ORDINANCE NO. O-26-44
AN ORDINANCE APPROVING A FINAL PLAT OF RESUBDIVISION OF LOT 2 IN THE LAFOX OF CAMPTON HILLS SUBDIVISION

WHEREAS, the Village of Campton Hills (the "Village") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois, and may exercise powers pertaining to its local governmental affairs; and

WHEREAS, North First I, LLC (the "Owner") is the owner of record of certain real property consisting of approximately 368.631 acres and legally described as Lot 2 in LaFox of Campton Hills Subdivision, being a part of Sections 1, 2 and 3, all in Township 39 North, Range 7 East of the Third Principal Meridian, and part of Sections 35 and 36, both in Township 40 North, Range 7 East of the Third Principal Meridian, according to the plat thereof recorded April 27th, 2026 as Document Number 2026K016820, in Kane County, Illinois (the "Property"); and

WHEREAS, Shodeen Group, LLC (the "Applicant") is the contract purchaser of the Property and, with the consent and authority of the Owner, has submitted a final plat entitled "Final Plat of Subdivision for 1st Resubdivision of Lot 2 of LaFox of Campton Hills," consisting of three (3) sheets, prepared by CEMCON, Ltd., bearing a completion date of August 26th, 2026 and last revised October 7th, 2026 (the "Final Plat"), for review and approval by the Village; and

WHEREAS, the Final Plat proposes to resubdivide the Property into three (3) lots, consisting of Lot 1 (approximately 333.181 acres), Lot 2 (approximately 25.441 acres) and Lot 3 (approximately 10.009 acres); and

WHEREAS, the Applicant has represented to the Village that the proposed resubdivision is intended to facilitate the conveyance of Lot 2 to The Conservation Fund, and the conveyance of Lot 3 to the sanitary district that will own and operate a wastewater treatment facility thereon, which is anticipated to be the Grand Prairie Sanitary District, and that the Final Plat is not submitted in connection with any particular phase of the LaFox of Campton Hills planned unit development; and

WHEREAS, the Planning and Zoning Commission of the Village of Campton Hills, at its special meeting held on October 7th, 2026, reviewed the Final Plat, as revised October 7th, 2026, as PZC Case #26-10 and, by unanimous vote, recommended approval of the Final Plat, including the exceptions described in Section 3 of this Ordinance, to the Village Board in accordance with Sections 9-5-3-5 and 9-5-3-6 of the Village Code; and

WHEREAS, Village staff has provided the Village Board with a report and recommendation on the requested exceptions, as required by Section 9-5-3-6(C) of the Village Code; and

WHEREAS, the Village Board has determined that approval of the Final Plat, subject to the conditions set forth herein, is in the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois, as follows:

Section 1. Recitals Incorporated. The foregoing recitals are hereby incorporated into this Ordinance as findings of the Village Board.

Section 2. Approval of Final Plat. The Final Plat, entitled "Final Plat of Subdivision for 1st Resubdivision of Lot 2 of LaFox of Campton Hills," prepared by CEMCON, Ltd., last revised October 7th, 2026, and attached hereto as EXHIBIT A, is hereby approved, subject to the conditions set forth in this Ordinance, and as the same shall be revised in accordance with Section 4 below. Upon written confirmation from the Village Engineer and the Village Attorney that the conditions set forth in Section 4 of this Ordinance have been satisfied, the Village President, Village Clerk and such other Village officials whose certificates appear on the Final Plat are authorized to execute the Final Plat on behalf of the Village.

Section 3. Exceptions; Access to Lot 3.

