

VILLAGE OF CAMPTON HILLS

A RESOLUTION APPROVING A PLAT OF EASEMENT

WHEREAS, the Village of Campton Hills previously granted an easement on Village property known as Lot 115 of the Norton Lakes subdivision for the purpose of installation of subdivision signage for the Norton Lakes subdivision ("*Original Easement*"); and

WHEREAS, the developer has requested that the Village expand the easement area because the grade at the corner is too steep to accommodate the proposed sign and landscaping, as depicted on the Plat of Easement attached to this Resolution ("*Expanded Easement*"); and

WHEREAS, the Village agrees to grant the Expanded Easement for the signage.

THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. The recitals listed above are incorporated into this Resolution as if fully set forth in this Section 1.

SECTION 2. The Village Board of Trustees hereby approves the Plat of Easement in substantially the form attached to this Resolution as **Exhibit A**, subject to final approval by the Village Attorney and Village Administrator. The appropriate Village officials are hereby directed to execute and attest the Plat of Easement on behalf of the Village. The Village Administrator or her designee is hereby authorized and directed to have the Plat of Easement recorded.

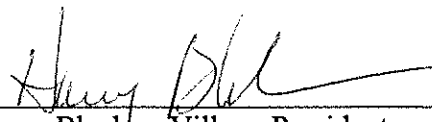
SECTION 3. All ordinances, resolutions, and other documents in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. This Resolution shall be in full force and effect from after its passage and approval in the manner provided by law.

Passed this 2nd day of March, 2016 by roll call vote:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura Andersen	<u>X</u>	_____	_____	_____
Trustee Susan George	_____	_____	<u>X</u>	_____
Trustee James McKelvie	<u>X</u>	_____	_____	_____
Trustee Mike Millette	<u>X</u>	_____	_____	_____
Trustee Michael O'Dwyer	<u>X</u>	_____	_____	_____
Trustee Michael Tyrrell	<u>X</u>	_____	_____	_____
President Harry Blecker	_____	_____	_____	_____

APPROVED THIS 2nd DAY OF March, 2016



Harry Blecker, Village President

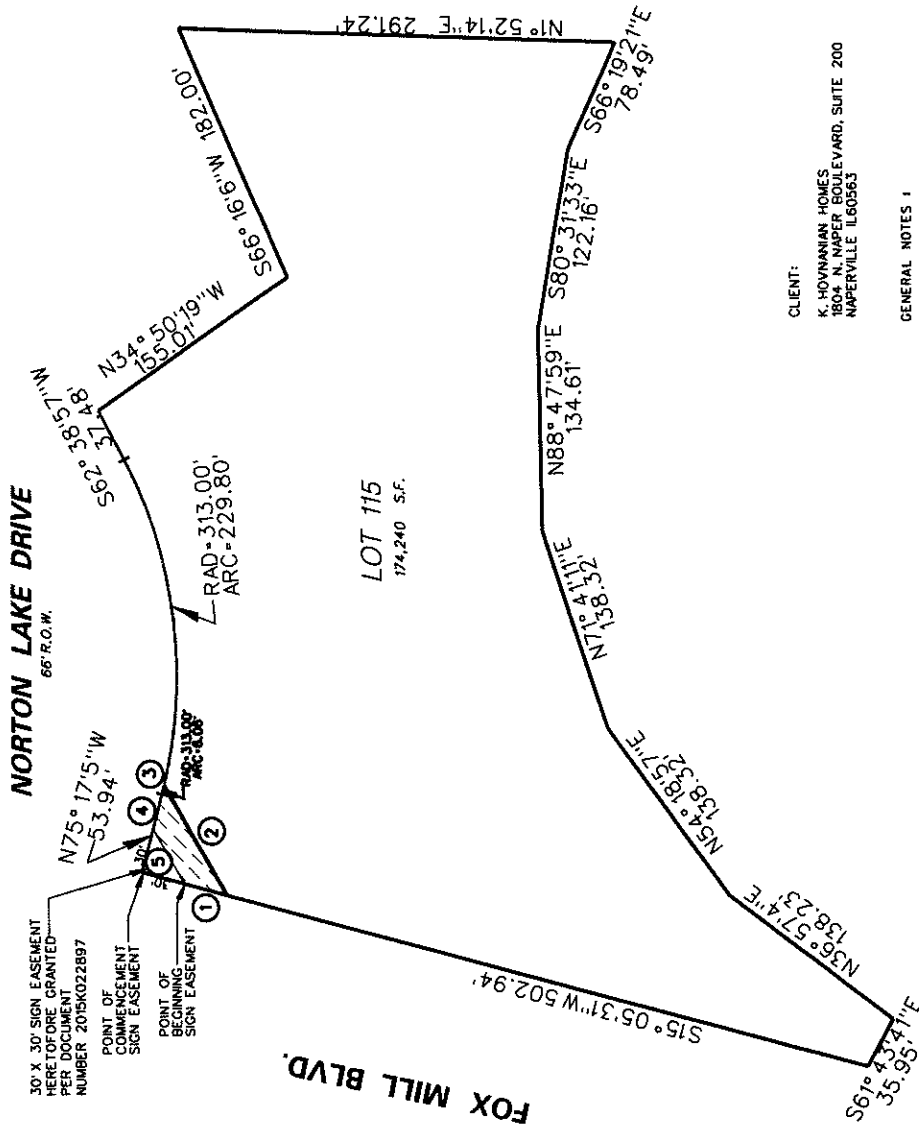
(SEAL)

