### ORDINANCE 2007 - 5 / Approving a Final Plat of Subdivision MATLOCK

<u>WHEREAS</u>, JoAnne Matlock as Owner under the Matlock Trust did file a petition in Kendall County for final plat approval for the Matlock Subdivision; and

<u>WHEREAS</u>, said petition did pertain to a tract of land approximately 17.76 acres in the area generally located on the south side of Route 71 just east of Pavillion Road which represents a portion of a larger 99.61 acre tract of land in Section 7 of Kendall Township, Kendall County, Illinois with a property identification number of 05-07-201-004; and

<u>WHEREAS</u>, said property is legally described in Exhibit "A" attached hereto and made a part hereof; and

<u>WHEREAS</u>, the Kendall County Board concurred with the findings of the Zoning Board of Appeals in granting a zoning map amendment from A-1 to RPD-3 for the tract legally described above; and

<u>WHEREAS</u>, the Kendall County Board further concurred with the findings of the PBZ Committee in approving a Concept Plan and Preliminary Subdivision plat to allow for the development of a 12 lot residential subdivision that will provide 10 lots for new single-family homes and two open space outlots with a density of 0.6649 dwelling units per buildable acre as permitted in the RPD-3 district; and

<u>WHEREAS</u>, said final plat is in substantial conformance with the Concept Plan and Preliminary Subdivision Plat as approved by the County Board and conforms to the requirements of the Kendall County Subdivision Control Ordinance; and

<u>WHEREAS</u>, said petition generally conforms to the Kendall County Land Resource Management Plan; and

<u>WHEREAS</u>, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

<u>NOW, THEREFORE, BE IT ORDAINED</u>, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Matlock" and further described as "Group Exhibit B" subject to the following condition:

 Review and Approval of the supporting covenants, documents and agreements by all affected agencies and the Kendall County State's Attorney.

IN WITNESS OF, this ordinance has been enacted on September 18, 2007.

