

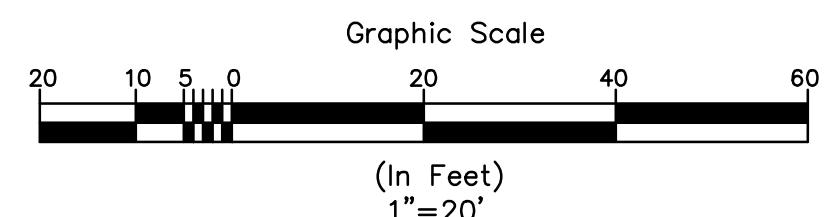
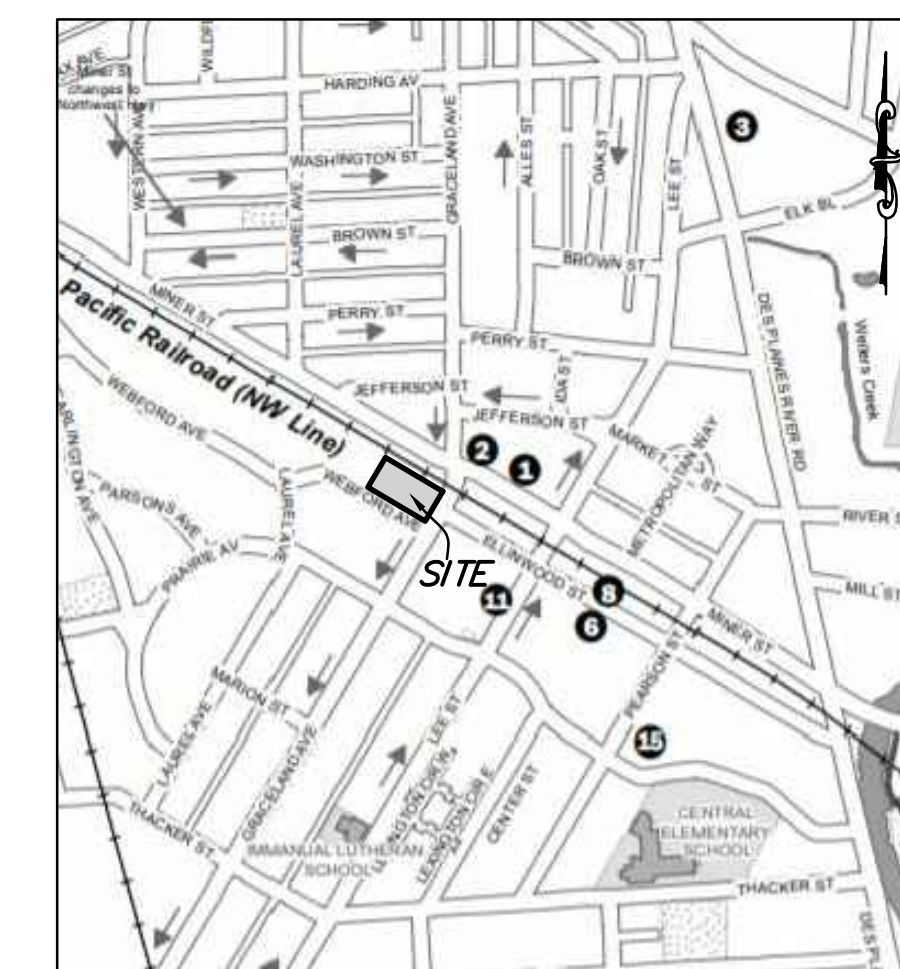
TENTATIVE AND FINAL PLAT OF SUBDIVISION GRACELAND/WEBFORD SUBDIVISION

