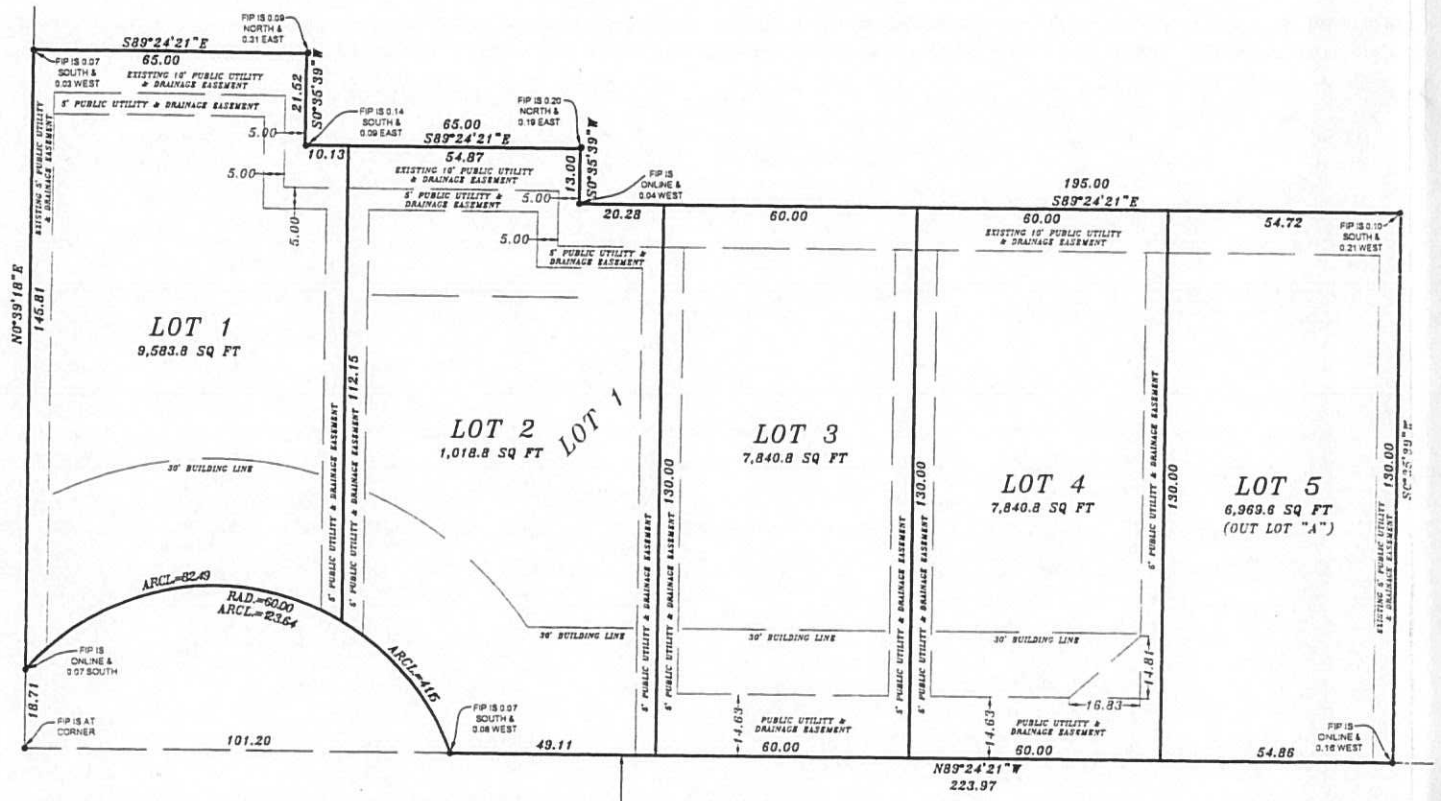
SURAIYA SUBDIVISION



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT PERMISSION OF FANDEL'S LAND SURVEYING, INC. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES AND ARE NULL AND VOID IF SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON.

STORMWATER DETENTION AND BMP EASEMENT PROVISIONS

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF LOMBARD (I.E. STORM WATER DETENTION EASEMENT) FOR PURPOSES OF PROVIDING ADEQUATE STORM WATER DRAINAGE CONTROL AND TREATMENT TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO ENSURE THE INTEGRITY OF THE STORM WATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDE OR DIMINISH STORM WATER DRAINAGE OR DETENTION IN, OVER, UNDER, THROUGH, OR UPON SAID EASEMENT AREA. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, OR IF THE PROPERTY OWNER OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORM WATER FACILITY ON THE EASEMENT, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ITS BEHALF, AND MAINTENANCE WORK TO OR UPON THE STORM WATER FACILITIES ON THE EASEMENT OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORM WATER STORAGE, STORM DRAINAGE, STORM WATER FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID FACILITIES COMPLIES WITH ALL APPLICABLE VILLAGE CODES. SUCH STORM WATER STORAGE SHALL INCLUDE VOLUME DETAINED IN STORM SEWERS AND ABOVE GROUND OUTSIDE THE EASEMENT, IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER FACILITY ON THE EASEMENT AS SET FORTH IN THIS DECLARATION, OR ANY REMOVAL AS AFORESAID, THE COST OF SUCH WORK SHALL UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE OWNER.

THE COST OF THE WORK INCURRED SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEY'S FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF HE WORK.