John A Church Kendall County Board Chairman

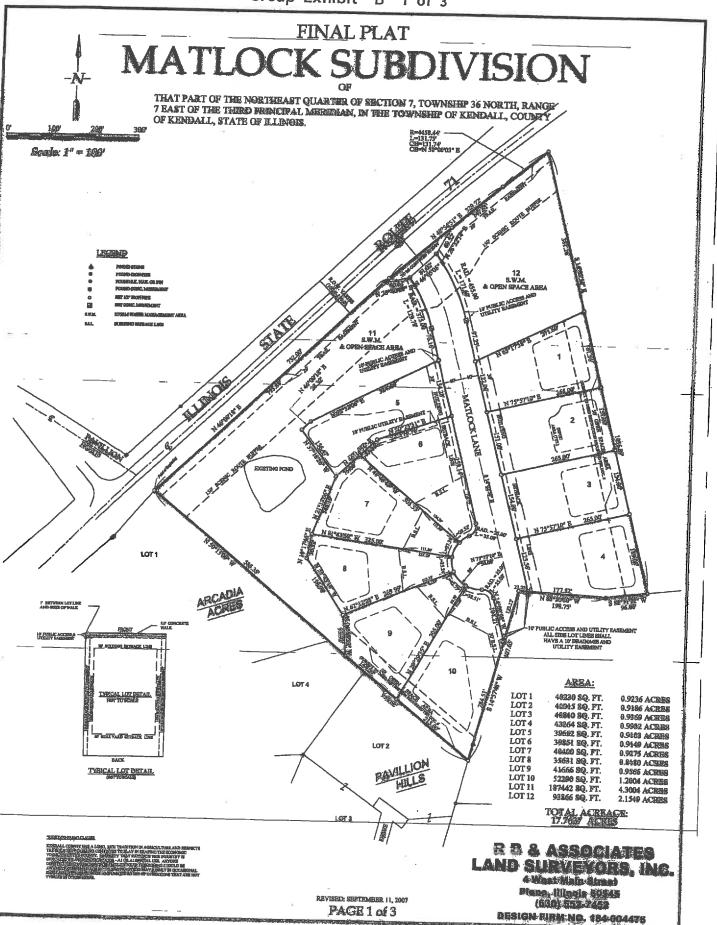
Paul Anderson

Kendall County Clerk

#### Exhibit "A"

#### Legal Description

THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF "ARCADIA ACRES" RECORDED AS DOCUMENT #78-3111, IN THE OFFICE OF THE KENDALL COUNTY RECORDER OF DEED FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #71, 732.00 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY LINE; THENCE NORTH 48 DEGREES 54 MINUTES 51 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 329.72 FEET TO A POINT OF CURVATURE IN SAID SOUTH LINE; THENCE NORTHEASTERLY ALONG SAID CURVATURE HAVING A RADIUS OF 4458.44 FEET BEING CONCAVE TO THE NORTHWEST, A DISTANCE OF 131.75 FEET TO A POINT WHOSE CHORD BEARS NORTH 50 DEGREES 00 MINUTES 03 SECONDS EAST, 131.74 FEET TO A POINT ON AN OLD CLAIM LINE; THENCE SOUTH 14 DEGREES 02 MINUTES 50 SECONDS EAST ALONG SAID OLD CLAIM LINE, 1056.89 FEET: THENCE SOUTH 82 DEGREES 31 MINUTES 22 SECONDS WEST, 96.06 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 10 SECONDS WEST, 198.75 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF "PAVILLION WOODS" SUBDIVISION; THENCE SOUTH 14 DEGREES 57 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE EXTENDED NORTHERLY, 407.65 FEETTO THE NORTHEAST CORNER OF SAID "PAVILLION WOODS" SUBDIVISION; THENCE NORTH 50 DEGREES 13 MINUTES 09 SECONDS WEST ALONG THE NORTHLINE OF "PAVILLION WOODS" AND "ARCADIA ACRES" A DISTANCE OF 954.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF KENDALL, KENDALL



11400 2018-11240-11E-0

## FINAL PLAT

# **MATLOCK SUBDIVISION**

OF

THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 7 BAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF KENDALL, COUNTY OF KENDALL, STATE OF ILLINOIS.

