



**VILLAGE OF HAMPSHIRE
PLAN COMMISSION
MEETING
APRIL 26, 2021**

AGENDA

CALL TO ORDER:

TIME: 7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM.

MINUTES: Review and approve minutes of last previous meeting – February 22, 2021

NEW BUSINESS:

1. Review of and recommendation to the Board of Trustees regarding proposed Final Plat of Subdivision for Neighborhoods “L,” “K,” and “M” in Prairie Ridge Subdivision in the Village, pursuant to §7-2-4 of the Village Code.

OLD BUSINESS: None.

PUBLIC COMMENT: All persons attending the meeting in person and desiring to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

ADJOURNMENT.

The Village of Hampshire is subject to the requirements of the Americans with Disabilities Act of 1990. Any individual with a disability who plans to attend this meeting/public hearing and who may require a certain accommodation in order to allow him/her to observe and/or participate in this meeting is requested to contact the Village Clerk prior to the meeting to discuss such accommodation.

Attendance: Accommodations with adequate distancing will be made for this meeting; and members of the public in attendance will be expected to wear face coverings.

Also, video-conferencing and/or telephone conferencing may be available for the public to participate in /witness the meeting.

Anyone who desires to attend by Video-Conference must notify the Village Clerk of such request by e-mail to [Lvasquez @ hampshireil.org](mailto:Lvasquez@hampshireil.org) no later than 24 hours prior to the meeting, so that a link to participate may be sent via e-mail address the day of the meeting, together with a PDF version of exhibits and other documents to be considered at the meeting.

Anyone who desires to attend by Tele-Conference must notify the Village Clerk of such request by e-mail as above or at 847-683-2181 Ext. 0, no later than 4:30 p.m. the day prior to the meeting, and a telephone number and passcode will be provided.

Anyone who desires to review the application, and/or the exhibits or other documents delivered to the ZBA, may do so on the Village's website; or, in person, by calling the Village Clerk and making appropriate arrangements no later than the day of the meeting.

Public Comment: Comments to the Plan Commission, or questions to the applicant, may be submitted prior to the meeting or public hearing by 4:30 the day prior to the meeting date in writing addressed to the Village Clerk, and placed in the drop box at Village Hall or via e-mail to Lvasquez@hampshireil.org. Any written comments so received shall be noted in the minutes of the meeting and/or public hearing, as the case may be.

VILLAGE OF HAMPSHIRE PLAN COMMISSION

MINUTES February 22, 2021

A meeting of the Village of Hampshire Plan Commission was convened at 7:05 p.m. by Chairman Bryan Mroch. Present in person were Chairman Mroch, and Commissioners L. Rapach; A. Neal, and K. Swanson. Commissioners W. Rossetti and T. Wetzel participated in the meeting via video or telephonic conferencing. Village President J. Magnussen, Village Manager Jay Hedges (in person), assistant to the Village Manager, Josh Wray, were present; and Village Attorney Mark Schuster attended via video conferencing.

On motion by A. Neal, seconded by L. Rapach, the minutes of the meeting of February 8, 2021 were approved by vote of 5 aye, 0 nay.

The first order of business was to consider the the Petition of Hampshire East LLC (Crown) for zoning amendment for certain property to be annexed to the Village and added to the Oakstead Development, to classify the new property in the Planned Residential Development Zoning District, together with the Application of Hampshire East, LLC (Crown) for approval of a revised Preliminary Development Plan for the Oakstead Community in the Village. The matters were taken together for purposes of taking public comment and questions at the public hearing.

Mr. Dan Olsem appeared for the Petitioner, and introduced the Petition for the Commissioners. He was accompanied by: C. Naatz, R. Olson/Weber Planning; D. Gauger/engineer; and V. Mosca/environmental consultant. Mr. Olsem explained that Crown had acquired an additional 59 ± acres (a portion of the Weseman Farm), and desired to add it to its existing Planned Residential Development known as Oakstead Community in the Village. A new elementary school would be constructed on an 11-acre site (on the new territory) to be conveyed to CUSD-300. Mr. Olsem also briefly reviewed the history of the Oakstead Development and approvals for the development obtained in 2005. Mr. Olsem introduced Mr. Rich Olson/Weber Planning, to review the proposed modifications to the original Preliminary Development Plan for the Oakstead Development.

Mr. Olson stated that he had been retained to take a “fresh look” at the former plan, and to incorporate the new territory into the overall plan for the development, now comprised of about 550 acres. He considered the topography of the site and its natural features. The development would consist of some 797 single-family dwellings, and 216 Active Adult ranch-style townhomes. Mr. Olson mentioned the following features of the proposed, revised Preliminary Development Plan for the Oakstead Development:

- A spine road, to be landscaped
- Pods A through S throughout the proposed development, for differing types of dwelling units, and with entry monuments.
- Open space areas, some dividing the residential pods
- Preservation of stands of oak trees
- Planting of 1,000's of new trees

- Park spaces in each Pod.
- Walking pathways
- A school site
- Detention areas, some with 'overlooks' into open spaces.

Members of the public made comments as follows:

Questions were raised by a few persons about the stormwater run-off and drainage in the area. Mr. and Mrs. Pickle, Lane Burnidge, and Barbara Burton inquired about stormwater management planning for the Oakstead Development. The Pickle Farm and the Burnidge Farm are located to the northeast of the Oakstead Development between the school site and the church site. The Burton property is on the north side of Big Timber Road just east of Lakewood. They noted that their properties are subject to periodic flooding, and it is not uncommon for water to flow over and across Big Timber Road from south to north; and that the culverts and bridges in the area may not be adequate to handle additional run-off caused by development of the subject property.

The response was that Oakstead would take in water from any farm tiles to the west, run stormwater through its own storm sewer system into three detention ponds, and then release the water at a restricted rate (in accordance with the Village and County Stormwater Regulations) into the Lakewood storm sewer system, discharging to the northwest. Stormwater run-off from Oakstead would not be channeled into drain tiles on the neighboring farms. Therefore, stormwater runoff should not be increased for any of the questioning parties.

It was also noted that there is an existing floodplain through the Crown property, running west to east and continuing onto the Pickle and Burnidge farms. This floodplain will be left in a natural state, and water from that floodplain area may continue to affect the Pickle and Burnidge properties, as it always has.

Wesley Brazas questioned the effect of the development on the local aquifer. The response was that Crown had funded the construction of a new well, and the Tamms Farm water tower, to provide sufficient water supply and distribution capacity for the entire Oakstead property. The deep well operated by the Village should have no effect on the performance of the shallow wells in the area. Also, Crown had reviewed the recent Kane County Aquifer Study, and found that only a small portion of the Oakstead Development was within an area identified by the study as one of concern.

Barbara Burton asked if local roads would be widened to 200 feet ROW as a result of the Crown Development. The response was that improvements for the entrance from Big Timber Road at Ridgecrest Drive would be completed with additional turn lanes, and that Crown was unaware of any general plan to widen the right-of-way of either Big Timber Road or US Highway 20 to 200 feet width. Such plans would be under the purview of KDOT or IDOT, respectively.

A question was asked, if the church site would have a direct access to Big Timber Road? The response was that Crown is committed to allowing a church at this site, unless the dedicating party abandons its request; and any access to Big Timber Road for the site would be determined by KDOT.

Wesley Brazas asked about a number of reports, and whether they had been “updated”, to wit: a traffic plan; a water supply plan; and a financial plan. The response was that a traffic plan is under review with the Village; there is no water plan; and there is no updated financial plan.

Barbara Burton asked what would be the impact of leveling the Oakstead site, including removal of all the trees; and has a study been done? The response was that there was no study. In particular, as to the Pod J as shown on the Preliminary Development Plan, the response was that Crown would remove “as few trees as possible” behind that Pod. Ms. Burton commented that since trees hold water, removing trees would increase the rate of runoff.

Ms. Burton inquired whether Crown had filed a new endangered species report. The response was that IDNR had signed off on the premises as to endangered species.

Ms. Burton inquired if there would be a special service area imposed on the residences in this development? The response was “no.”

Ms. Burton inquired if the Village would use eminent domain to acquire right-of-way for any road projects. The response was that the Village would not, but that the County might do so for any project for widening of Big Timber Road.

Ms. Burton inquired about traffic on Big Timber Road, especially student drivers and whether any study had been done. The response was that Big Timber Road is a County Road in general, and any studies of the frequency of accidents would have been done by KDOT.

Ms. Burton inquired about the size of trees to be planted by Crown on the site. The response was that it had not yet been concluded, or decisions made about new plantings, but that Crown typically planted trees of 2.5” diameter.

Ms. Burton asked if materials related to the proposed Preliminary Development Plan could be deposited at the public library for public review. The response was that the Village would set that up.

Commissioners commented as follows:

Mr. Wetzel asked about trees to be removed from the site. The response was that a survey had been done, but there was no specific count of trees to be removed as of yet.

Mr. Rapach asked if the revised plan called for changes to the access points for the development; and that if any new access points were to be added, a further amendment would be required.

Mr. Neal noted that the property would drain to the north, into the Lakewood system, and should help the neighbors who were present to comment and question the applicant at the meeting.

Mr. Rapach asked to confirm that access to the school site was via the roadway into Oakstead, aligning with Ridgecrest Drive / Lakewood entrance. The response was “Yes.”

On motion by A. Neal, seconded by L. Rapach, to close the public hearing, the vote was 5 aye, 0 nay. Motion passed. The public hearing was closed at 8:26 p.m.

On motion by A. Neal, and seconded by T. Wetzel, to recommend approval of the Petition for Zoning Amendment, to classify the newly acquired property to be added to the Oakstead Community in the Planned Residential Development Zoning District, the vote was 5 aye, 0 nay. Motion passed.

On motion by L. Rapach, seconded by A. Neal, to recommend approval of the proposed revised Preliminary Development Plan for the entire Oakstead Community, the vote was 5 aye, 0 nay; Motion passed.

On motion by K. Swanson, seconded by T. Wetzel, to authorize the Chair to report these results to the Village Board of Trustees, the vote was 5 aye and 0 nay. Motion passed.

On motion by A. Neal and seconded by L. Rapach the meeting was adjourned at 8:52 p.m., the vote was 5 aye, 0 nay.

Respectfully submitted,

Ken Swanson
Secretary

DRAFT



April 22, 2021

Daniel J. Olsem, P.E. (Via Email)
Vice President of Engineering & Construction
Crown Community Development
1751 A West Diehl Road
Naperville, IL 60563

**Re: *Prairie Ridge L, K, & M – Final Plat
Village of Hampshire***

Mr. Olsem:

We are in receipt of the following for the above referenced project:

- Final Plat of Subdivision (7 Sheets) dated April 5, 2021 prepared by Cemcon, Ltd.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

We find the final plat to be in general conformance with Village Standards; however, prior to the Village signing the Plat the following items must be addressed.

- Neighborhood L, K, & M updated engineering and landscaping plans must be submitted for review and approval.
- A current Engineer's Opinion of Probable Cost (EOPC) must be submitted. The EOPC will be used to establish the required performance guarantee.
- The appropriate performance guarantee must be on file with the Village Clerk.

Mr. Daniel Olsem
April 22, 2021
Page 2

Upon completion of the above items, EEI would support signing the final plat. If you have any questions or require additional information, please call our office.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.