A. Pursuant to Section 9-5-3-6 of the Village Code, the Village Board finds that there are particular difficulties or unnecessary hardships in the way of carrying out the strict letter of Sections 9-5-4-5(G) and 9-5-4-9(A)(2) of the Village Code as applied to Lot 3, in that: (i) Lot 3 is intended to be conveyed to and used by a sanitary district as the site of a wastewater treatment facility, and is not intended for residential or commercial development; (ii) the Final Plat is an intermediate resubdivision that does not establish the roads, lots and other elements of the LaFox of Campton Hills planned unit development, which are to be established by subsequent final plats; (iii) permanent access to Lot 3 will be provided by the seventy-five (75) foot wide ingress/egress and public utility easement over the southerly portion of Lot 2 granted on the Final Plat (the "Access Easement"); and (iv) the Grand Prairie Sanitary District has advised the Village that it has approved a prior version of the plat of resubdivision and the easements depicted thereon, and The Conservation Fund, as contract purchaser of Lot 2, has consented to the granting of the Access Easement over Lot 2.
B. Based on the foregoing findings, the Village Board hereby grants an exception from Section 9-5-4-5(G) of the Village Code to permit Lot 3 to be created without frontage on a dedicated public road, and an exception from Section 9-5-4-9(A)(2) of the Village Code to permit access to Lot 3 by way of the Access Easement, each subject to the conditions set forth in this Ordinance.
C. The Village Board further grants exceptions from the following final plat requirements of Section 9-5-3-5 of the Village Code, which the review letter of the Village Engineer, HR Green, Inc., dated October 5th, 2026 (the "Engineering Review Letter") identifies as not applicable to, or deferred beyond, the Final Plat: subsections (A)(1), (A)(2), (E)(4), (E)(18) and (E)(22) as to the entire Property, and subsections (E)(3) and (E)(16) as to Lot 1 only. Said requirements shall be satisfied with the subsequent final plats required by Section 6 of this Ordinance.
D. For purposes of Section 9-5-3-5(E)(14) of the Village Code, the Final Plat does not establish any right of access to La Fox Road or Brundige Road, as provided in the Kane County Engineer Certificate on the Final Plat. The proposed future access locations to Brundige Road for Lots 2 and 3 depicted on the Final Plat are not approved by this Ordinance. Any access to Brundige Road from any lot created by the Final Plat, including access by way of the Access Easement, shall be subject to Section 5(D) of this Ordinance, to the Kane County Engineer Certificate on the Final Plat, and to the approval of the Village and any other authority having jurisdiction over Brundige Road.

Section 4. Conditions of Approval. The approvals and exceptions granted in Sections 2 and 3 of this Ordinance are subject to the following conditions, each of which shall be satisfied prior to the execution of the Final Plat by the Village and the recording of the Final Plat:

E. The Applicant shall revise the Final Plat to address, to the satisfaction of the Village Engineer, all comments in the Engineering Review Letter that remain outstanding.
F. The Applicant shall deliver to the Village, in a form acceptable to the Village Attorney, a maintenance agreement for the Access Easement, to be executed by the owners of Lots 2 and 3 and recorded against Lots 2 and 3 prior to or concurrently with the first conveyance of either lot, under which the owner of Lot 3 shall be solely responsible for the construction, maintenance, repair and replacement of all improvements within the Access Easement. The Village shall not be a party to, and shall have no obligation under, said maintenance agreement.
G. The Applicant shall deliver to the Village written confirmation from the Grand Prairie Sanitary District that it has approved the Final Plat, as revised in accordance with this Ordinance, including the private utility easement and public utility easement lying west of Lot 3.
H. The Final Plat shall have been approved and signed by the Kane County Engineer.

Section 5. No Development Rights Created.

A. Approval of the Final Plat is expressly limited to the resubdivision of the Property into three (3) lots.
B. Approval of the Final Plat does not grant, confer, or imply any right to develop the Property or any lot created by the Final Plat.
C. No building permits, development permits, grading permits, or other approvals authorizing construction or site development shall be issued based upon this Final Plat.
D. Any improvement of Lot 3, including the construction of a wastewater treatment facility and of any driveway or access road within the Access Easement or connecting to Brundige Road, shall comply with all setback requirements of the Village Code and shall be subject to separate review and approval by the Village in accordance with the Village Code, and by any other agency having jurisdiction.
E. Nothing in this Ordinance amends, modifies or waives any provision of Ordinance No. 25-45 or of any other ordinance, agreement or approval governing the LaFox of Campton Hills planned unit development, and the zoning classification of the Property is not changed by this Ordinance.

