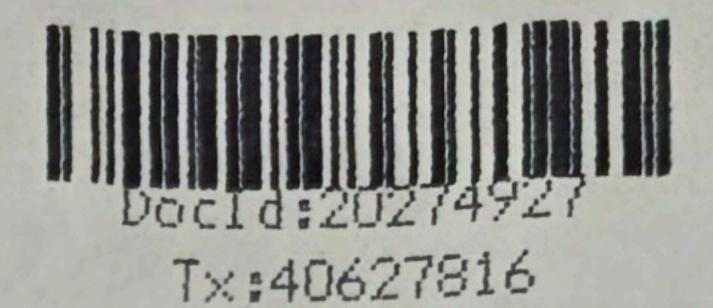


RECORDING COVER PAGE

DUPAGE COUNTY RECORDER



ELIZABETH M. CHAPLIN
RECORDER
DUPAGE COUNTY, IL
03/18/2025 12:37 PM
RHSP
DOC NO. R2025-015016
PAGES: 3

03/18/2025 12:37 PM VALUED CUSTOMER

TRANSACTION # 40627816

DSS FEE: 10.00
GTS FEE: 21.00
RECORDING FEE: 51.00
RHSP FEE: 18.00

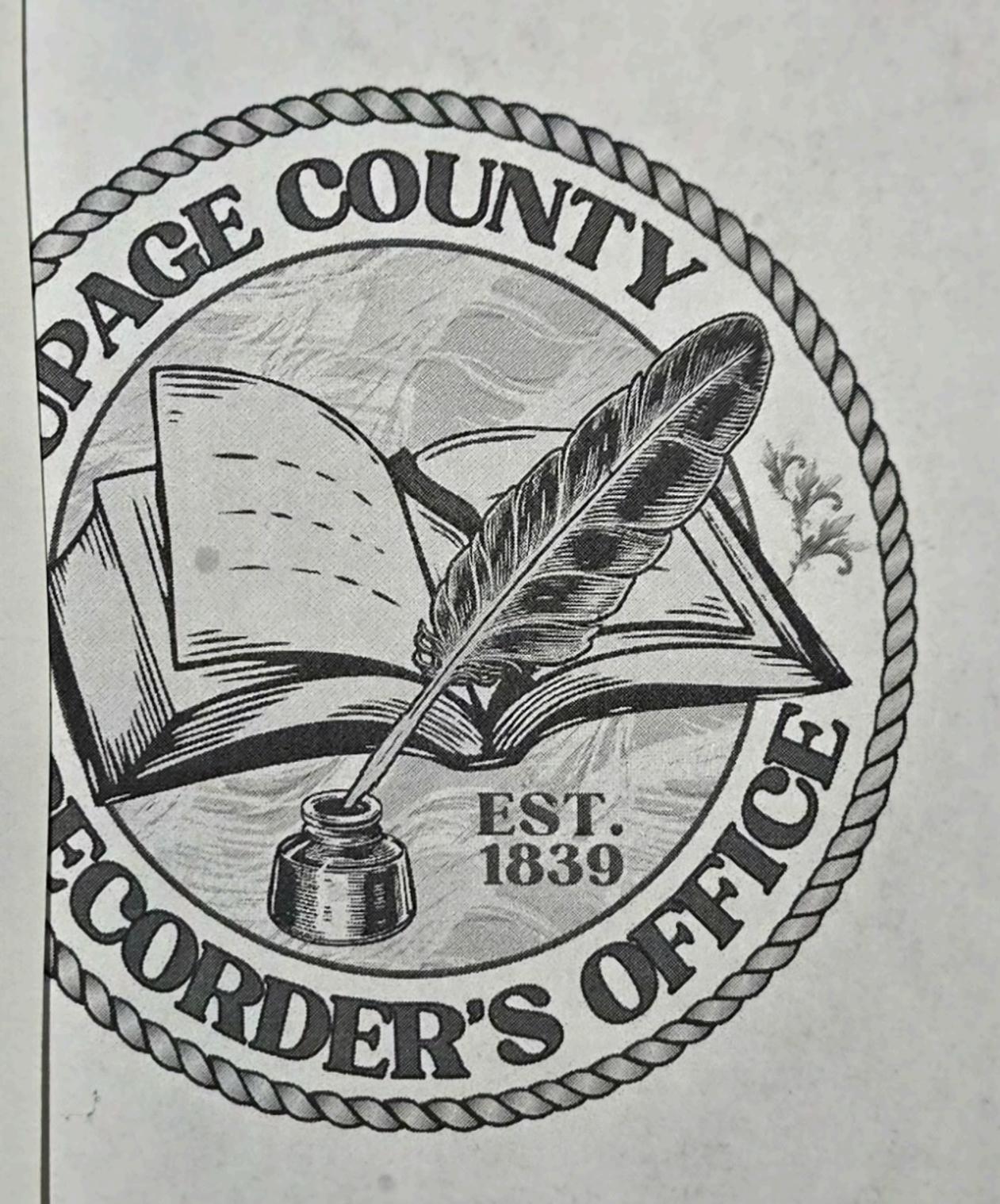
TOTAL: 100.00 CASH: 100.00

R2025-015016

100.00

ELIZABETH M. CHAPLIN DUPAGE COUNTY RECORDER (630) 407-5400 WWW.DUPAGECOUNTY.GOV/RECORDER

"SERVING YOU"



RETURN TO:

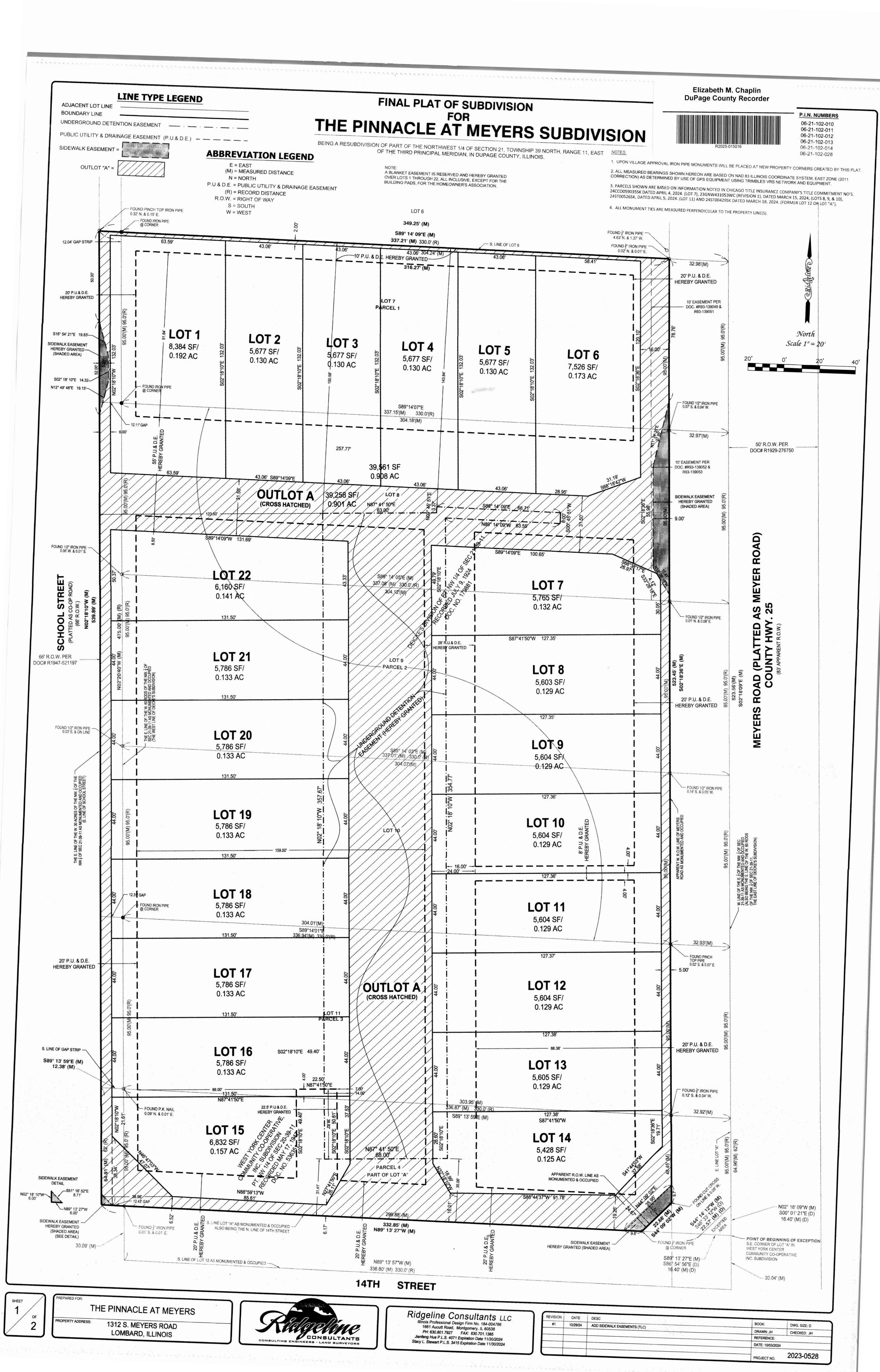
Afsar Developers LLC

2000 Bloomingdale Rd Ste 100

Glendale Heights IL 60139

DUPAGE COUNTY RECORDER 421 N COUNTY FARM ROAD, PO BOX 936, WHEATON, IL 60187

Revised 3/14/2025



FINAL PLAT OF SUBDIVISION FOR

THE PINNACLE AT MEYERS SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL DISTRICT 45, 255 W. VERMONT STREET, VILLA PARK, IL 60181