TO CONSOLIDATE LOTS

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

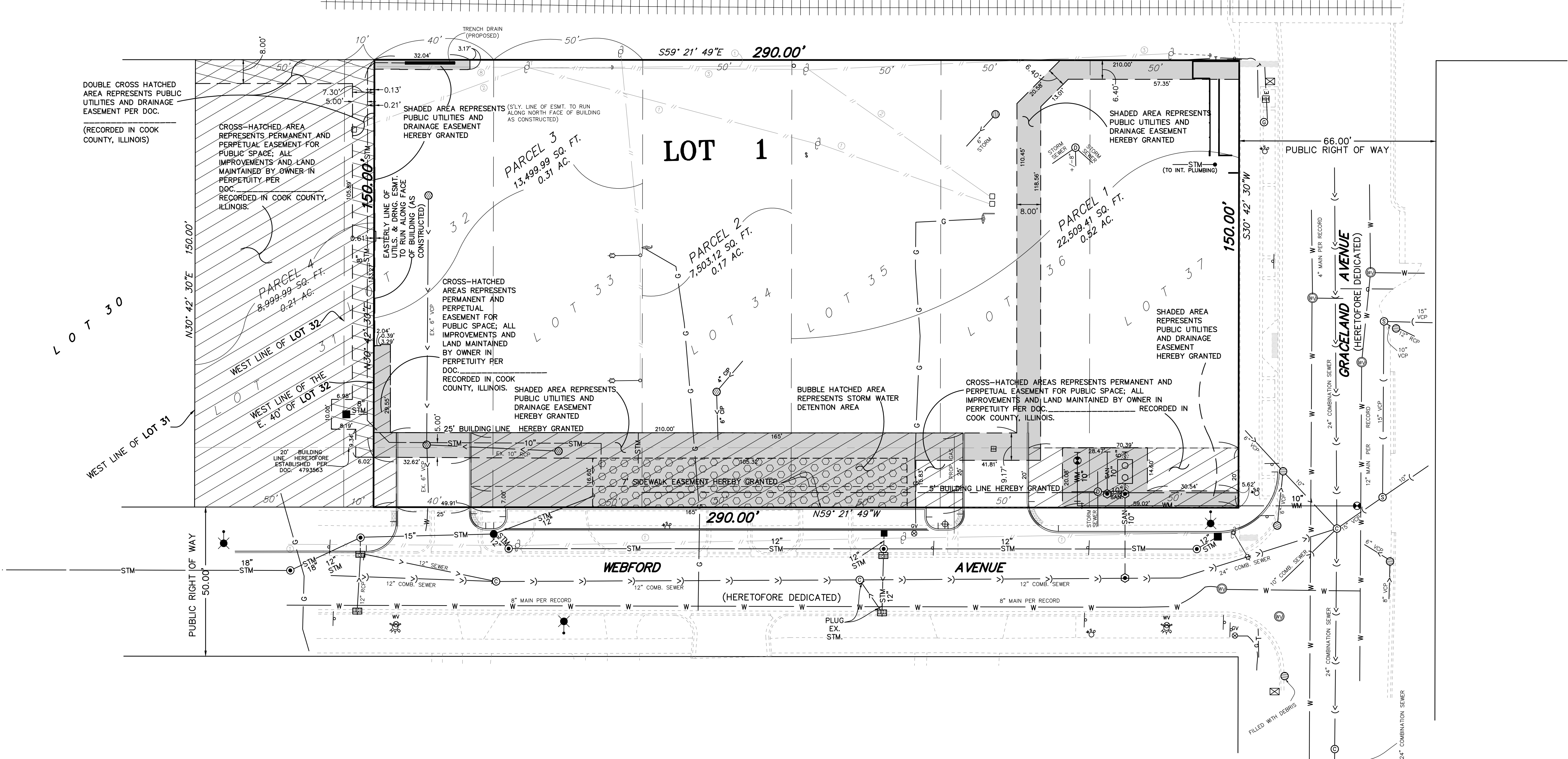
NOTE:
ALL OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND

VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS: TRUE NORTH
ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE

CHICAGO & NORTHWESTERN RAILWAY



LEGAL DESCRIPTION:

PARCEL 1:
LOTS 35, 36 AND 37 IN BLOCK 1 IN DES PLAINES MANOR, TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT NO. 4793563, IN COOK COUNTY, ILLINOIS. PROPERTY COMMONLY KNOWN AS: 622 GRACELAND AVE., DES PLAINES, IL. 60016 CONTAINING: 22,509.41 SQ. FT., 0.52 AC. (MORE OR LESS)

PARCEL 2:
LOT 34 IN BLOCK 1 IN DES PLAINES MANOR, TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT NO. 4793563, IN COOK COUNTY, ILLINOIS. PROPERTY COMMONLY KNOWN AS: 1368 WEBFORD AVE., DES PLAINES, IL. 60016 CONTAINING: 7,503.12 SQ. FT., 0.17 AC. (MORE OR LESS)

PARCEL 3:
THE SOUTHEASTERLY 40 FEET OF LOT 32 AND ALL OF LOT 33 IN BLOCK 1 IN DES PLAINES MANOR TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT 4793563, IN COOK COUNTY, ILLINOIS. PROPERTY COMMONLY KNOWN AS: 1332 WEBFORD AVE., DES PLAINES, IL. 60016 CONTAINING: 13,499.99 SQ. FT., 0.31 AC. (MORE OR LESS)

