT BE ALTERED, AND THE GRANTEE SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE SIGN OF SAID GRANTEES SO AS NOT TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

IDOT PERMANENT STORMWATER EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND TO ITS SUCCESSORS AND ASSIGNS, OVER PART OF THE AREAS MARKED "IDOT PERMANENT STORMWATER EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM DRAINAGE, STORMWATER MANAGEMENT AREAS, INCLUDING, BUT NOT LIMITED TO, 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 IDOT. WRITTEN CONSENT OF GRANTEE, AFTER INSTALLATION OF 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.

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS _____
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 ENTERED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, COLLECTION 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 _____
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 SPECIAL ASSESSMENTS, AND NO UNPAID 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 _____
COUNTY OF KANE _____

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.

KANE COUNTY RECORDER _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM DRAINAGE, STORMWATER MANAGEMENT AREAS, INCLUDING, BUT NOT LIMITED TO, 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 IDOT. WRITTEN CONSENT OF GRANTEE, AFTER INSTALLATION OF 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.

BY: _____ DATE: _____ A.D., 20____.

JOSE RIOS
REGION ONE ENGINEER

SIDEWALK EASEMENT

THE VILLAGE OF SUGAR GROVE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS OVER ALL AREAS ON THE PLAT MARKED "SIDEWALK EASEMENT" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE SIDEWALKS, PAVED OR UNPAVED, FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC. THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE EASEMENT AREAS HEREIN GRANTED WHICH INTERFERE WITH THE PERMANENT BUILDINGS, STRUCTURES OR OBSTRUCTIONS SHALL NOT BE PLACED OR OVER SAID EASEMENTS. THE GRANTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE, INSPECTION, MAINTENANCE AND OPERATION THEREOF, NO TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED ON OR OVER SAID EASEMENTS THAT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, MEDICOM, 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" (PUDE) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE PUBLIC UTILITY & DRAINAGE EASEMENT, INCLUDING, BUT NOT LIMITED TO, ALL NECESSARY CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THEREO 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 EASEMENT AREAS HEREIN GRANTED WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO, NO PERMANENT BUILDINGS, STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED ON OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT". SUCH AREAS MAY BE USED FOR GARDENS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT ALL VILLAGES SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND UP ANY EXCAVATED AREAS TO ORIGINAL SURFACE DRAINAGE TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE TO REMOVE ALL EXCESS DEBRIS AND SPICES DEBRIS LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS (PUDE)

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 AT&T CORPORATION, A.K.A. SBC ILLINOIS, A.K.A. AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES,

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 "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON AREAS" 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 RIGHT 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) 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 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, 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, PARCEL 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", AND "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES 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 GRANTEEES AT COST OF GRANATOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS EASEMENT PROVISIONS (PUDE)

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, 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 PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "UTILITY EASEMENT", 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 RIGHT 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 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) 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 OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN 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, PARCEL 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 TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES 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 OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANATOR/LOT OWNER, UPON WRITTEN REQUEST.

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS _____
COUNTY OF COOK _____

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, AT THE REQUEST OF THE OWNER(S) HEREOF, 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, 2026