Section 6. Requirement for Future Subdivision and Approvals.

I. No permit or other approval for the development or improvement of Lot 1, Lot 2 or Lot 3 shall be issued unless and until the right-of-way for Brundige Road along the applicable frontages of Lots 1 and 2, as recommended in the Engineering Review Letter, has been dedicated to the Village, in a form acceptable to the Village and at no cost to the Village. The Applicant shall dedicate, or cause to be dedicated, such right-of-way along the frontage of Lot 1. Such right-of-way along the frontage of Lot 2 shall be dedicated by the owner of Lot 2, consistent with the commitment of The Conservation Fund, as contract purchaser of Lot 2, set forth in its letter to the Village dated October 6th, 2026.
J. Prior to any development of Lot 1, the Applicant shall be required to obtain approval of one or more additional plats of subdivision, final engineering, and all applicable zoning and development approvals in accordance with the Village Code.
K. Such future subdivision(s) shall establish lots, blocks, rights-of-way, easements, and all other elements necessary to support development of Lot 1.
L. No development activity shall occur on Lot 1 unless and until such further subdivision(s) and approvals have been reviewed and approved by the Village.

Section 7. No Dedication or Acceptance. Approval of the Final Plat does not constitute acceptance by the Village of any right-of-way, easement, or public improvement, nor does it impose any maintenance or other obligation upon the Village, including, but not limited to, any obligation with respect to the Access Easement.

Section 8. Compliance with Review Comments. Approval of any subsequent Final Plat that would provide development rights to the Property is subject to the Applicant addressing all applicable comments of the Village Engineer and ensuring compliance with the Village Subdivision Ordinance, Illinois Plat Act, and other applicable requirements, including, but not limited to, those comments identified in the Engineering Review Letter that were deferred to subsequent platting.

Section 9. Recordation. Upon satisfaction of the conditions set forth in Section 4 of this Ordinance and execution of the Final Plat, the Applicant shall record the Final Plat with the Kane County Recorder. This Ordinance shall be recorded or referenced in such recording as required by the Village.

Section 10. Severability. If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions.

Section 11. Effective Date. This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

ADOPTED this 13th day of October, 2026, pursuant to a roll call vote as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Trustee Frank Binetti	+			
Trustee Nicolas Boatner	+			
Trustee Janet Burson	+			
Trustee Terese Hopfensperger	+			
Trustee Mike Millette			+	
Trustee Kim Muhr	+			
President Barbara Wojnicki				

Barbara Wojnicki
Barbara Wojnicki, Village President

ATTEST:

Tracy Johnson
Tracy Johnson, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE

I, Tracy Johnson, Clerk of the Village of Campton Hills, in the County of Kane and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my office, entitled:

ORDINANCE NO. O-26-44

AN ORDINANCE APPROVING A FINAL PLAT OF RESUBDIVISION OF LOT 2 IN THE LAFOX OF CAMPTON HILLS SUBDIVISION

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Campton Hills at a Regular Village Board Meeting on the 13th day of October, 2026, at which meeting a quorum was present, and approved by the President of the Village of Campton Hills on the 13th day of October, 2026.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Campton Hills was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Campton Hills, and that the result of said vote was as follows, to-wit:

	AYES	NAYS	ABSENT	ABSTAIN
Trustee Frank Binetti	A			
Trustee Nicolas Boatner	A			
Trustee Janet Burson	A			
Trustee Terese Hopfensperger	A			
Trustee Mike Millette			A	
Trustee Kim Muhr	A			
President Barbara Wojnicki				

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Campton Hills, this 13th day of October, 2026.

