

LOMBARD, ILLINOIS



Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2024 George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2024 Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

			PROJECT NO.	2023-0326
				2023-0528
#3	5/22/24	REVISED PER CLIENT'S REQUEST	DATE: 04/25/2024	
#2	5/3/24	REVISED PER CLIENT'S REQUEST	REFERENCE:	
#1	5/1/24	ADD CERTIFICATES (PAGE 2)	DRAWN: JH / TLC	CHECKED: JH
REVISION	DATE	DESC	BOOK:	DWG. SIZE: D

PRELIMINARY/FINAL PLAT OF SUBDIVISION

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 HE SUBJECT LOTS LIE WHOLLY WITHIN DISTRICTS.
OWNERS' SIGNATURE
OWNERS' ADDRESS
DATED AT, ILLINOIS, THIS DAY OF, 20
NOTARY PUBLIC CERTIFICATE
STATE 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
WONTH
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
DATED AT ECHIDAND THIODAT OF, 20
VIII A OF COMMUNITY DEVELOPMENT DIDECTOR
VILLAGE COMMUNITY DEVELOPMENT DIRECTOR
VII. LAGE DECORENT AND OLEDIZ OF DIFFICATE
VILLAGE PRESIDENT AND CLERK CERTIFICATE
STATE OF ILLINOIS)
STATE OF ILLINOIS))SS
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
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
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
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
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PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATION 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 "EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE" ON THE PLAT, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS 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 ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD. EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT 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

DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE OF LOMBARD EASEMENTS OVER LOTS 7 THRU 13, LOTS 17 THRU 24 AND OUTLOT "A" FOR THE PURPOSES OF PROVIDING ADEQUATE STORM WATER DRAINAGE CONTROL, TOGETHER WITH REASONABLE ACCESS THERETO, SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO INSURE THE INTEGRITY OF THE STORM WATER FACILITIES ON LOTS 7 THRU 13, LOTS 17 THRU 24 AND 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, OR IF THE ASSOCIATION OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORM WATER FACILITIES ON LOTS 7 THRU 13, LOTS 17 THRU 24 AND OUTLOT "A", THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE 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 ON LOTS 7 THRU 13, LOTS 17 THRU 24 AND OUTLOT "A" 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 LOTS 7 THRU 13, LOTS 17 THRU 24 AND OUTLOT "A" 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 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 ON LOTS 7 THRU 13, LOTS 17 THRU 24 AND OUTLOT "A" AS SET FORTH IN THIS DECLARATION, OR ANY REMOVAL AS AFORESAID, THE COST OF SUCH WORK SHALL, UPON RECORDATION A NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY. ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE ASSOCIATION AND AGAINST LOTS 7 THRU 13, LOTS 17 THRU 24 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 ON LOTS 7 THRU 13, LOTS 17 THRU 24 AND OUTLOT "A" 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.

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 & A	ADDRESS		
SCHOOL DISTRICT NAME & A	\DDRESS		
SCHOOL DISTRICT NAME & A	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.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KANE)

RECORDER OF DEEDS

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 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 _____ 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 OF

THE PINNACLE AT MEYERS

PROPERTY ADDRESS: 1312 S. MEYERS ROAD LOMBARD, ILLINOIS

VILLAGE COLLECTOR



Ridgeline Consultants LLC

Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385

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