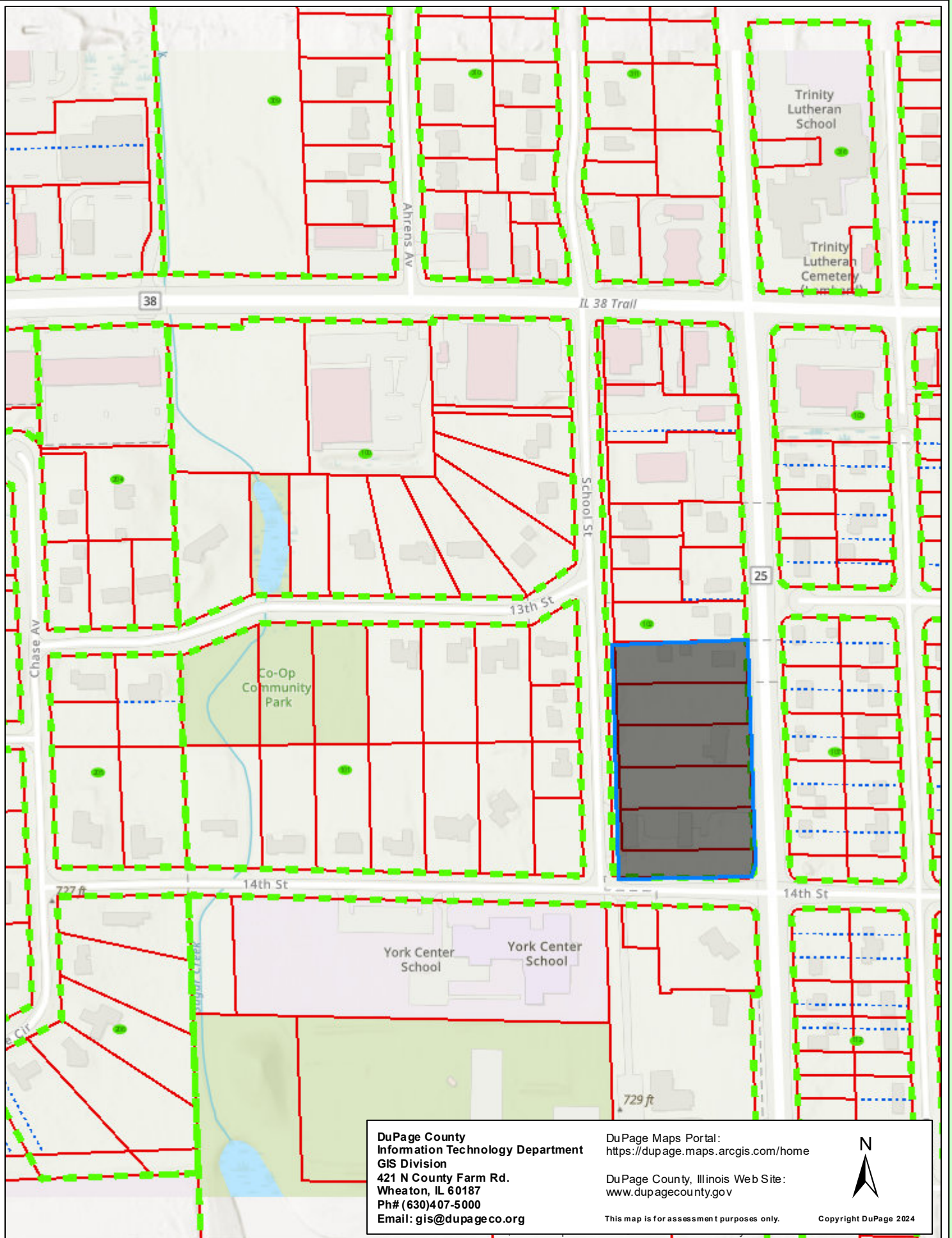




DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
Ph# (630)407-5000
Email: gis@dupageco.org

DuPage Maps Portal:
<https://dupage.maps.arcgis.com/home>

DuPage County, Illinois Web Site:
www.dupagecounty.gov

This map is for assessment purposes only.

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Ph# (630)407-5000
Email: gis@dupageco.org

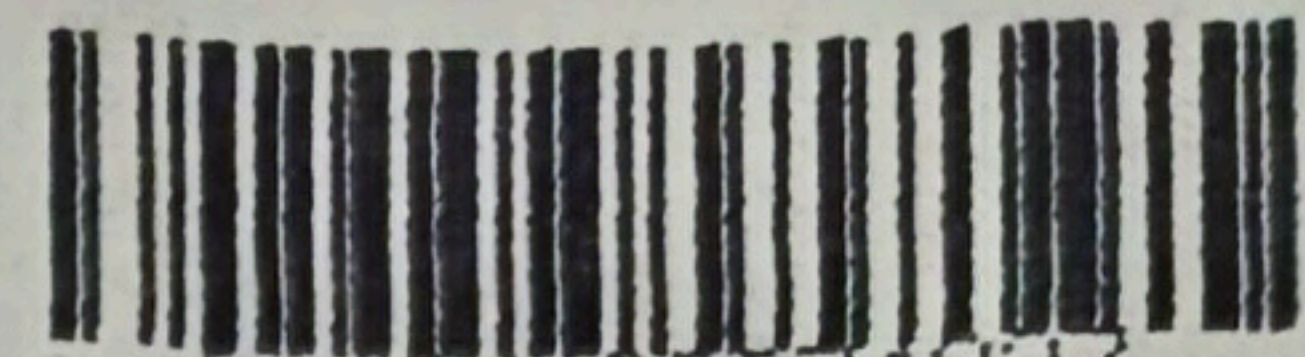
DuPage Maps Portal:
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Tx:40627816

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

GIS FEE: 21.00

RECORDING FEE 51.00

RHSP FEE: 18.00

TOTAL: 100.00

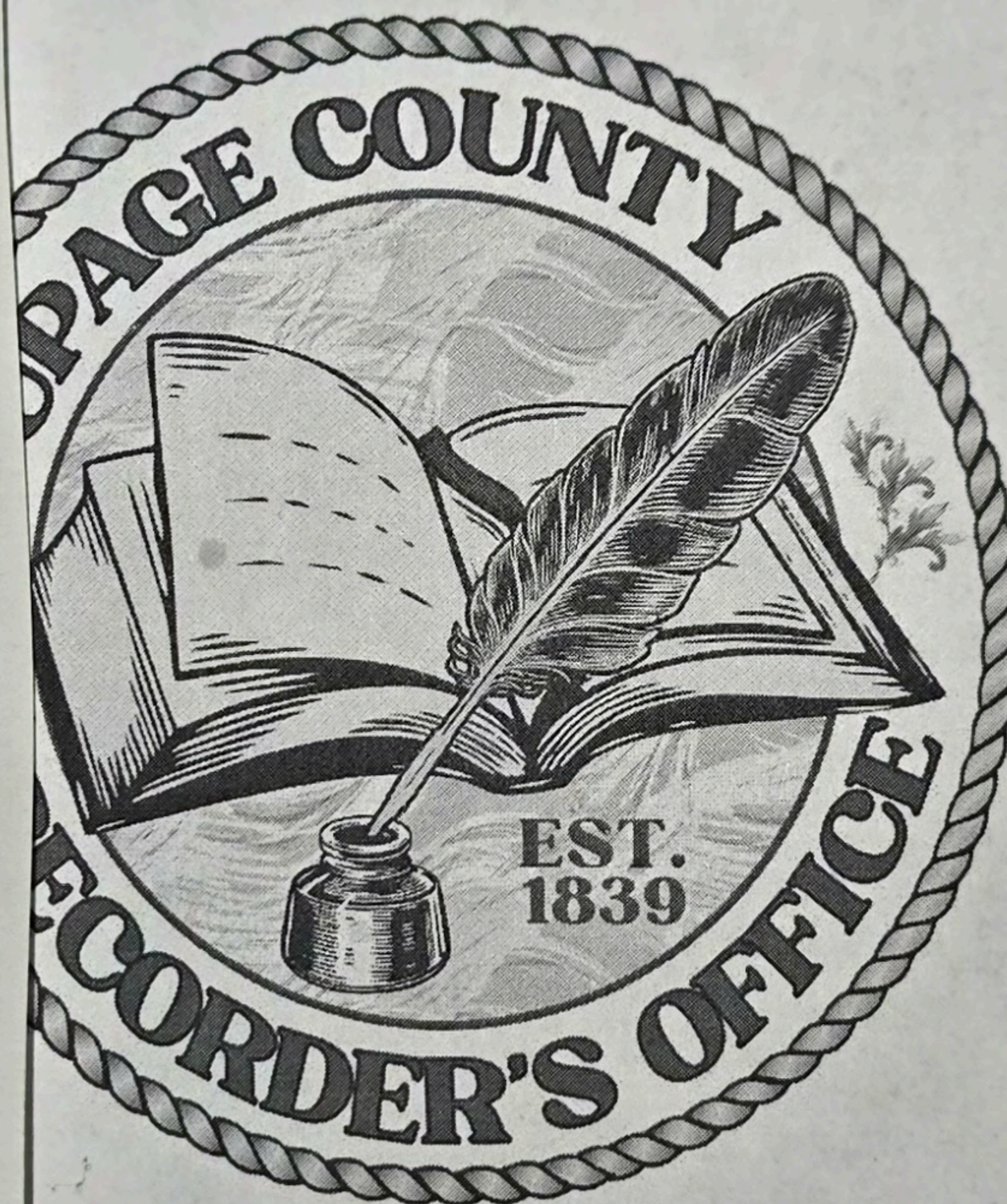
CASH: 100.00

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

LINE TYPE LEGEND

ADJACENT LOT LINE
BOUNDARY LINE
UNDERGROUND DETENTION EASEMENT
PUBLIC UTILITY & DRAINAGE EASEMENT (P.U. & D.E.)
SIDEWALK EASEMENT =
OUTLOT "A" =

ABBREVIATION LEGEND

E = EAST
(M) = MEASURED DISTANCE
N = NORTH
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R) = RECORD DISTANCE
R.O.W. = RIGHT OF WAY
S = SOUTH
W = WEST

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.