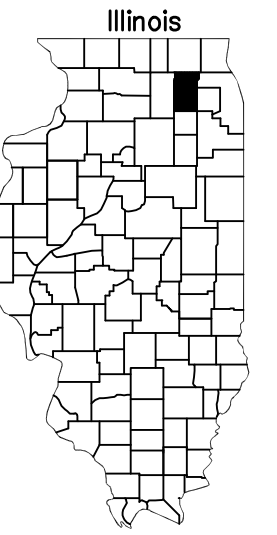
Timothy N. Paulson, P.E., CFM
Senior Project Manager

BPS/TNP

pc: Jeff Magnussen, Village President (Via e-mail)
Jay Hedges, Village Manager (Via e-mail)
Linda Vasquez, Village Clerk (Via e-mail)
Lori Lyons, Finance Director (Via e-mail)
Mark Schuster, Village Attorney (Via e-mail)
Dave Gauger, P.E., Cemcon, Ltd (Via e-mail)
BPS, EEI (Via e-mail)

FINAL PLAT OF SUBDIVISION FOR PRAIRIE RIDGE - NEIGHBORHOOD L, K & M

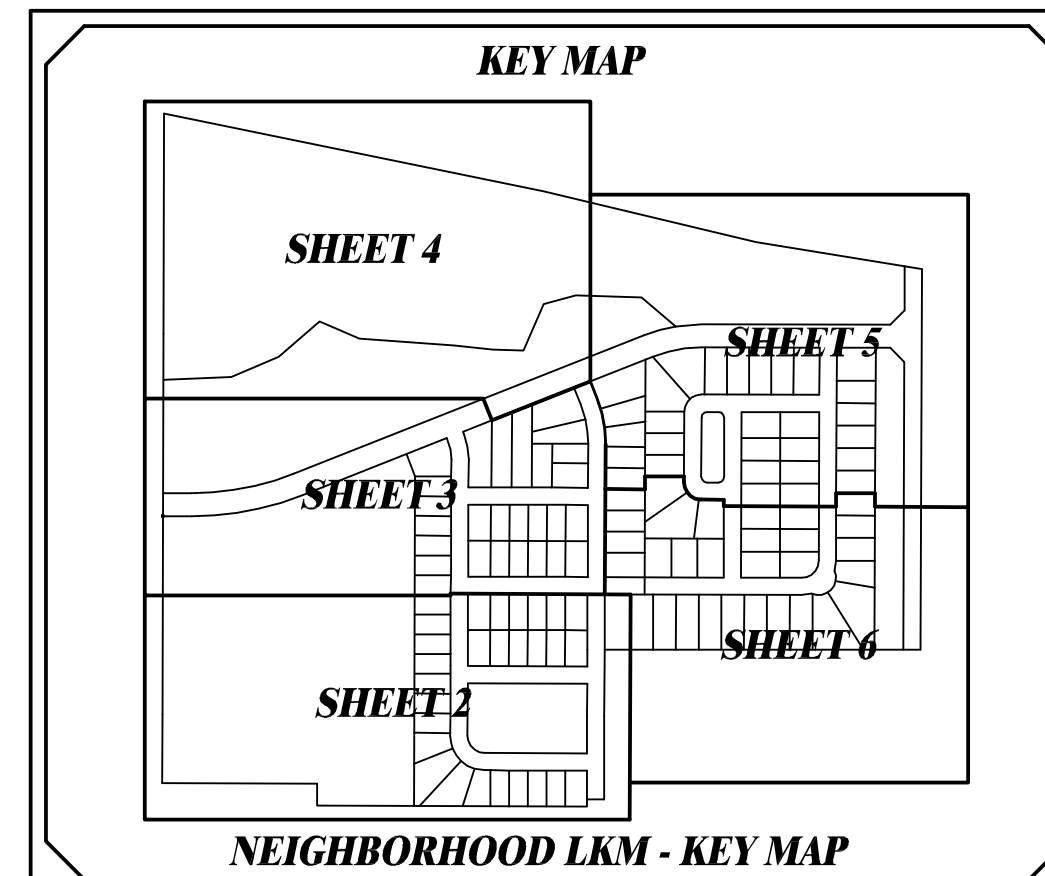
BEING A PART OF SECTION 16 AND SECTION 21, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



200 100 0 200
SCALE: 1" = 200'

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER QUARTER SECTION LINE (Single Dotted Lines)
- QUARTER SECTION LINE (Double Dotted Lines)
- SECTION LINE (Triple Dotted Lines)
- EXISTING RIGHT OF WAY LINE (Triple Dotted Lines)
- LINE EXTENSION/DIMENSIONAL TIE (Light Dotted Line)
- - SET CONCRETE MONUMENT
- - SECTION CORNER OR QUARTER SECTION CORNER



NEIGHBORHOOD L, K, & M - KEY MAP, IS PROVIDED TO DISPLAY THE OVERALL BOUNDARY OF THE SUBDIVISION. REFER TO SHEETS 2-6 FOR PARTICULARS ON INDIVIDUAL LOTS, LOCATION OF LOT, BUILDING SETBACK LINES, EASEMENT LINES, DIMENSIONS, & ADDITIONAL NOTES, ETC..

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

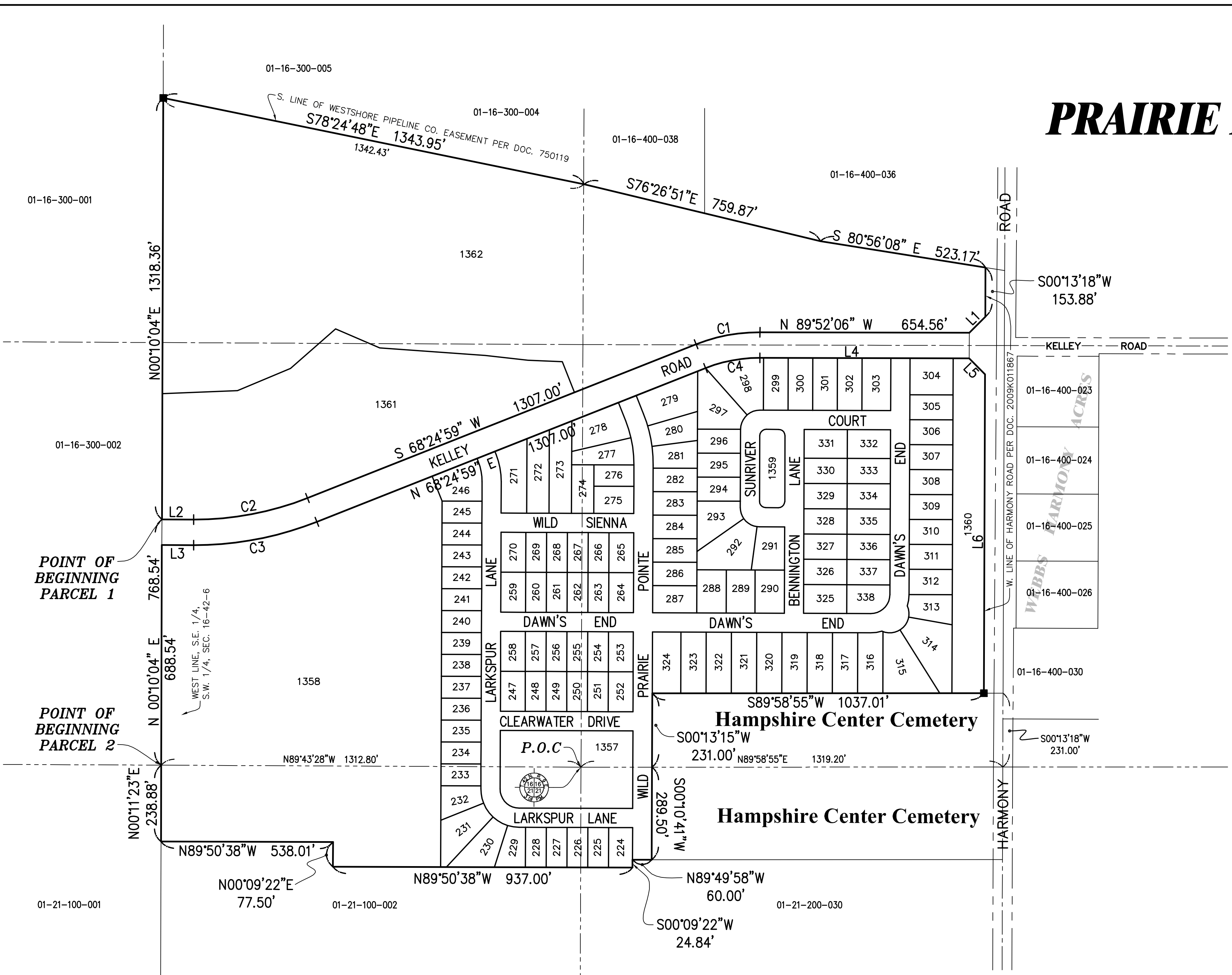
(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

PREPARED FOR:
CROWN COMMUNITY DEVELOPMENT
1300 THAYER COURT, SUITE 100
AURORA, IL 60504
PHONE (630) 851-5490

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60504-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: R:\456216 FILE NAME: PLATOV(R)K(M).DWG
DRAWN BY: MCM FLD. BK. / PG. NO.: NA
COMPLETION DATE: 04/11/06 JOB NO.: 456.242
EXREF: NA
REVISED: 3-8-07 PER EE1 REVIEW LETTER DATED 2-2-07
REVISED: PER KDOT REVIEW LETTER 4-17-07 AND EE1 REVIEW LETTER 4-30-07
REVISED: 09-04-07 PER KDOT REVIEW LETTER DATED 08-24-07
REVISED: 04-05-21 PER VILLAGE REVIEW



LINE DATA

LINE	BEARING	LENGTH
L1	S 45°10'36" W	70.77'
L2	N 89°49'56" W	99.23'
L3	S 89°49'56" E	99.23'
L4	S 89°52'06" E	654.43'
L5	S 44°49'24" E	70.66'
L6	S 00°13'18" E	997.51'

CURVE DATA

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	204.66'	540.00'	S 79°16'26" W
C2	364.45'	960.00'	S 79°17'32" W
C3	394.82'	1040.00'	N 79°17'32" E
C4	174.34'	460.00'	N 79°16'26" E

AREA SUMMARY

LOTS 224-338	= 30.278 Ac.
PARK 1357	= 2.293 Ac.
OUTLOTS	= 64.636 Ac.
R.O.W.	= 9.976 Ac.
TOTAL	= 107.183 Ac.

PARCEL INDEX NUMBER

01-16-300-003
01-16-300-004
01-16-300-005
01-16-400-031
01-16-400-036
01-16-400-038
01-21-100-002
01-21-200-030

VACANT LAND ADJACENT TO HARMONY ROAD HAMPSHIRE, ILLINOIS

TOTAL AREA OF SUBDIVISION
107.183 ACRES

NOTES

ALL LOTS WITHIN THIS SUBDIVISION ARE INCLUDED WITHIN A VILLAGE OF HAMPSHIRE SPECIAL SERVICE AREA. 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 SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

COVENANTS AND RESTRICTIONS FOR HOME OWNERS ASSOCIATION TO BE RECORDED BY SEPARATE INSTRUMENT.

U.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

V.U.E. - INDICATES VILLAGE UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

K.D.O.T.U.E. - INDICATES K.D.O.T. AND VILLAGE UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

H.O.A. - INDICATES "HOMEOWNERS ASSOCIATION"

THE BEARINGS SHOWN ARE BASED UPON ILLINOIS STATE PLANE COORDINATES N.A.D. 83 - ILLINOIS EAST ZONE.

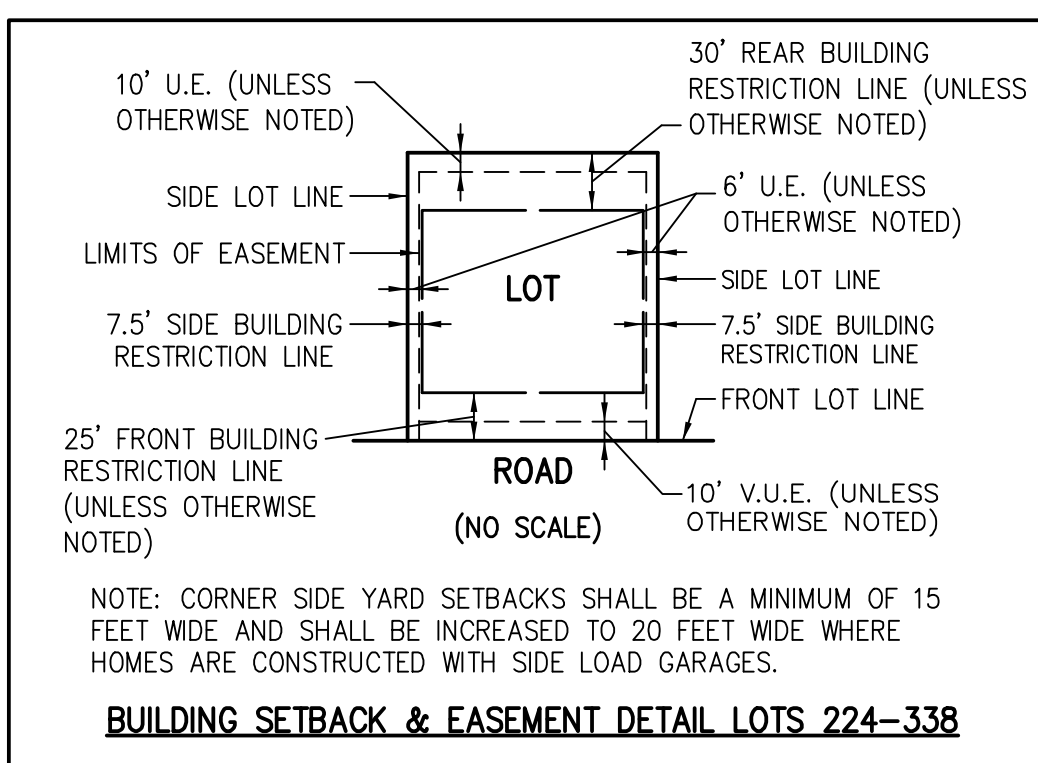
LOT 1357, 1359 THRU 1362 ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