Tracy Johnson

Tracy Johnson, Village Clerk

[SEAL]44

EXHIBIT A FINAL PLAT OF SUBDIVISION

FOR

O-26-44

1ST RESUBDIVISION OF LOT 2 OF LAFOX OF CAMPTON HILLS

BEING PART OF SECTIONS 1 AND 2 BOTH IN TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 35 IN TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SUBMITTED FOR RECORDING BY AND RETURN TO:
VILLAGE OF CAMPTON HILLS
40W270 LAFOX ROAD, SUITE B
CAMPTON HILLS, IL 60175

TOTAL AREA OF SUBDIVISION

368.631 ACRES
16,057,555 S.F.
(MORE OR LESS)

PARCEL INDEX NUMBERS

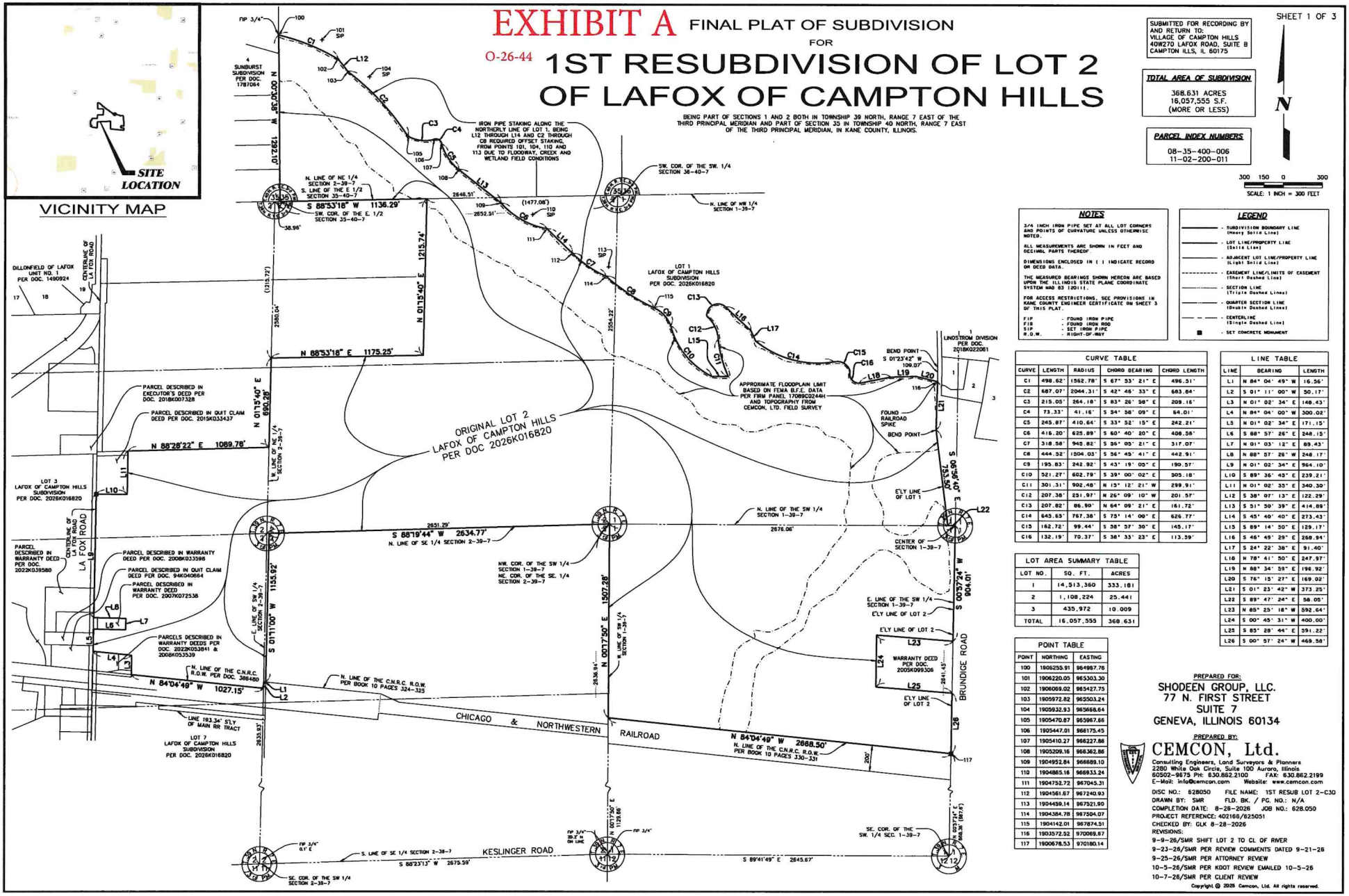
08-35-400-006
11-02-200-011

N

300 150 0 300

SCALE: 1 INCH = 300 FEET

VICINITY MAP



NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM NAD 83 (2011).