NOTE:
A BLANKET EASEMENT IS RESERVED AND HEREBY GRANTED
OVER LOTS 1 THROUGH 22, ALL INCLUSIVE, EXCEPT FOR THE
BUILDING PADS, FOR THE HOMEOWNERS ASSOCIATION.

NOTES

- UPON VILLAGE APPROVAL IRON PIPE MONUMENTS WILL BE PLACED AT NEW PROPERTY CORNERS CREATED BY THIS PLAT.
- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011
CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.
- PARCELS SHOWN ARE BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO'S.
24CC0050355K DATED APRIL 4, 2024. (LOT 7), 23GNW431053WC (REVISION 1), DATED MARCH 15, 2024, (LOTS 8, 9, & 10),
24ST005265K, DATED APRIL 5, 2024. (LOT 11) AND 24ST004295K DATED MARCH 15, 2024. (FORMER LOT 12 OR LOT "A").
- ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).



P.I.N. NUMBERS
06-21-102-010
06-21-102-011
06-21-102-012
06-21-102-013
06-21-102-014
06-21-102-028

North
Scale 1" = 20'

MEYERS ROAD (PLATTED AS MEYER ROAD)
COUNTY HWY. 25
(83' APPARENT R.O.W.)

14TH STREET

THE PINNACLE AT MEYERS

PROPERTY ADDRESS:
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS



Ridgeline Consultants LLC

Illinois Professional Design Firm No. 194-004796
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Huo P.L.S. 4071 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

REVISION
#1 10/29/24 ADD SIDEWALK EASEMENTS (TLC)

BOOK: DWG. SIZE: D
DRAWN: JH CHECKED: JH

REFERENCE:
DATE: 10/30/2024

PROJECT NO. 2023-0528

BOUNDARY & TOPOGRAPHIC SURVEY

NOTES:

- 1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.
- 2) CONTOUR INTERVAL = 1.0'
- 3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
- 4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF NGS OPUS-RS SOLUTION.
SITE BENCHMARK: SW. TAG BOLT ON FIRE HYDRANT ON THE WEST SIDE OF MEYERS ROAD (SEE PLAN FOR EXACT LOCATION).
ELEVATION = 724.79
- 5) THIS SURVEY IS BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 24CC00000000 DATED APRIL 4, 2024 (LOT 7), 2300N433053WVC (REVISION 1), DATED MARCH 15, 2024, (LOTS 8, 9, & 10), 245T00255K, DATED APRIL 5, 2024, (LOT 11) AND 245T004295K DATED MARCH 18, 2024, (FORMER LOT 12 OR LOT "A").
- 6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 7) LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
- 8) THIS PROPERTY MAY BE WITHIN THE LIMITS OF UNINCORPORATED DUPAGE COUNTY AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
PARCEL CONTAINS APPROXIMATELY 164,611 SQUARE FEET (3.78 ACRES) MORE OR LESS. (EXCLUDING APPARENT MEYERS ROAD R.O.W.)
- 9) ORIGINAL SURVEY FIELD WORK COMPLETED ON 12-21-2023. ADDITIONAL SURVEY FIELD WORK COMPLETED ON APRIL 19, 2024.
- 10) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- 11) PARCEL CONTAINS APPROXIMATELY 182,374 SQUARE FEET (4.19 ACRES) MORE OR LESS. (INCLUDING APPARENT MEYERS ROAD R.O.W.)
PARCEL CONTAINS APPROXIMATELY 164,611 SQUARE FEET (3.78 ACRES) MORE OR LESS. (EXCLUDING APPARENT MEYERS ROAD R.O.W.)
- 12) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

LEGAL DESCRIPTION OF PROPERTY

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

LOT 7 IN DIECKE'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 DIECKE'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.

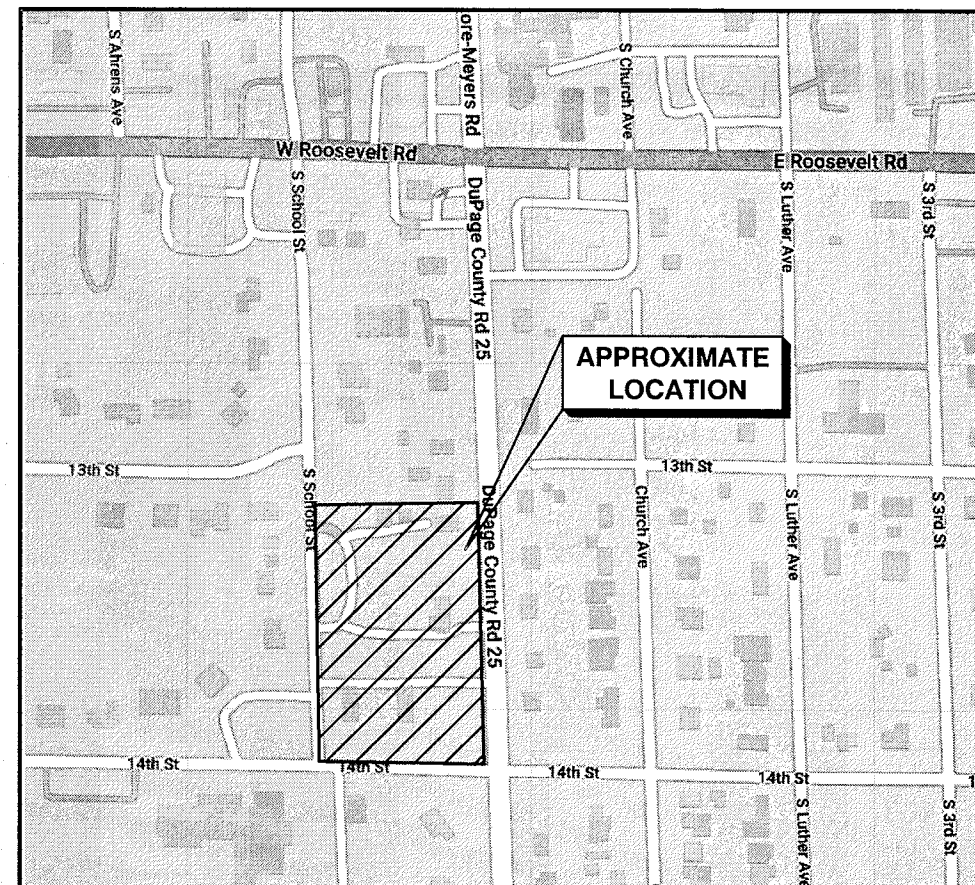
PARCEL THREE (1320 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-014)

LOT 11 IN DIECKE'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 531197 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 531197 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, ILLINOIS.



Vicinity Map
(No Scale)

ABBREVIATION LEGEND

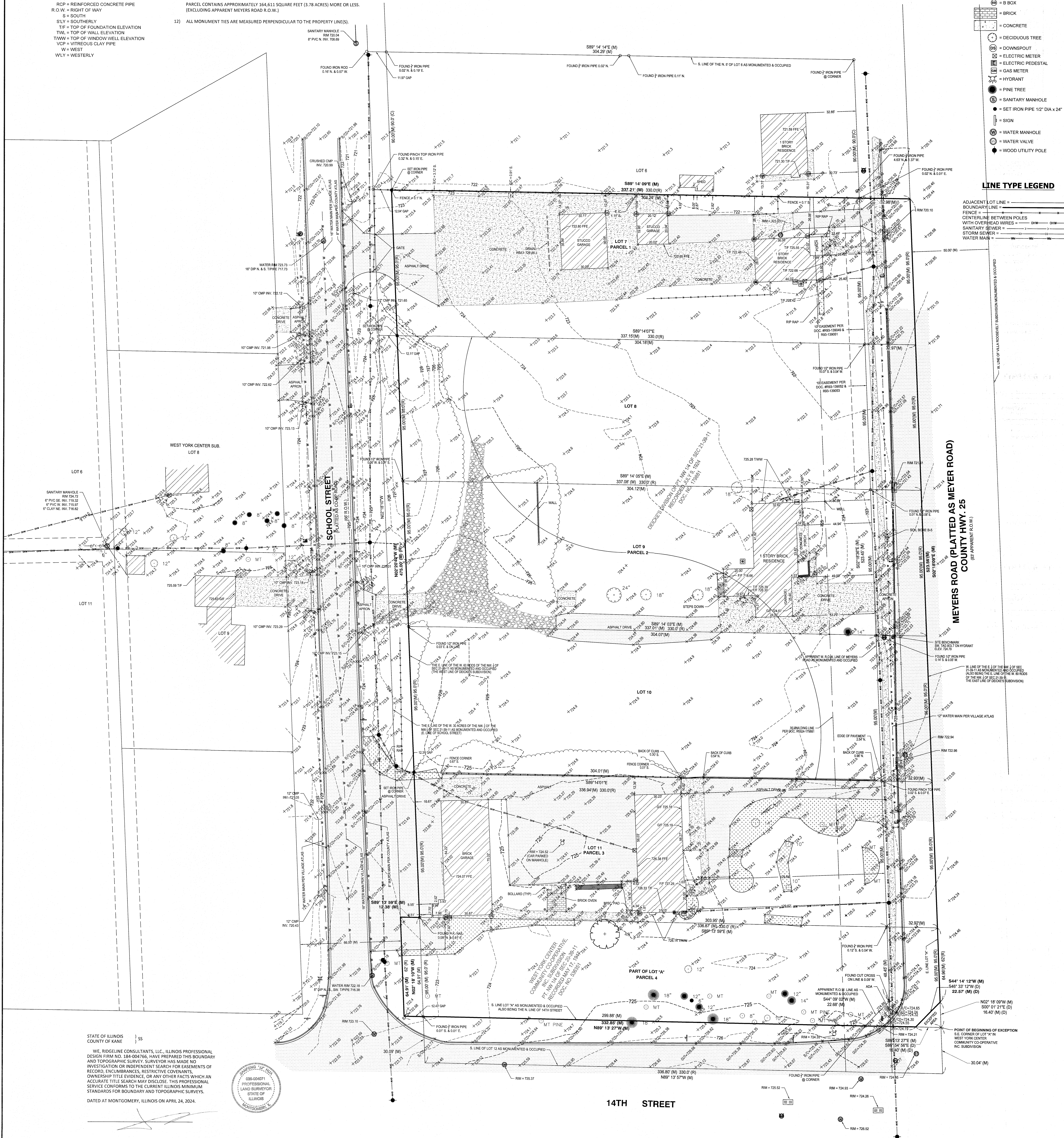
(C) = CALCULATED
CAL = CENTERLINE
CMP = CORRUGATED METAL PIPE
E = EAST
E/C = EDGE OF CONCRETE
ELY = EASTERLY
FEX = FENCE CORNER
FFE = FINISHED FLOOR ELEVATION
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
NLY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
SLY = SOUTHERLY
TIF = TOP OF FOUNDATION ELEVATION
T.M. = TOP OF WALL ELEVATION
T.M.W. = TOP OF WINDOW WELL ELEVATION
VCP = VITREOUS CLAY PIPE
W = WEST
WLY = WESTERLY