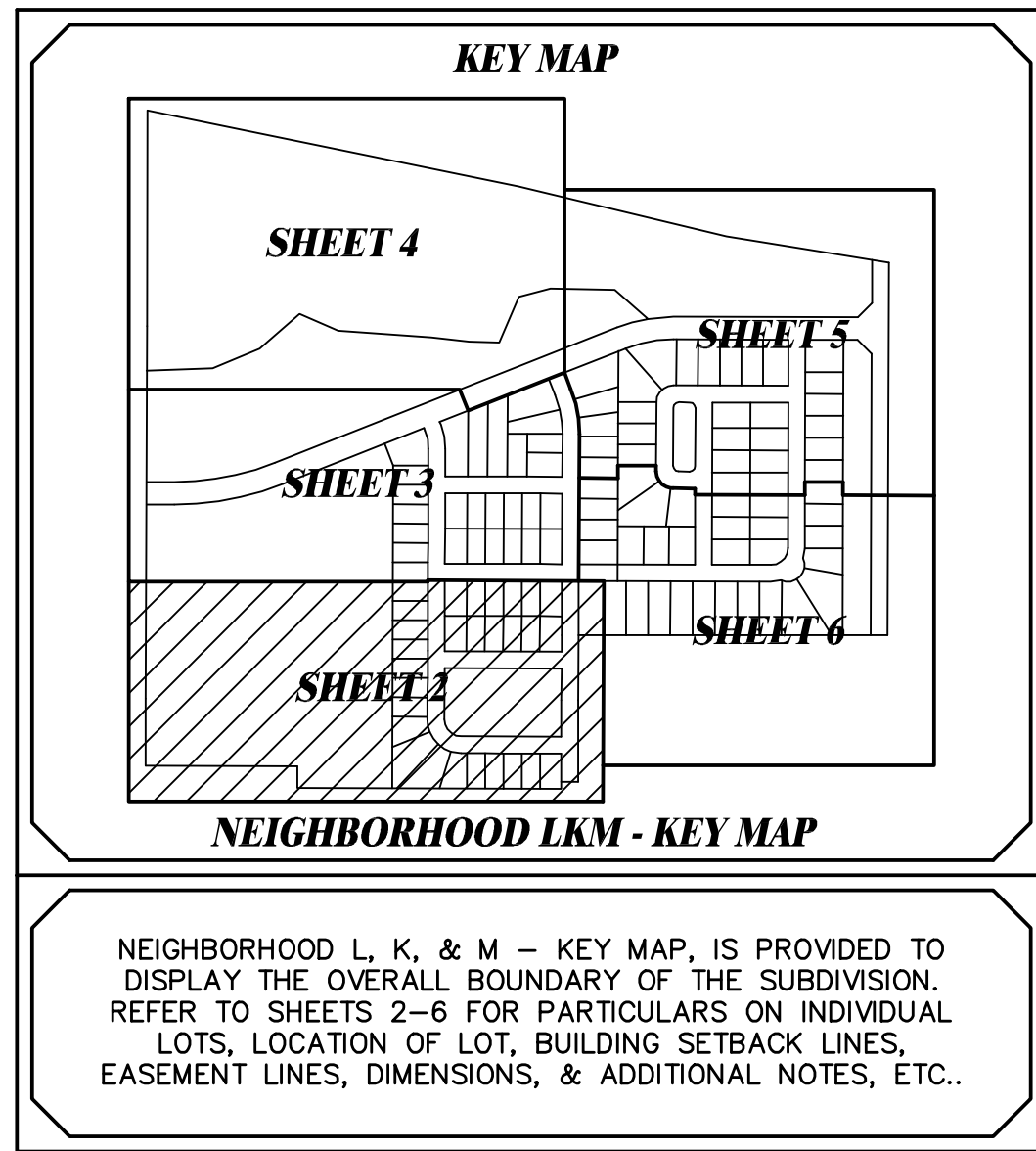
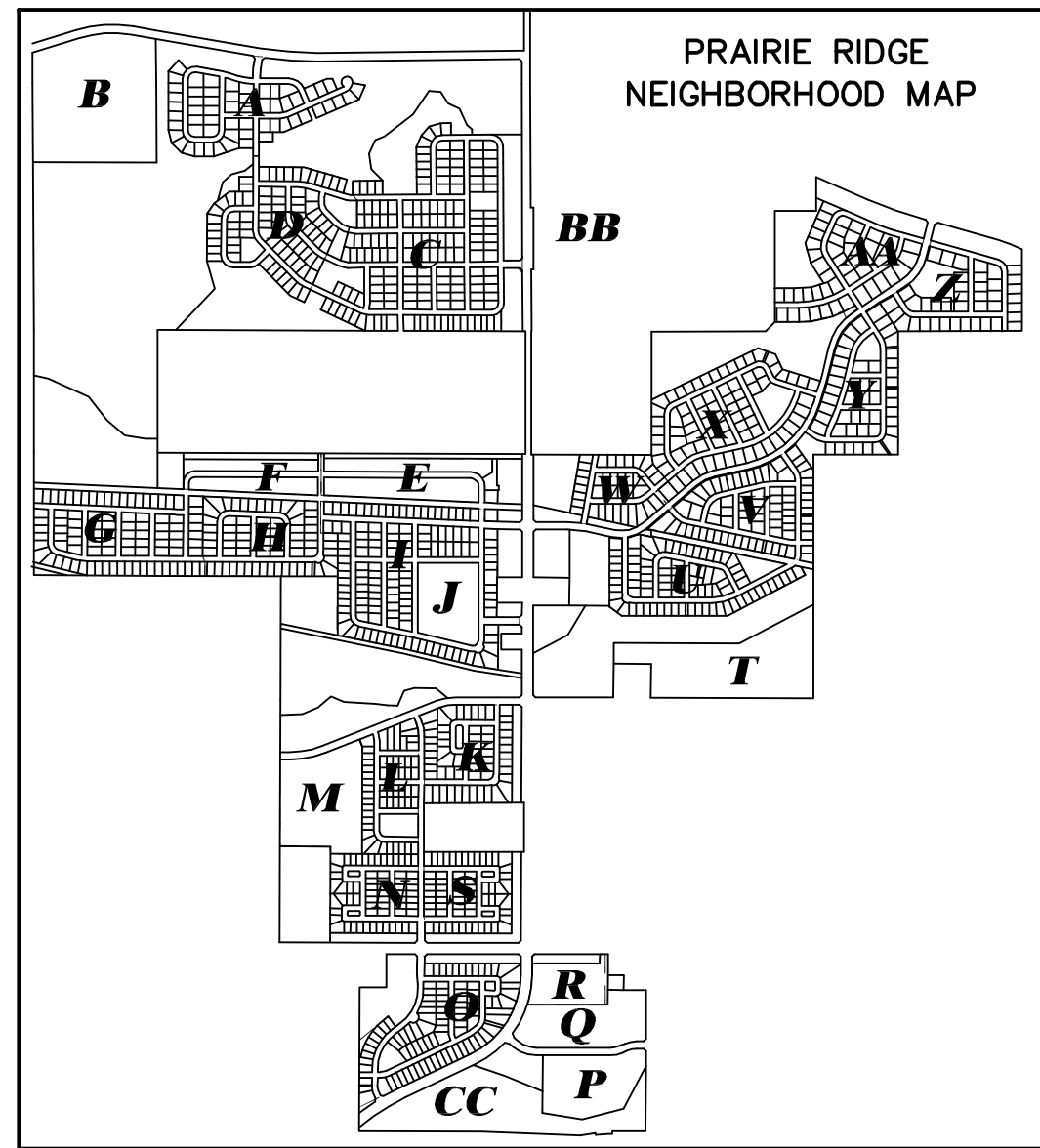
F.I.P. = FOUND IRON PIPE (* AS SHOWN)

LOT 1357, 1359 AND 1360 ARE NOT BUILDABLE LOTS.

THERE SHALL BE NO VEHICULAR ACCESS ALLOWED FROM LOTS 1360 AND 1362 TO HARMONY ROAD.

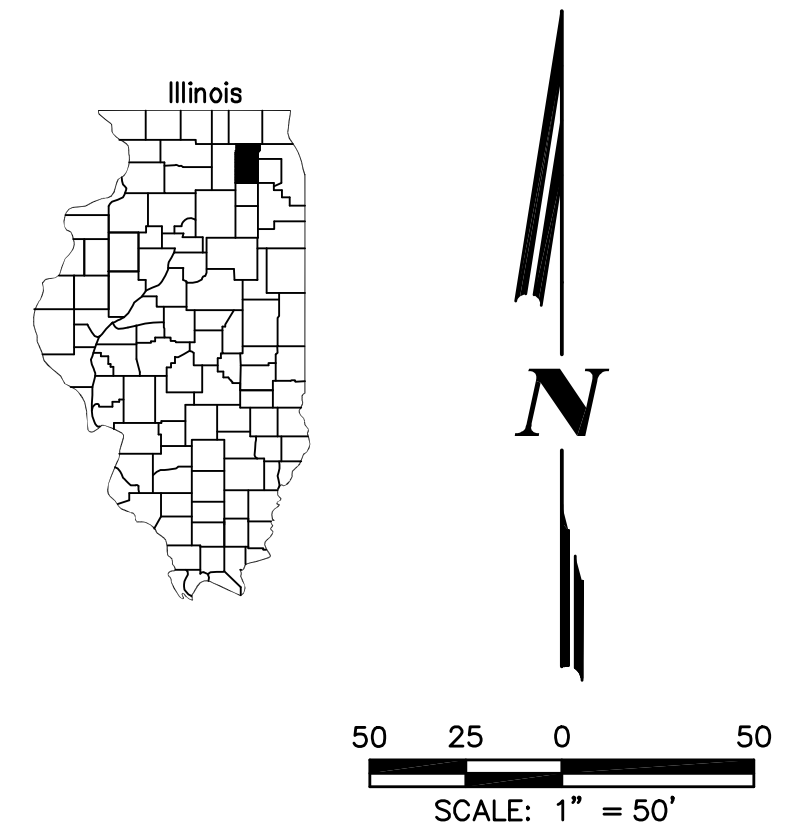
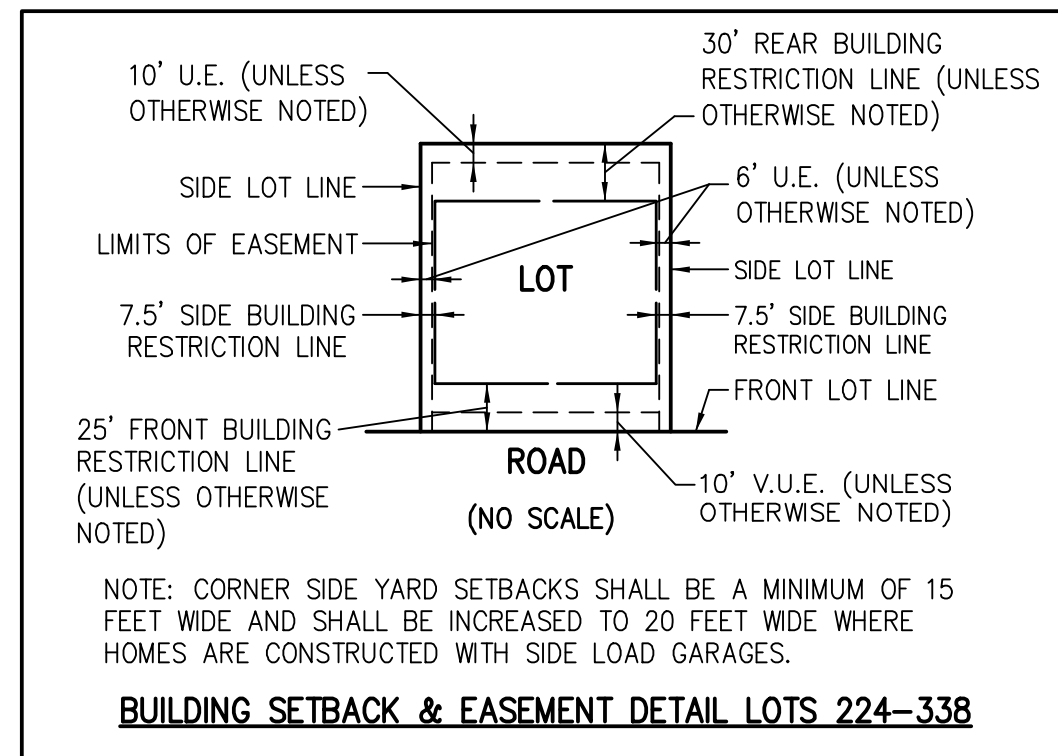
THERE SHALL BE NO VEHICULAR ACCESS ALLOWED FROM LOTS 246, 271-273, 278-279, AND 297-304 TO KELLEY ROAD.