FOR ACCESS RESTRICTIONS, SEE PROVISIONS IN KANE COUNTY ENGINEER CERTIFICATE ON SHEET 3 OF THIS PLAT.

FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
SIP - SET IRON PIPE
R.O.W. - RIGHT-OF-WAY

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- SECTION LINE (Triple Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- CENTERLINE (Single Dashed Line)
- SET CONCRETE MONUMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	498.62'	1362.78'	S 67° 33' 21" E	496.51'
C2	687.07'	2044.31'	S 42° 46' 33" E	683.84'
C3	215.05'	264.18'	S 83° 26' 38" E	209.15'
C4	73.33'	41.15'	S 34° 58' 09" E	64.01'
C5	245.87'	410.64'	S 33° 52' 15" E	242.21'
C6	416.20'	625.89'	S 60° 40' 20" E	408.58'
C7	318.58'	945.82'	S 36° 05' 21" E	317.07'
C8	444.32'	1504.03'	S 36° 45' 41" E	442.91'
C9	195.83'	242.92'	S 43° 19' 05" E	190.57'
C10	521.27'	602.79'	S 39° 00' 02" E	505.18'
C11	301.31'	902.48'	N 15° 12' 21" W	299.91'
C12	207.38'	231.97'	N 26° 09' 10" W	201.57'
C13	207.82'	86.90'	N 64° 09' 21" E	161.72'
C14	643.65'	767.38'	S 75° 14' 00" E	626.77'
C15	162.72'	99.44'	S 38° 57' 30" E	145.17'
C16	132.19'	70.37'	S 38° 33' 23" E	113.39'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 84° 04' 49" W	16.56'
L2	S 01° 11' 00" W	50.17'
L3	N 01° 02' 34" E	148.43'
L4	N 84° 04' 00" W	300.02'
L5	N 01° 02' 34" E	171.15'
L6	S 88° 57' 26" E	248.15'
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L18	N 78° 41' 50" E	247.97'
L19	N 88° 34' 59" E	196.92'
L20	S 76° 15' 27" E	169.02'
L21	S 01° 23' 42" W	373.25'
L22	S 89° 47' 24" E	58.05'
L23	N 85° 25' 18" W	592.64'
L24	S 00° 45' 31" W	400.00'
L25	S 85° 28' 44" E	591.22'
L26	S 00° 57' 24" W	469.58'

LOT AREA SUMMARY TABLE

LOT NO.	SQ. FT.	ACRES
1	14,513,360	333.181
2	1,108,224	25.441
3	435,972	10.009
TOTAL	16,057,555	368.631

POINT TABLE

POINT	NORTHING	EASTING
100	1906255.91	964967.76
101	1906220.05	965303.30
102	1906069.02	965427.75
103	1905972.82	965503.24
104	1905932.93	965668.64
105	1905470.87	965967.66
106	1905447.01	966175.45
107	1905410.27	966227.86
108	1905209.16	966362.86
109	1904952.84	966689.10
110	1904865.16	966933.24
111	1904752.72	967045.31
112	1904561.67	967240.93
113	1904459.14	967521.90
114	1904384.78	967504.07
115	1904142.01	967874.51
116	1903572.52	970069.67
117	1900678.53	970180.14

PREPARED FOR:
SHODEEN GROUP, LLC.
77 N. FIRST STREET
SUITE 7
GENEVA, ILLINOIS 60134

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 628050 FILE NAME: 1ST RESUB LOT 2-C3D
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 8-26-2026 JOB NO.: 628.050
PROJECT REFERENCE: 402166/625051
CHECKED BY: GLK 8-28-2026
REVISIONS:
9-9-26/SMR SHIFT LOT 2 TO CL OF RIVER
9-23-26/SMR PER REVIEW COMMENTS DATED 9-21-26
9-25-26/SMR PER ATTORNEY REVIEW
10-5-26/SMR PER KDOT REVIEW EMAILED 10-5-26
10-7-26/SMR PER CLIENT REVIEW