SYMBOL LEGEND

ASPHALT
AIR CONDITIONER
B BOX
BRICK
CONCRETE
DECIDUOUS TREE
DOWNSPOUT
ELECTRIC METER
ELECTRIC PEDESTAL
GAS METER
HYDRANT
PINE TREE
SANITARY MANHOLE
SET IRON PIPE 1/2" DIA x 24"
SIGN
WATER MANHOLE
WATER VALVE
WOOD UTILITY POLE

LINE TYPE LEGEND

ADJACENT LOT LINE =
BOUNDARY LINE =
FENCE =
CENTERLINE BETWEEN POLES WITH OVERHEAD WIRES =
SANITARY SEWER =
STORM SEWER =
WATER MAIN =



MEYERS ROAD (PLATTED AS MEYER ROAD)
COUNTY HWY. 25
(AS APPARENT R.O.W.)

14TH STREET

STATE OF ILLINOIS) ss
COUNTY OF KANE)
WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 134-004766, HAVE PREPARED THIS BOUNDARY AND TOPOGRAPHIC SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.
DATED AT MONTGOMERY, ILLINOIS ON APRIL 24, 2024.



Final Landscape Plan

THE PINNACLE AT MEYERS

Lombard, Illinois

September 16, 2024

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



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

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	5	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	2 1/2" Cal.	
AM	2	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
CO	4	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GT	8	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
GD	2	Gymnocladus dioica 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
LT	3	Liriodendron tulipifera TULIPTREE	2 1/2" Cal.	
PM	3	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QM	3	Quercus macrocarpa BURR OAK	2 1/2" Cal.	
QR	6	Quercus rubra RED OAK	2 1/2" Cal.	
TT	5	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
UC	7	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
ORNAMENTAL TREES				
AG	8	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
CC	13	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	10	Cornus mas CORNELIAN CHERRY DOGWOOD	6' Ht.	Clump Form
MP	19	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
EVERGREEN TREES				
PO	2	Picea omorika SERBIAN SPRUCE	8' Ht.	
TN	79	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	8' Ht.	
DECIDUOUS SHRUBS				
CS	31	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
HP	47	Hydrangea paniculata 'SMHPLOF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
SM	70	Syringa meyeri 'Paladin' DWARF KOREAN LILAC	24" Tall	4' O.C.
VT	66	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
JC	38	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
JS	20	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
ORNAMENTAL GRASSES				
CK	67	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
SH	55	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
PERENNIALS				
AB	72	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
HL	45	Heimeracallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
HO	624	Hosta 'Patriot' PATRIOT HOSTA	#1	24" O.C.
NM	48	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
RG	XX	Rudbeckia fulgida 'Goldsturm' GOLDSTURM BLACK-EYED SUSAN	#1	18" O.C.
GROUNDCOVERS				
EF	50	Euonymus fortunei var. 'Coloratus' PURPLE WINTERCREEPER	#SP4	18" O.C.
LS	807	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
PS	400	Pachysandra terminalis 'Green Carpet' JAPANESE SPURGE	#SP4	18" O.C.
MISC. MATERIALS				
	110	SHREDDED HARDWOOD MULCH	C.Y.	
	6,640	SOD	S.Y.	
	269	ANNUALS	S.F.	

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

Diagram illustrating the proposed planting area. The diagram shows three plants with root systems. The spacing between the plants is labeled "PLANT SPACING AS PER PLAN". The area around the plants is labeled "2\" SHREDDED HARDWOOD BARK MULCH". The bottom layer is labeled "EXISTING SUBGRADE".

PERENNIALS AND GROUNDCOVERS
NOT TO SCALE

DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE

DECIDUOUS TREES
NOT TO SCALE

EVERGREEN TREES
NOT TO SCALE

[illegible]

GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

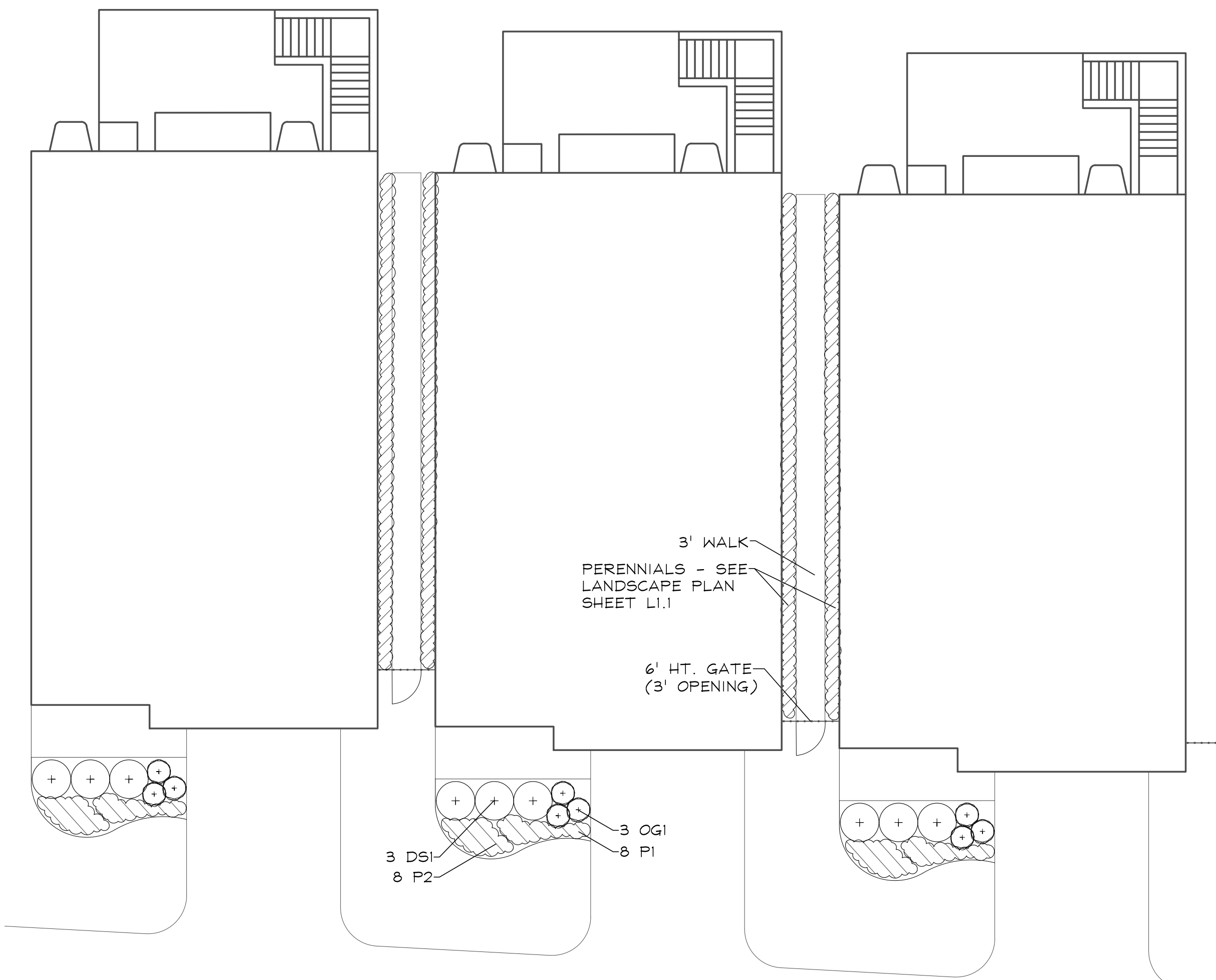
CIVIL ENGINEER
**RIDGELINE
CONSULTANTS, LLC**
1661 AUCUTT ROAD
MONTGOMERY, IL 60538

THE PINNACLE AT MEYERS
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS
LANDSCAPE PLAN