	SUNTAGE CONTRACTOR	CITY PLAN COMMISSION CERTIFICATE
	STATE OF ILLINOIS	STATE OF ELINOIS )
	COUNTY OF KIRIDALL)	COUNTY OF KENDALL)
	THIS IS TO CERTLY THAT I, RIMALD D. BAISE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE NO. 2322, HAVE SURVEYED AND SURDIVIDED THE POLLOWING PROFESSION.	APPROVED AND ACCEPTED BY THE YLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS DAY OF
	LBGAL DESCRIPTION	
	THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MENUDIAN BEING	BY: CHALLMAN SECURIARY
	THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TORRESHED IS NORTH, RANGE 7 HAST OF THE THEIR PRINCIPAL MERILDIAN BEING DESCRIBED BY COMMON AT THE NORTHWAST CONVEX OF LIFT I OF ARCADIA ACKES RECORDED AS DOCUMENT OF \$1.11, AT THE CHECKES OF THE RESIDALL COUNTY RECITERED. OF DEEDS FOR THE FORM OF DESCRIBED THAT INTO THE THEORY HAS DOCUMENT OF A DESCRIBED THE CHECKES OF THE RESIDALL COUNTY RECITERED. OF DEEDS FOR THE FORM OF DESCRIBED THE THROUGH THE OFFICE AND ORDER OF THE PROPERTY OF DESCRIPTION OF THE PROPERTY OF THE	
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	CURVATURE IN EACH BOUTH LINE; THENCE NORTHEASTERLY ALONG BAID CURVATURE FLAVING A BAIDUR OF 44SI, 44 PREY BEING CUNCAVETO THE NORTHWERT, A DISTANCE OF 131.75 PRIOT TO A POINT WEGGE CHORD BEARS NORTH SO DISTRIBES TO MONUTES OF SECUNDARY	B STATE OF ILLINOIS 1
	EAST, 151.74 FEET TO A POINT ON AN OLD CLAIM LINE, THENCE SOUTH 14 DECLEGE OF MONTHS SO EXCONDS EAST ALONG SAID OLD CLAIM LINE, 1054.99 FEET; THENCE SOUTH IZ DECREES 11 MONITES 22 SECONDS WEST, 96.09 FEET; THENCE NORTH NO DECREES 35 MONITES 16	COUNTY OF KRADALLY
	CAPACIVE TO TAIN REALITIESTS, A DESTROYS OF THIS PRINT TO A FORMY WHOSE CIRCLES BEACH MORNES ON DESIRES BE MINISTER OS SOCIOUSES.  LORIS, TOMA OF THE THE THE SET OF THE TO CAME HIS TOMA FROM THE MEDICES OF THE MORNES OF THE MORNING	APPROVED AND ACCEPTED BY THE CITY COUNCE, OF THE INN'ED CITY OF YOUKVILLE, ILLINGS, BY RESOLUTION NO.
	COUNTEL OF SAID PAYELEON WINDLES SUBDIVISION, THENCE HORTH SE DEDREES 15 MENUTES OF SECONDS WEST ALONG THE NORTH LINE OF PAYELLION WOODS AND ARCADIA ACRES, A DESTANCE OF PSIAZ FEET TO THE POINT OF BRORNSHO ALL OF THE TOWNSHIP OF KENDALL.	AT A MEETING HELD THE DAY OF
	KENDALL COUNTY, ILLINOIS.	
	THE PLAT SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND	CITY CLERK
	THE EAST RECORN IS A CREMENT REPRESENTATION OF FALD BLIVYLY AND BURDIVISION, ALL DISTANCES ARE RECORN IN TRET AND DECLIARLY THEREFOR, PLANTISSING RECRIFE YIM ACLAR LERGH ATTER AND THE PREVALUATION OF THE PLANTISCH AND THE PREVALUE AND TH	
	ALEC, I FURTHER CERTIFY THAT THE PROPERTY EHOWIN ON THIS FLAT OR SUBDIVISION IS NOT LOCATED WITHIN THE LEGITS OF THE	YEAT AND ZOMING COMMITTEE
	EFFECTIVE JULY 19, 1902	STATE OF ILLINOIS 1
	GEVEN UNDER MY HAND AND SEAL AT PLAND, ELENCES, THES //O/DAY OF SEATE MEDICO ZAD.	COUNTY OF KENDALL)
	# × 8352	APPROVED THRS DAY OF
	HINGS RECEIVED LAND SIRVETOR (215)	FLAY AND ZONING COMMITTEE CHARMAN
	REMETRATION ENTRUES: 11-30-2001	
	DWNEED CERUPICATE	PLAT OFFICER CERTIFICATE
	OHNERS CERTIFICATE	STATE OF ILLINOIS )  222
	STATE OF ILLINOIS )	COUNTY OF KENDALL)
	COUNTY OF	APPROVED THISDAY OF
	THES BY TO DESCRIPT THAT I, JOANNIE MATLOCK, THE OWNER OF THE ABOVE DESCRIBED LAND AND HAVE CAURED THE SAME TO BE REPORTED AND SURDIVIDED, AS DROKEND TREASURE, FOR THE LIBES AND PURPOSES THEREON SET FORTH, AND DID HERRETY ACREMINISTED AND ADOUT THE BALLE VARIEST THE STILL AND THE THEREON RESISTANCES.	PLAY OFFICER
	ACRNOWLEDGE AND ADDIT THE SALE UNDER THE STYLE AND TITLE THEREON RESIGNATED.	
	THE UNDERSKINED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAY FOR THOROUGHWARES, STREETS AND ALLEYS.	- COUNTY INCOMES
	THE UNDESCRIBED HERBIT DEDUCTORS FOR PUBLIC URE THE LANDS RIOWN ON THIS PLAY FOR THOODOUGHPARE, STREET, AND ALLEYS, AND WE ALAD GOALT FURLE UTILITIES SEASONEDT AS RIOWN ON THE PLAY AND AS ETFOCKED IN THE REGISTRAND RIOWN DISCOURTED HAVE NOT AN EXCEPT FOR THE PLAY HAVE SEASONED RECIPIES AND ALLEYS, AND WAS ALLEYS, THE LINGUISTRIBED FUNCTED STAFF THE PROPERTY REMOVE DRAWN IS LOCATED WITHIN THE BOUNDAMED OF THE YOUR VALUE SOURCE, DESIGNED 1818.	STATE OF ALLINOIS   128