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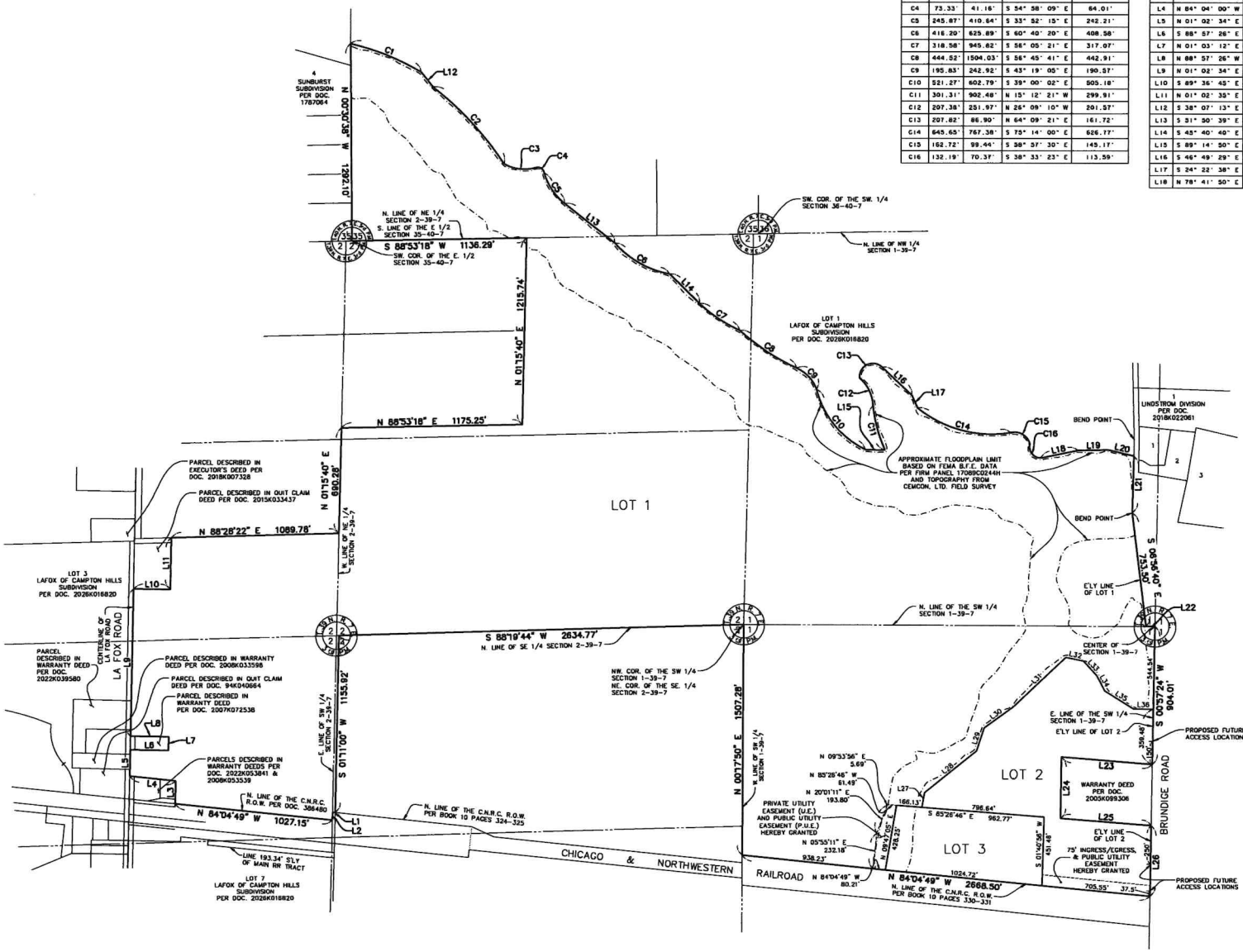