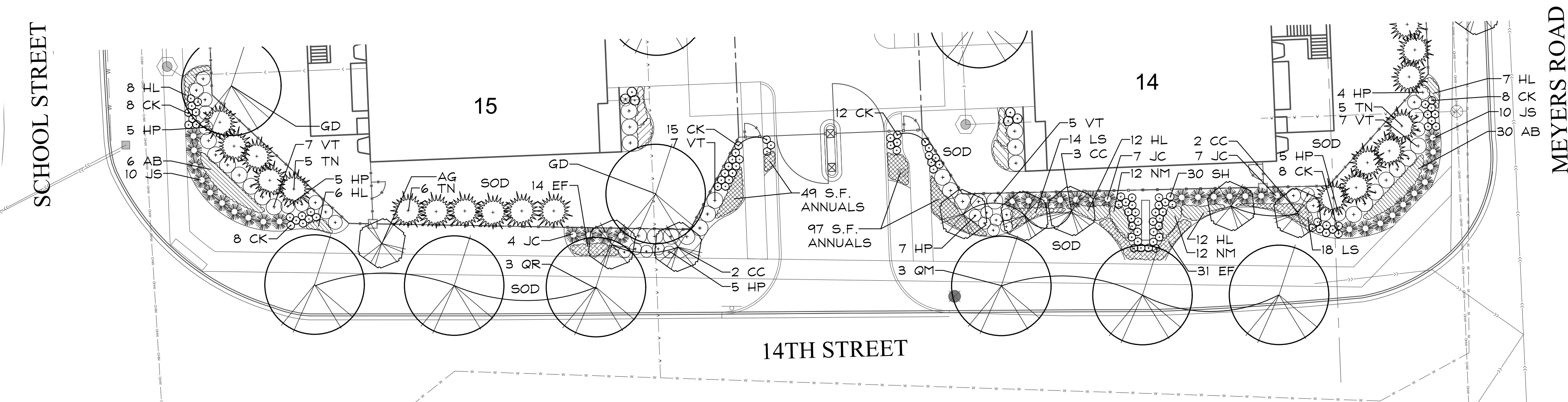
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PROJECT NO.	ADL230
DRAWN	MNV
CHECKED	JW
SHEET NO.	

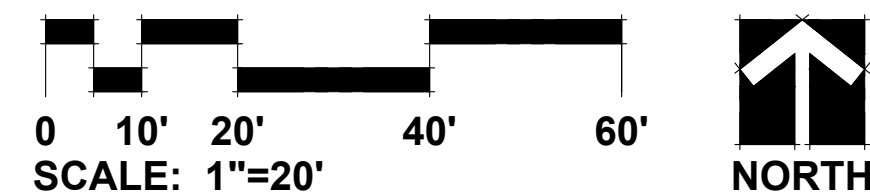
L1.1



TYPICAL SINGLE FAMILY
FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'



SOUTH ENTRANCE
LANDSCAPE DETAIL

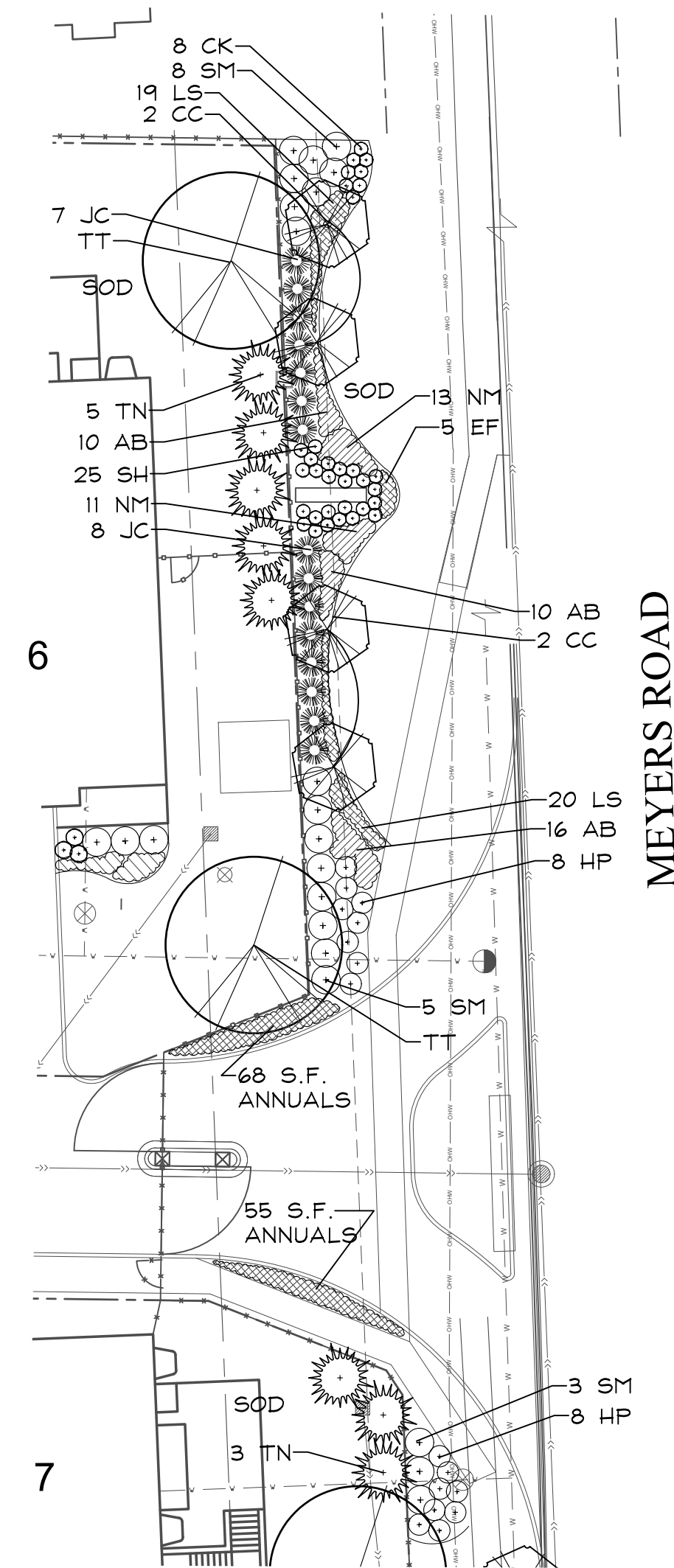


PLANT LIST B
(EVEN NUMBERED BUILDINGS)

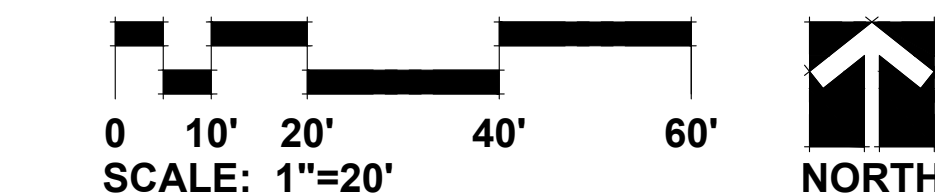
Key	Botanical/Common Name	Size	Remarks
DECIDUOUS SHRUBS			
DS1	3 Hydrangea paniculata 'Jane' LITTLE LIME HYDRANGEA	24" Tall	
PERENNIALS AND ORNAMENTAL GRASSES			
P1	8 Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P2	8 Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
OG1	3 Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#1	30" O.C.
MISC. MATERIALS			
1	SHREDDED HARDWOOD MULCH	C.Y.	

PLANT LIST A
(ODD NUMBERED BUILDINGS)

Key	Botanical/Common Name	Size	Remarks
DECIDUOUS SHRUBS			
DS1	3 Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	
PERENNIALS AND ORNAMENTAL GRASSES			
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.	



NORTH ENTRANCE
LANDSCAPE DETAIL



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
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CIVIL ENGINEER
**RIDGELINE
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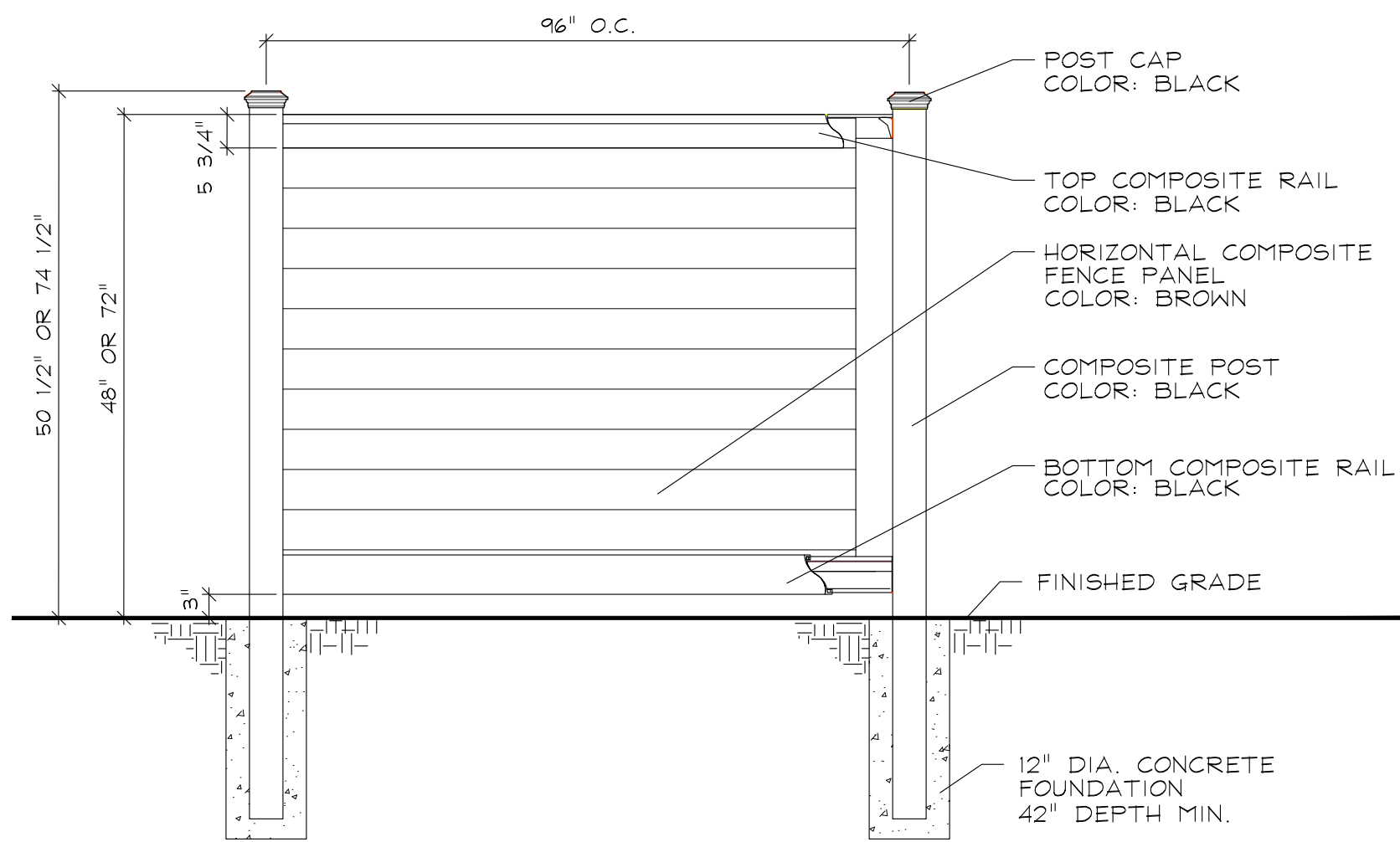
THE PINNACLE AT MEYERS
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS
LANDSCAPE DETAILS

1 09.16.2024
REVISIONS

DATE 07.03.2024
PROJECT NO. ADL2301
DRAWN MNW
CHECKED JWC
SHEET NO.