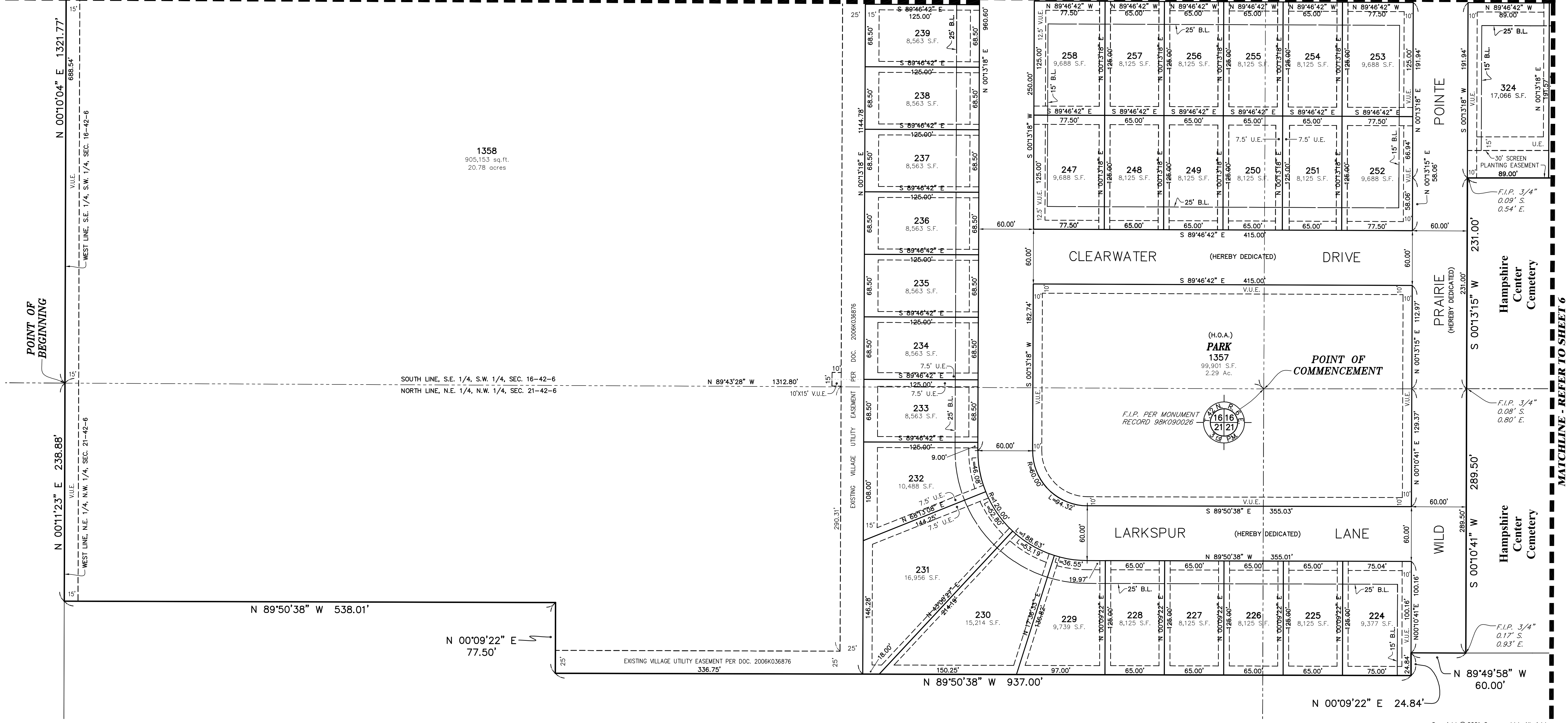
LEGEND

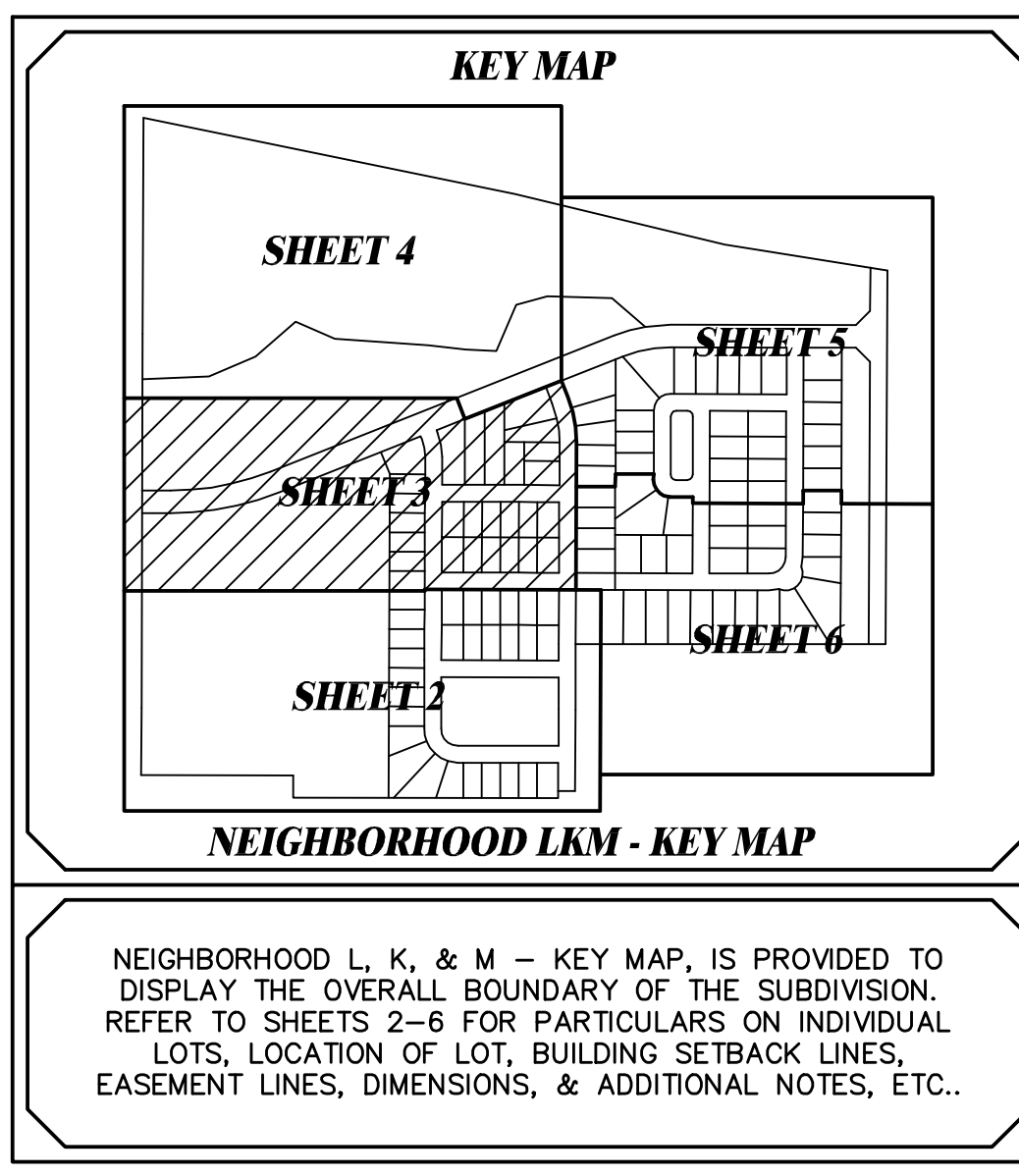
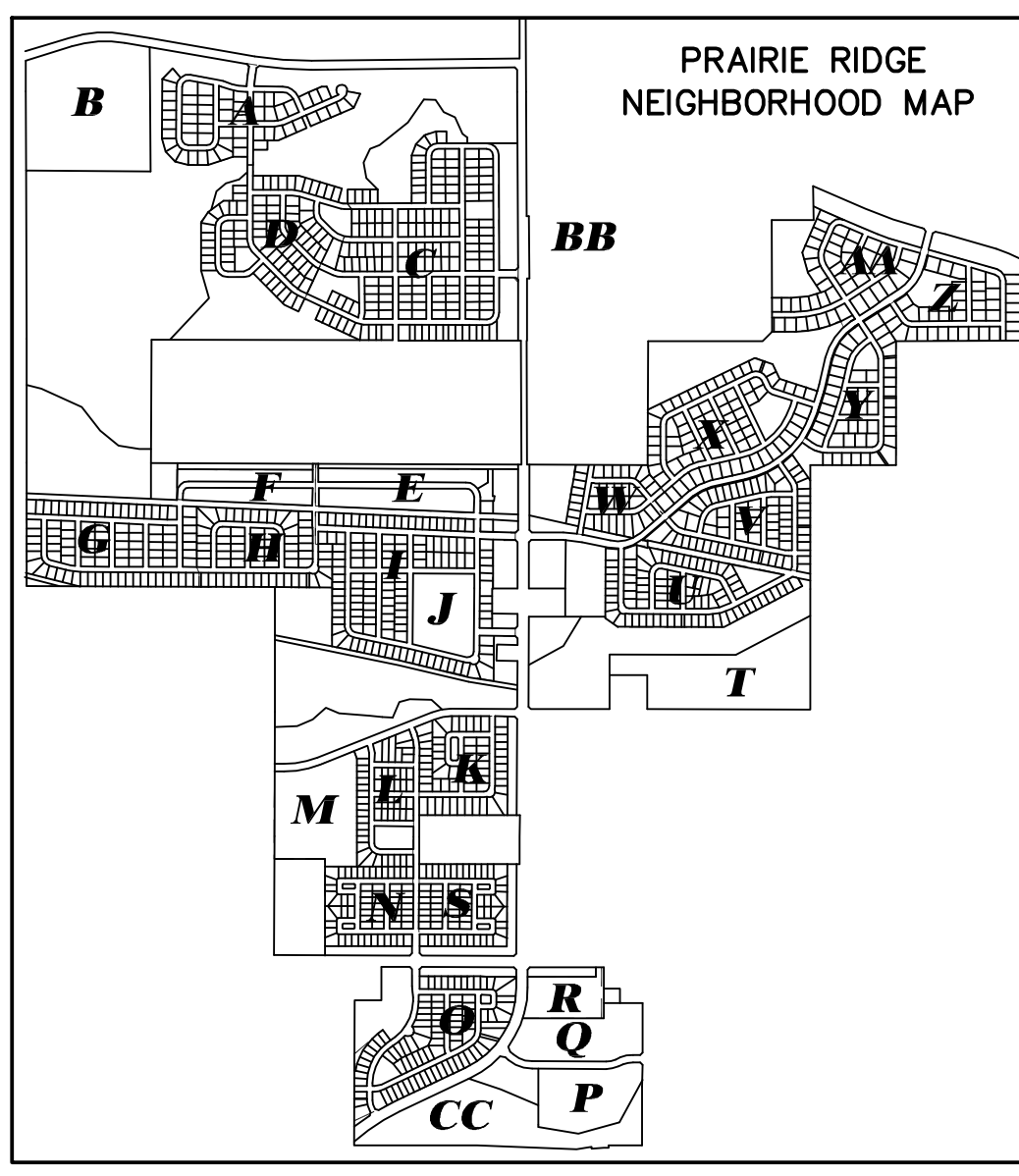
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER QUARTER SECTION LINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- EXISTING RIGHT OF WAY LINE (Triple Dashed Lines)
- LINE EXTENSION/DIMENTIONAL TIE (Light Dotted Line)
- - SET CONCRETE MONUMENT
- - SECTION CORNER OR QUARTER SECTION CORNER



NEIGHBORHOOD L, K, & M - KEY MAP, IS PROVIDED TO DISPLAY THE OVERALL BOUNDARY OF THE SUBDIVISION. REFER TO SHEETS 2-6 FOR PARTICULARS ON INDIVIDUAL LOTS, LOCATION OF LOT, BUILDING SETBACK LINES, EASEMENT LINES, DIMENSIONS, & ADDITIONAL NOTES, ETC..