HIGH SCHOOL DISTRICT 88, 101 HIGHRIDGE ROAD, VILLA PARK, IL 60181

JUNIOR COLLEGE DISTRICT 502, 425 2ND STREET, GLEN ELLYN, IL 60137

AHMED I. KHAN, FOR AIK LIVING TRUST ACTING AS MANAGER OF AFSAR DEVELOPERS LLC.

OWNERS CERTIFICATE

COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT AFSAR DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY. IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THOSE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

AHMED I. KHAN, FOR AIK LIVING TRUST IN THE TRUST'S CAPACITY AS MANAGER OF SUBMITTED BY: AFSAR DEVELOPERS LLC
AFSAR DEV LLC 201E. ARMY TRAIL ROAD, SUITE 204
BLOOMINGDALE, IL. 60107

DATED AT LOWISARD, ILLINOIS, THIS TH DAY OF NOVEMBER, 2024

NOTARY PUBLIC CERTIFICATE

STATE OF LLINUS COUNTY OF COOL

, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED THERETO AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THEIR FREE AND VOLUNTARY ACT UNDER THE STYLE AND TITLE THEREON INDICATED FOR THE USES AND PURPOSES

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE DAY OF NOVEMBER

MORTGAGEE CERTIFICATE

COUNTY OF PRINT MORTGAGEE NAME

AS MORTGAGEE, UNDER THE

VUILLIV MUNI 3 ...

PROVISIONS OF A CERTAIN MORTGAGE DATED ____, A.D., 20___ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _COUNTY, ILLINOIS ON THE ___ _, A.D., 20___ MONTH YEAR AS DOCUMENT NO. _ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE

EASEMENT(S) DEPICTED HEREON.

DATED THIS DAY OF

NOTARY'S CERTIFICATE

STATE OF

COUNTY OF THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID,

DO HEREBY CERTIFY THAT (NAME)

(TITLE) AND (NAME) (TITLE)_

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) AND (TITLE) RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE

AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID , AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL DAY OF

NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE)

I, WILLIAM J. HENIFF, VILLAGE COMMUNITY DEVELOPMENT DIRECTOR OF LOMBARD, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT OF SUBDIVISION AND I FIND IT TO BE IN CONFORMANCE WITH THE VILLAGE OF LOMBARD SUBDIVISION CODE.

VILLAGE COMMUNITY DEVELOPMENT DIRECTOR

VILLAGE PRESIDENT AND CLERK CERTIFICATE

STATE OF ILLINOIS

COUNTY OF DUPAGE

APPROVED BY THE PRESIDENT OF THE BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, THIS 21 st

Your hor

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

NONEXCLUSIVE AND PERPETUAL 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, COMED, COMCAST, NICOR, AT&T, WIDE OPEN WEST AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" ON THE PLAT, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT. RECONSTRUCT, REPAIR, MODIFY, SUPPLEMENT, REMOVE, REPLACE, RELOCATE, INSPECT, MAINTAIN AND OPERATE ABOVE GROUND (WHERE PERMITTED BY THE VILLAGE) AND UNDERGROUND UTILITY TRANSMISSIONS AND DISTRIBUTION SYSTEMS AND INCLUDING OVERLAND DRAINAGE, STORM OR/AND SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, 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 AND REPLACE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS ON OR ABOVE 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 FENCES, GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. EASEMENT USE SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD AND ALL OTHER APPLICABLE LAWS.

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 AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

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

UNDERGROUND DETENTION EASEMENT

THERE IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LOMBARD A NON-EXCLUSIVE EASEMENT WHERE DEPICTED AS "UNDERGROUND DETENTION EASEMENT" OVER PARTS OF LOTS 7 THRU 22 AND PART OF OUTLOT "A" FOR THE PURPOSE OF PROVIDING ADEQUATE STORM WATER DRAINAGE CONTROL, TOGETHER WITH REASONABLE ACCESS THERETO OVER OUTLOT "A", SAID EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO INSURE THE CONSTRUCTION AND INTEGRITY OF THE STORM WATER FACILITIES IN THE UNDERGROUND DETENTION EASEMENT AND ON OUTLOT "A". 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 AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, AND IF THE OWNER OR ASSOCIATION OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORM WATER FACILITIES WITHIN 10 DAYS, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE OWNER OR ASSOCIATION, HAVE THE RIGHT, BUT NOT DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER FACILITIES OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS, OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY NECESSARY TO INSURE THAT ADEQUATE STORM WATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID UNDERGROUND DETENTION EASEMENT COMPLIES WITH ALL APPLICABLE VILLAGE CODES. 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 OWNER OR ASSOCIATION. 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 FACILITIES AS SET FORTH IN THIS EASEMENT, OR ANY REMOVAL AS AFORESAID, THE COST OF SUCH WORK SHALL BE PAID BY THE OWNER OR ASSOCIATION WITHIN 45 DAYS OF BILLING. THEREAFTER, THE VILLAGE MAY RECORD A LIEN AGAINST OUTLOT "A" WITH THE RECORDER OF DEEDS. UPON RECORDATION THE NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, THE VILLAGE SHALL DELIVER SAME TO THE OWNER, ASSOCIATION AND OWNERS OF LOTS 7 THRU 22 AND OUTLOT "A" AS WELL AS EACH AND EVERY LOT IN THE SUBDIVISION.

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

IF IT IS DETERMINED BY THE ASSOCIATION THAT ALTERATIONS TO THE STORM WATER FACILITIES ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORM WATER FACILITIES, THE VILLAGE SHALL FIRST BE NOTIFIED BY THE ASSOCIATION 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.

SIDEWALK EASEMENT PROVISIONS:

AN NON-EXCLUSIVE AND PERMANENT PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD ("VILLAGE") (SCHOOL STREET) AND TO THE COUNTY OF DUPAGE ("COUNTY") (MEYERS ROAD/COUNTY HIGHWAY 25), AND THEIR FRANCHISEES, PERMITTEES OR LICENSEES FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, ALTERATION, ENLARGEMENT, OPERATION, INSPECTION, REPAIR, DRAINAGE WORK, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF THE SIDEWALK UPON, ALONG, ACROSS AND OVER THE AREAS DESCRIBED HEREIN AND HEREON IDENTIFIED AS "SIDEWALK EASEMENT" FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY WITH SUCH PERSONNEL AND EQUIPMENT AS MAY BE DEEMED NECESSARY FOR ALL SUCH USES AND PURPOSES. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE OR COUNTY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE USE AND FUNCTION OF THE SIDEWALK EASEMENT. NO OBSTRUCTION OR STRUCTURE OTHER THAN A SIDEWALK SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE VILLAGE'S OR COUNTY'S INTENDED USE THEREOF. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE OR COUNTY TO REMOVE ANY FENCES, BUILDINGS OR STRUCTURES AND TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS THAT EXTEND ACROSS, INTO OR ABOVE THE SIDEWALK AND INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH SIDEWALK EASEMENT. THE VILLAGE OR COUNTY SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH FENCES, BUILDINGS, STRUCTURES, TREES, TURF, GARDENS, SHRUBS, LANDSCAPING OR OTHER IMPROVEMENTS REMOVED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER. PUBLIC UTILITIES SHALL BE PERMITTED TO CROSS SAID SIDEWALK EASEMENT AT RIGHT ANGLES, OR SUCH ANGLES APPROVED IN WRITING BY OWNER OR THE ASSOCIATION, THERETO IF APPROVED IN WRITING BY THE VILLAGE OR COUNTY AND PROVIDED THAT SUCH IS DONE IN A MANNER THAT DOES NOT THEN OR LATER UNREASONABLY INTERFERE WITH THE VILLAGE'S OR COUNTY'S INTENDED USE OF THE EASEMENT. FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGE OR COUNTY FRANCHISEES, PERMITTEES OR LICENSEES WITH PERMITS FROM THE VILLAGE OR COUNTY IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: RESTORE (CONCRETE/ASPHALT/STONE) PATH SURFACES, REPLACE ANY TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, AND RETURN THE AREA TO A GENERAL CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE OR COUNTY STANDARDS AND SUBJECT TO VILLAGE OR COUNTY APPROVAL.