L1.2





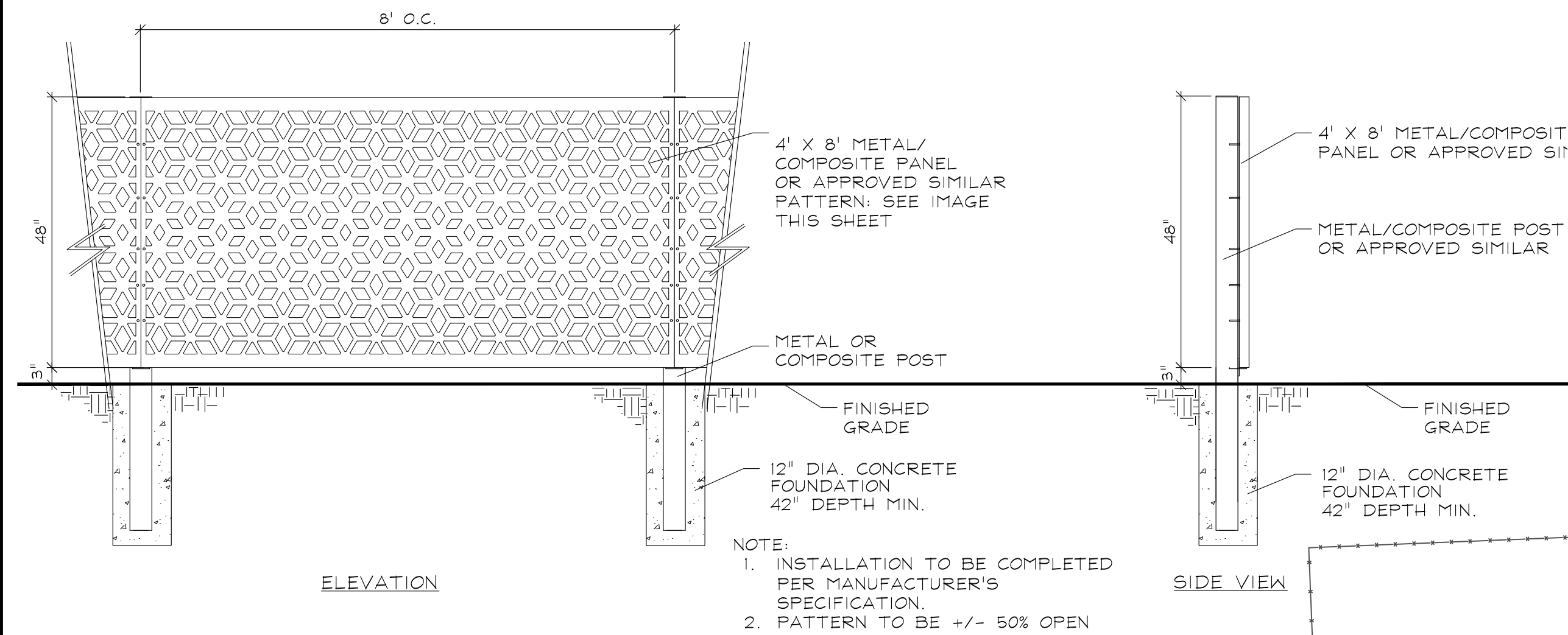
NOTE:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. ALL INTERIOR FENCING WILL BE 6' SOLID, EXCEPT THE EAST SECTION ON LOT 6 FROM THE HOUSE TO THE PROPERTY LINE, WHICH IS TO BE 4' AS NOTED.



6' FENCE IMAGE

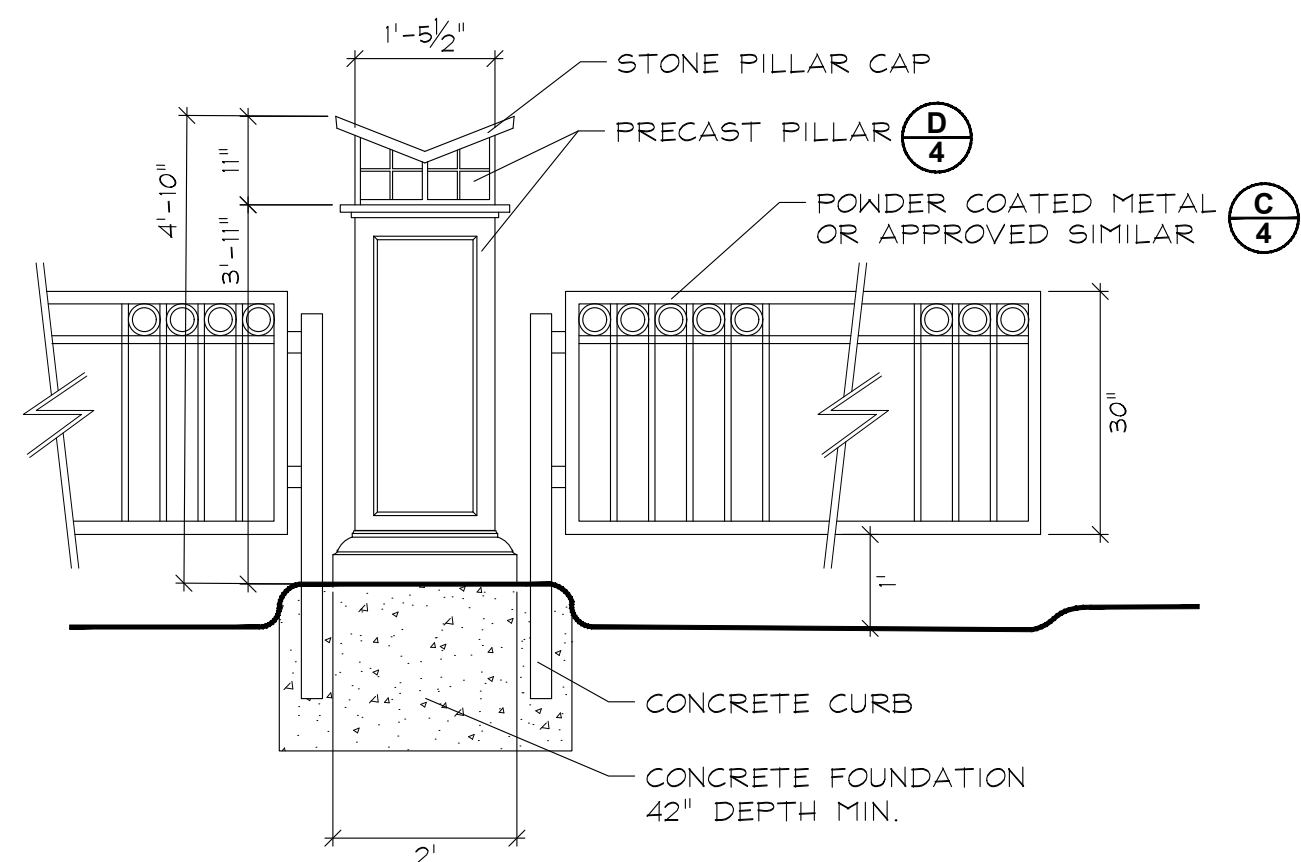
AMENITY SCHEDULE			
ITEM	QUANTITY	COMMENTS	
(A-1) 4' FENCE	2280 LF	SOLID	
(A-2) 4' FENCE	24 LF	SOLID	
(B) 4' FENCE	320 LF	DECORATIVE	
(C) DRIVE GATE	2 EA		
(D) PILLAR	5 EA		
(E) GATE	26 EA	(4) 48" & (22) 72"	

(A-1) (A-2) 4' AND 6' FENCE DETAIL
SCALE: N.T.S.