	The second second dispersion of the second s	COUNTY OF KENDALL)
	JOANNE MATLICK	L. COUNTY ENGINEER OF ENDALL COUNTY, DO HELENY CRETTY THAT THE ANNINCED PLAT HAS RESH EXAMORED BY MEZ AND POUR TO COMME! IT WITH THE REGION AY REQUIREMENTS AS BUT FOURTH IN THE REGULATIONS GOVERNORS PLATE OF REGIONATION LAND ASSOCIATED BY THE COUNTY REGIONS OF REAL COUNTY, LINEARY
	VOICEVILLE, IL 60360	GOVERNING PLATE OF RUNDIVIDED LAND ADOPTED BY THE COUNTY BOARD OF KINDALL COLINITY, ILLINOIS.
	F GWILLY STATE CO. MICHIGAN	OATED THE DAY OF 300 A.D.
	NUTARY PUBLIC EDITIFICATE	
	STATE OF ILLEGOES )	KERTDALL COUNTY MAGNETIE
	COURTY OF	COUNTY HOARD CRETIFICATE
	I,  A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, BO HERSEY CERTIFY THAT JOANNE MATLOCK IS PERSONALLY ENDWINTO METO BETHE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED	STATE OF FLLINOS )
	REPORT ME THIS DAY IN PRINCIPAND ACKNOWLEDGED THE EXECUTION OF THE ANNIHOLD PLAT AND ACCOMPANYING DISTRIBUTED FOR THE LIBER AND PURPOSES THEREON SET FORTH AS HER PREFAME VICIDITARY ACT.	COUNTY OF KENDALL)
	DIVEN UNDER MY MAND AND ROTALIAL SEAL THIS DAY OF A.D. 200 A.D.	APPROVED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLENDIS, THIS DAY OF 2D A.D.
_	NOTARY PUBLIC	COUNTY CLERK CHAIRMAN OF COUNTY BOARD
	REDISTERED PROFESSIONAL INCOMESTS CREOPICATE	CCURTY HEALTH DEPARTMENT CRETIFICATE STATE OF ILLENOIS
	STATE OF ILLINOIS )  JEE	SOURCE OF REMOVER 1 2
	COURTY OF KINIDALL)	
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	THE DRADGE OF HERFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THIBLEOF, OR, THAT IT SUCH SUBJECT WATER DRADGAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND	Part 2011 (1992)
	ENVIOUS OF SUCH SURFACE WATERS BYTO PUBLIC AREAS, OR DRAME WHICH THE SURDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE SO AS TO REDUCE THE	APPRIOVED THEI DAY OFA.D.
		KENDALL COUNTY HEALTH DEPARTMENT
	DATED THIS DAY OF, 280 A.D.	COLDNY CLERE'S CRETIFICATE
	OWNERS: DATABLE MATLOCK BEOSTERED PROPESSIONAL ENGINEER (COVENTINE FIDIS)	STATE OF ILLDIOS 3
	72	COURTY OF KENDALL)
	TORINBER HIGHWAY COMMISSIONER	
	STATE OF ELINOS )	4. CELETY OF EARLY OF EMPLOY LOCKYTY, ELEMEN, CENTRY THAT I FIND NO UNFAID CHERRY OR DELINGUENT YAXES, NO HAND FORWATIO TAKES, HAD NO EXECUTED THAT ALLES AGAINST ANY OF THE LAND INCLUDED IN THE FLAT HERSEN DESCRIBED. I FUNCIONAL CHIEF THAT I FANY REACHEVAL LEFAULTURY HERSEN FORCING WITH THE FLAT HERSEN PRAYER.
	COUNTY OF KENDALL)	
	L. DO HERESY CERTLY THAT ALL MATTERS PERTAINING TO THE HIGHWAY REQUERAMENTS AS DESCRIBED IN THE REPULATIONS GOVERNMENT LATS ADDITED BY THE COUNTY BOARD OF KENERALL COUNTY, DISOFAR AS THEY PERTAIN TO THE ADDITIONAL PLAY, BAVE BEEN COUNTIED WITH.	GIVEN UNDER MY KAND AND SEAL ATILLINOIS THISDAY OF 200A.D.
	DATED THIS DAY OF	COUNTY CLERK
	TOWNSKIP HIGHWAY CONGRESIONER	COUNTY RECORDERS CERTIFICATE
	5	STATE OF ILLDICIS ) XS
	ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE	COUNTY OF EINDALL)
	STATE OF ILLINOIS ) 188	THIS INITIALIMENT NUMBER. WAS FILED FOR RECORD IN THIS RECORDER'S OFFICE OF COUNTY, ILLINOIS THIS DAY OF 200, AT O'CLOCK, M, IN FLAT CARRIET BLOT
	COUNTY OF	and the second of the second o
	THIS PLAT HAS BEEK APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORATION WITH RESPECT TO ROADWAY ACCESS PURISLANT TO PARAGRAPH 2 OF AN ACT TO REVISE THE LAW IN RELATION TO PLATS, AS AMENCED.	COUNTY RECORDING
	PARAGRAPHS OF AN ACT TO REVERE THE LAW IN RELATION TO PLATS, AS AMENDED.  DATED THIS DAY OF	
	DISTRICT ENGINEER	
		D B 0 4000011
	RECOTOR OF FREE	R B & ASSOCIATES
	TATROFILENOIS )	Land Surveyors, inc
	COUNTY OF KENDALL)	4 West Hair Street
	ALL LOTE AS DELIGIATED IN THE AROVE PLAT ARE SUBJECT TO FAYMENTS OF FERS PLESUANT TO THE LAND CASH OKDINANCE OF CEROALL COUNTY AS ADMENTANCE OF THE REPUBLIC COUNTY PLANNING, BUILDING & ZOURING OFFICE, AND BY A COVEMANT REINAND WITH THE LAND, A RECEMBAUR EXILARS WILL BE SERVED VERY READERNOY OF SUCH PERSON OF SUBJECT OF SUCH PERSON.	
	VITH THE LAND. A RECORDABLE RELEASE WILL BE ISSUED UPON PAYMENT OF SUCH FEES.  OF SUCH THESE	REVISED: SEPTEMBER 11, 2007
		PAGE 2 of 3 (830) 552-7452
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### FINAL PLAT \_