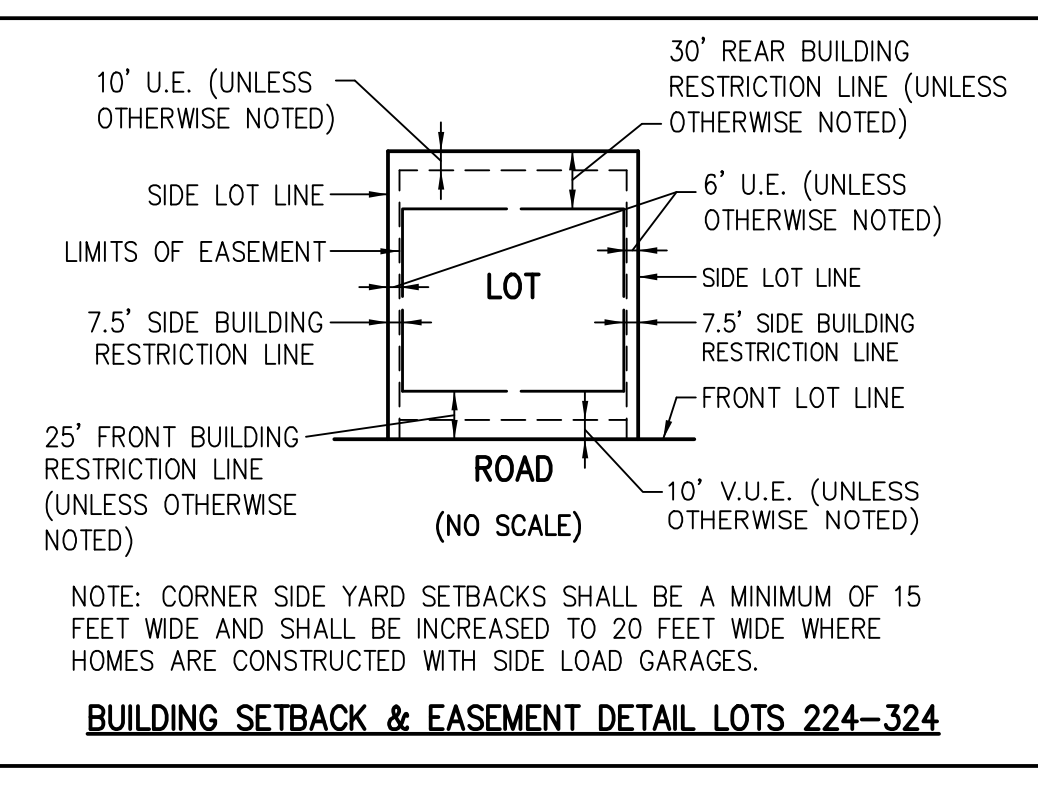
MATCHLINE - REFER TO SHEET 3





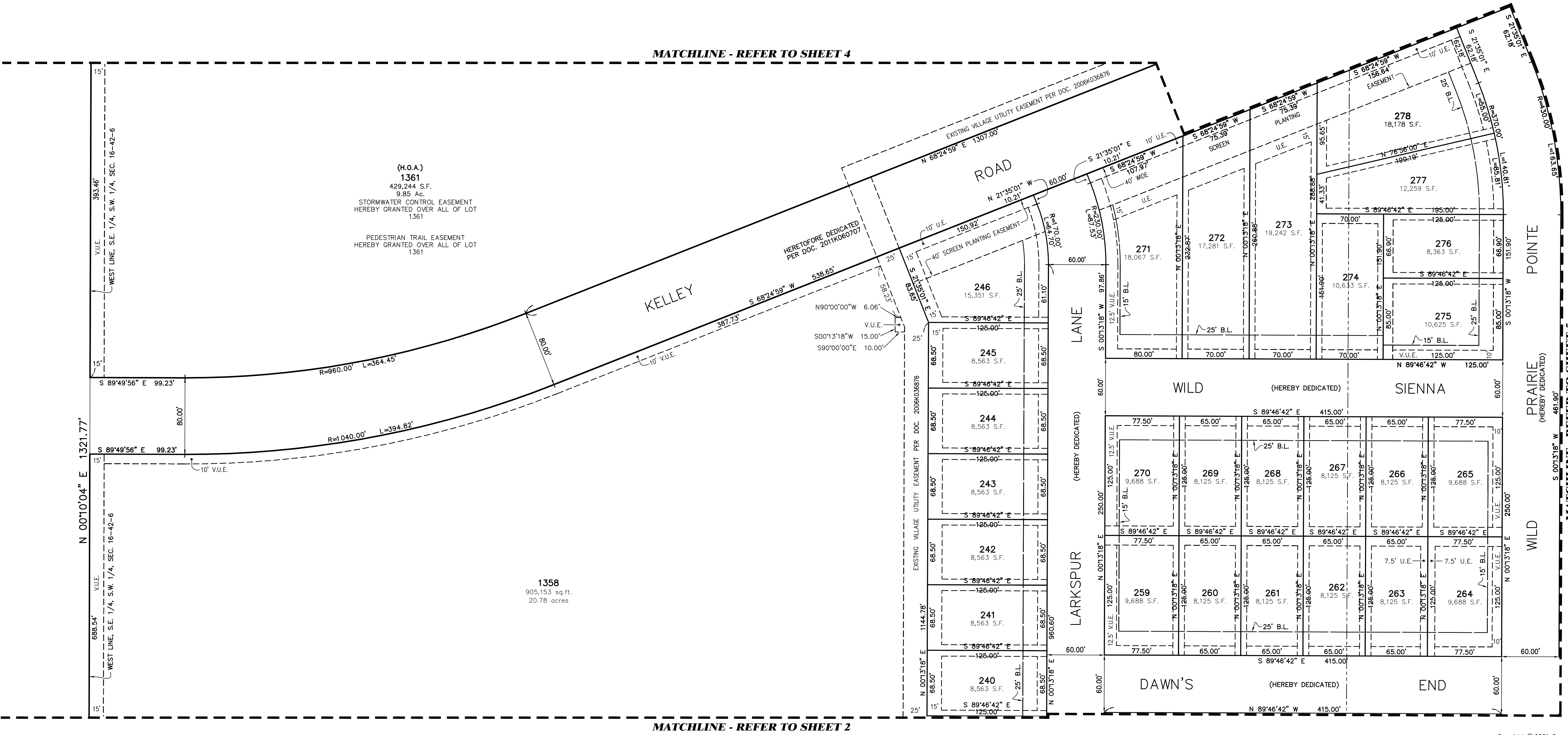
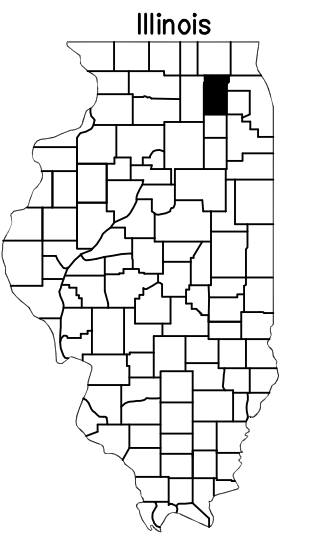
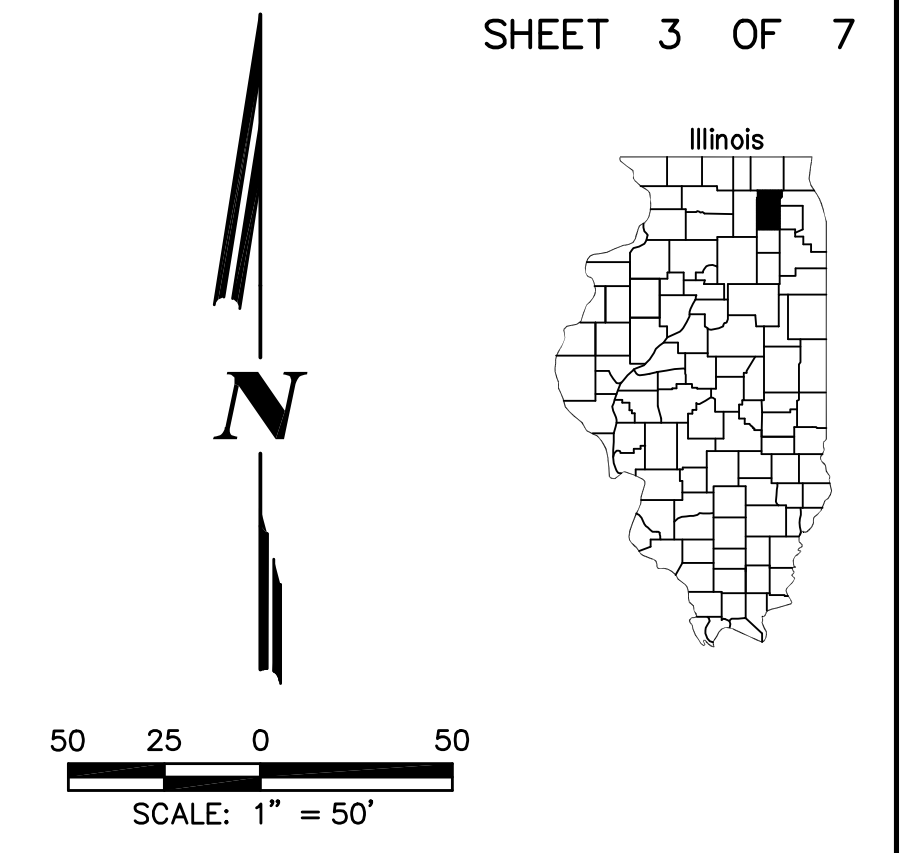
LEGEND

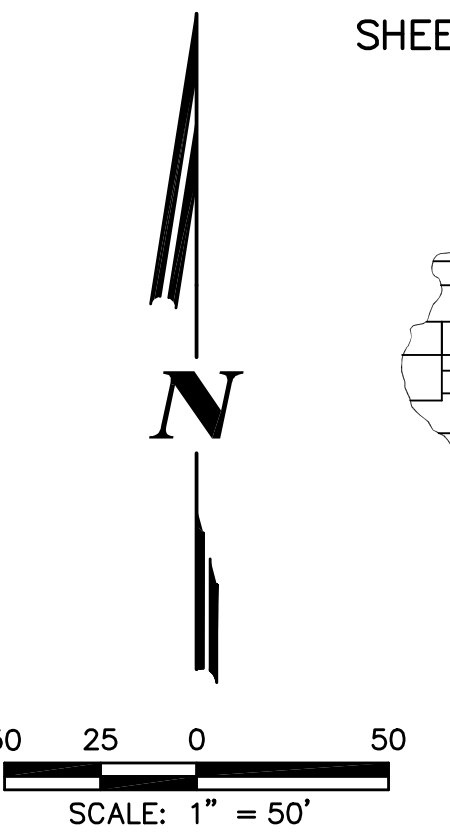
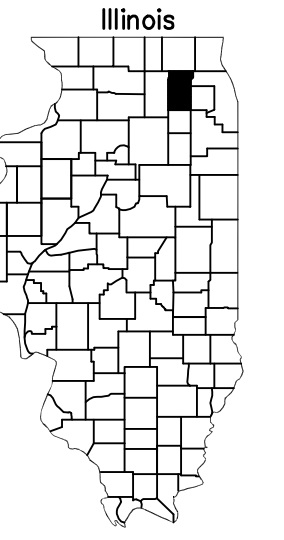
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER QUARTER SECTION LINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- EXISTING RIGHT OF WAY LINE (Triple Dashed Lines)
- LINE EXTENSION/DIMENSIONAL TIE (Light Dotted Line)
- - SET CONCRETE MONUMENT
- - SECTION CORNER OR QUARTER SECTION CORNER



NOTE

THERE SHALL BE NO ACCESS FROM LOTS 246, 271-273, AND 278 TO KELLEY ROAD.