RESPONSIBILITY OF HOMEOWNER'S ASSOCIATION

THE TERRITORY WITHIN THE PLAT IS GOVERNED BY AN ANNEXATION AGREEMENT WITH A TERM ENDING 20 YEARS FROM ITS EFFECTIVE DATE. THE ANNEXATION AGREEMENT REQUIRES THAT THE SUBDIVIDER SHALL RECORD A HOMEOWNER'S DECLARATION WHICH SHALL PROVIDE FOR THE ESTABLISHMENT OF A HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF AT LEAST THE FOLLOWING: OUTLOT A; GRADING, SURFACE AND SUBSURFACE DRAINAGE ACROSS ALL LOTS, INCLUDING BUT NOT LIMITED TO THE UNDERGROUND DETENTION EASEMENT AREA ACROSS OUTLOT A AND LOTS 7 THRU 22; FENCING AND IRRIGATION FOR LANDSCAPING ON THE PERIMETER PORTIONS OF OUTLOT A: GATES, STREETS, SIDEWALKS AND RELATED LIGHTING: THAT PORTION OF THE STORM SEWER SYSTEM NOT LOCATED WITHIN THE DEDICATED PUBLIC RIGHTS-OF-WAY: AND ALL OTHER UTILITIES NOT MAINTAINED BY THE VILLAGE OF LOMBARD OR ANY OTHER UTILITY COMPANY.

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ACCORDING TO THE TOPOGRAPHICAL AND PROFILE STUDIES ON FILE WITH THE VILLAGE OF LOMBARD, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, OR, IF CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THE SUBDIVIDER HAS A RIGHT TO USE. SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF CONSTRUCTION OF THE SUBDIVISION

AHMED I. KHAN, FOR AIK LIVING TRUST IN THE TRUST'S CAPACITY AS MANAGER OF AFSAR DEVELOPERS LLC 201 E. ARMY TRAIL ROAD, SUITE 204 BLOOMINGDALE, IL. 60107

REGISTERED PROFESSIONAL ENGINEER

N-GUANG 062-057024 LICENSED ROFESSIONAL NGINEER 686185 11/30/2025

William Control

DUPAGE COUNTY ENGINEER'S CERTIFICATE

COUNTY OF DUPAGE)

APPROVED BY THE DUPAGE COUNTY DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 25 (MEYERS ROAD) PURSUANT TO 765 ILCS 20512 ET SEQ. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED PRIOR TO CONSTRUCTION IN THE COUNTY RIGHT-OF-WAY.

THIS 11th, DAY OF MARCH 2025,

COUNTY ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

Jean Kaczmarek

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

DATED THIS 31 St DAY OF December A.D., 20 24

OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

VILLAGE COLLECTOR

COUNTY OF DU PAGE)

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 AT LOMBARD THIS DAY OF JAN JARY20 2.5

RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

THIS INSTRUMENT RZ25-015016 RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON 12:37 pm THIS 19th, DAY OF March , AT 2025 O'CLOCK _M. DAY OF ___

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE)

THIS IS TO STATE THAT I, JIANFENG HUA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004071 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

PARCEL ONE (1308 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-010) LOT 7 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS. PARCEL TWO (1312 S. MEYERS ROAD, PERMANENT INDEX NOS. 06-21-102-011, -012, -013) LOT 8, 9, AND 10 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO

THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, PARCEL THREE (1320 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-014) LOT 11 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FOUR (1330 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-028) LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, IN DUPAGE

COUNTY, ILLINOIS. EXCEPT THE FOLLOWING: THAT PART OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17. 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT A AFORESAID AND RUNNING THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A . A DISTANCE OF 16.40 FEET (5.00 METERS); THENCE SOUTH 46 DEGREES 33 MINUTES 12 SECONDS WEST, 22.57 FEET (6.88 METERS) TO A POINT ON THE SOUTH LINE OF LOT A AFORESAID; THENCE SOUTH 86 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE OF LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY,

PARCEL FIVE (GAP STRIP PERMANENT INDEX NO. 06-21-102-099, PARTIAL)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 21. TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, BOUNDED ON THE EAST BY THE WEST LINE OF SAID DEICKE'S DIVISION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, ACCORDING TO THE PLAT RECORDED MAY 17, 1947 AS DOCUMENT NO. R1947-521197 (CERTIFICATE OF CORRECTION RECORDED DECEMBER 17, 1947 AS DOCUMENT NO. R1947-536351), SAID NORTH LINE ALSO BEING THE NORTH LINE AND ITS WESTERLY EXTENSION OF LOT 12 IN SAID DEICKE'S DIVISION AND BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST THIRTY (30) ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MONUMENTED AND OCCUPIED, SAID EAST LINE ALSO BEING THE EAST LINE OF SCHOOL STREET AS MONUMENTED AND OCCUPIED.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD WHICH HAS ADOPTED A COMPREHENSIVE PLAN AD WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17043C0176J WITH A EFFECTIVE DATE OF AUGUST 1, 2019. IT IS MY OPINION THAT THE PROPERTY PLATTED HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF LOMBARD TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT MONTGOMERY, ILLINOIS THIS 5TH DAY OF NOVEMBER, A.D. 2024.

RIDGELINE CONSULTANTS LLC

JIANFENG HUA, PLS #035-00407 MY LICENSE EXPIRES 11-30-2024 ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-004766