CONTAINING: TOTAL (ALL 3 PARCELS) 43,499.97 SQ. FT., 1.00 AC. (MORE OR LESS)

NOTE:
LEGAL DESCRIPTION AND PARTICULARS FOR PROPERTY SHOWN HEREON AS PARCEL 4 SHOWN FOR INFORMATIONAL PURPOSE ONLY - NOT A PART OF THIS SUBDIVISION

PARCEL 4:
LOT 31 AND LOT 32 (EXCEPT THE SOUTHEASTERLY 40 FEET THEREOF, IN BLOCK 1 IN DES PLAINES MANOR TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT 4793563, IN COOK COUNTY, ILLINOIS. PROPERTY COMMONLY KNOWN AS: 1330 WEBFORD AVE., DES PLAINES, IL. 60016 CONTAINING: 8,999.99 SQ. FT., 0.21 AC. (MORE OR LESS)

P.I.N. 09-17-306-039-0000

ZONING INFORMATION:
PROPERTY (PARCELS 1 THROUGH 3) IS ZONED C-5, CENTRAL BUSINESS DISTRICT
PROPERTY (PARCEL 4) IS ZONED C-3, GENERAL COMMERCIAL DISTRICT

FLOOD ZONE INFORMATION:
PER FEMA F.I.R.M. NO. 17031C0217J, DATED 08/19/2008, PROPERTY IS IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

SURVEYOR CERTIFICATE

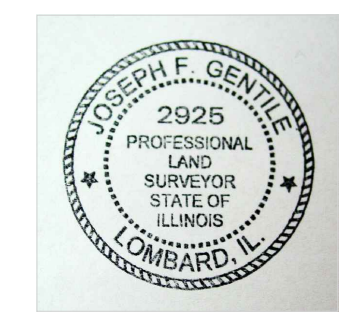
STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT I, JOSEPH GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2925, HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF CONSOLIDATING PARCELS (AS SHOWN HEREON) AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. CORNER MONUMENTS HAVE BEEN FOUND AS SHOWN HEREON IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DES PLAINES CODE. I FURTHER CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN, THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL 217 OF 832, COMMUNITY PANEL NO. 17031C02175J, EFFECTIVE 8/19/2008.

BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE
ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 23TH DAY OF FEBRUARY, A.D. 2023

Joseph P. Gentile
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2024



LEGEND

- GAS METER
- GAS VALVE
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- "GUY" ANCHOR W/ WIRE
- LIGHT POLE
- SIGN POST
- FIRE HYDRANT
- WATER SHUT-OFF VALVE WITH 8" CASING
- ELECTRIC METER (ON BLDGS.)
- WATER SERVICE SHUT-OFF VALVE
- WATER VALVE VAULT
- TRAFFIC SIGNAL CONTROL VAULT
- RAILROAD GATE ARM
- ELECTRIC HANDHOLE
- WATER METER VAULT
- CLOSED COVER DRAINAGE STRUCTURE
- OPEN COVER DRAINAGE STRUCTURE
- ELECTRIC DROPS (ON CONC)
- CURB INLET/CATCH BASIN
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- COMBINATION SEWER MANHOLE
- PROPOSED WATER VALVE VAULT
- PROPOSED LIGHT POLE
- EXISTING RIGHT OF WAY PAVED IMPROVEMENTS
- PROPOSED CURB AND GUTTER
- OVERHEAD WIRES (# OF WIRES)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS MAIN
- WATER MAIN
- PROPOSED WATER MAIN

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 918-6262

PREPARED FOR: RWG ENGINEERING, LLC
DRAWN BY: VAF
ORDER NO.: 22439-23 (T/F)
SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

NO.	DATE	REVISION DESCRIPTION	BY
4	3/03/23	PER 3/02/23 CITY REVIEW DISCUSSION	VAF
3	2/23/23	ADD P.U. & D. AND PARK ESMTS; UTIL SIG. BLKS.	VAF
2	2/1/23	REMOVE PARCEL 4 FROM SUBD. INCLUSION	VAF
1	1/13/23	PER 12/20/22 CITY 1ST REVIEW COMMENTS	VAF

OWNER:
COMPASSPOINT DEVELOPMENT LLC
202 S. COOK ST.
SUITE 210
BARRINGTON, IL 60010
CONTACT: JOE TAYLOR III
773.706.4301

TENTATIVE AND FINAL PLAT OF SUBDIVISION
GRACELAND/WEBFORD SUBDIVISION

P.I.N.s 09-17-306-036-0000
09-17-306-038-0000
09-17-306-040-0000

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF MYLO RESIDENTIAL GRACELAND PROPERTY LLC., WHICH IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN THEREON FOR THE USES AND PURPOSES THEREIN INDICATED, AND DO HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISH ANY OTHER EASEMENTS SHOWN THEREON.