ATTEST:

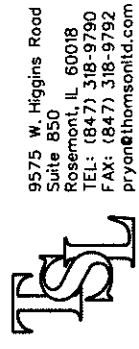


Nicholas Girka, Village Clerk

PLAT OF EASEMENT



PAGE 1 OF 2
*SEE SHEET 2 FOR CERTIFICATIONS



Thomson Surveying Ltd.
PROJECT NO. 5190POE-115 DATE: 02-02-16
© THOMSON SURVEYING, LTD., 2016

CLIENT:
K. HOVNANIAN HOMES
1804 N. MAPER BOULEVARD, SUITE 200
NAPERVILLE, IL 60563

- GENERAL NOTES 1
1. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 2. ONLY THOSE BUILDING-OR-LINE SETBACKS AND EASEMENTS WHICH SHOW UP HEREON REFER TO THE ZONING ORDINANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
 3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAN AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

SIGN EASEMENT DECLARATION

USE OF THE AREAS SHOWN BY DASHED LINES ON THE PLAT AND MARKED "SIGN EASEMENT" IS HEREBY RESERVED FOR AND GRANTED TO NORTON LAKES HOMEOWNERS ASSOCIATION AND TO ITS SUCCESSORS AND ASSIGNS TO ELECT OR PERMANENT BUILDINGS OR STRUCTURES, SUCH AS SUBDIVISION SIGNS, HEREBY PERMITTED, SHALL BE CONSTRUCTED OR MAINTAINED ON ACROSS, OVER OR THROUGH SAID "SIGN EASEMENT". NOTHING CONTAINED IN THIS PARAGRAPH SHALL PRECLUDE THE EXERCISE OF RIGHTS GRANTED FOR UTILITY EASEMENTS.

PLAT OF EASEMENT

PERMISSION TO RECORD

SHEET 2 CERTIFICATIONS

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO DECLARE THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE HEREON PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED THEREON, FOR THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

VILLAGE PRESIDENT _____

VILLAGE CLERK _____

DATED THIS _____ DAY OF _____ A.D., 2016.

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____ KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME ARE SUBSCRIBED TO THE FORESAID INSTRUMENT, AND THAT THE INSTRUMENT HAS BEEN DULY AND VOLUNTARILY SIGNED AND LEDGED THAT HE SIGNED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS _____ DAY OF _____ A.D., 2016
AT _____ ILLINOIS.