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS _____
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 SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 27 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, 1857.20 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE 787.40 FEET, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 01 MINUTES 55 SECONDS EAST (SOUTH 00 DEGREES 02 MINUTES 47 SECONDS EAST RECORD), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 448.60 FEET (440.86 FEET RECORD), TO THE NORTH LINE OF F&L ROUTE 141, ACCORDING TO PROCEEDINGS HELD IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AS CASE 67-CI-6079; THENCE 386.92 FEET (389.14 FEET RECORD), ALONG AN ARC CONCAVE TO THE NORTH, HAVING A RADIUS OF 532.65 FEET, WITH A CHORD BEARING SOUTH 74 DEGREES 15 MINUTES 39 SECONDS WEST (SOUTH 73 DEGREES 57 MINUTES 20 SECONDS WEST RECORD), ALONG AN ARC CONCAVE TO THE EAST, HAVING A RADIUS OF 532.65 FEET, WITH A CHORD BEARING SOUTH 00 DEGREES 01 MINUTES 55 SECONDS WEST (SOUTH 00 DEGREES 02 MINUTES 47 SECONDS WEST RECORD), ALONG AN ARC CONCAVE TO THE SOUTH, HAVING A RADIUS OF 532.65 FEET, WITH A CHORD BEARING SOUTH 68 DEGREES 44 MINUTES 21 SECONDS WEST (SOUTH 68 DEGREES 33 MINUTES 10 SECONDS WEST RECORD); THENCE 195.25 FEET, ALONG AN ARC CONCAVE TO THE EAST, HAVING A RADIUS OF 222.25 FEET, WITH A CHORD BEARING SOUTH 26 DEGREES 49 MINUTES 36 SECONDS WEST (SOUTH 26 DEGREES 38 MINUTES 25 SECONDS WEST RECORD); THENCE SOUTH 11 DEGREES 14 MINUTES 45 SECONDS WEST (SOUTH 11 DEGREES 03 MINUTES 34 SECONDS WEST RECORD), 158.10 FEET; THENCE SOUTH 60 DEGREES 56 MINUTES 43 SECONDS WEST (SOUTH 60 DEGREES 45 MINUTES 32 SECONDS WEST RECORD), 69.05 FEET, TO THE NORTH LINE OF U.S. ROUTE 30, ACCORDING TO SAID CASES 47-6079; THENCE NORTH 78 DEGREES 45 MINUTES 15 SECONDS WEST (NORTH 78 DEGREES 56 MINUTES 26 SECONDS WEST RECORD), 746.13 FEET; THENCE NORTH 11 DEGREES 14 MINUTES 45 SECONDS EAST (NORTH 11 DEGREES 03 MINUTES 34 SECONDS EAST RECORD), 25.00 FEET; THENCE NORTH 78 DEGREES 45 MINUTES 15 SECONDS WEST (NORTH 78 DEGREES 56 MINUTES 26 SECONDS WEST RECORD), 850.00 FEET (848.75 FEET RECORD); THENCE NORTH 87 DEGREES 12 MINUTES 55 SECONDS WEST (NORTH 86 DEGREES 49 MINUTES 10 SECONDS WEST RECORD), 351.92 FEET; THENCE 185.28 FEET, ALONG AN ARC CONCAVE TO THE SOUTH, HAVING A RADIUS OF 222.25 FEET, WITH A CHORD BEARING NORTH 79 DEGREES 44 MINUTES 05 SECONDS WEST, TO A LINE DRAWN PARALLEL WITH AND 577.50 FEET WEST OF, AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 15, THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 15; THENCE NORTH 00 DEGREES 20 MINUTES 38 SECONDS WEST (NORTH 00 DEGREES 21 MINUTES 09 SECONDS WEST RECORD), ALONG AN ARC CONCAVE TO THE NORTH, HAVING A RADIUS OF 2169.04 FEET, THENCE NORTH 77 DEGREES 16 MINUTES 54 SECONDS EAST (NORTH 77 DEGREES 18 MINUTES 05 SECONDS EAST RECORD), 3335.60 FEET (3335.52 FEET RECORD), TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 01 MINUTES 55 SECONDS EAST (SOUTH 00 DEGREES 02 MINUTES 47 SECONDS EAST RECORD), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 448.60 FEET (440.86 FEET RECORD), TO THE NORTH LINE OF F&L ROUTE 141, ACCORDING TO PROCEEDINGS HELD IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AS