# MATLOCK SUBDIVISION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF KENDALL, COUNTY OF KENDALL, STATE OF ILLINOIS.

#### STORMWATER MANAGEMENT BASEMENT AND COVENANT PROVISIONS

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR THE RIGHT PRIVILAGE AND AUTHORITY FOR THE PURPOSES OF:

- I. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON THE STORMWATER MANAGEMENT EASEMENT AREAS.
- ENTERING ONTO SAID STORMWATER MANAGEMENT EASEMENT AREAS OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH I TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
- 3. REQUIRED MAINTENANCE OF ALL LANDSCAPING IN ACCORDANCE WITH THE APPROVED LANDSCAPE AND LANDSCAPE MAINTENANCE FLAN AND OTHER. REQUIRED MAINTENANCE ACTIVITIES INCLIDING BUT NOT LIMITED TO THE COMBUCT OF CONTICLED BURNS, TERMAINS OR REMOVING THESE, SERIES, FLANTS, MULCE, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON SAID STORMWATER MANAGEMENT RESEMENT AREAS WHICH INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT EASEMENT AREAS AS SHOWN ON PLAT OR DESIGNATED AS LOTS !! AND !2 UNITL SUCH TIME (IF ANY) AS AND RASEMENT AREAS ARE CONVEYED TO A PROPERTY OWNERS ASSOCIATION (THE 'ASSOCIATION'). THE COUNTY OF KENDALL, ITS AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY GRANTED THE RIGHTS OF EMPORCEMENT TO INSURE THAT THE OBLIGATIONS AS SPECIFIED IN ITEMS 1, 2 & 3 ABOVE ARE FULLY COMPLIED WITH

THE OWNER AND DEVELOPER OR, UPON CONVEYANCE TO THE ASSOCIATION, THE ASSOCIATION SHALL HAVE PERFETUAL DUTY AND OBLIDATION TO PERFORM OR HAVE PERFERRED ALL MAINTENIANCE ON BADD EASEMENT ARREAS AND ALL MAINTENIANCE OF SAID EASEMENT ARREAS SO THAT THEY FUNCTION AS HYDRAULGALLY AND HYDROLOGICALLY FLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUES, ORDINANCES, RIJLER AND REGILATIONS.

THE OWNER AND DEVELOPER OR, UPON CONVEYANCE TO THE ASSOCIATION, THE ASSOCIATION, THEIR AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT PROOF WRITTEN APPROVAL OF KENDALL COUNTY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SAID DRAINAGE OR STORMWATER FACILITIES.