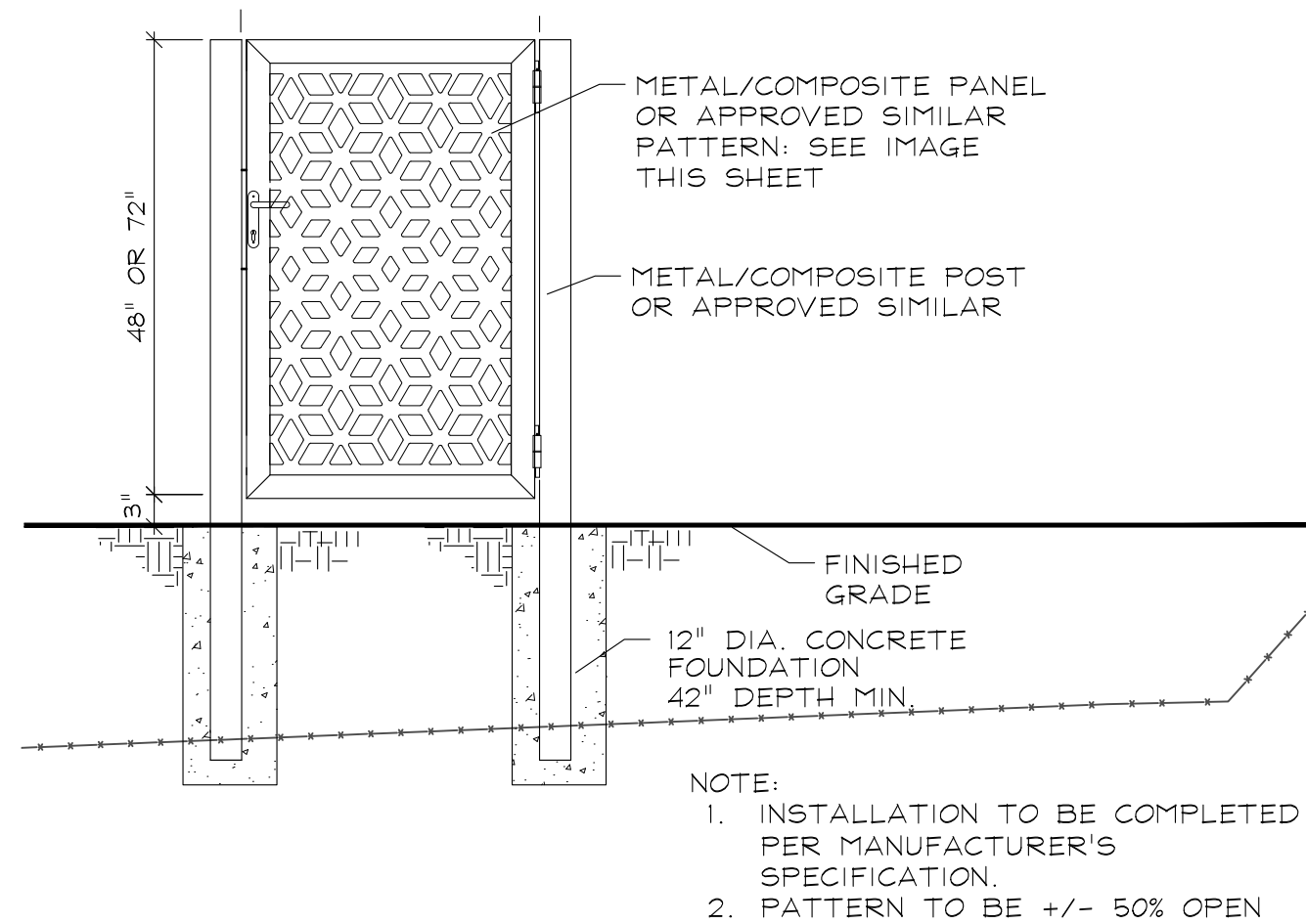


4' FENCE PATTERN

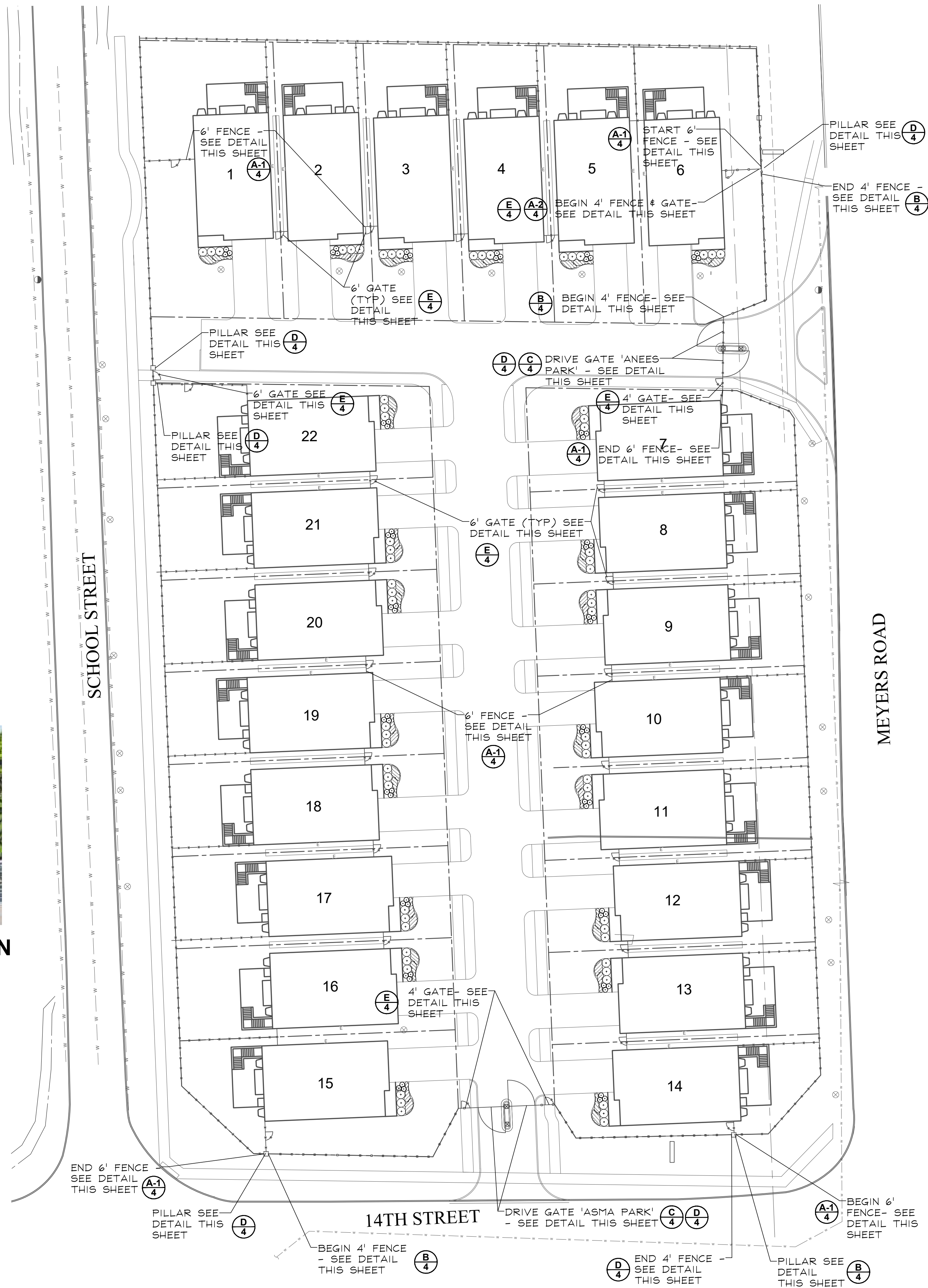
(B) 4' FENCE DETAIL
SCALE: N.T.S.



(C) (D) DRIVE GATE & PILLAR
SCALE: N.T.S.



(E) GATE DETAIL
SCALE: N.T.S.



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PHONE: 630-668-7197
www.grwa-inc.com

CIVIL ENGINEER
RIDGELINE
CONSULTANTS, LLC
1661 AUCUTT ROAD
MONTGOMERY, IL 60538

THE PINNACLE AT MEYERS
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS
AMENITY DETAILS

1 09.16.2024
REVISIONS

DATE 07.03.2024
PROJECT NO. ADL2301
DRAWN MNW
CHECKED JWC
SHEET NO.

L1.3

0 15' 30' 60' 90'
SCALE: 1"=30'