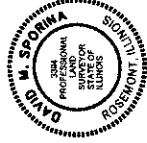
NOTARY PUBLIC _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN ACCORDANCE WITH EM-0705 (THE PLAT ACT), DO HEREBY DESIGNATE _____ AS THE PERSON WHO MAY RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY US TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS 9th DAY OF FEBRUARY, A.D., 2016.

DAVID M. SPORINA, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3394
MY LICENSE EXPIRES NOVEMBER 30, 2016
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2017



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY DECLARE THAT THE PLAT SHOWN HEREON DRAWN WAS COMPILED AND DRAWN IN ACCORDANCE WITH THE RULES AND INSTRUMENTS OF PUBLIC RECORD FOR THE PURPOSE INDICATED HEREON.

GIVEN UNDER MY HAND AND SEAL AT ROSEMONT ILLINOIS, THIS 9th DAY OF FEBRUARY, A.D., 2016.

DAVID M. SPORINA, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3394
MY LICENSE EXPIRES NOVEMBER 30, 2016
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2017



9575 W. Higgins Road
Suite 850
Rosemont, IL 60018
Tel: (630) 318-8780
Fax: (630) 318-8782
pryem@thomsonpld.com



Thomson Surveying Ltd
PROJECT NO. 5160906-165 DATE 02-02-16
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ENTRANCE PERSPECTIVE
NORTON LAKE - NORTH ENTRANCE
CAMPTON HILLS, ILLINOIS 2/24/16



LAND FINANCIAL
CORPORATION
12000 N. WILSON AVENUE
CHICAGO, ILLINOIS 60657
TEL: 773.330.1000
WWW.KJLHOMES.COM



February 24, 2016

Mr. Chris Ranieri, Building & Zoning Officer
Village of Campton Hills
40W270 LaFox Road
Campton Hills, IL 60175
Via email: chris.ranieri@villageofcamptonhills.org

**RE: Sign Easement at SEC of Fox Mill Blvd. & Norton Lake Drive
Norton Lake Subdivision, Campton Hills, Illinois**

Dear Mr. Ranieri:

As previously discussed with you and Susan Novak, we intend to construct an entrance monument at the southeast corner of Fox Mill Blvd. & Norton Lake Drive. This is across the street from our two model homes which are under construction currently, and above and beyond the minimum sign requirements in the approved Landscape Plan for Norton Lake. Attached are construction documents for all of the sign locations.

While a 30'x30' triangle sign easement was provided in the original Plat of Subdivision, the underground improvements and topography do not allow for construction in this particular location. The sign must be pushed back a bit further from the road in order to avoid conflicts. As such, we have provided a Plat of Easement to effectively enlarge the sign easement from a 30'x30' triangle to a 60'x60' triangle. The additional easement is located on Lot 115, which was previously deeded to the Village of Campton Hills as public open space.

Please let me know if you or anyone at the Village has any questions prior to discussion with the Board for approval of the aforementioned Plat of Easement.

Sincerely,
K. HOVNANIAN HOMES

A handwritten signature in cursive script, appearing to read 'Scott Barenbrugge'.

Scott Barenbrugge, Director of Land Acquisition

Cc: Ray Blankenship, Area Vice President – K. Hovnanian Homes
Jason Hinkle, Land Development Superintendent – K. Hovnanian Homes
Susan Novak, P.E., Project Engineer – Trotter and Associates, Inc.

