

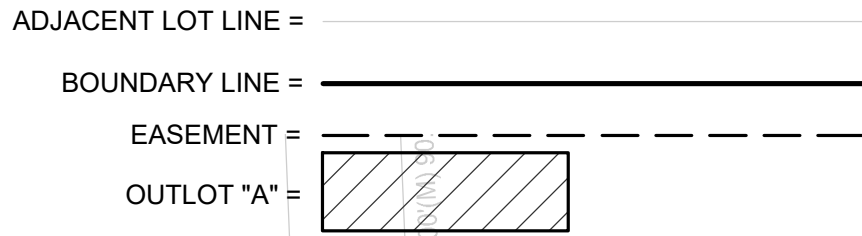
PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR PINNACLE AT MEYERS SUBDIVISION

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.

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING AND RETURN TO:
NAME: VILLAGE LOMBARD
255 E. WILSON AVE
LOMBARD, IL 60148-3926

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

LINE TYPE LEGEND

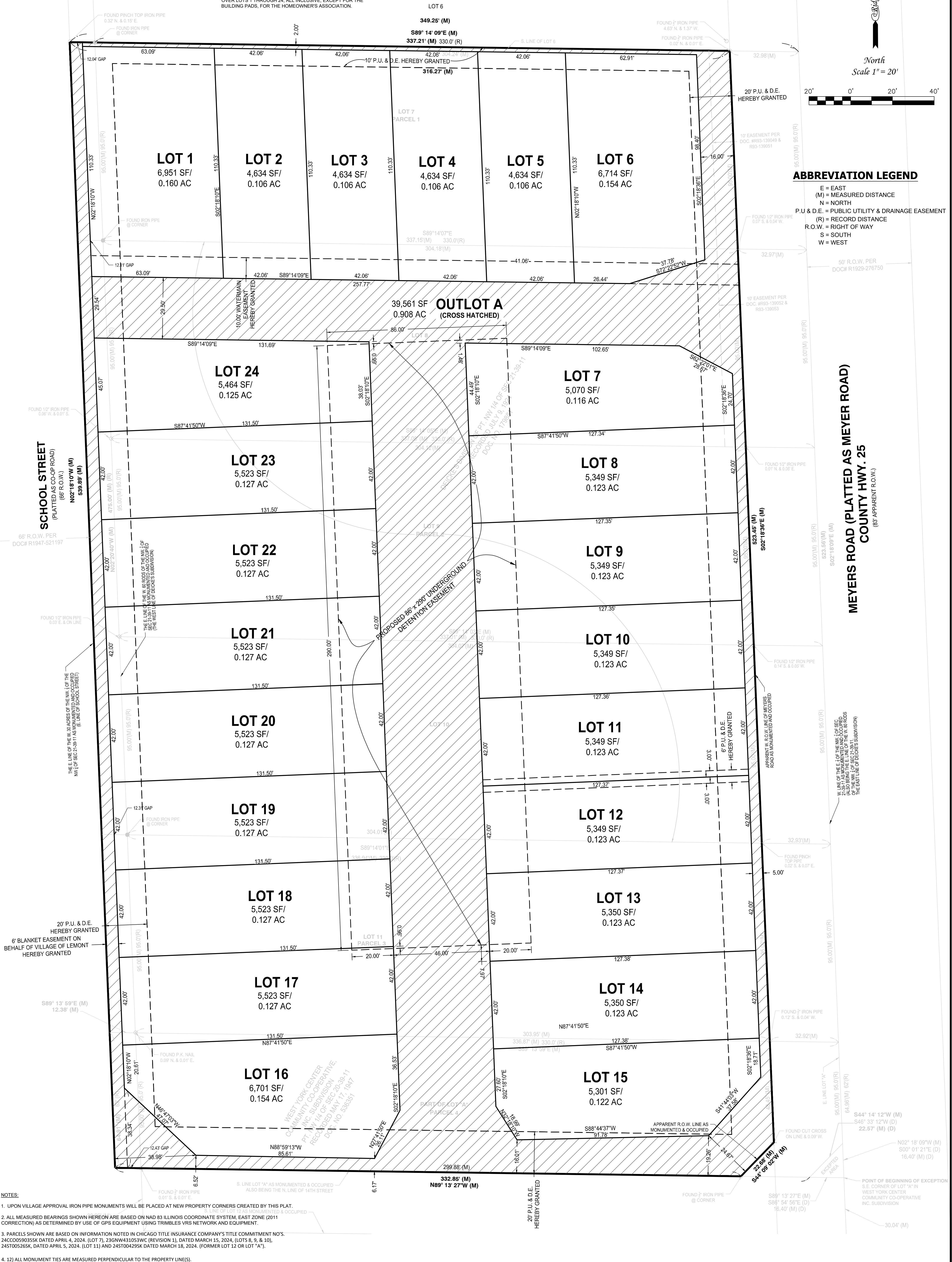


NOTE:
A BLANKET EASEMENT IS RESERVED AND HEREBY GRANTED
OVER LOTS 1 THROUGH 24, ALL INCLUSIVE, EXCEPT FOR THE
BUILDING PADS, FOR THE HOMEOWNERS ASSOCIATION.

ABBREVIATION LEGEND

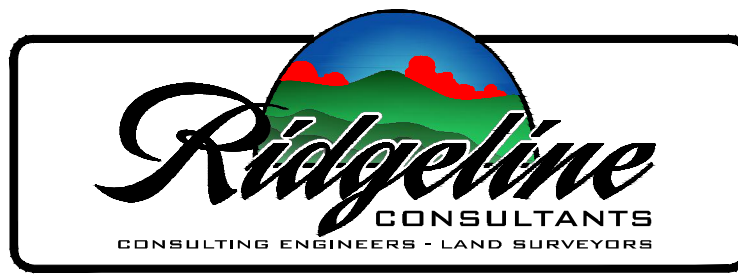
E = EAST
(M) = MEASURED DISTANCE
N = NORTH
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R) = RECORD DISTANCE
R.O.W. = RIGHT OF WAY
S = SOUTH
W = WEST

North
Scale 1" = 20'



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 11/30/2024
George H. Skutavik P.L.S. 2580 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

REVISION	DATE	DESC
#1	5/1/24	ADD CERTIFICATES (PAGE 2)
#2	5/3/24	REVISED PER CLIENT'S REQUEST
#3	5/22/24	REVISED PER CLIENT'S REQUEST

BOOK	DWG. SIZE: D
DRAWN: JH / T.L.C.	CHECKED: JH
REFERENCE:	
DATE: 04/25/2024	
PROJECT NO.	2023-0528

PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR 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.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE 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.

THIS IS TO CERTIFY THAT, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT THAT I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT EACH OF THE SUBJECT LOTS LIE WHOLLY WITHIN DISTRICTS _____.

OWNERS' SIGNATURE

OWNERS' ADDRESS

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 _____ MONTH _____ DATE _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DU PAGE)

I, _____, 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____.

PRESIDENT/BOARD OF TRUSTEES

VILLAGE CLERK

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.

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

VILLAGE COLLECTOR

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):

SCHOOL DISTRICT NAME & ADDRESS

SCHOOL DISTRICT NAME & ADDRESS

SCHOOL DISTRICT NAME & ADDRESS

OWNER:

OWNER:

OWNER:

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, 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.

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

RIDGELINE CONSULTANTS LLC

JIANFENG HUA, PLS #035-004071
MY LICENSE EXPIRES 11-30-2024
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-004766

SHEET
2
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
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#3	5/22/24	NO CHANGE ON THIS SHEET

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