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

BY: _____(NAME) ATTEST: _____(NAME)
_____(TITLE) _____(TITLE)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY

CERTIFY THAT _____(NAME) AS _____(TITLE) AND _____(NAME) AS _____(TITLE)

OF MYLO GRACELAND RESIDENTIAL PROPERTY LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

COMMISSION EXPIRES

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } S.S.

_____, which is the holder of a mortgage dated as of _____, 20____, and recorded in the Office of the _____

County Recorder, Illinois on _____, 20____ as Document No. _____ encumbering the property described on this Plat of Subdivision, hereby consents to the recording of this Plat of Subdivision and agrees that its lien shall be subject to the provisions of this Plat of Subdivision.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed on _____, 20____.

ATTEST: _____ a _____

By: _____ Its: _____

By: _____ Its: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } S.S.

The foregoing instrument was acknowledged before me on _____,

20____, by _____, the _____, and _____, the _____ of _____, a _____, which individuals are known to me to be the identical persons who signed the foregoing instrument as such officers of the corporation for and on behalf of said corporation, and that they executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein mentioned.

Given under my hand and official seal this ____ day of _____, 20____.

NOTARY PUBLIC

COMMISSION EXPIRES

MAYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

Approved by the Mayor and the City Council of the City of Des Plaines, Illinois on this _____ day of _____, A.D. 20____.

Mayor City Clerk

PLANNING AND ZONING BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

Approved by the Planning and Zoning Board of the City of Des Plaines, Illinois on this _____ day of _____, A.D. 20____.

Chairman

DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

I certify that there are no delinquent or current unpaid special assessments on the property shown on this plat.

Date: _____

Director of Finance

DIRECTOR OF PUBLIC WORKS AND ENGINEERING CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

Approved by the Director of Public Works & Engineering of the City of Des Plaines, Illinois on this _____ day of _____, A.D. 20____.

Director of Public Works and Engineering

DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DuPAGE } S.S.

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

OWNER REGISTERED PROFESSIONAL ENGINEER

Name: _____ Name: _____

Date: _____ Firm: _____

Date: _____

EASEMENT FOR PUBLIC UTILITIES

A permanent and perpetual easement is hereby granted to the City of Des Plaines, Cook County, Illinois ("City"), its successors and assigns, to survey, construct, reconstruct, use, operate, maintain, test, inspect, repair, replace, alter, remove or abandon in place water, sanitary sewer and storm sewer mains together with related attachments, equipment and appurtenances thereto, in, upon, under, along and across the areas designated "Easement for Public Utilities" on this subdivision plat. The owners of the property subdivided on this plat or any part thereof hereby reserve the right to use the areas designated "Easement for Public Utilities" and the adjacent property in any manner that will not prevent or interfere with the exercise by the City of the rights hereby granted; provided, however, that the owners shall not in any manner disturb, damage, destroy, injure, obstruct or permit to be obstructed the "Easement for Public Utilities" at any time whatsoever without the express prior written consent of the City. After the installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

PUBLIC UTILITY EASEMENTS
EASEMENT APPROVED AND ACCEPTED

COMMONWEALTH EDISON COMPANY

BY: _____ DATE: _____

TITLE: _____

NICOR

BY: _____ DATE: _____

TITLE: _____

AT & T

BY: _____ DATE: _____

TITLE: _____

COMCAST

BY: _____ DATE: _____

TITLE: _____

EASEMENT FOR STORM SEWER

A permanent and perpetual easement is hereby granted to the City of Des Plaines, Cook County, Illinois ("City"), its successors and assigns, to survey, construct, reconstruct, use, operate, maintain, test, inspect, repair, replace, alter, remove or abandon in place storm sewer mains together with related attachments, equipment and appurtenances thereto, in, upon, under, along and across the areas designated "Easement for Storm Sewer" on this subdivision plat. The owners of the property subdivided on this plat or any part thereof hereby reserve the right to use the areas designated "Easement for Storm Sewer" and the adjacent property in any manner that will not prevent or interfere with the exercise by the City of the rights hereby granted; provided, however, that the owners shall not in any manner disturb, damage, destroy, injure, obstruct or permit to be obstructed the "Easement for Storm Sewer" at any time whatsoever without the express prior written consent of the City.