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LINE TABLE			LINE TABLE		
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L9	N 01° 02' 34" E	964.10'	L27	N 09° 17' 10" E	96.80'
L10	S 89° 36' 45" E	239.21'	L28	N 51° 18' 14" E	432.78'
L11	N 01° 02' 35" E	340.30'	L29	N 18° 10' 01" E	180.33'
L12	S 38° 07' 13" E	122.29'	L30	N 54° 28' 23" E	231.94'
L13	S 31° 30' 39" E	414.89'	L31	N 48° 01' 51" E	473.58'
L14	S 45° 40' 40" E	273.43'	L32	S 77° 39' 54" E	118.07'
L15	S 89° 14' 50" E	129.17'	L33	S 41° 38' 16" E	129.88'
L16	S 46° 49' 29" E	268.94'	L34	S 28° 20' 18" E	111.75'
L17	S 24° 22' 38" E	91.40'	L35	S 57° 24' 46" E	219.57'
L18	N 78° 41' 50" E	247.97'	L36	S 89° 02' 36" E	130.52'

LEGEND

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- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- SECTION LINE (Triple Dashed Lines)
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FOR ACCESS RESTRICTIONS, SEE PROVISIONS IN KANE COUNTY ENGINEER CERTIFICATE ON SHEET 3 OF THIS PLAT.

FIP	- FOUND IRON PIPE
FIR	- FOUND IRON ROD
SIP	- SET IRON PIPE
R.O.W.	- RIGHT-OF-WAY

PRIVATE UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION IS HEREBY RESERVED FOR AND GRANTED TO THE GRAND PRAIRIE SANITARY DISTRICT AND SHODEEN GROUP, LLC (GRANTEES) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED PRIVATE UTILITY EASEMENT (U.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND UTILITIES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PRIVATE UTILITY EASEMENT (U.E.) INCLUDING WITHOUT LIMITATION PUMP SYSTEMS, WATER SYSTEMS, SANITARY SYSTEMS, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES; TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS, INCLUDING FENCES AND OTHER STRUCTURES, SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID PRIVATE UTILITY EASEMENT (U.E.) WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. THE GRADES OF THE OF PROPERTY WITHIN SAID PRIVATE UTILITY EASEMENT (U.E.) SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION, USE AND MAINTENANCE OF GRANTEE'S FACILITIES OR WITH THE SURFACE DRAINAGE THEREON.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 628050 FILE NAME: 1ST RESUB LOT 2-C30
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 8-26-2026 JOB NO.: 628.050
PROJECT REFERENCE: 402166/625051
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10-3-26/SMR PER KDOT REVIEW EMAILED 10-5-26
10-7-26/SMR PER CLIENT REVIEW

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PLOT FILE CREATED: 10/7/2026 BY: SAM REID
DRAWING PATH: P:\628050\DRAWINGS\PLAT\628050 PLAT LOT 2-C30.DWG

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____ AND _____
HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

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

OWNER: _____ PRINTED NAME: _____

OWNER: _____ PRINTED NAME: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC, IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ (TITLE) _____

AND

_____ (TITLE) _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ 20___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN LAFOX OF CAMPTON HILLS SUBDIVISION, BEING A PART OF SECTIONS 1, 2 AND 3 ALL IN TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTIONS 35 AND 36 BOTH IN TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 2026 AS DOCUMENT NUMBER 2026K016820, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17089C0243H AND 17089C0244H BOTH WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONES X, A, AE AND A FLOODWAY AS DESIGNATED AND DEFINED BY F.E.M.A..

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF CAMPTON HILLS, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

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

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2028
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THE FIELDWORK WAS COMPLETED ON MAY 13, 2025.

OWNER'S CERTIFICATE OF SCHOOL DISTRICT

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF THIS PLAT OF SUBDIVISION LIES WITHIN THE LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303 AND GENEVA COMMUNITY UNIT SCHOOL DISTRICT 304

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

OWNER: _____ PRINTED NAME: _____

OWNER: _____ PRINTED NAME: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC, IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ (TITLE) _____

AND

_____ (TITLE) _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ 20___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE 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 PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS _____ DAY OF _____ 20___.