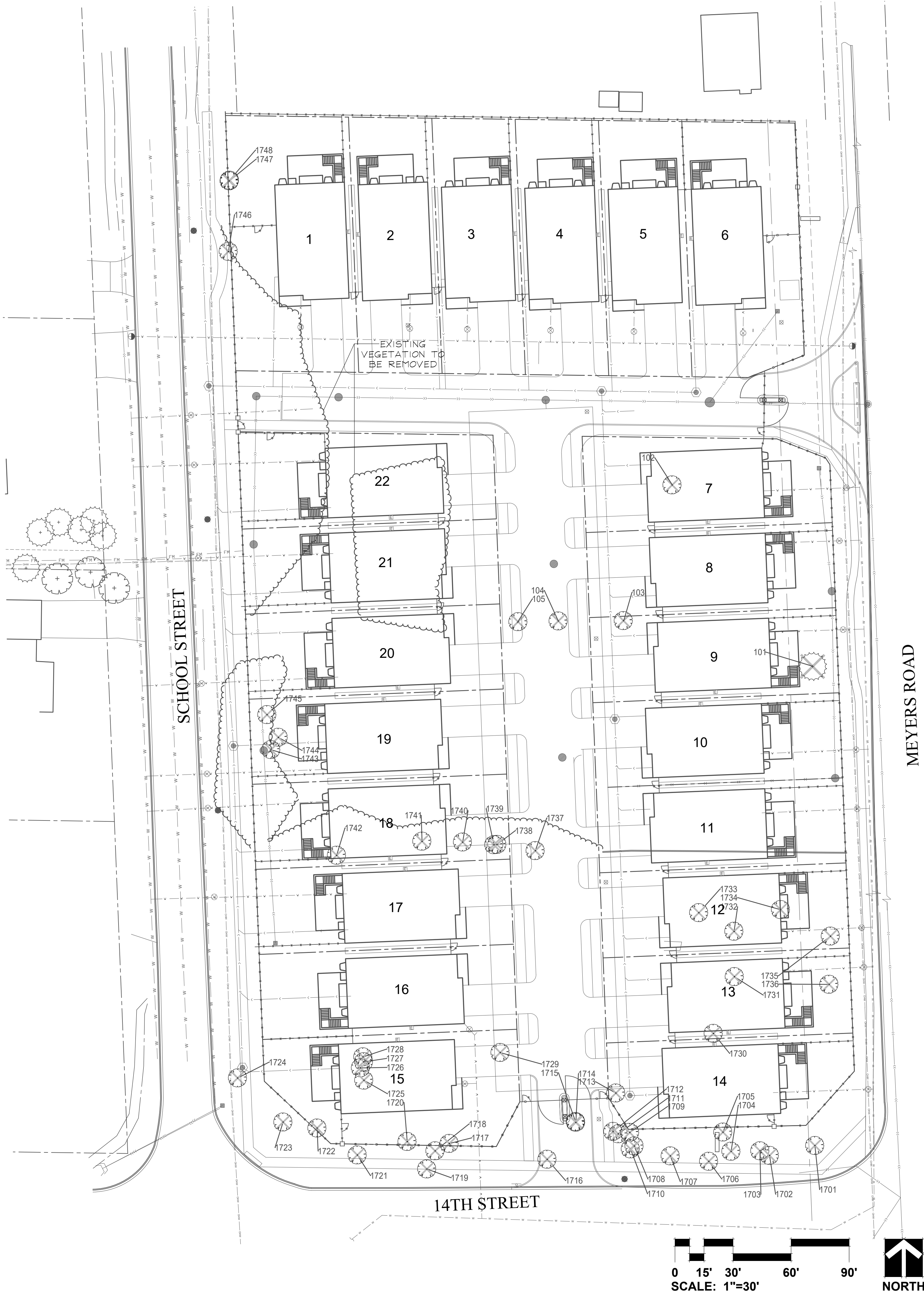


RATING AND SURVEY CRITERIA

- 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

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
101	<i>Juniperus virginiana</i>	Eastern Red Cedar	32.3	Fair	Unbalanced	10% dead wood	Remove
102	<i>Acer rubrum</i>	Red Maple	25.3	Fair	Lean	Trunk Scar	Remove
103	<i>Tilia americana</i>	American Basswood	30.2	Good		Trunk Scar	Remove
104	<i>Acer rubrum</i>	Red Maple	34.4	Fair/Poor	Lean, Crown Lean, Double Leader	Dead Limbs, Trunk Scar	Remove
105	<i>Acer saccharinum</i>	Silver Maple	70.2	Good	Multi-Leader	10% dead wood	Remove
1701	<i>Morus alba</i>	Maple Cultivar	36.3	Fair	U-shaped joint, Multi Leader, Broken Limb		Remove
1702	<i>Thuja occidentalis</i>	Arborvitae	9.6	Poor	V-shaped joint, Double Leader, Unbalanced, Crowded	40% dead wood, Dead Leader	Remove
1703	<i>Thuja occidentalis</i>	Arborvitae	23.5	Poor		30% dead wood, Cavity	Remove
1704	<i>Thuja occidentalis</i>	Arborvitae	13.7	Poor	V-shaped joint, Double Leader, Crown Lean	40% dead wood	Remove
1705	<i>Thuja occidentalis</i>	Arborvitae	12.5	Poor	Lean, Crown Lean, Crowded	30% dead wood, Trunk Damage	Remove
1706	<i>Juglans nigra</i>	Black Walnut	9.4	Fair/Poor	Lean, Crown Lean	Dead Leaning On	Remove
1707	<i>Morus alba</i>	White Mulberry	10.4	Fair/Poor	Lean, Crown Lean	10% dead wood	Remove
1708	<i>Thuja occidentalis</i>	Arborvitae	20.5	Poor	Lean, Crown Lean	50% dead wood, Wood rot, Cavity	Remove
1709	<i>Morus alba</i>	White Mulberry	14.11	Poor	Double Leader, Split Risk, Strong lean	Wood rot, Trunk Damage	Remove
1710	<i>Thuja occidentalis</i>	Arborvitae	14.5	Poor	Lean	30% dead wood	Remove
1711	<i>Thuja occidentalis</i>	Arborvitae	7.5	Poor	Unbalanced, Crown Lean	40% dead wood	Remove
1712	<i>Thuja occidentalis</i>	Arborvitae	13.5	Poor	Lean, Crown Lean	30% dead wood	Remove
1713	<i>Juglans nigra</i>	Black Walnut	11.3	Fair	Unbalanced		Remove
1714	<i>Thuja occidentalis</i>	Arborvitae	18.5	Poor	Lean, Crown Lean		Remove
1715	<i>Thuja occidentalis</i>	Arborvitae	10.8.6	Poor	Multi Leader, Strong lean, Crowded	Wood rot, Cavity, Trunk Damage	Remove
1716	<i>Thuja occidentalis</i>	Arborvitae	18.5	Poor	Lean, Unbalanced	20% dead wood, Cavity	Remove
1717	<i>Celtis occidentalis</i>	Hackberry	9.3	Fair	Crowded		Remove
1718	<i>Thuja occidentalis</i>	Arborvitae	13.13	Poor	Double Leader, Split Risk, Crown Lean	20% dead wood	Remove
1719	<i>Thuja occidentalis</i>	Arborvitae	16.13	Poor	Double Leader, Strong lean	20% dead wood	Remove
1720	<i>Morus alba</i>	White Mulberry	6.4	Fair/Poor	Crown Lean, Crowded	10% dead wood	Remove
1721	<i>Celtis occidentalis</i>	Hackberry	6.3	Fair	Unbalanced, Crown Lean		Remove
1722	<i>Juglans nigra</i>	Black Walnut	7.6.3	Fair	U-shaped joint, Double Leader, Lean		Remove
1723	<i>Malus spp.</i>	Apple Cultivar	8.8.7	Poor	Multi Leader	Dead Limbs, Dead Leader, Adventitious Growth	Remove
1724	<i>Morus alba</i>	White Mulberry	7.6.3.3	Poor	Broken Leader	Wood rot, Adventitious Growth	Remove
1725	<i>Morus alba</i>	White Mulberry	7.6.5.4	Fair/Poor	Multi Leader, Unbalanced, Crown Lean		Remove
1726	<i>Pinus nigra</i>	Austrian Pine	16.6	Dead			Remove
1727	<i>Pinus nigra</i>	Austrian Pine	14.5	Poor	Unbalanced, Crown Lean	>50% dead wood	Remove
1728	<i>Pinus nigra</i>	Austrian Pine	15.4	Fair/Poor	Unbalanced, Crown Lean	20% dead wood	Remove
1729	<i>Ulmus pumila</i>	Siberian Elm	54.4	Fair/Poor	Broken Limb	Dead Limbs, Peeling Bark, Pruned Limbs	Remove
1730	<i>Ulmus spp.</i>	Elm Cultivar	7.3	Fair			Remove
1731	<i>Pyrus calleryana</i>	Pear	15.3	Fair	Lean		Remove
1732	<i>Pyrus calleryana</i>	Pear	12.3	Fair			Remove
1733	<i>Acer saccharinum</i>	Silver Maple	14.3	Fair			Remove
1734	<i>Gleditsia thacanthos</i>	Honey Locust	12.3	Fair	Lean		Remove
1735	<i>Malus spp.</i>	Malus spp.	10.8.8	Fair/Poor	Crown Lean	Trunk Scar	Remove
1736	<i>Malus spp.</i>	Malus spp.	12.9	Fair/Poor	Double Leader	Wood rot, Trunk Damage	Remove
1737	<i>Acer negundo</i>	Box Elder	7.7.5.4	Fair/Poor	Multi Leader, Crown Lean, Horizontal Growth	10% dead wood	Remove
1738	<i>Ulmus americana</i>	American Elm	9.3.4	Fair/Poor	Double Leader, Crown Lean, Crowded		Remove
1739	<i>Morus alba</i>	White Mulberry	9.7.5.4	Fair/Poor	Multi Leader, Unbalanced, Crown Lean	10% dead wood	Remove
1740	<i>Acer saccharinum</i>	Silver Maple	8.4	Fair/Poor	Lean, Unbalanced, Crown Lean		Remove
1741	<i>Acer saccharinum</i>	Silver Maple	7.4	Fair/Poor	Unbalanced, Crown Lean		Remove
1742	<i>Ulmus spp.</i>	Elm Cultivar	7.4	Fair/Poor	Unbalanced, Crown Lean, Crowded		Remove
1743	<i>Ulmus pumila</i>	Siberian Elm	10.4	Fair/Poor	Unbalanced, Crown Lean	Dead Limbs	Remove
1744	<i>Ulmus spp.</i>	Elm Cultivar	10.3	Fair	Unbalanced, Crown Lean		Remove
1745	<i>Populus deltoides</i>	Eastern Cottonwood	42.10	Poor	Multi Leader, Broken Leader	>50% dead wood, Dead Leader, Wood rot	Remove
1746	<i>Ulmus pumila</i>	Siberian Elm	7.4	Fair/Poor	Double Leader, Lean, Crown Lean	20% dead wood	Remove
1747	<i>Populus deltoides</i>	Eastern Cottonwood	6.3	Fair	Lean, Unbalanced		Remove
1748	<i>Populus deltoides</i>	Eastern Cottonwood	6.3	Fair	Unbalanced		Remove



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CILE ENGR.