035-004071 PROFFSSIONAL LAND SURVEYOR STATE OF ILLINOIS

2 PROPERTY ADDRESS:

THE PINNACLE AT MEYERS

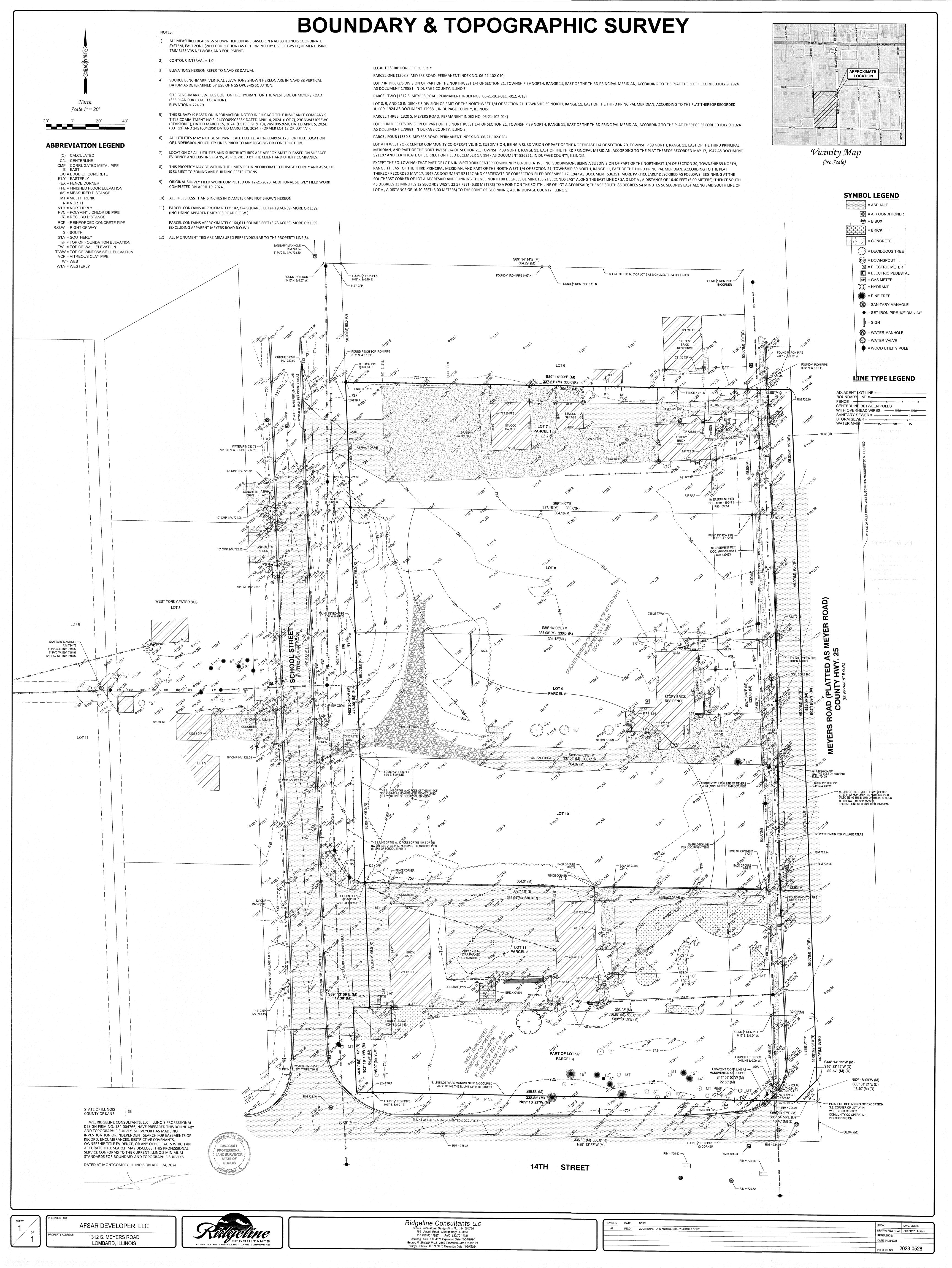
1312 S. MEYERS ROAD LOMBARD, ILLINOIS



Ridgeline Consultants LLC Illinois Professional Design Firm No. 184-004766 1661 Aucutt Road, Montgomery, IL 60538 Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2024

Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

10/29/24 ADD SIDEWALK EASEMENTS (TLC) DRAWN: JH CHECKED: JH 11/5/24 FINALIZE FOR MYLAR (TLC) REFERENCE. DATE: 10/03/2024 2023-0528



Final Landscape Plan

THE PINNACLE AT MEYERS

Lombard, Illinois

September 16, 2024

CONSULTANTS:



LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC 402 W. LIBERTY DRIVE



CIVIL ENGINEER:

RIDGELINE CONSULTANTS, LLC

1661 AUCUTT ROAD

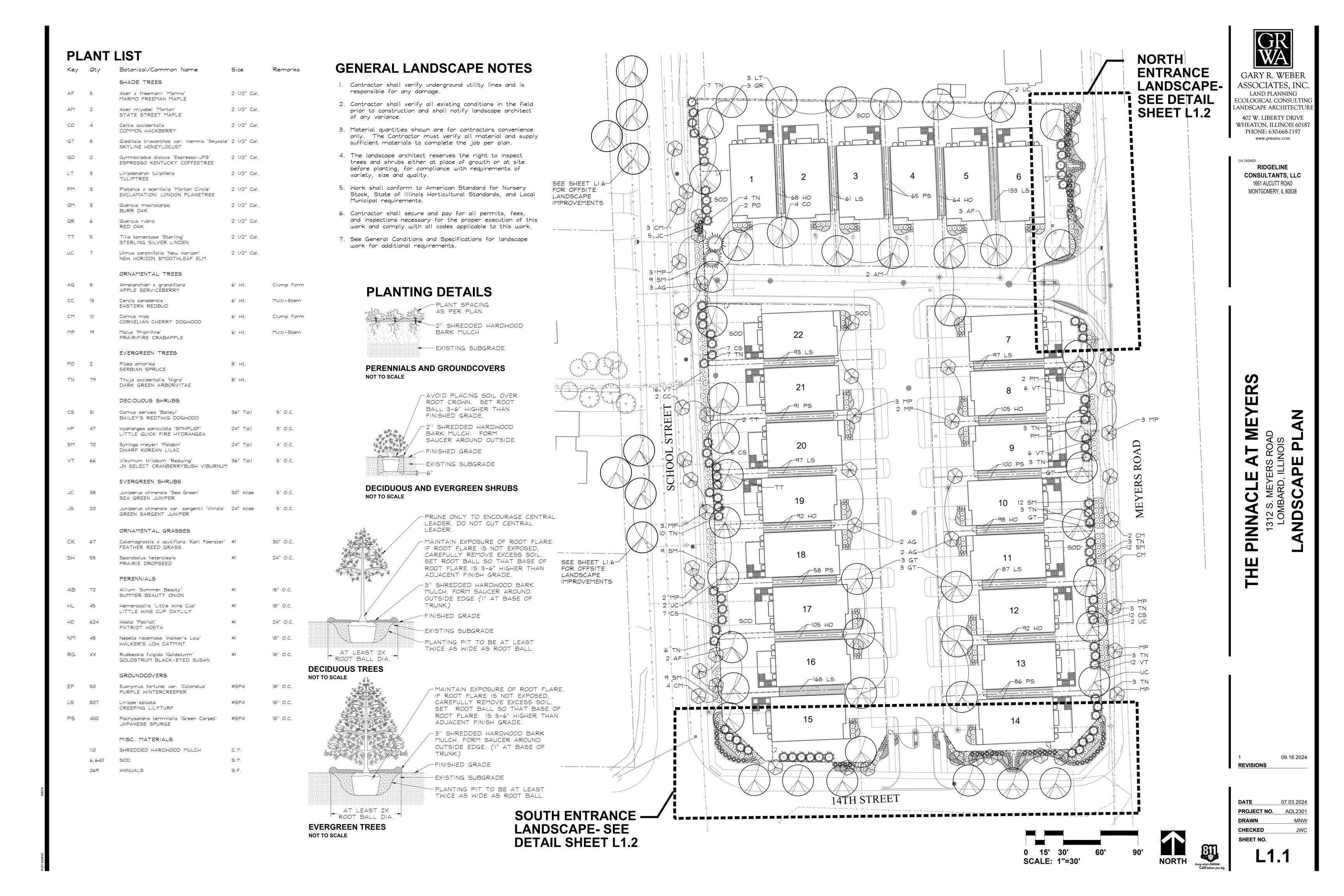
MONTGOMERY, ILLINOIS 60538

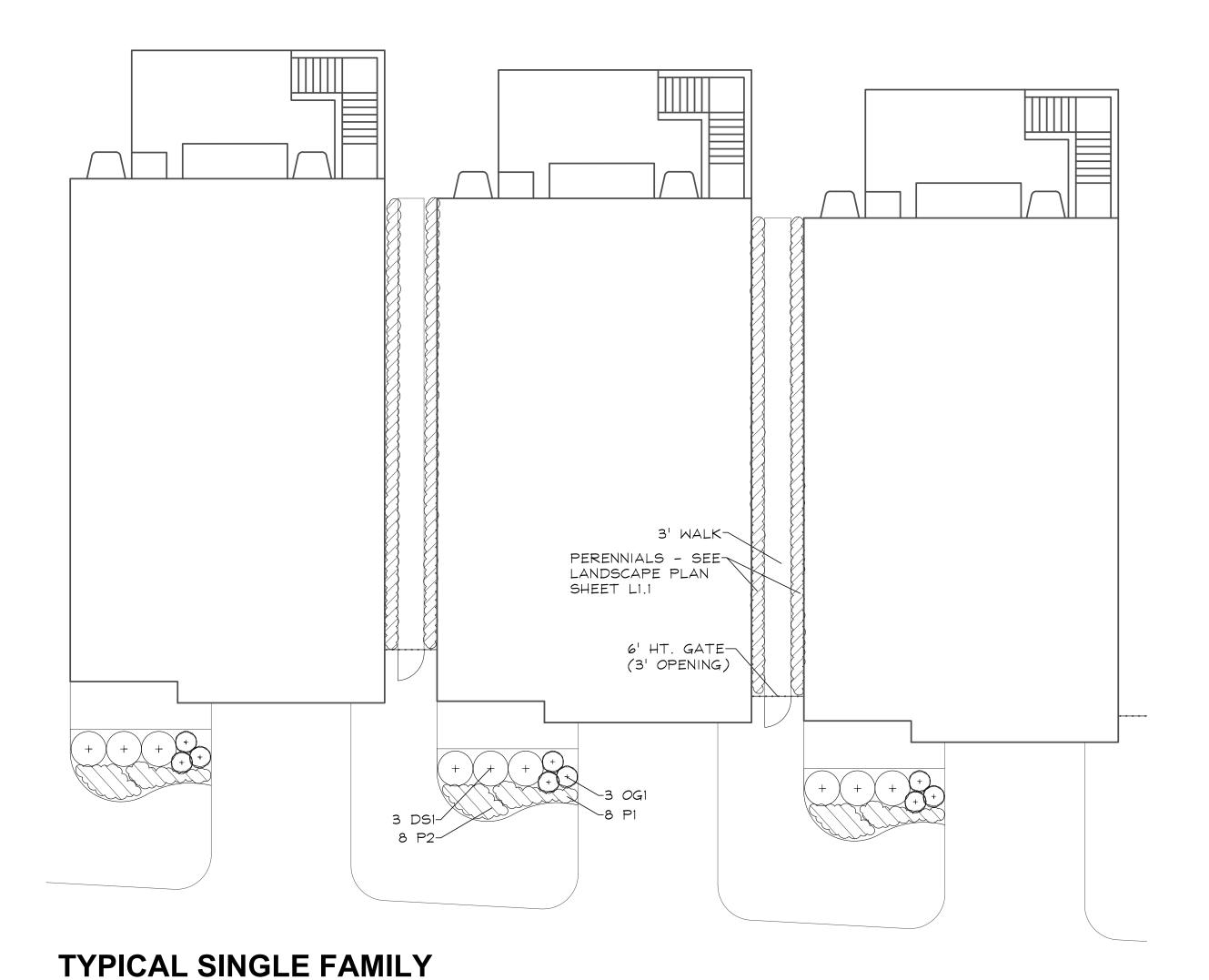


LOCATION MAP SCALE: 1"=300'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	AMENITY DETAILS
L1.4	TREE REMOVAL PLAN
L1.5	OFFSITE IMPROVEMENTS
L1.6	LANDSCAPE SPECIFICATIONS