THE ASSOCIATION SHALL HAVE THE PERFETUAL DUTY AND OBLIGATION TO ASSESS ITS MEMBERS ON NO LESS THAN AN ANNUAL BASIS FOR A PROBATED SHARE OF THE COST TO MAINTAIN THE STORMWATER MANAGEMENT SASEMENTS AREAS CONVEYED TO THE ASSOCIATION AS WELL AS FOR PROPATED PORTION OF THE REAL ESTATE PROPERTY TAXES TO BECOME DUE AND PAYABLE ON SUCH STORMWATER MANAGEMENT BASEMENT AREAS CUNVEYED TO THE ASSOCIATION.

NO PERMANENT BUILDINGS, STRUCTURES OR UTILITY PACILITIES SHALL HE TO PARSAMENT DISCUSSION STANDARD OF THEM STANDARD OF STORMAN THE MANAGEMENT FASEMENT AREAS, BY THE OWNER, DEVELOPER, ASSOCIATION, OR ANY OF THEM SUCCESSORS IN INTEREST, BUT SAID BASEMENT AREAS MAY BE USED FOR OTHER PURPOSES, INCLIDING PEDESTRIAN PATHS, THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE APORESAID USES OR REGISTED OR ANY WAY AFFECT OR IMPEDE THE STORAGE REFEE FLOW OR TREATMENT OF STORMWATER ON AND OVER SAID BASEMENT AREAS.

IF THE OWNER AND DEVELOPER OR THE ASSOCIATION (AS APPLICABLE) FALLS TO MAINTAIN THE STORMWATER MANAGEMENT EASSMENT AREAS AS REQUIRED, THE COUNTY OF KENDALL OR OTHER COVERNMENTAL BRITLY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER MANAGEMENT AL BRITLY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACLLITIES ON SAID BASEMENT HAVING JURISDICTION OVER WRITTEN NOTICE TO THE OWNER AND DEVELOPER OR ASSOCIATION (AS APPLICABLE) WRITTEN NOTICE TO THE OWNER AND DEVELOPER OR OF OTHERWISE MAINTAIN THE STORMWATER MANAGEMENT BASEMENT AREAS WITHIN A REASONABLE PERIOD TO COMPLETE THE WORK. IF THE OWNER AND DEVELOPER OR ASSCIATION (AS APPLICABLE) FALLS TO MAKE NECESSARY REPAIRS OR TO DO NECESSARY MAINTENANCE IN A TIMELY MANNER, THEN THE COUNTY OF KENDALL, ITS AGENTS OR CONTRACTORS, OR OTHER GOVERNMENTAL ENTITY HAVING SUCH JURISDICTION SHALL HAVE THE RIGHT, BUT NOT THE GIBLIDATION, TO ENTITY HAVING SUCH JURISDICTION SHALL HAVE THE RIGHT, BUT NOT THE GREGOVERNMENTAL ENTITY HAVING SUCH JURISDICTION SHALL HAVE THE RIGHT, BUT NOT THE GREGOVERNMENTAL ENTITY HAVING SUCH JURISDICTION SHALL HAVE THE RIGHT, BUT NOT THE GREGOVERNMENTAL ENTITY HAVING SUCH JURISDICTION SHALL HAVE THE RIGHT, BUT THE GREGOVERNMENTAL ENTITY HAVING SUCH JURISDICTION SHALL HAVE THE RIGHT, BUT THE GREGOVERNMENTAL ENTITY HAVING SUCH JURISDICTION SHALL HAVE THE RIGHT, BUT THE GREGOVERNMENTAL ENTITY HAVING SUCH JURISDICTION SHALL HAVE THE RIGHT, BUT THE GREGOVERNMENTAL ENTITY HAVING SUCH JURISDICTION SHALL HAVE THE RIGHT, BUT THE GREGOVER OF THE OWNER THE STORAGE, TREATMENT, OR FLOW ON SAID EASEMENTS.