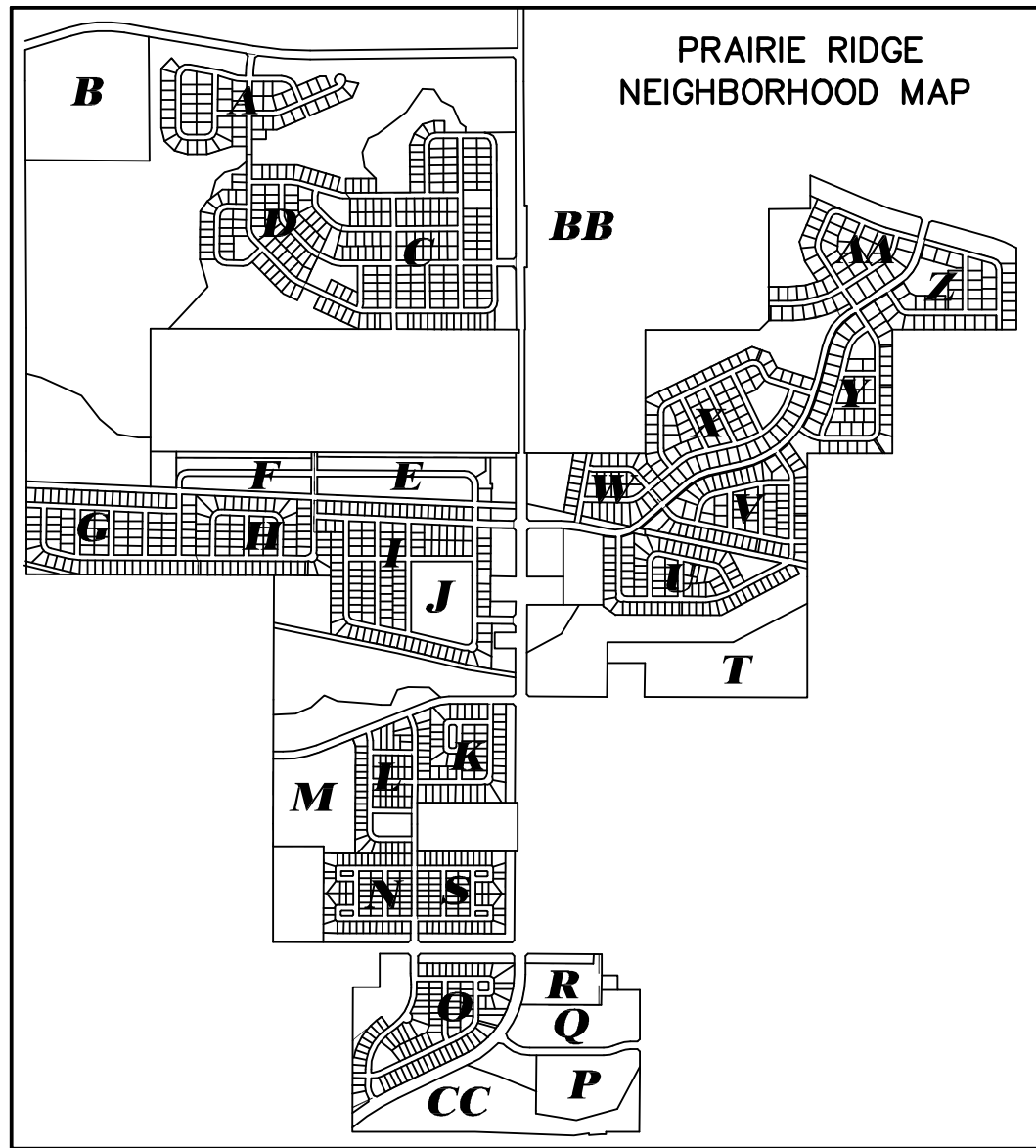


WESTSHORE PIPELINE CO. EASEMENT
PREVIOUSLY BADGER PIPELINE CO. - PER DOCUMENT 750119

S 78°24'48" E 1342.43'
1343.95'

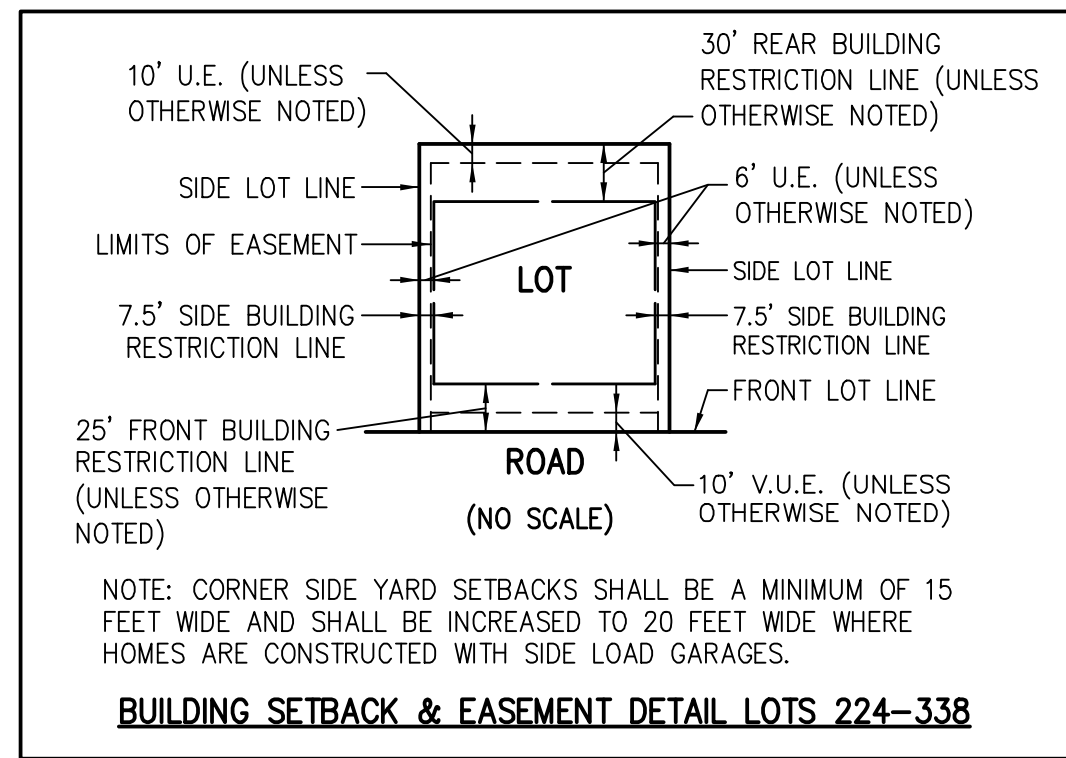
WESTSHORE PIPELINE CO. EASEMENT
PREVIOUSLY BADGER PIPELINE CO. - PER DOCUMENT 750119

S 76°26'51" E 759.87'



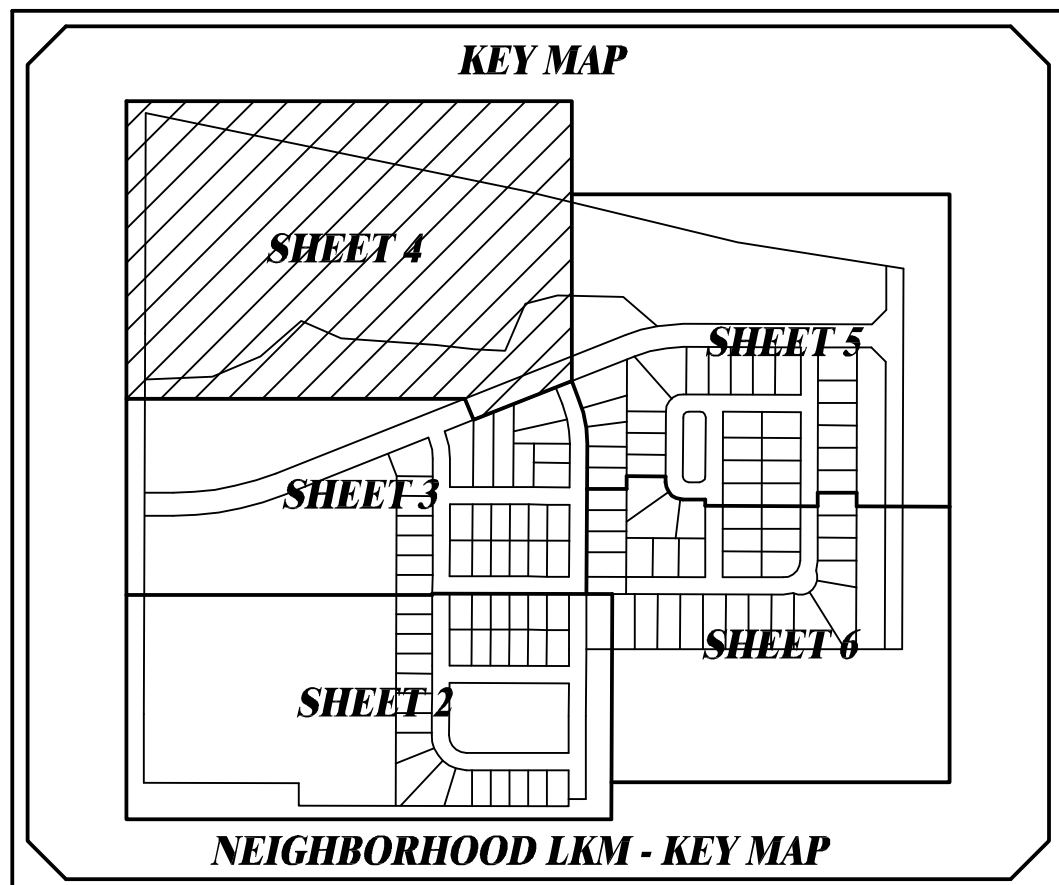
LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER QUARTER SECTION LINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- EXISTING RIGHT OF WAY LINE (Triple Dashed Lines)
- LINE EXTENSION/DIMENSIONAL TIE (Light Dotted Line)
- SET CONCRETE MONUMENT (Small Square)
- SECTION CORNER OR QUARTER SECTION CORNER (Circle with Crosshair)



1362
1,358,612 S.F.
31.19 Ac.
PEDESTRIAN TRAIL EASEMENT
HEREBY GRANTED OVER ALL OF LOT
1362

STORMWATER CONTROL EASEMENT
HEREBY GRANTED OVER ALL OF LOT
1362



NEIGHBORHOOD L, K, & M - KEY MAP, IS PROVIDED TO DISPLAY THE OVERALL BOUNDARY OF THE SUBDIVISION. REFER TO SHEETS 2-6 FOR PARTICULARS ON INDIVIDUAL LOTS, LOCATION OF LOT, BUILDING SETBACK LINES, EASEMENT LINES, DIMENSIONS, & ADDITIONAL NOTES, ETC..

WEST LINE, N.E. 1/4, S.W. 1/4, SEC. 16-42-6
785.12'

N 00°10'04" E 1318.36'

WEST LINE, S.E. 1/4, S.W. 1/4, SEC. 16-42-6
159.77'

393.46'

NORTHWEST CORNER
S.E. 1/4, S.W. 1/4
SEC. 16-42-6

N 87°37'44" E 235.21'

N 67°19'08" E 179.60'

N 48°50'18" E 187.46'

S 89°43'33" E 1315.02'

S 66°41'07" E 150.53'

S 85°56'44" E 330.46'

SOUTH LINE, N.E. 1/4, S.W. 1/4, SEC. 16-42-6
NORTH LINE, S.E. 1/4, S.W. 1/4, SEC. 16-42-6

S 83°39'27" E 134.80'

S 87°38'00" E 107.47'

S 103°35'10" E 1321.80'

S 00°15'50" W 123.11'

PER DOC. 2006K036876

408.93'

KELLEY

EXISTING VILLAGE UTILITY EASEMENT
N 68°24'59" E 1307.00'

HEREFORE DEDICATED
PER DOC. 2011K080707

S 68°24'59" W 415.40'

ROAD

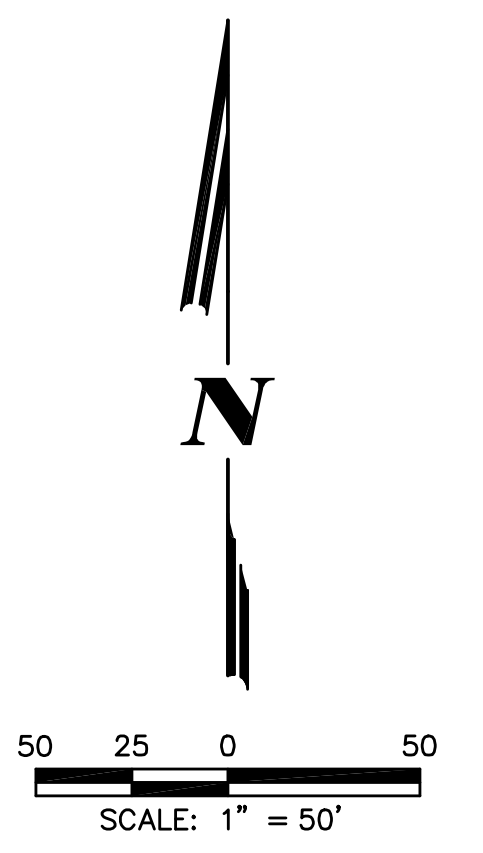
60.00'

MATCHLINE - REFER TO SHEET 3

MATCHLINE - REFER TO SHEET 5

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Single Dashed Lines)
- SECTION LINE (Double Dashed Lines)
- EXISTING RIGHT OF WAY LINE (Triple Dashed Lines)
- LINE EXTENSION/DIMENSIONAL TIE (Light Dotted Line)
- SET CONCRETE MONUMENT
- SECTION CORNER OR QUARTER SECTION CORNER

