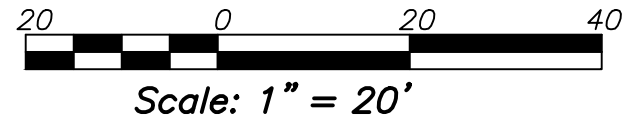


P.I.N.
16-07-324-032
16-07-324-024

PLAT OF SUBDIVISION

Lexington Reserve At Oak Park

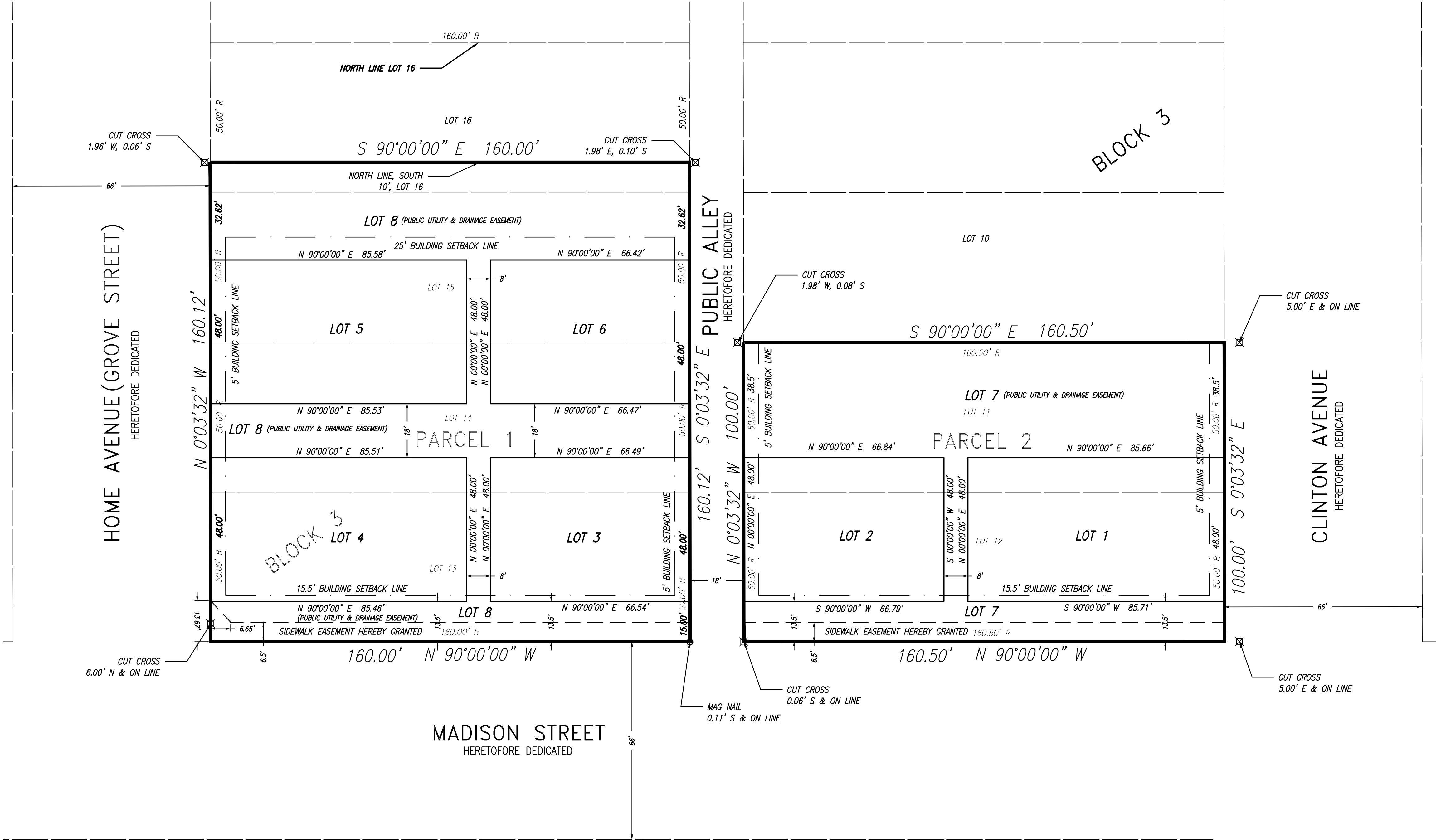
BEING A RESUBDIVISION OF LOTS 11, 12, 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLOP'S SUBDIVISION OF LOTS 12 TO 17 OF GEO. W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
CONTAINING 0.957 ACRES MORE OR LESS