-49 S.F. ANNUALS

97 S.F.—ANNUALS

14TH STREET

FOUNDATION LANDSCAPE PLAN

SCALE: 1"=10'

SCHOOL

PLANT LIST A (ODD NUMBERED BUILDINGS)

Key		Botanical/Common Name	Size	Remarks
		DECIDUOUS SHRUBS		
DS1	3	Hydrangea paniculata 'Jane' LITTLE LIME HYDRANGEA	24" Tall	
		PERENNIALS AND ORNAMENTAL GRASS	SES	
PI	8	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P2	8	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18' O.C.
OG1	3	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#1	30" O.C.
		MISC. MATERIALS		
	1	SHREDDED HARDWOOD MULCH	C.Y.	

PLANT LIST B (EVEN NUMBERED BUILDINGS)

Key		Botanical/Common Name	Size	Remarks
		DECIDUOUS SHRUBS		
DS1	3	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	
		PERENNIALS AND ORNAMENTAL GRASS	SES	
P1	8	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	8	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
OG1	3	Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
		MISC. MATERIALS		
	1	SHREDDED HARDWOOD MULCH	C.Y.	

ASSOCIATES, INC LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

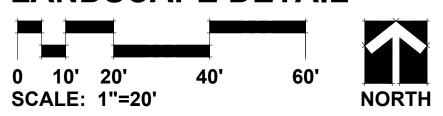
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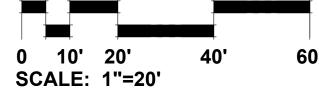
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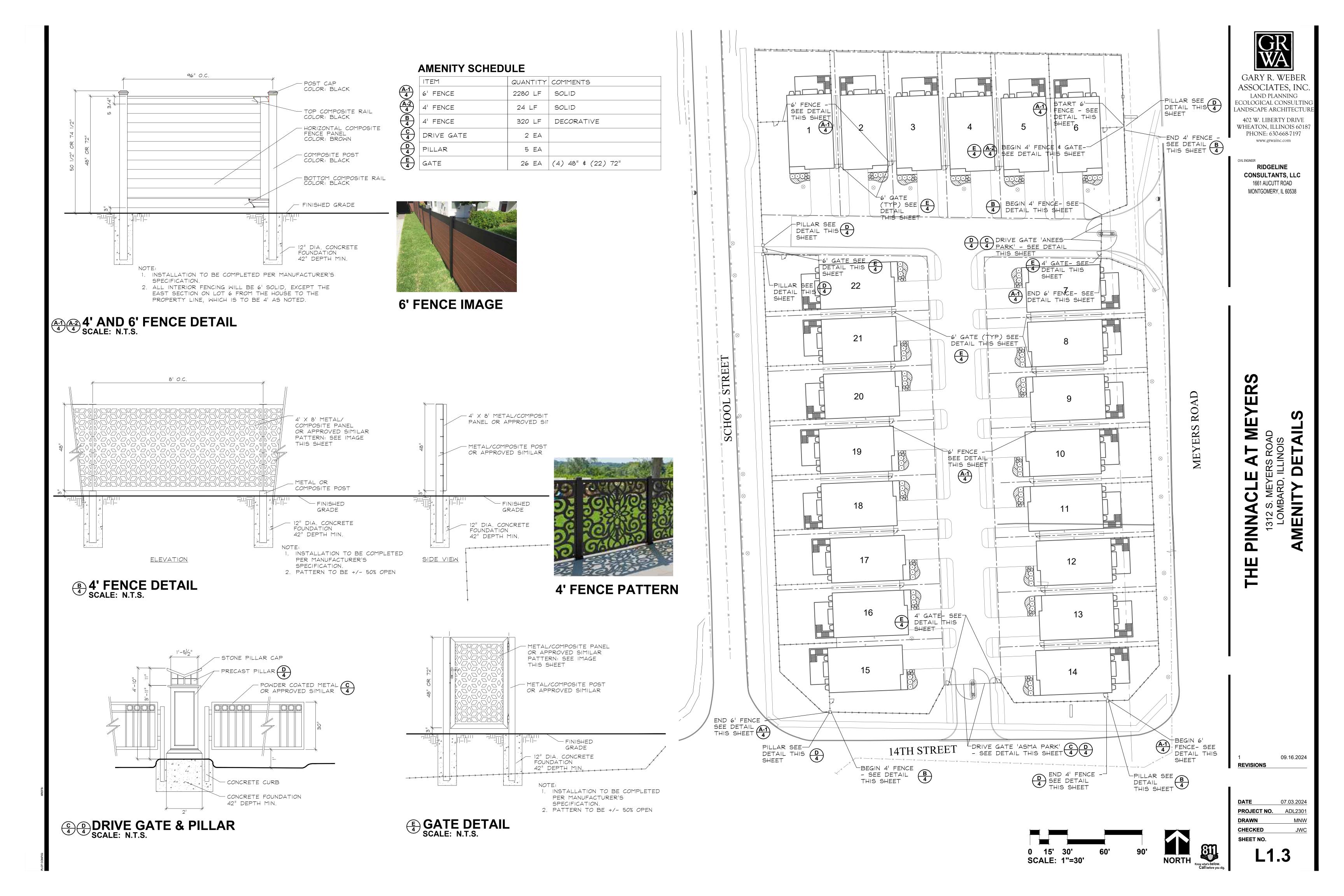
NORTH ENTRANCE LANDSCAPE DETAIL