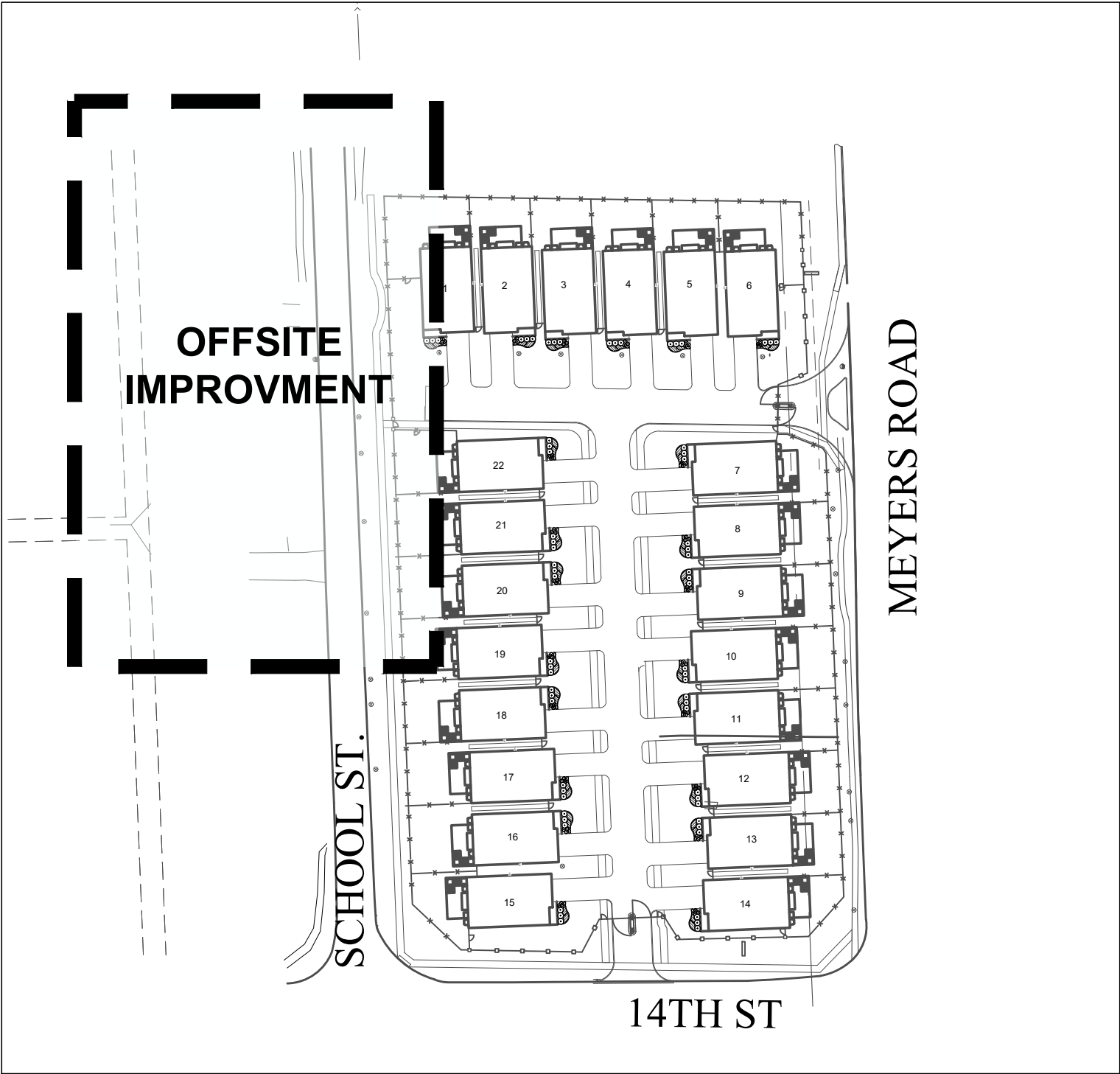
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CONSULTANTS, LLC
1661 AUCUTT ROAD
MONTGOMERY, IL 60538

THE PINNACLE AT MEYERS
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS
TREE REMOVAL PLAN

1 09.16.2024
REVISIONS

DATE 07.03.2024
PROJECT NO. ADL2301
DRAWN MNW
CHECKED JWC
SHEET NO.

L1.4

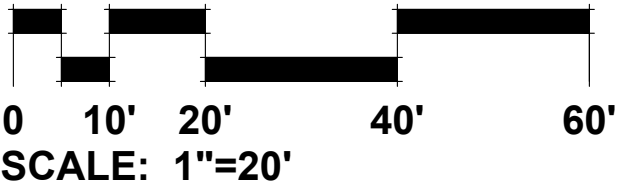


LOCATION MAP

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.



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MONTGOMERY, IL 60538

THE PINNACLE AT MEYERS
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS
OFFSITE IMPROVEMENTS

1	09.16.2024
REVISIONS	

DATE	07.03.2024
PROJECT NO.	ADL2301
DRAWN	MNW
CHECKED	JWC
SHEET NO.	

L1.5

LANDSCAPE WORK PART 1 - GENERAL

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 variety.
- 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 I.3.C.

2.5 EROSION CONTROL

Lawn Seed Areas Erosion Control Blanket: North American Green D575, 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 tightly 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 plan.
- 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.



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THE PINNACLE AT MEYERS

1312 S. MEYERS ROAD
LOMBARD, ILLINOIS

LANDSCAPE SPECIFICATIONS

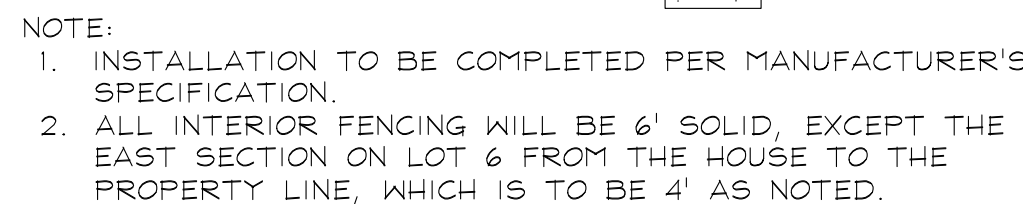
1 09.16.2024
REVISIONS

DATE 07.03.2024
PROJECT NO. ADL2301
DRAWN MNW
CHECKED JWC
SHEET NO.

L1.6



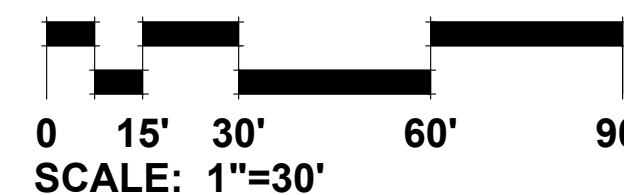
Know what's below.
Call before you dig.



6' FENCE IMAGE

	ITEM	QUANTITY	COMMENTS
(A-1) 4	6' FENCE	2280 LF	SOLID
(A-2) 4	4' FENCE	24 LF	SOLID
(B) 4	4' FENCE	320 LF	DECORATIVE
(C) 4	DRIVE GATE	2 EA	
(D) 4	PILLAR	5 EA	
(E) 4	GATE	26 EA	(4) 48" & (22) 72"

4' AND 6' FENCE DETAIL
SCALE: N.T.S.



**FINAL PLAT OF SUBDIVISION
FOR
THE PINNACLE AT MEYERS SUBDIVISION
1ST RESUBDIVISION**

NOTES:

P.I.N. NUMBERS

06-21-102-010
06-21-102-011
06-21-102-012
06-21-102-013
06-21-102-014
06-21-102-028

NOTES:

1. UPON VILLAGE APPROVAL IRON PIPE MONUMENTS WILL BE PLACED AT NEW PROPERTY CORNERS CREATED BY THIS PLAT
2. ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.
3. PARCELS SHOWN ARE BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO.'S. 2440505903955K DATED 4/4, 2024, (LOT 7), 23694W431053K (REVISION 1), DATED MARCH 15, 2024, (LOTS 8, 9, & 10), 2457005265K, DATED APRIL 5, 2024, (LOT 11) AND 2457004295K DATED MARCH 18, 2024, (FORMER LOT 12 OR LOT "A").
4. ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

NOTE:
A BLANKET EASEMENT IS RESERVED AND HEREBY GRANTED
OVER LOTS 1 THROUGH 11, ALL INCLUSIVE, EXCEPT FOR THE
BUILDING PADS, FOR THE HOMEOWNER'S ASSOCIATION.

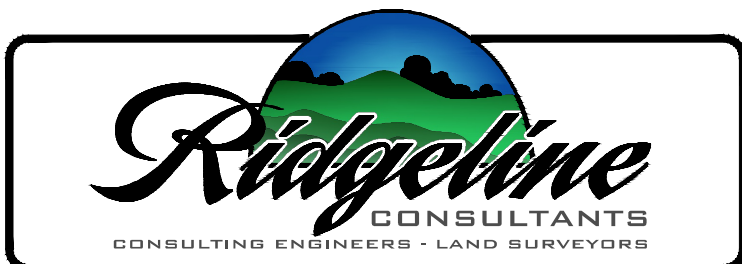
E = EAST
(M) = MEASURED DISTANCE
N = NORTH
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R) = RECORD DISTANCE
R.O.W. = RIGHT OF WAY
S = SOUTH
W = WEST

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.



SHEET
1
OF
2

PREPARED FOR:	
THE PINNACLE AT MEYERS	
PROPERTY ADDRESS:	1312 S. MEYERS ROAD LOMBARD, ILLINOIS



Ridgeline 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

REVISION	DATE	DESC

BOOK:	DWG. SIZE: D
DRAWN: REW	CHECKED: JH
REFERENCE:	
DATE: 05/13/2025	
PROJECT NO.	2023-0528

FINAL PLAT OF SUBDIVISION
FOR
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 88, 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

STATE OF ILLINOIS)
) 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.

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

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, 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 _____, 20____.
MONTH DATE

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
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 _____)
) SS
COUNTY OF _____)

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

DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____

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

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
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.

DATED AT LOMBARD THIS ____ DAY OF _____, 20____.

VILLAGE COMMUNITY DEVELOPMENT DIRECTOR

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 LOMBARD, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

VILLAGE PRESIDENT

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.

DUPAGE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
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)
) 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.

DATED THIS ____ DAY OF _____, A.D., 20____.

COUNTY CLERK

VILLAGE COLLECTOR

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 AT LOMBARD THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR 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)
) SS
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, ILLINOIS.

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, 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, 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, ILLINOIS.

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 AND 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

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