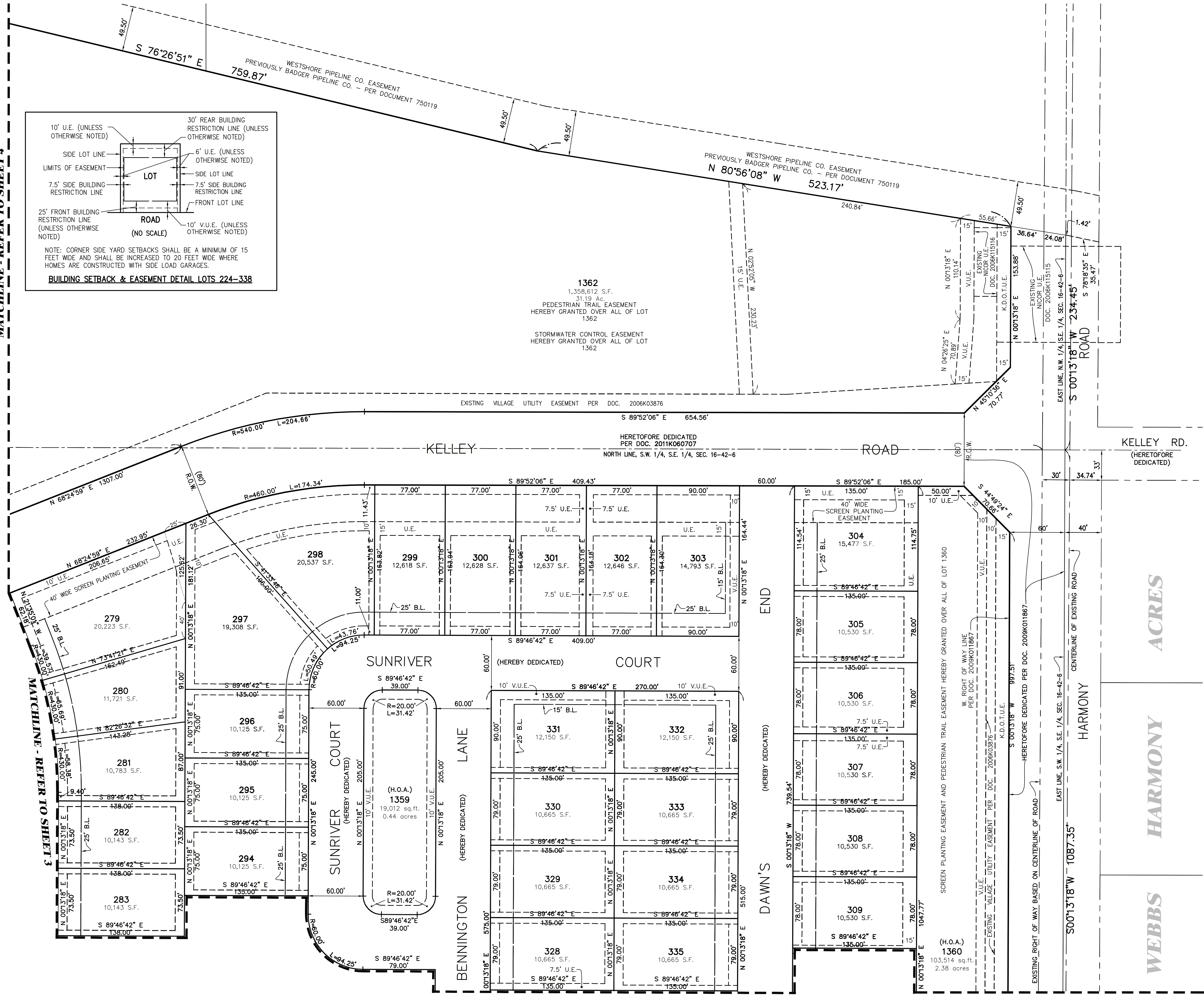
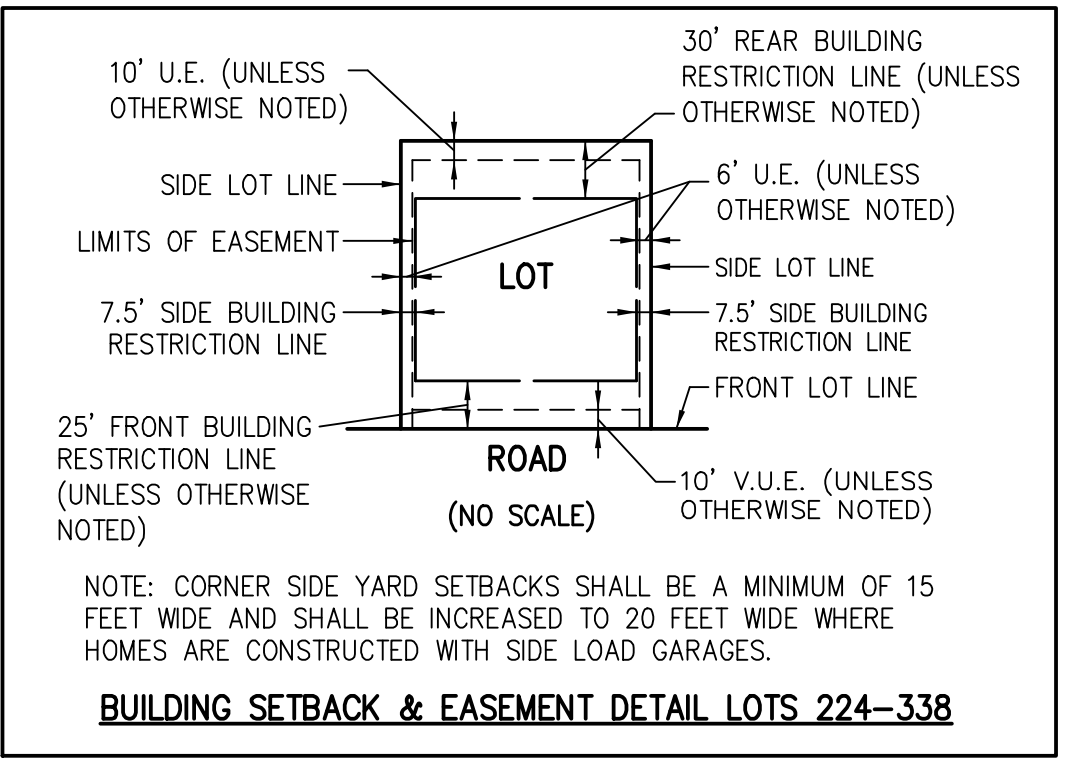


NOTES

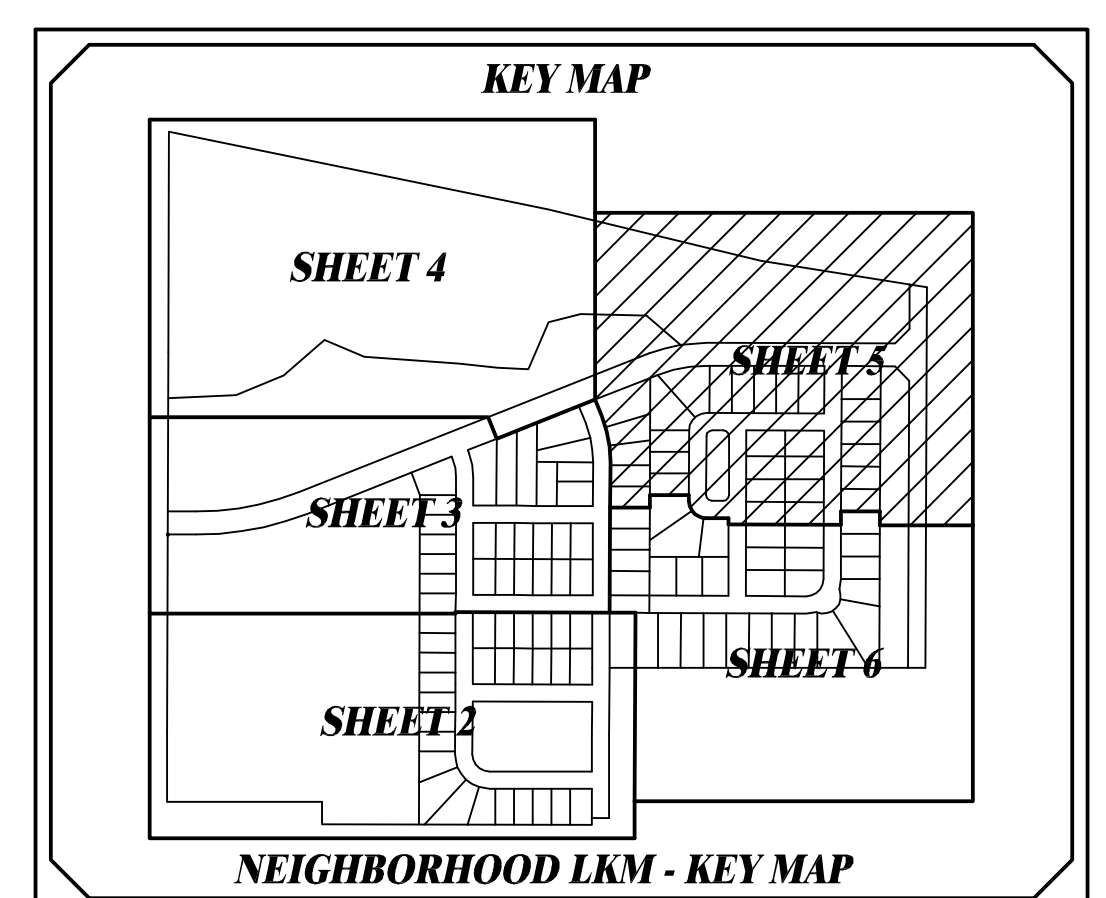
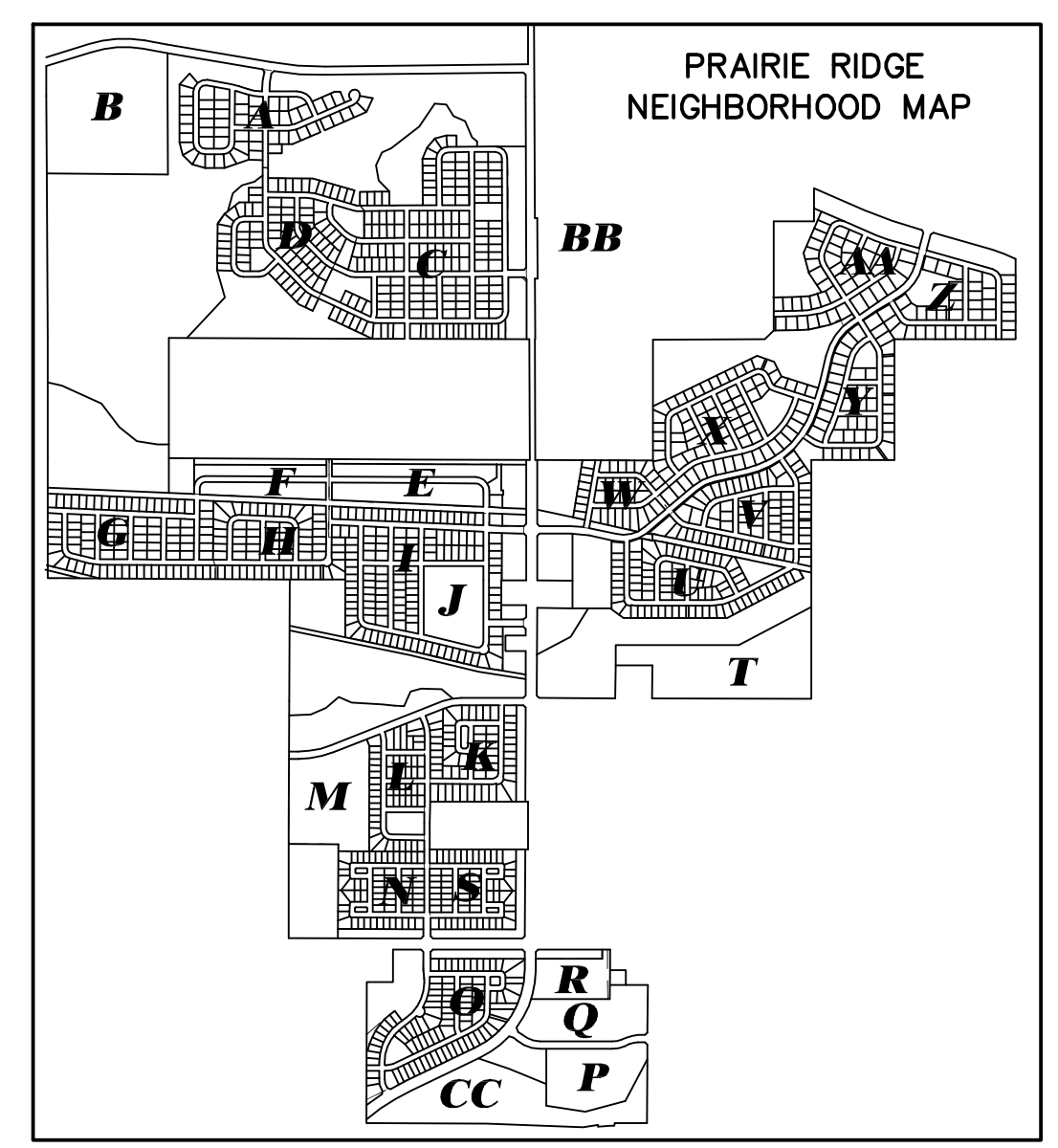
THERE SHALL BE NO ACCESS FROM LOTS 1360 AND 1362 TO HARMONY ROAD. ALL ACCESS SHALL BE VIA KELLEY ROAD.