SOUTH ENTRANCE LANDSCAPE DETAIL







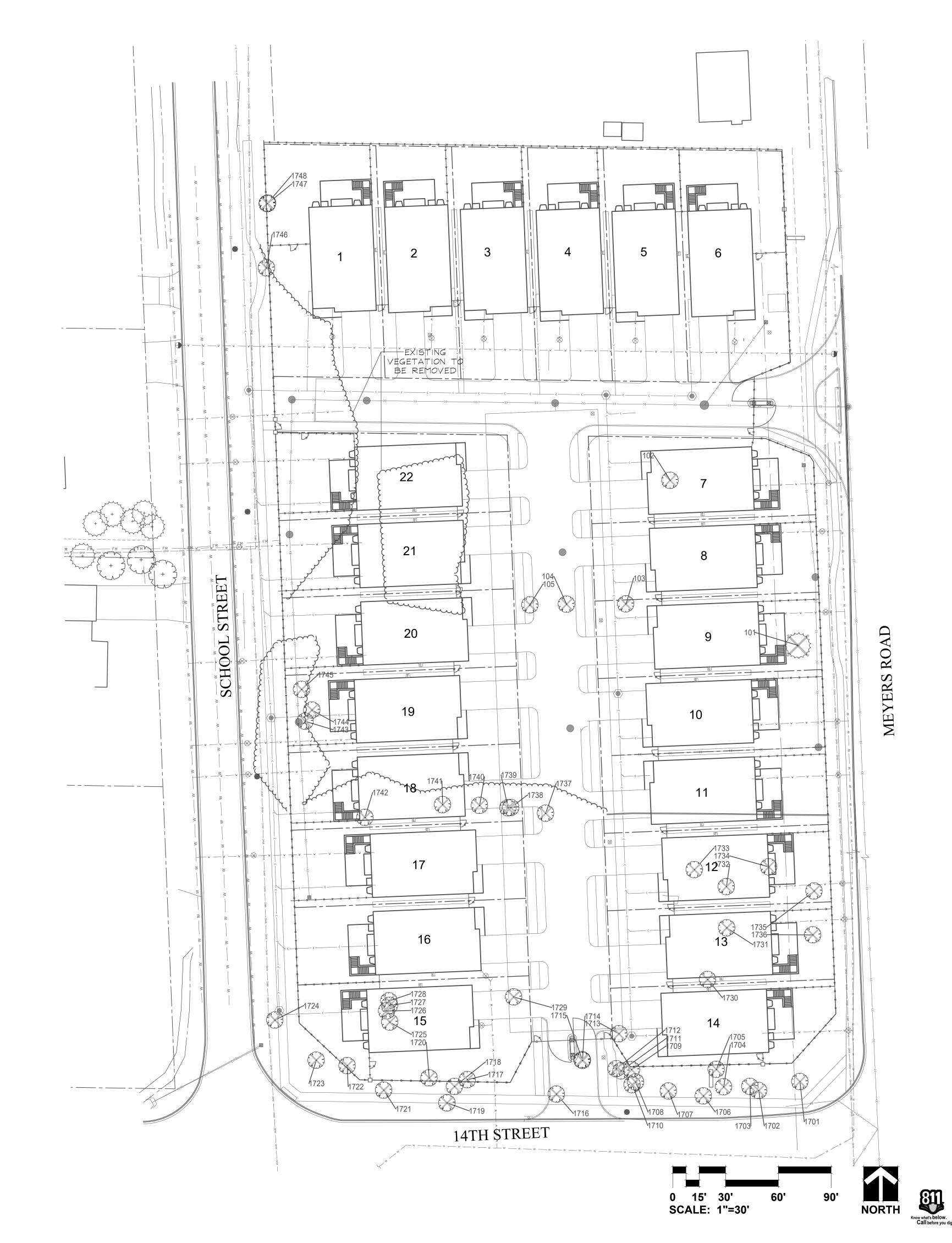
RATING AND SURVEY CRITERIA

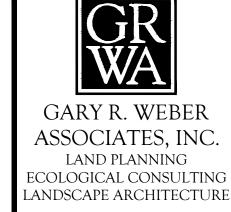
1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)

2) All trees 6" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.

3) Health Rating:		
Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

AG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSE ACTION
101	Juniperus virginiana	Eastern Red Cedar	32	3 - Fair	Unbalanced	10% dead wood	Remove
102	Acer rub rum	Red Maple		3 - Fair	Lean	Trunk Scar	Remove
103	Tilia americana	American Basswood		2 - Good	Loan	Trunk Scar	Remove
104	Acer rub rum	Red Maple		4 - Fair/Poor	Lean, Crown Lean, Double Leader	Dead Limbs, Trunk Scar	Remove
105	Acer saccharinum	Silver Maple		2 - Good	Multi-Leader	10% dead wood	Remove
1701	Morus alba	Maple Cultivar		3 - Fair	U-shaped joint, Multi Leader, Broken Limb	11070 dead wood	Remove
1701	Thuja occidentalis	Arborvitae		5 - Poor	V-shaped joint, Double Leader	40% dead wood. Dead Leader	Remove
1702	Thuja Occidentalis	Alborvitae	9,0	3-1 001	V-shaped joint, Double Leader, Unbalanced,	40 % dead wood, Dead Leader	IXemove
1703	Thuja occidentalis	Arborvitae	22	5 - Poor	Crowded	30% dead wood, Cavity	Remove
1703	Thuja occidentalis Thuja occidentalis	Arborvitae		5 - Poor	V-shaped joint, Double Leader, Crown Lean	40% dead wood	Remove
1704	Thuja occidentalis Thuja occidentalis	Arborvitae	<u> </u>	5 - Poor	Lean, Crown Lean, Crowded	30% dead wood, Trunk Damage	Remove
1706	•	Black Walnut		4 - Fair/Poor	Lean, Crown Lean	<u> </u>	Remove
1706	Juglans nigra				· · · · · · · · · · · · · · · · · · ·	Dead Leaning On	
	Morus alba	White Mulberry		4 - Fair/Poor	Lean, Crown Lean	10% dead wood	Remove
1708	Thuja occidentalis	Arborvitae		5 - Poor	Lean, Crown Lean	50% dead wood, Wood rot, Cavity	Remove
1709	Morus alba	White Mulberry		5 - Poor	Double Leader, Split Risk, Strong lean	Wood rot, Trunk Damage	Remove
1710	Thuja occidentalis	Arborvitae		5 - Poor	Lean	30% dead wood	Remove
1711	Thuja occidentalis	Arborvitae		5 - Poor	Unbalanced, Crown Lean	40% dead wood	Remove
1712	Thuja occidentalis	Arborvitae		5 - Poor	Lean, Crown Lean	30% dead wood	Remove
1713	Juglans nigra	Black Walnut		3 - Fair	Unbalanced		Remove
1714	Thuja occidentalis	Arborvitae		5 - Poor	Lean, Crown Lean		Remove
1715	Thuja occidentalis	Arborvitae	10,8,6	5 - Poor	Multi Leader, Strong lean, Crowded	Wood rot, Cavity, Trunk Damage	Remove
1716	Thuja occidentalis	Arborvitae	18	5 - Poor	Lean, Unbalanced	20% dead wood, Cavity	Remove
1717	Celtis occidentalis	Hackberry	9	3 - Fair	Crowded		Remove
1718	Thuja occidentalis	Arborvitae	13,13	5 - Poor	Double Leader, Split Risk, Crown Lean	20% dead wood	Remove
1719	Thuja occidentalis	Arborvitae	16,13	5 - Poor	Double Leader, Strong lean	20% dead wood	Remove
1720	Morus alb a	White Mulberry	6	4 - Fair/Poor	Crown Lean, Crowded	10% dead wood	Remove
1721	Celtis occidentalis	Hackberry	6	3 - Fair	Unbalanced, Crown Lean		Remove
1722	Juglans nigra	Black Walnut	7,6	3 - Fair	U-shaped joint, Double Leader, Lean		Remove
1723	Malus spp.	Apple Cultivar	997	5 - Poor	Multi Leader	Dead Limbs, Dead Leader, Adventitious Growth	Remove
1723	Morus alba	White Mulberry		5 - Poor	Broken Leader	Wood rot, Adventitious Growth	Remove
1725	Morus alba	•		4 - Fair/Poor	Draker Lagae.	VVOOd TOL, Advertitious Growth	
1725		White Mulberry Austrian Pine		6 - Dead	Multi Leader, Unbalanced, Crown Lean		Remove
	Pinus nigra				Habalana d Oracon Lana	500/	Remove
1727	Pinus nigra	Austrian Pine		5 - Poor	Unbalanced, Crown Lean	>50% dead wood	Remove
1728	Pinus nigra	Austrian Pine	15	4 - Fair/Poor	Unbalanced, Crown Lean	20% dead wood	Remove
4700			- 4			Dead Limbs, Peeling Bark, Pruned	
1729	Ulmus pumila	Siberian Elm		4 - Fair/Poor	Broken Limb	Limbs	Remove
1730	Ulmus spp.	Elm Cultivar		3 - Fair			Remove
1731	Pyrus calleryana	Pear		3 - Fair	Lean		Remove
1732	Pyrus calleryana	Pear		3 - Fair			Remove
1733	Acer saccharinum	Silver Maple		3 - Fair			Remove
1734	Gleditsia triacanthos	Honey Locust		3 - Fair	Lean	<u> </u>	Remove
1735	Malus spp.	Malus spp.	<u> </u>	4 - Fair/Poor	Crown Lean	Trunk Scar	Remove
1736	Malus spp.	Malus spp.		4 - Fair/Poor	Double Leader	Wood rot, Trunk Damage	Remove
1737	Acer negundo	Box Elder		4 - Fair/Poor	Multi Leader, Crown Lean, Horizontal Growth	10% dead wood	Remove
1738	Ulmus americana	American Elm		4 - Fair/Poor	Double Leader, Crown Lean, Crowded		Remove
1739	Morus alb a	White Mulberry		4 - Fair/Poor	Multi Leader, Unbalanced, Crown Lean	10% dead wood	Remove
1740	Acer saccharinum	Silver Maple		4 - Fair/Poor	Lean, Unbalanced, Crown Lean		Remove
1741	Acer saccharinum	Silver Maple		4 - Fair/Poor	Unbalanced, Crown Lean		Remove
1742	Ulmus spp.	Elm Cultivar	7	4 - Fair/Poor	Unbalanced, Crown Lean, Crowded		Remove
1743	Ulmus pumila	Siberian Elm	10	4 - Fair/Poor	Unbalanced, Crown Lean	Dead Limbs	Remove
1744	Ulmus spp.	Elm Cultivar	10	3 - Fair	Unbalanced, Crown Lean		Remove
						>50% dead wood, Dead Leader,	
1745	Populus deltoides	Eastern Cottonwood	42,10	5 - Poor	Multi Leader, Broken Leader	Wood rot	Remove
1746	Ulmus pumila	Siberian Elm	7	4 - Fair/Poor	Double Leader, Lean, Crown Lean	20% dead wood	Remove
1747	Populus deltoides	Eastern Cottonwood	6	3 - Fair	Lean, Unbalanced		Remove
1748	Populus deltoides	Eastern Cottonwood		3 - Fair	Unbalanced	1	Remove