Entrance Monument Plans NORTON LAKE

Campton Hills, Illinois

February 3, 2016

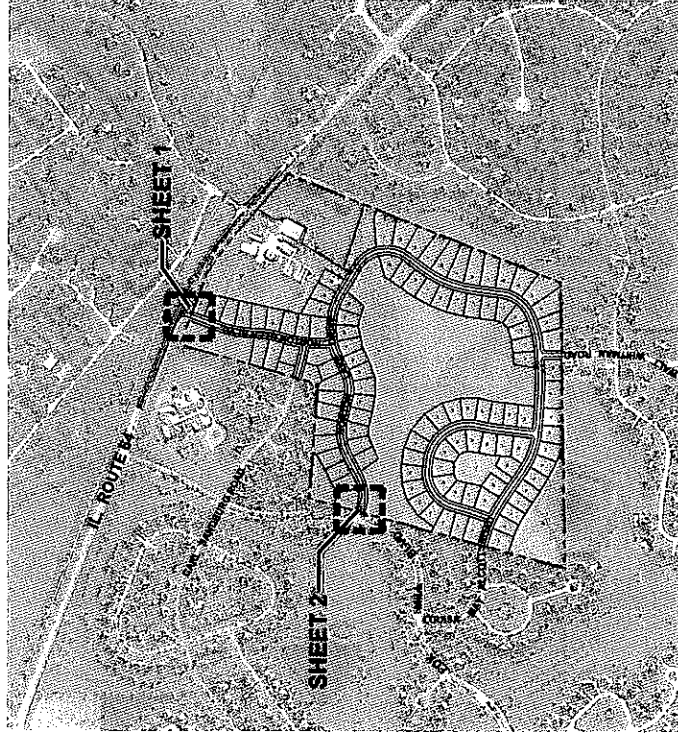
CONSULTANTS:



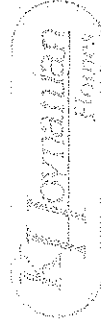
LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60137



CIVIL ENGINEER:
KNOCH ENGINEERING
24 NORTH BENNETT STREET
GENEVA, ILLINOIS 60134



LOCATION MAP
SCALE: 1"=400'



INDEX OF SHEETS

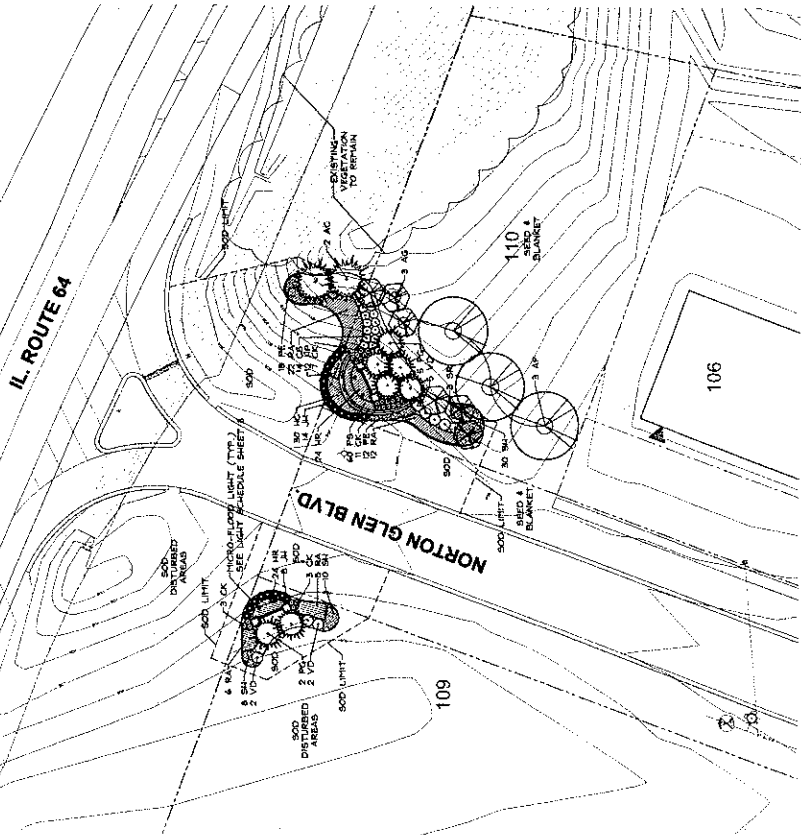
SHEET NO.	DESCRIPTION
0	COVER SHEET
1	ROUTE 64 ENTRANCE PLANS
2	FOX MILL BLVD. ENTRANCE PLANS
3	MONUMENT & LANDSCAPE DETAILS
4	MONUMENT & LANDSCAPE SPECIFICATIONS