_____
COUNTY CLERK

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____ AT _____ O'CLOCK _____ M.

_____
COUNTY RECORDER

KANE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER ON THE CONDITION THAT THE LOTS HEREBY CREATED IN THIS PLAT SHALL HAVE NO RIGHT OF ACCESS TO LA FOX ROAD OR BRUNDIGE ROAD UNLESS AND UNTIL A FURTHER PLAT OF SUBDIVISION GRANTING SUCH ACCESS AND RELATED PERMIT CONDITIONS HAVE BEEN REVIEWED AND APPROVED BY THE KANE COUNTY ENGINEER OR APPROPRIATE ROAD JURISDICTION AUTHORITY.

_____
COUNTY ENGINEER

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND VILLAGE TRUSTEES OF THE VILLAGE OF CAMPTON HILLS AT A MEETING HELD THIS _____ DAY OF _____, 20___.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

_____ _____
PRINT NAME PRINT NAME

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF CAMPTON HILLS HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

THIS _____ DAY OF _____ 20___.

_____ _____
CHAIRMAN SECRETARY

_____ _____
PRINT NAME PRINT NAME

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

I, _____ VILLAGE TREASURER OF THE VILLAGE OF CAMPTON HILLS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT CAMPTON HILLS, KANE COUNTY, ILLINOIS.

THIS _____ DAY OF _____ 20___.

BY: _____ ATTEST: _____
VILLAGE TREASURER VILLAGE CLERK

_____ _____
PRINT NAME PRINT NAME

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF CAMPTON HILLS, ILLINOIS, ON THE CONDITION THAT NO DEVELOPMENT RIGHTS HAVE BEEN GRANTED, NO RIGHT OF WAY DEDICATIONS HAVE OCCURRED AND NO DEVELOPMENT PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FURTHER PLAT(S) OF SUBDIVISION PROVIDING FOR SAME HAS BEEN REVIEWED AND APPROVED BY THE VILLAGE ENGINEER

DATED THIS _____ DAY OF _____, 20___.

_____ _____
VILLAGE ENGINEER PRINT NAME

_____ _____
LICENSE NUMBER EXPIRATION DATE

PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST, THE VILLAGE OF CAMPTON HILLS ILLINOIS AND HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF CAMPTON HILLS, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED PUBLIC UTILITY EASEMENT (PUE) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE UTILITY EASEMENT INCLUDING WITHOUT LIMITATION, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS, INCLUDING FENCES AND OTHER STRUCTURES, SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND THE VILLAGE. SAID EASEMENT MAY BE USED FOR LANDSCAPING, GARDENS, DRIVEWAYS AND PARKING EXCEPT AS OTHERWISE DESIGNATED ON THE PLAT. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE MUNICIPAL ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEES SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

INGRESS/EGRESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RIGHTS IS HEREBY RESERVED FOR AND GRANTED FOR THE BENEFIT OF THE OWNERS OF LOT 3, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, OVER AND UPON THE HEREON DEPICTED AND DESIGNATED PORTION OF LOT 2 NOTED AS INGRESS/EGRESS EASEMENT.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS.
COUNTY OF _____)

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, THAT 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 SUBDIVIDER 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 THE SUBDIVISION.

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

_____
OWNER(S) OR ATTORNEY

_____
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 628050 FILE NAME: 1ST RESUB LOT 2-C30
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 8-26-2026 JOB NO.: 628.050
PROJECT REFERENCE: 402186/625051
CHECKED BY: CLK 8-28-2026
REVISIONS: 9-9-26/SMR SHIFT LOT 2 TO CL OF RIVER
9-23-26/SMR PER REVIEW COMMENTS DATED 9-21-26
9-25-26/SMR PER ATTORNEY REVIEW

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PLOT FILE CREATED 9/25/2026 BY: SARA REID
DRAWING PATH: P:\2026\628\SURVEY\DRAWINGS\PLOT\1ST RESUB LOT 2-C30.DWG