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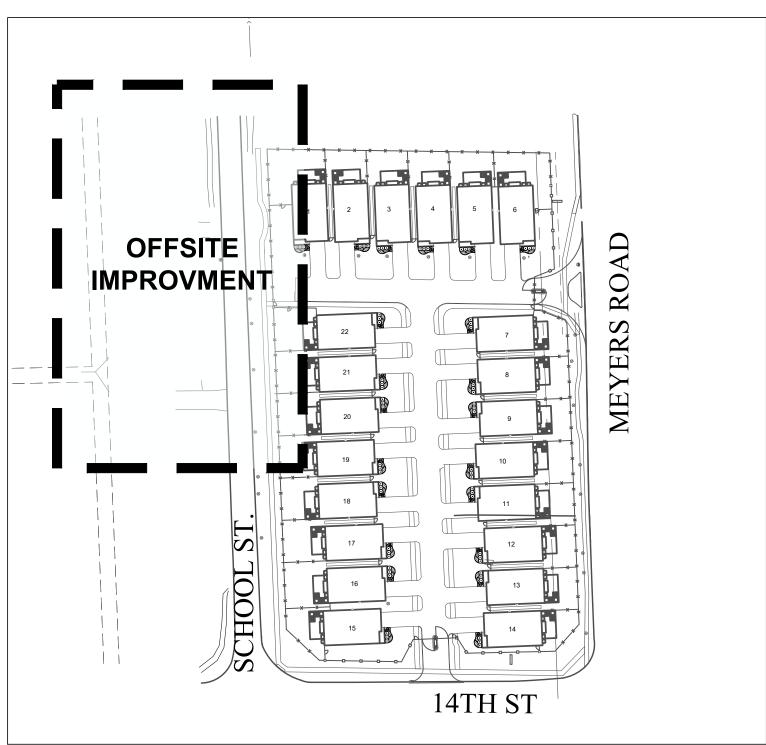
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MEYERS **PINNACLE**

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09.16.2024 **REVISIONS**

CHECKED SHEET NO.



LOCATION MAP

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AF	3	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	2 1/2" Cal.	
AM	3	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
QM	1	Quercus macrocarpa BURR OAK	2 1/2" Cal.	
QR	1	Quercus rubra RED OAK	2 1/2" Cal.	
		MISC. MATERIALS		
	2	SHREDDED HARDWOOD MULCH	C.Y.	

NOTE: SPECIES PLANTED ON PRIVATE PROPERTY TO BE COORDINATED WITH HOMEOWNER.





PHONE: 630-668-7197

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09.16.2024 REVISIONS

07.03.2024 PROJECT NO. ADL2301 CHECKED SHEET NO.

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;

- 2. The provision of post-planting management as specified herein; 3. Any remedial operations necessary in conformance with the plans as
- specified in this document;

 4. The design, furnishing and installation of a complete underground sprinkler
- system; and

 5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

- 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
- 3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.3 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.4 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.5 EROSION CONTROL

Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

2.6 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

- 1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
- 2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
- 3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
- 4. Lay sod within 24 hours from time of stripping.
- 5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
- 6. Water sod thoroughly with a fine spray immediately after planting.

B. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on

C. Trees and Shrubs

- 1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- 2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
- 3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
- 4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
- 5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
- 6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- E. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- F. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

3.4 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTUR
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

IVIL ENGINEER

RIDGELINE CONSULTANTS, LLC 1661 AUCUTT ROAD MONTGOMERY, IL 60538

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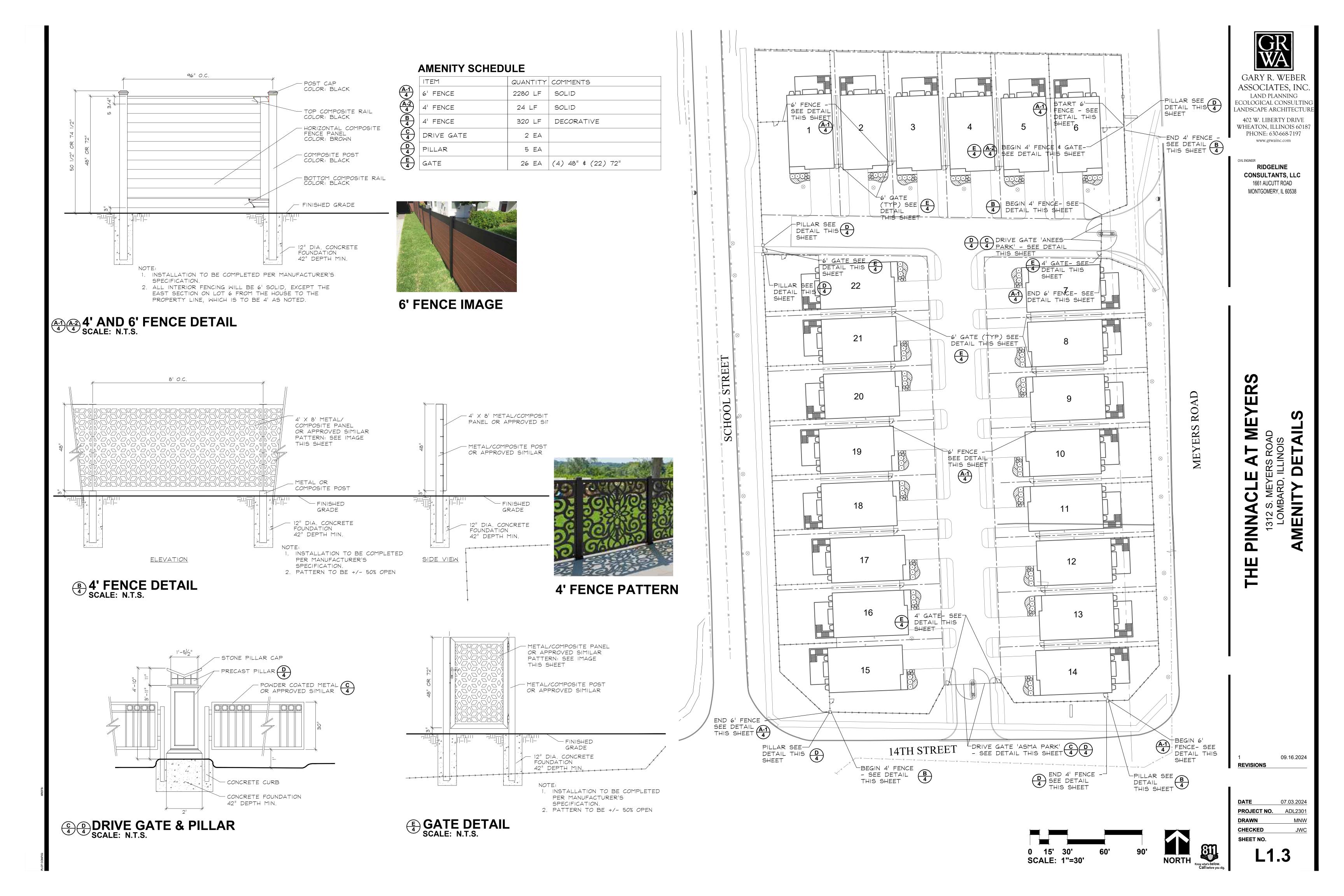
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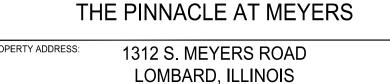
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 JWC













Riageline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

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					2023-0528
				DATE: 05/13/2025	
				REFERENCE:	
				DRAWN: REW	CHECKED: JH
1	REVISION	DATE	DESC	BOOK:	DWG. SIZE: D

FINAL PLAT OF SUBDIVISION

THE PINNACLE AT MEYERS SUBDIVISION **1ST RESUBDIVISION**

BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL DISTRICT 45, 255 W. VERMONT STREET, VILLA PARK, IL 60181

HIGH SCHOOL DISTRICT 88, 101 HIGHRIDGE ROAD, VILLA PARK, IL 60181

JUNIOR COLLEGE DISTRICT 502, 425 2ND STREET, GLEN ELLYN, IL 60137

OWNER:

AHMED I. KHAN, FOR AIK LIVING TRUST ACTING AS MANAGER OF AFSAR DEVELOPERS LLC.