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES UNDER 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 THE CONTRACTOR'S CONFORMANCE TO THE LANDSCAPE ARCHITECT'S DESIGN AND SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL AGENCIES.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE.
5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE.
7. SEE GENERAL CONDITIONS AND SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.

IL ROUTE 64

NORTON GLEN BLVD



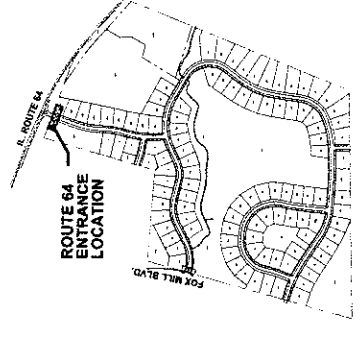
ROUTE 64 ENTRANCE LANDSCAPE PLAN



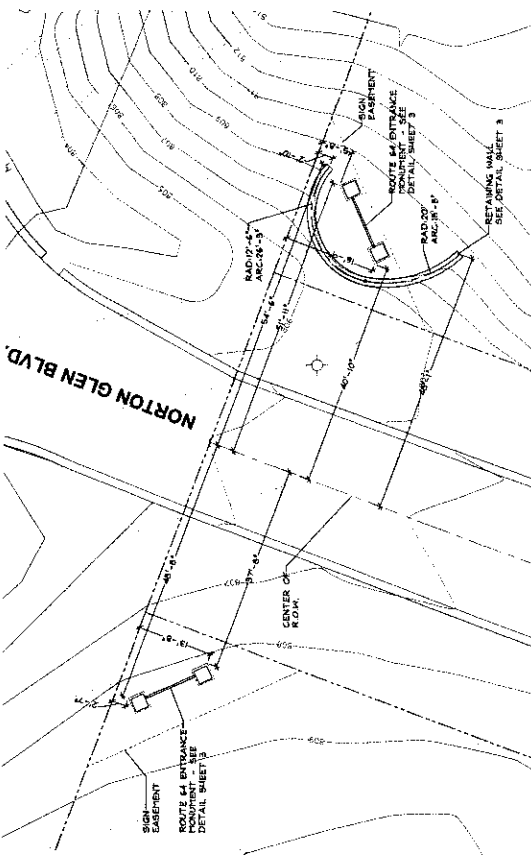
NORTH ENTRANCE PLANT LIST

Qty	Quantity	Manufacturer Name	Size	Remarks
47	3	BRAND TREES AUTUMN BEECH MAPLE	4" GA.	
48	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
49	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
50	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
51	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
52	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
53	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
54	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
55	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
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76	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
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92	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
93	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
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95	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
96	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
97	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
98	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
99	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	
100	3	BRAND TREES ARCTIC SUN DOGWOOD	3" D.C.	

KEY MAP
NOT TO SCALE



NORTON LAKE ENTRANCE MONUMENTS
CAMPION HILLS, IL
ROUTE 64 ENTRANCE PLANS



ROUTE 64 ENTRANCE LAYOUT PLAN



GARY R. WEBER ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
21 SOUTH MAIN STREET
P.O. BOX 100
P.O. BOX 100
P.O. BOX 100

K. W. MOHR ENGINEERS, P.C.
100 N. WASHINGTON
SUITE 200
NORTONVILLE, MO 64501
PH: 417-281-1100
FAX: 417-281-1101

DATE	02.20.16
PROJECT NO.	160132
DRAWN	JRE
CHECKED	WJG
IN CHARGE	WJG

1 OF 4