THERE SHALL BE NO ACCESS FROM LOTS 279 AND 292-304 TO KELLEY ROAD.

MATCHLINE - REFER TO SHEET 4



MATCHLINE - REFER TO SHEET 6



NEIGHBORHOOD L, K, & M - KEY MAP, IS PROVIDED TO DISPLAY THE OVERALL BOUNDARY OF THE SUBDIVISION. REFER TO SHEETS 2-6 FOR PARTICULARS ON INDIVIDUAL LOTS, LOCATION OF LOT, BUILDING SETBACK LINES, EASEMENT LINES, DIMENSIONS, & ADDITIONAL NOTES, ETC..

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS } s.s.
COUNTY OF DuPAGE }

THIS IS TO CERTIFY THAT HAMPSHIRE WEST LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND THROUGH ITS DULY ELECTED OFFICERS, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS THE DULY ELECTED OFFICERS OF SAID CORPORATION, HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR AMERITECH, COM ED, NICOR, MEDIACOM AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED AND SHOWN HEREON.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS DULY ELECTED OFFICERS OF SAID CORPORATION, FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT _____, KANE COUNTY, THIS _____ DAY OF _____, 2021.

_____, PRESIDENT _____ SECRETARY

STATE OF ILLINOIS } s.s.
COUNTY OF DuPAGE }

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE OFFICERS OF _____

THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

_____, NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } s.s.
COUNTY OF KANE }

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 2021.

_____, CHAIRMAN _____ SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } s.s.
COUNTY OF KANE }

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2021.

_____, VILLAGE COLLECTOR

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } s.s.
COUNTY OF KANE }

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, THIS _____ DAY OF _____, 2021.

_____, VILLAGE PRESIDENT _____ VILLAGE CLERK

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } s.s.
COUNTY OF KANE }

ACCEPTED AND APPROVED THIS _____ DAY OF _____ A.D. 2021.

_____, (COUNTY ENGINEER)

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } s.s.
COUNTY OF KANE }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, THIS _____ DAY OF _____, 2021.

_____, VILLAGE ENGINEER

_____, LICENSE NUMBER _____ EXPIRATION DATE

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } s.s.
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 _____, 2021.

_____, COUNTY CLERK

PEDESTRIAN TRAIL EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN ACCESS RIGHTS OVER ALL AREAS ON THE PLAT MARKED "PEDESTRIAN TRAIL EASEMENT" FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC. THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, LICENSEES AND ASSIGNS ARE HEREBY GIVEN ACCESS RIGHTS TO ALL AREAS MARKED ON THE PLAT AS "PEDESTRIAN TRAIL EASEMENT" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE SAID PEDESTRIAN TRAILS. MAINTENANCE AND REPAIR OF PEDESTRIAN TRAILS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND/OR ITS SUCCESSORS, LICENSEES AND ASSIGNS. THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE EASEMENT AREAS HEREIN GRANTED WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, INSPECTION, MAINTENANCE AND OPERATION THEREOF. NO TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED ON OR OVER SAID EASEMENTS THAT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

STORMWATER CONTROL EASEMENT PROVISIONS

A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER CONTROL EASEMENT", FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH VILLAGE ORDINANCES AND APPROVED ENGINEERING PLANS. NO ENCRoACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE HAS DETERMINED THAT SAID ENCRoACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY, SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL.

THE VILLAGE SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE VILLAGE DISCOVERS THAT THE OWNER HEREOF ("OWNER") HAS FAILED TO MAINTAIN SAID FACILITIES, THE VILLAGE SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE VILLAGE'S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE VILLAGE HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE VILLAGE'S NOTICE, THEN THE VILLAGE MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "STORMWATER CONTROL EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID VILLAGE SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

K.D.O.T. AND VILLAGE UTILITY EASEMENT

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF KANE AND THE VILLAGE OF HAMPSHIRE (HEREINAFTER "THE GRANTEE"), AND TO ALL PUBLIC UTILITY AND OTHER COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM RIGHTS FROM THE GRANTEE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING COMPANIES: SBC AMERITECH ILLINOIS, COMMONWEALTH EDISON COMPANY (COMED), NORTHERN ILLINOIS GAS COMPANY (NICOR), CABLE COMMUNICATION COMPANIES AND MUNICIPAL WATER AND SANITARY FACILITIES, AND TO THE SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "K.D.O.T. UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING; REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES AND APPURTENANCES, AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICES TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE PREMISES MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. FENCES SHALL NOT BE ERRECTED UPON SAID EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY FROM THE GRANTEE. THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

PUBLIC UTILITY EASEMENTS - ELECTRIC AND COMMUNICATIONS

COMED, SBC, MEDIACOM, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENTS" AND JOINTLY WITH VILLAGE UTILITIES TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" AND TO ALL PLATTED STREETS AND ALLEYS, EXCEPTING THEREFROM ANY PROPERTY DEDICATED TO THE COUNTY OF KANE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES 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 THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENTS - NICOR

NICOR, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

VILLAGE UTILITY EASEMENTS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT OR V.U.E." AND JOINTLY WITH PUBLIC UTILITIES IN EASEMENTS DESIGNATED AS "UTILITY EASEMENT OR U.E.". SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE VILLAGE OF HAMPSHIRE, EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING OR TREES 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 HEREIN GRANTED.

DRAINAGE EASEMENT

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE EASEMENTS" TO INSTALL, OPERATE AND MAINTAIN UNDERGROUND AND SURFACE DRAINAGE FACILITIES. SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

SCREEN PLANTING EASEMENT PROVISIONS

PRAIRIE RIDGE SCREEN PLANTING EASEMENTS ARE RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "SCREEN PLANTING EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, REMOVE, REPLACE AND ALTER LANDSCAPING AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID ASSOCIATION, OVER, UPON, ALONG 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, TRIM OR REMOVE ANY LANDSCAPING. NO PERMANENT BUILDINGS SHALL BE PLACED WITHIN SAID EASEMENTS. INSTALLATION OF FENCES OR ALTERATION OF LANDSCAPING SHALL ONLY BE PERMITTED WITH THE WRITTEN CONSENT AND APPROVAL OF THE SAID ASSOCIATION THROUGH ITS ADOPTED POLICIES AND PROCEDURES. GRADINGS WITHIN THE LANDSCAPE EASEMENTS SHALL NOT BE ALTERED WITHOUT PRIOR WRITTEN CONSENT OF BOTH SAID ASSOCIATION AND THE VILLAGE OF HAMPSHIRE. NO TREES OR SHRUBS SHALL BE PLANTED WITHIN THE AREAS DESIGNATED AS "VILLAGE UTILITY EASEMENT" AND "UTILITY EASEMENT" THAT LIE WITHIN ANY SCREEN PLANTING EASEMENT WITHOUT THE WRITTEN CONSENT OF THE VILLAGE OF HAMPSHIRE. MAINTENANCE AND REPAIR OF SUBDIVISION ENTRY MONUMENTS CAUSED BY MAINTENANCE AND REPAIR OF VILLAGE UTILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE

THIS IS TO CERTIFY THAT I, MICHAEL C. MOHENRY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3275, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF SECTION 16 TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, PER MONUMENT RECORD 98K090026, RECORDED OCTOBER 5, 1998; THENCE NORTH 89 DEGREES 43 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, 1312.80 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, 768.54 FEET ALONG SAID WEST LINE TO THE NORTHERLY LINE OF KELLEY ROAD DEDICATED PER DOCUMENT 2009K011867 AND POINT OF BEGINNING; THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, 1318.36 FEET TO THE SOUTHWESTERLY LINE OF WESTSHORE PIPELINE COMPANY EASEMENT PER DOCUMENT 750119; THENCE SOUTH 78 DEGREES 24 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE, 1343.95 FEET; THENCE SOUTH 76 DEGREES 26 MINUTES 51 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE, 759.87 FEET; THENCE SOUTH 80 DEGREES 56 MINUTES 08 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE, 523.17 FEET TO THE WESTERLY LINE OF HARMONY ROAD DEDICATED PER DOCUMENT 2009K011867; (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY LINE); 1) THENCE SOUTH 00 DEGREES 13 MINUTES 18 SECONDS WEST, 153.88 FEET; 2) THENCE SOUTH 45 DEGREES 10 MINUTES 36 SECONDS WEST, 70.77 FEET TO THE NORTHERLY LINE OF SAID KELLEY ROAD; (THE FOLLOWING FIVE COURSES ARE ALONG SAID NORTHERLY LINE); 1) THENCE NORTH 89 DEGREES 52 MINUTES 06 SECONDS WEST, 654.56 FEET; 2) THENCE SOUTHWESTERLY, 204.66 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING SOUTH 79 DEGREES 16 MINUTES 26 SECONDS WEST; 3) THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, 1307.00 FEET; 4) THENCE SOUTHWESTERLY, 364.45 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET AND A CHORD BEARING SOUTH 79 DEGREES 17 MINUTES 32 SECONDS WEST; 5) THENCE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, 99.23 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF SECTION 16 AND SECTION 21, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, PER MONUMENT RECORD 98K090026, RECORDED OCTOBER 5, 1998; THENCE NORTH 89 DEGREES 43 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, 1312.80 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, 688.54 FEET ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF KELLEY ROAD DEDICATED PER DOCUMENT 2009K011867; (THE FOLLOWING FIVE COURSES ARE ALONG SAID SOUTHERLY LINE); 1) THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS EAST, 99.23 FEET; 2) THENCE NORTHEASTERLY, 394.82 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1040.00 FEET AND CHORD BEARING NORTH 79 DEGREES 17 MINUTES 32 SECONDS EAST; 3) THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, 1307.00 FEET; 4) THENCE EASTERLY, 174.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET AND A CHORD BEARING NORTH 79 DEGREES 16 MINUTES 26 SECONDS EAST; 5) THENCE SOUTH 89 DEGREES 52 MINUTES 06 SECONDS EAST, 654.43 FEET TO A POINT ON THE WESTERLY LINE OF HARMONY ROAD PER DOCUMENT 2011K060707; THE FOLLOWING TWO COURSES ARE ALONG THE WESTERLY LINE OF SAID HARMONY ROAD; 1) THENCE SOUTH 44 DEGREES 49 MINUTES 24 SECONDS EAST, 70.66 FEET; 2) THENCE SOUTH 00 DEGREES 13 MINUTES 18 SECONDS WEST, 997.51 FEET TO THE NORTH LINE OF HAMPSHIRE CENTER CEMETERY; THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG SAID NORTH LINE, 1037.01 FEET, TO THE WEST LINE OF SAID CEMETERY; THENCE SOUTH 00 DEGREES 11 MINUTES 49 SECONDS WEST, ALONG SAID WEST LINE, 520.50 FEET, TO THE SOUTH LINE OF SAID CEMETERY; THENCE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, 60.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 22 SECONDS WEST, 24.84 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 38 SECONDS WEST, 937.00 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 22 SECONDS EAST, 77.50 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 38 SECONDS WEST, 538.01 FEET, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 11 MINUTES 23 SECONDS EAST, ALONG SAID WEST LINE, 238.88 FEET, TO THE NORTH LINE OF SAID SECTION 21 AND THE POINT OF BEGINNING, 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 PART OF THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON F.I.R.M. 17089C0106F, DATED, DECEMBER 20, 2002.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, 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 AT AURORA, ILLINOIS, THIS 5TH DAY OF APRIL, 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3275
EXPIRES 11-30-2022
PROFESSIONAL DESIGN FIRM LICENSE NO: 184-002937
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2021