OWNERS CERTIFICATE

) SS COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT AFSAR DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THOSE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

AFSAR DEVELOPERS LLC 201 E. ARMY TRAIL ROAD, SUITE 204 BLOOMINGDALE, IL. 60107

AHMED I. KHAN, FOR AIK LIVING TRUST IN THE TRUST'S CAPACITY AS MANAGER OF

DATED AT ______, ILLINOIS, THIS _____ DAY OF ______, 20___.

NOTARY PUBLIC CERTIFICATE

) SS COUNTY OF

, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED THERETO AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THEIR FREE AND VOLUNTARY ACT UNDER THE STYLE AND TITLE THEREON INDICATED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF ______, 20___.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON

MORTGAGEE CERTIFICATE

STATE OF _____)

COUNTY OF) , AS MORTGAGEE, UNDER THE

PRINT MORTGAGEE NAME

PROVISIONS OF A CERTAIN MORTGAGE DATED ______, A.D., 20___ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DATE

DAY OF , A.D., 20 MONTH YEAR AS DOCUMENT NO. _____

HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS DAY OF A.D., 20 .

PRINT MORTGAGEE NAME:

BY: ______ ATTEST: _____ ITS: ______ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____)

COUNTY OF) THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID,

DO HEREBY CERTIFY THAT

(NAME) _____(TITLE) _____ AND (NAME) _____

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES

ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AND (TITLE)

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED

THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

, AS MORTGAGEE, FOR THE USES AND OF SAID PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL ____ DAY OF ___

NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, WILLIAM J. HENIFF, VILLAGE COMMUNITY DEVELOPMENT DIRECTOR OF LOMBARD, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT OF SUBDIVISION AND I FIND IT TO BE IN CONFORMANCE WITH THE VILLAGE OF LOMBARD SUBDIVISION CODE.

_ DAY OF ______, 20____. DATED AT LOMBARD THIS

VILLAGE COMMUNITY DEVELOPMENT DIRECTOR

LOMBARD, DUPAGE COUNTY, ILLINOIS, THIS

VILLAGE PRESIDENT AND CLERK CERTIFICATE

STATE OF ILLINOIS))SS

COUNTY OF DUPAGE) APPROVED BY THE PRESIDENT OF THE BOARD OF TRUSTEES OF THE VILLAGE OF

A.D., 20 _____

VILLAGE PRESIDENT

LOMBARD, ILLINOIS

VILLAGE CLERK

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

NONEXCLUSIVE AND PERPETUAL 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, COMED, COMCAST, NICOR, AT&T, WIDE OPEN WEST AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" ON THE PLAT, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, MODIFY, SUPPLEMENT, REMOVE, REPLACE, RELOCATE, INSPECT, MAINTAIN AND OPERATE ABOVE GROUND (WHERE PERMITTED BY THE VILLAGE) AND UNDERGROUND UTILITY TRANSMISSIONS AND DISTRIBUTION SYSTEMS AND INCLUDING OVERLAND DRAINAGE, STORM OR/AND SANITARY SEWERS. TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, 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 AND REPLACE ANY FENCES. TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS ON OR ABOVE 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 FENCES, GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. EASEMENT USE SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD AND ALL OTHER APPLICABLE LAWS.

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 AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

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

RESPONSIBILITY OF HOMEOWNER'S ASSOCIATION

THE TERRITORY WITHIN THE PLAT IS GOVERNED BY AN ANNEXATION AGREEMENT WITH A TERM ENDING 20 YEARS FROM ITS EFFECTIVE DATE. THE ANNEXATION AGREEMENT REQUIRES THAT THE SUBDIVIDER SHALL RECORD A HOMEOWNER'S DECLARATION WHICH SHALL PROVIDE FOR THE ESTABLISHMENT OF A HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF AT LEAST THE FOLLOWING: OUTLOT A; GRADING, SURFACE AND SUBSURFACE DRAINAGE ACROSS ALL LOTS, INCLUDING BUT NOT LIMITED TO THE UNDERGROUND DETENTION EASEMENT AREA ACROSS OUTLOT A AND LOTS 7 THRU 22; FENCING AND IRRIGATION FOR LANDSCAPING ON THE PERIMETER PORTIONS OF OUTLOT A; GATES, STREETS, SIDEWALKS AND RELATED LIGHTING; THAT PORTION OF THE STORM SEWER SYSTEM NOT LOCATED WITHIN THE DEDICATED PUBLIC RIGHTS-OF-WAY: AND ALL OTHER UTILITIES NOT MAINTAINED BY THE VILLAGE OF LOMBARD OR ANY OTHER UTILITY COMPANY.

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ACCORDING TO THE TOPOGRAPHICAL AND PROFILE STUDIES ON FILE WITH THE VILLAGE OF LOMBARD, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, OR, IF CHANGED. REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THE SUBDIVIDER HAS A RIGHT TO USE. SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

AHMED I. KHAN, FOR AIK LIVING TRUST IN THE TRUST'S CAPACITY AS MANAGER OF AFSAR DEVELOPERS LLC 201 E. ARMY TRAIL ROAD, SUITE 204 BLOOMINGDALE, IL. 60107

REGISTERED PROFESSIONAL ENGINEER

DUPAGE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

APPROVED BY THE DUPAGE COUNTY DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 25 (MEYERS ROAD) PURSUANT TO 765 ILCS 20512 ET SEQ. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED PRIOR TO CONSTRUCTION IN THE COUNTY RIGHT-OF-WAY.

THIS ______, DAY OF ________, 2024.

COUNTY ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

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

__A.D., 20____

OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

DATED THIS _____ DAY OF _

COUNTY CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS

COUNTY OF DU PAGE)

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 AT LOMBARD THIS __ DAY OF _____

VILLAGE COLLECTOR

RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

THIS INSTRUMENT RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON

THIS _____, DAY OF _____, AT _____O'CLOCK __M. ON THE ______ DAY OF ______, A.D., 20____

AT O'CLOCK M.

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE STATE OF ILLINOIS)

COUNTY OF KANE)

THIS IS TO STATE THAT I. JIANFENG HUA. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004071 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

PARCEL ONE (1308 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-010)

LOT 7 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS. PARCEL TWO (1312 S. MEYERS ROAD, PERMANENT INDEX NOS. 06-21-102-011, -012, -013)

LOT 8, 9, AND 10 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY,

PARCEL THREE (1320 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-014)

LOT 11 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FOUR (1330 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-028) LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A

SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, IN DUPAGE COUNTY, ILLINOIS. EXCEPT THE FOLLOWING: THAT PART OF LOT A IN WEST YORK CENTER COMMUNITY

CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT A AFORESAID AND RUNNING THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS); THENCE SOUTH 46 DEGREES 33 MINUTES 12 SECONDS WEST, 22.57 FEET (6.88 METERS) TO A POINT ON THE SOUTH LINE OF LOT A AFORESAID; THENCE SOUTH 86 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE OF LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY,

PARCEL FIVE (GAP STRIP PERMANENT INDEX NO. 06-21-102-099, PARTIAL)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, BOUNDED ON THE EAST BY THE WEST LINE OF SAID DEICKE'S DIVISION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE. INC. SUBDIVISION, ACCORDING TO THE PLAT RECORDED MAY 17, 1947 AS DOCUMENT NO. R1947-521197 (CERTIFICATE OF CORRECTION RECORDED DECEMBER 17, 1947 AS DOCUMENT NO. R1947-536351), SAID NORTH LINE ALSO BEING THE NORTH LINE AND ITS WESTERLY EXTENSION OF LOT 12 IN SAID DEICKE'S DIVISION AND BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST THIRTY (30) ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MONUMENTED AND OCCUPIED, SAID EAST LINE ALSO BEING THE EAST LINE OF SCHOOL STREET AS MONUMENTED AND OCCUPIED.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD WHICH HAS ADOPTED A COMPREHENSIVE PLAN AD WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17043C0176J WITH A EFFECTIVE DATE OF AUGUST 1, 2019. IT IS MY OPINION THAT THE PROPERTY PLATTED HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF LOMBARD TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT MONTGOMERY, ILLINOIS THIS 5TH DAY OF NOVEMBER, A.D. 2024.

RIDGELINE CONSULTANTS LLC

JIANFENG HUA, PLS #035-004071 MY LICENSE EXPIRES 11-30-2026 ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-004766

THE PINNACLE AT MEYERS PROPERTY ADDRESS: 1312 S. MEYERS ROAD



			PROJECT NO.	2023-0528
			DATE: 05/07/2025	
			REFERENCE:	
			DRAWN: REW	CHECKED: JH
REVISION	DATE	DESC	воок:	DWG. SIZE: D