IF IT IS DETERMINED BY THE OWNER THAT ALTERATIONS TO THE TO THE STORM WATER FACILITY WITHIN THE EASEMENT AREAS ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORM WATER FACILITIES, THE VILLAGE SHALL FIRST BE NOTIFIED BY THE OWNER OF SAID PROPOSED ALTERATION, NO SUCH ALTERATION SHALL TAKE PLACE WITHOUT PRIOR APPROVAL OF THE VILLAGE. THE VILLAGE MAY, IN ITS DIRECTION, REQUIRE THE SUBMITTAL OF PLANS AND SPECIFICATIONS FOR VILLAGE APPROVAL BEFORE SAID ALTERATION MAY TAKE PLACE.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD, INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON, AMERITECH COMPANY, NORTHERN ILLINOIS GAS COMPANY, CONTINENTAL CABLEVISION, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASIN, CONNECTION APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFOR ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT ARE FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM, AND SANITARY SEWER SERVICE AND MAINTENANCE.

EASEMENTS ARE ALSO RESERVED FOR CABLE COMMUNICATION COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED.

NOTHING SET FORTH ABOVE IS INTENDED TO SUPERSEDE ANY REQUIREMENTS CONTAINED IN ANY FRANCHISE AGREEMENT BETWEEN THE GRANTEES AND THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS. WHERE A CONFLICT EXISTS BETWEEN THE GRANT OF EASEMENT AND ANY SUCH FRANCHISE AGREEMENT, OR WHERE THE PROVISIONS OF SUCH FRANCHISE AGREEMENT ARE MORE RESTRICTIVE THEN THE LANGUAGE OF THIS GRANT EASEMENT. THE LANGUAGE OF SAID FRANCHISE AGREEMENT SHALL BE CONTROLLING UPON EACH OF THE GRANTEES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, RICHARD M. FANDEL AN ILLINOIS REGISTERED LAND SURVEYOR, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN CENTRUST BANK CONSOLIDATION PLAT OF LOTS 1, 2, 3, 4 AND 5 IN LYONHART MANOR HOMES RESUBDIVISION IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 2013 AS DOCUMENT NO. R2013-093145, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. # 05-01-401-070

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT AND THAT SAID PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY (VILLAGE) OF LOMBARD. PERMISSION IS HEREBY GRANTED TO RECORD SAID SURVEY & SUBDIVISION WITH THE DUPAGE COUNTY RECORDER'S OFFICE.

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF JUNE, 2015

_____ ILLINOIS REGISTERED SURVEYOR
REGISTRATION NUMBER 3064

FLOOD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, a registered professional land surveyor in Illinois, do hereby certify that the property which is the subject of this subdivision or any part thereof is not located within a special flood hazard area as identified by the Federal Emergency Management Agency.

Dated this _____day of _____, 20 ____.

By: _____
Professional Land Surveyor

VILLAGE OF LOMBARD BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

Approved by the Village of Lombard President, this ____day of ____, A.D. 20___

By:_____ Village President

By:_____ Village Clerk

VILLAGE OF LOMBARD DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

Approved by the Village of Lombard Director of Community Development, this ____day of ____, A.D. 20____.

By:_____ Director of Com. Development

COLLECTOR FOR THE VILLAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, Collector for the Village of Lombard, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land, included in this plat.

Dated this _____day of _____, 20 ____.

By: _____
Collector

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____ County Clerk of DuPage 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 annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my name and seal of the County Clerk at Wheaton, Illinois, this _____ day of _____ A.D., _____.

_____ County Clerk

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

This instrument No. _____ was filed for record in the Recorder's Office of DuPage County, Illinois aforesaid on this _____ day of _____ A.D. ____, at _____ o'clock _____ (a.m./p.m.)

By: _____
Recorder of Deeds

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

This is to certify that the undersigned is the legal owner of the land described on the attached plat, and has caused the same to be surveyed and subdivided as indicated thereon for the uses and purposes therein set forth.

Dated this _____day of _____, 20 ____.

By: _____
Owner/Owners

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

The undersigned do hereby certify that, as owners of the property described in the surveyor's certificate, and known as _____ to the best of their knowledge, is located within the boundaries of the College of DuPage District 502, High School District 87, and Elementary School District 41 in DuPage County, Illinois.

Dated this _____day of _____, 20 ____.

By: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I hereby certify that the persons whose names are subscribed to the foregoing certificate be known to me as such owners. Given under my hand and Notarial Seal this _____ day of _____, 20___.

By: _____
Notary Public

My Commission Expires:
_____

SUBMITTED BY: VILLAGE OF LOMBARD
255 E. WILSON AVE.
LOMBARD, IL 60148

MAIL TO: VILLAGE OF LOMBARD
255 E. WILSON AVE.
LOMBARD, IL 60148

Fandel's Land Surveying Inc.
1N335 Morse St.
Carol Stream, IL 60188
(630) 327-4830 - Fax (630) 690-9812
Email: rick@fandels.com

SURAIYA SUBDIVISION

Scale: 1" = 20' | SUBDIVISION PLAT | Drawn By: AAL
Date: 6/26/15 | Approved By: RMF
Revised: 7/15/2015 7/17/2015 8/11/2015 7/13/2017
Prepared for: DOME DESIGNERS, INC.
○ Set Iron Stake ● Found Iron Stake | + Cut Cross □ Set B.M. | JOB # 15071