



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: RESOLUTION: BRIGHTON RIDGE FINAL PLAT OF SUBDIVISION PHASE 2

AGENDA: October 20, 2026

DATE: October 8, 2026

ISSUE

Shall the Village Board approve a Resolution approving a Final Plat of Subdivision for Phase 2 of Brighton Ridge?

DISCUSSION

At the October 6, 2026 Board meeting the Board discussed the proposed Final Plat of Subdivision for Phase 2 of Brighton Ridge. The Board did not have any concerns with the proposed Final Plat.

The Brighton Ridge Subdivision Final Plat was approved by the Board on July 1, 2025. This subdivision excluded one townhome lot due to the fact that a very small portion of the lot was located within a 100 year Federal Emergency Management Agency (FEMA) floodplain and need to be removed prior to moving forward. Through the process of filling and regrading, the Developer removed the lot from the floodplain. On August 4, 2026 FEMA confirmed that the lot is no longer in the flood plain. The Developer is now applying for a Final Plat of Subdivision for the remaining lot to complete the Brighton Ridge Subdivision.

The Plan Commission reviewed the proposed Final Plat of Subdivision at the September 16th Plan Commission meeting. Overall, the commissioners did not express any concerns over the proposed subdivision. The Commissioners unanimously recommended that the Village Board approve the Final Plat of Subdivision for Phase 2 of Brighton Ridge.

AYES: Airhart, Coia, Guddendorf, Foss, Dubina, Rockwell

NAYES: None

Per the Village Code a surety and snow plow agreement are required to record a Final Plat. With advise from the Village Attorney staff is recommending waiving these requirements, as

we have already received these requirements for the first phase of Brighton and they will also cover this Phase 2.

COST

All costs for this are borne by the applicant.

ATTACHMENTS

Resolution approving a Final Plat of Subdivision for Phase 2 of Brighton Ridge
Final Plat of Subdivision

RECOMMENDATION

That the Village Board approve the Resolution approving the proposed Final Plat of Subdivision for Phase 2 of Brighton Ridge with the following condition:

1. Surety and snow plow agreement required prior to recording are waived as this requirement has been fulfilled with Phase 1 of Brighton Ridge.



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

RESOLUTION NO.: 2026-1020CD1

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PHASE 2
BRIGHTON RIDGE**

WHEREAS, the Village of Sugar Grove has adopted subdivision regulations governing the review and approval of final plats of subdivision; and

WHEREAS, pursuant to the applicable provisions of the Village of Sugar Grove Subdivision Regulations, a final plat of subdivision is subject to review and approval by the Village Board; and

WHEREAS, the CalAtlantic Group, LLC has submitted a Final Plat of Subdivision for the property commonly known as the Brighton Ridge Subdivision Phase 2, said subdivision being identified as Brighton Ridge – Phase 2; and

WHEREAS, the Final Plat of Subdivision has been presented to the Village of Sugar Grove for review and approval and is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Sugar Grove Plan Commission has reviewed the Final Plat of Subdivision and recommended approval thereof; and

WHEREAS, the President and Board of Trustees of the Village of Sugar Grove have reviewed the Final Plat of Subdivision and have determined that approval thereof, subject to final engineering approval by the Village, is in the best interests of the Village;

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

SECTION ONE: APPROVAL

The **Final Plat of Subdivision for Brighton Ridge – Phase 2**, substantially in the form attached hereto as **Exhibit A**, is hereby approved, subject to the following condition:

1. Surety and snow plow agreement required prior to recording are waived as this requirement has been fulfilled with Phase 1 of Brighton Ridge.

SECTION TWO: AUTHORIZATION

The Village President, Village Clerk, and other appropriate Village officials are hereby authorized and directed to execute the Final Plat of Subdivision and any documents reasonably necessary to effectuate the intent of this Resolution following satisfaction of the conditions set forth herein.

SECTION THREE: EFFECTIVE DATE

This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 20th day of October 2026.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

BOARD VOTE:

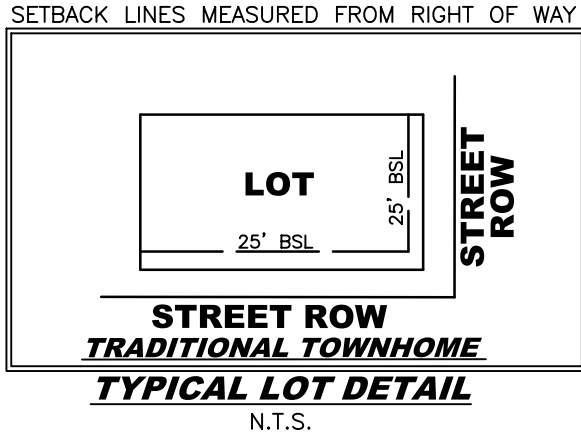
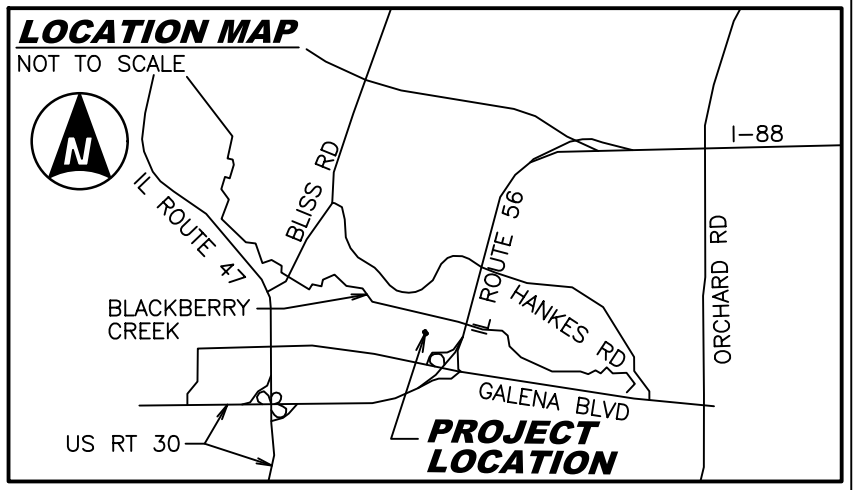
	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael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

EXHIBIT A

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE- PHASE 2

Final Plat to be attached.

8/12/2026 1:26:29 PM
in:14201 Survey Proposed Final 14201-FPS-04462_2.dwg



TOWNHOME MIN. BUILDING SEPARATION:

SIDE TO SIDE	20'
BACK TO BACK	50'
BACK TO SIDE	40'
FRONT TO SIDE	40'

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____

THIS IS TO CERTIFY THAT MILLROSE PROPERTIES ILLINOIS, LLC IS THE OWNER 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 OWNER 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, THE SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

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

WITNESS MY (OUR) HAND AND SEAL AT _____ (TOWN) _____ (STATE) _____

THIS ____ DAY OF _____, 2026.

MILLROSE PROPERTIES ILLINOIS, LLC

By: SCOTT GUERARD, AS VICE PRESIDENT OF CALATLANIC GROUP, LLC, AS ATTORNEY IN FACT FOR MILLROSE PROPERTIES ILLINOIS, LLC

NOTARY'S CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY

AFORESaid, HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS 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 _____, 2026.

NOTARY PUBLIC

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 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

NOTES:

1. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 24004454W/6 WITH A COMMITMENT DATE OF JUNE 7, 2024 AND PRINTED DATE OF OCTOBER 04, 2024.

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. ALL AREAS ARE MORE OR LESS.

6. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.

7. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.

8. A BLANKET PUDE IS HEREBY GRANTED OVER LOT 187, EXCEPTING THAT PART FALLING WITHIN A PROPOSED OR EXISTING FLOODPLAIN.

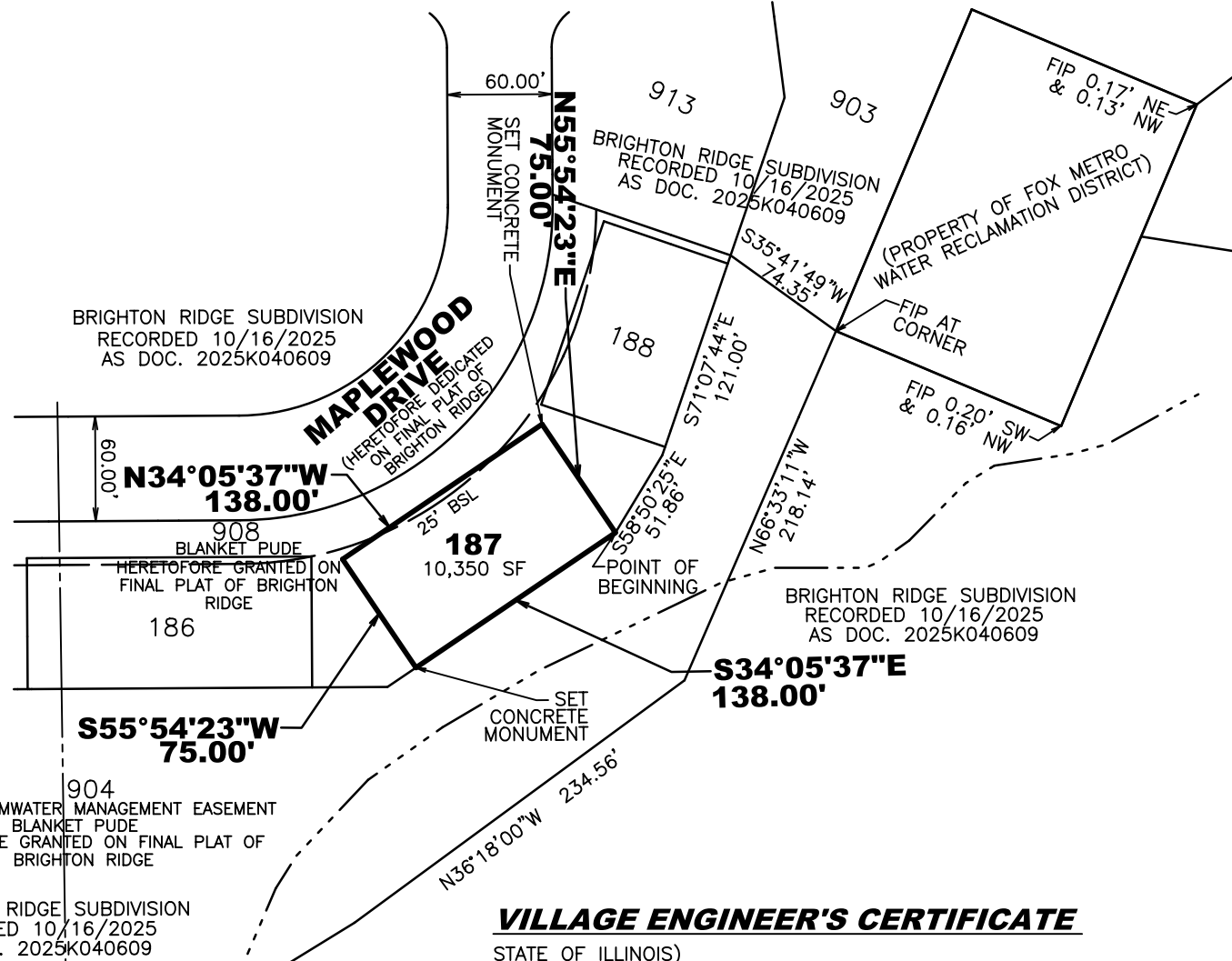
LEGEND:

—	BOUNDARY LINE
—	BUILDING SETBACK LINE (BSL)
—	EXISTING RIGHT-OF-WAY LINE
—	EXISTING LOT LINE
—	SECTION LINE
—	BUILDING SETBACK LINE
—	FOUND IRON ROD
—	FOUND IRON PIPE
—	PUDE
—	CHORD BEARING
—	CHORD LENGTH
—	ARC LENGTH
—	RADIUS

FINAL PLAT OF SUBDIVISION

BRIGHTON RIDGE - PHASE 2

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



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

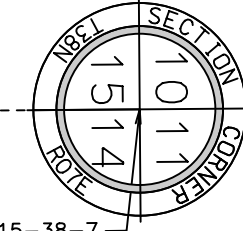
VILLAGE PLANNING COMMISSION CERTIFICATE

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



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 AS AFFECTING 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, ON THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ M.

KANE COUNTY RECORDER

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, NICHOLSON, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE VILLAGE OF SUGAR GROVE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN LOT 187, 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 TERM "COMMON AREA OR AREAS" 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.

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 ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "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 SAPPLINGS 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 GRANTEES' 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 GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, 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 APPORTIONMENT 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 TERM "COMMON AREA OR AREAS" 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 GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

ANY WORK TO BE DONE TO INTERFERE WITH THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED, AND RECONSTRUCTION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR EXISTING THE SURFACE DRAINAGE PATTERNS, FOLLOWING ANY WORK TO BE DONE TO INTERFERE WITH THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED, THAT SAID VILLAGE SHALL BE OBLIGATED TO MAINTAIN SUCH EASEMENTS IN THE ORIGINAL CONDITION, TO REMOVAL OF EXCESS EARTH AND SOIL, AND TO LEAVE 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,

HEREBY GRANT PERMISSION 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, 2026

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 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 446.60 FEET (440.86 FEET RECORD), TO THE NORTH LINE OF F.A.I. 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), 117.89 FEET THENCE NORTH 31 DEGREES 36 MINUTES 03 SECONDS WEST, 811.77 FEET; THENCE NORTH 36 DEGREES 18 MINUTES 00 SECONDS WEST (NORTH 36 DEGREES 18 MINUTES 00 SECONDS WEST RECORD), 218.14 FEET; THENCE NORTH 68 DEGREES 33 MINUTES 11 SECONDS WEST, 218.14 FEET; THENCE SOUTH 39 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, 5.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 05 MINUTES 37 SECONDS EAST, 138.00 FEET; THENCE SOUTH 55 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 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 17089Q0318H, WITH A MAP REVISED DATE OF AUGUST 3, 2009 AND LETTER OF MAP REVISION CASE NO. 26-05-1682A DATED AUGUST 04, 2026. 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, AS AMENDED.

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, 2026

LAND SURVEYOR/ENGINEER:



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

PLAT PREPARED FOR:
MAIL & SEND TAX BILL TO:

CLIENT:



1700 E. GOLF ROAD
SUITE 1100
SCHUAMBURG, IL