EASEMENT FOR STORM WATER DRAINAGE

A permanent and perpetual easement is hereby granted to the City of Des Plaines, Cook County, Illinois ("City"), its successors and assigns, and to, and for the use and benefit of, the owners of all of the lots in this subdivision, for the sole purpose of storm water drainage, in, upon, under, along and across the areas designated "Easement for Storm Water Drainage" on this subdivision plat. No change shall be made in the finished grade of the land within any "Easement for Storm Water Drainage," and no construction of any kind whatsoever shall be erected or permitted to exist within any "Easement for Storm Water Drainage" that might materially reduce the storm water drainage capacity thereof. Trees, shrubs, fences, and normal landscape planting shall be permitted within any "Easement for Storm Water Drainage" only with the prior written approval of the Director of Public Works of the City of Des Plaines. Each owner of a lot with any "Easement for Storm Water Drainage" located on it shall maintain a grass cover on the surface of that portion of such lot located within the "Easement for Storm Water Drainage," and shall keep such grass and landscaping in a first-class and trimmed condition. The owners of lots on which any "Easement for Storm Water Drainage" is located shall not in any manner damage, destroy, injure, obstruct, or permit to be obstructed the "Easement for Storm Water Drainage" at any time whatsoever without the express prior written consent of the Director of Public Works of the City of Des Plaines.

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA (NO HOA)

- 1. The area of the property designated on this plat as "Storm Water Detention Area" shall be continuously maintained in a first rate manner by owners of Lot One (the "Detention Area Lot") and an easement on, under and above the Storm Water Detention Area is hereby granted to, and for the use and benefit of, all of the lots in this subdivision for the sole purpose of storm water detention and drainage.
2. No change shall be made in the finished grade of the land within the Storm Water Detention Area, nor shall any construction of any kind whatsoever be erected or permitted to exist within the Storm Water Detention Area that might materially impede storm water drainage therein or materially reduce the storm water detention capacity thereof. Trees, shrubs, fences and normal landscape planting shall be permitted within the Storm Water Detention Area only with the prior written approval of the Director of Public Works of the City of Des Plaines, Cook County, Illinois (the "City"). Each owner of a Detention Area Lot shall maintain a grass cover on the surface of that portion of his lot located within the Storm Water Detention Area and shall keep such grass in a neat and trimmed condition.
3. In the event the City determines, in its sole and absolute discretion, that prior maintenance of the Storm Water Detention Area is not performed at any time, the City, after ten (10) days prior written notice to the owners of the Detention Area Lots, may, but shall not be obligated to, enter upon any or all of the Detention Area Lots for the purpose of performing maintenance work on and to the Storm Water Detention Area.
4. In the event that the City shall cause to be performed any work pursuant to these paragraphs, the City shall have the right to charge the owners of the Detention Area Lots an amount sufficient to defray the entire cost of such work or action, including administrative costs, either before or after such cost is incurred. If the amount so charged is not paid by the owners of the Detention Area Lots within thirty (30) days following a demand in writing by the City for such payment, such charge, together with interest and costs of collection, shall become a lien upon the Detention Area Lots and the City shall have the right to collect such charge, with interest and costs, and to enforce such lien as in foreclosure proceedings as permitted by law.
5. Nothing in these paragraphs shall be construed to constitute a dedication of any portion of the Storm Water Detention Area or of the Detention Area Lots to, or an acceptance thereof by, the City.
6. The City shall be under no obligation to exercise the rights granted in these paragraphs except as it shall determine to be in its best interest. No failure to exercise at any time any right herein granted to the City shall be construed as a waiver of that or any other rights.
7. These covenants shall run with the land in the subdivision shown on this plat, and shall be binding upon and inure to the benefit of the owners of all lots of record therein, their respective successors, assigns and grantees and all parties claiming by, through and under them. Enforcement of these covenants may be sought by the owners of any lots of record in this subdivision, any person with an interest in any of said lots of record, or the City of Des Plaines by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation, to compel affirmative action, or to recover damages, and against the land to enforce any lien created by these covenants.

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 918-6262
PREPARED FOR: RWG ENGINEERING, LLC
DRAWN BY: VAF
ORDER NO.: 22439-23 (T/F)
SHEET 2 OF 2

Table with 4 columns: NO., DATE, REVISION DESCRIPTION, BY. Contains 4 rows of revision data.

OWNER:
COMPASSPOINT DEVELOPMENT LLC
202 S. COOK ST.
SUITE 210
BARRINGTON, IL 60010
CONTACT: JOE TAYLOR III
773.706.4301