CASE 67-CI-6079; THENCE 386.92 FEET (389.14 FEET RECORD), ALONG AN ARC CONCAVE TO THE NORTH, HAVING A RADIUS OF 532.65 FEET, WITH A CHORD BEARING SOUTH 74 DEGREES 15 MINUTES 39 SECONDS WEST (SOUTH 73 DEGREES 57 MINUTES 20 SECONDS WEST RECORD); THENCE NORTH 84 DEGREES 55 MINUTES 44 SECONDS WEST (NORTH 85 DEGREES 06 MINUTES 55 SECONDS WEST RECORD), 117.95 FEET; THENCE NORTH 31 DEGREES 36 MINUTES 03 SECONDS WEST, 811.77 FEET; THENCE NORTH 36 DEGREES 18 MINUTES 00 SECONDS WEST, 234.56 FEET; THENCE NORTH 66 DEGREES 33 MINUTES 11 SECONDS WEST, 218.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67 DEGREES 07 MINUTES 16 SECONDS WEST, 200.00 FEET; THENCE NORTH 62 DEGREES 52 MINUTES 14 SECONDS WEST, 140.00 FEET; THENCE SOUTH 67 DEGREES 07 MINUTES 16 SECONDS EAST, 200.00 FEET; THENCE SOUTH 22 DEGREES 52 MINUTES 44 SECONDS WEST, 140.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 01 MINUTES 55 SECONDS EAST (SOUTH 00 DEGREES 02 MINUTES 47 SECONDS EAST RECORD), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 448.60 FEET (440.86 FEET RECORD), TO THE NORTH LINE OF F&L ROUTE 141, ACCORDING TO PROCEEDINGS HELD IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AS CASE 67-CI-6079; THENCE 386.92 FEET (389.14 FEET RECORD), ALONG AN ARC CONCAVE TO THE NORTH, HAVING A RADIUS OF 532.65 FEET, WITH A CHORD BEARING SOUTH 74 DEGREES 15 MINUTES 39 SECONDS WEST (SOUTH 73 DEGREES 57 MINUTES 20 SECONDS WEST RECORD); THENCE NORTH 84 DEGREES 55 MINUTES 44 SECONDS WEST (NORTH 85 DEGREES 06 MINUTES 55 SECONDS WEST RECORD), 117.95 FEET; THENCE NORTH 31 DEGREES 36 MINUTES 03 SECONDS WEST, 811.77 FEET; THENCE NORTH 36 DEGREES 18 MINUTES 00 SECONDS WEST, 234.56 FEET; THENCE NORTH 66 DEGREES 33 MINUTES 11 SECONDS WEST, 218.14 FEET; THENCE SOUTH 35 DEGREES 41 MINUTES 49 SECONDS WEST, 74.35 FEET; THENCE SOUTH 71 DEGREES 07 MINUTES 44 SECONDS EAST, 121.00 FEET; THENCE SOUTH 58 DEGREES 50 MINUTES 25 SECONDS EAST, 51.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 05 MINUTES 37 SECONDS EAST, 138.00 FEET; THENCE SOUTH 5 DEGREES 54 MINUTES 23 SECONDS WEST, 75.00 FEET; THENCE NORTH 34 DEGREES 05 MINUTES 37 SECONDS WEST, 138.00 FEET; THENCE NORTH 55 DEGREES 54 MINUTES 23 SECONDS EAST, 75.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY 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 AND A PORTION OF ZONE AE (AFFECTS ONLY LOTS 900, 901, 902, 904, 905 AND 911), DETERMINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED, AS IDENTIFIED BY FLOOD INSURANCE RATE MAPS, MAP NUMBER 17088C0318H, WITH A MAP REVISED DATE OF AUGUST 3, 2009. SUBJECT TO MAP INTERPRETATION AND SCALING, SHOWN HEREON.

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 205/7). 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 HEREIN 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 CHAPTER 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, 2026



1700 E. GOLF ROAD
SUITE 1100
SCHUAMBURG, IL 60173

				DESIGNED	LZ
				DRAWN	MJF
				APPROVED	DAG
06-23-25	REVISED PER COMMENTS	MJF	DATE	04/04/2025	
05-30-25	REVISED PER COMMENTS	MJF	SCALE	N/A	
DATE	DESCRIPTION OF REVISION	BY			

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET	
9	OF 9
PROJECT NUMBER:	4930
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