THE OWNER AND DEVELOPER, FOR STORMWATER MANAGEMENT EASEMENT AREAS OWNED BY IT, AND THE ROLVIDUAL OWNERS OF THE LOTS CREATED BY THE FINAL FLAT OF SUBDIVISION FOR STORMWATER MANAGEMENT EASEMENT AREAS OWNED BY THE ASSOCIATION, OR THEIR HERS, LEGATES, ASSIGNES, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LUBLE FOR ALL COSTS INCLIRED BY THE COUNTY OF KENDALD OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON SAID RASEMENT AREAS IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL THE PRECENT (104) AND ANY REASONABLE ATTORNEY'S FEBS, INCLUDING THE COSTS OF IN-HOUSE COUNSEL, CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE COLLECTION OF SUCH COSTS

TO INSLIBE THE COUNTY OF KENDALL IS REIMBURSED FOR ANY AND ALL COSTS ASSOCIATED WITH THE MAINTENANCE OF THE STORMWATER MANAGEMENT EASEMENT AREAS IN THE BYENT THE OWNER AND DEVELOPES OR THE PROPERTY OWNERST ASSOCIATION FAIL TO MAINTAIN AND REPAIR THE STORMWATER MANAGEMENT AREAS AS REQUIRED, A BACK-UP SPECIAL ESPUCE AREA (SRA) SHALL HAVE REEN ESTABLISHED AGAINST ANY OR ALL OF THE LOTS CREATED BY THE PEAT.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORGEWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF KENDALL OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DEALNAGE OR STORMWATER FACILITIES ON THE STORMWATER MANAGEMENT EASEMENT AREAS.

ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEED OR THILL DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY OF SUCH INDIVIDUAL LOTS.

FUBLIC UTILITY EASIMENT:
INSTALLATION OF FUBLIC UTILITIES IN THE REAR
SU FOOT OPEN SPACE AREA SHALL BE OUTSIDE THE
TREE LINE SUBJECT TO THE LIMITATIONS AB
OUTLINED IN THE OPEN SPACE DEED RESTRICTION RECORDED AGAINST THE PROPERTY PER DOCUMENT #

OPEN SPACE AREAS
THE OPEN SPACE AREAS IDENTIFIED ON THIS PLAT ARE
SUBJECT TO THE DEED RESTRICTION S AS BET FORTH IN
THE OPEN SPACE DEED RESTRICTIONS RECORDED AGAINST
THE PROPERTY PER DOCUMENT #

TRAIL, EASEMENT
HEREBRY GRANTED BY MATLOCK SUBDIVISION HOMB
OWNERS ASSOCIATION INC. OF ILLINOIS, A NOT FOR PROFIT
CORPORATION THE 20 FOOT TRAIL RASSMENT LYTHO
SOUTHBRIL-AND ADJACENT TO ILLINOIS STATE ROUTE 71
ACCROSS LOTS 11 AND 12 IS GRANTED TO KENDALL
COUNTY AND ITS SUCCESSORS OR ASSIGNS FOR
INSTALLATION AND MAINTENANCE OF A BIKE TRAIL

#### EASEMENT PROVISIONS

AN EAGRAGHT POR SERVING THE RUNDIVISION AND OTHER PROPERTY WITE ELECTRIC AND COMMANDA TRONG SERVICE IS LINEARY RESIDENCE. TOP AND DEADTED TO:

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THE TERM "OFFICE PRACE AREAS" IS DEFINED AS A LOT, RASCEL OR REAS OF BAS, RECKETY, INCLIDED REAL PROPERTY SUPPLICED WITE DETERMED REVIEWED AND WALKEN, THE REMORESTAL USE AND RECOVERED OF YEARS IS A RESERVED IN WHOLE AS AN AVERTIFICATION THE REPARAMENT OF WHICH LOTS, RASCELS OR AREAS WITHIN THE PROPERTY, AVERT TRICLIES SUCH RASEA MAY SE DECEMBERS OF HIS PART AT BY OTHER, THESE AREAS AND WITHIN THE PROPERTY, AVERT

ontallation of public utalfies in the rear so fout ofen pace area shall be guthor the firee line symbelt to Limitations as cutlings in the ofen space deed restriction recorded acades the profestly her document

#### R B & Associates LAND SURVEYORS, INC.

4 West Main Street Piano, Illinois 60545 (630) 552-7452

REVISED: SEPTEMBER 11, 2007 PAGE 3 of 3 **DESIGN FIRM NO. 184-004475** 

DWG# 2005-11839-8UB B