LEGEND:	
SUBDIVISION LINE	= _____
LOT LINE	= _____
SETBACK LINE	= - - - - -
R	= RECORD DIMENSION
M	= MEASURED DIMENSION

- NOTES:
- THE FIELD WORK FOR THE COMPLETION OF THE SURVEY WAS COMPLETED ON JULY 19, 2017.
 - NO DIMENSION SHALL BE ASSUMED BY SCALE MEASURE UPON THIS PLAT.
 - DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THE PLAT OF SUBDIVISION UPON RECORDING SHOULD BE MAILED TO:
LEXINGTON HOMES
1731 N. MARCEY, STE 200
CHICAGO, IL 60614
 - THE PROPERTY OWNERS NAME IS:
XXX
XXX
XXX
 - THE HEREON DRAWN PROPERTY IS CURRENTLY ZONED MADISON STREET OVERLAY DISTRICT.
 - BASIS OF BEARINGS IS THE ASSUMED VALUE OF N 90°00'00" W ON THE NORTH RIGHT OF WAY LINE OF MADISON STREET.
 - NO AREAS OF THIS SITE WERE UNDER CONSTRUCTION AT THE TIME OF THE ORIGINAL SURVEY ON JULY 19, 2017.
 - MONUMENTS WILL BE SET AT LOT CORNERS PER ILLINOIS STATE STATUTE.
 - THE PROPERTY WAS PART OF P.I.N. 16-07-324-024 & 16-07-324-032.
 - THE SUBDIVISION LIES WITHIN THE LINCOLN ELEMENTARY SCHOOL DISTRICT 97 AND OAK PARK & RIVER FOREST HIGH SCHOOL DISTRICT 97.

PARCEL AREA TABLE		
LOT NUMBER	AREA-SQ. FT.	AREA-AC.
1	4,113	0.094
2	3,206	0.074
3	3,193	0.073
4	4,103	0.094
5	4,108	0.094
6	3,190	0.073
7	8,730	0.200
8	11,027	0.253
TOTAL	41,668	0.956



MAIL TO:
COOK ENGINEERING GROUP
26316 MAPLEVIEW DRIVE
PLAINFIELD, IL 60585



OAK PARK ILLINOIS

COOK ENGINEERING GROUP
LEXINGTON RESERVE AT OAK PARK

RESUBDIVISION OF
LOTS 11-16 HERRICK'S AND DUNLAP'S SUBDIVISION

DRAWN: CSH	CHK'D: ECC	NO.	REVISION	BY	DATE
DESIGNED: -	APPRV'D: ECC	△	REVISIONS PER VILLAGE OF OAK PARK	CSH	5/9/18
DATE: AUGUST 4, 2017		△	REVISIONS PER DEVELOPER	CSH	5/10/18
SCALE: 1" = 20'		△			
PROJECT NUMBER		△			
1750-7068		△			

SHEET 1
OF 2
DRAWING NUMBER
7068PS

W:\PROJ\1750\7068\7068SUB.DWG

P.L.N.
16-07-324-032
16-07-324-024

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I _____AM THE RECORD OWNER OF THE
PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DO HEREBY CONSENT TO THE
SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS, AND RESERVATIONS OF
EASEMENTS AND RIGHTS-OF-WAY DEPICTED HEREON.

THIS _____DAY OF _____A.D., 2018.

SIGNATURE _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE,
DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN
TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A FREE
AND VOLUNTARY ACT OF THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____DAY OF _____A.D. 2018.

NOTARY

TYPE OR PRINT NAME

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

_____, AS MORTGAGEE FOR FOR THE LAND DESCRIBED IN THIS
SUBDIVISION, HEREBY CONSENTS TO SAID SUBDIVISION AS SHOWN AND DESCRIBED ON THIS
PLAT.

DATED THIS _____DAY OF _____A.D., 2018.

BY: _____TITLE: _____

ATTEST: _____TITLE: _____

ADDRESS:

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I _____A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE AFORESAID, DO HEREBY CERTIFY THAT _____AND
_____, RESPECTIVELY THE _____AND
OF _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE
NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY
IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT
AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET
FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____DAY OF _____A.D., 2018.

BY: _____NOTARY PUBLIC

PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I _____, AS DIRECTOR OF PUBLIC WORKS OF THE VILLAGE OF OAK PARK DO
HEREBY APPROVE THIS PLAT.

THIS _____DAY OF _____A.D., 2018.

DIRECTOR OF PUBLIC WORKS

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK, ILLINOIS ON

THIS _____DAY OF _____A.D., 2018.

VILLAGE CLERK

MAIL TO:
COOK ENGINEERING GROUP
26316 MAPLEVIEW DRIVE
PLAINFIELD, IL 60585

PLAT OF SUBDIVISION

Lexington Reserve At Oak Park

BEING A RESUBDIVISION OF LOTS 11, 12, 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK
& DUNLAP'S SUBDIVISION OF LOTS 12 TO 17 OF GEO. W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE
WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
CONTAINING 0.957 ACRES MORE OR LESS

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR
AND GRANTED TO COMMONWEALTH EDISON COMPANY

And

SBC-AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY

And

CABLE TV, GRANTEEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME,
FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS
IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES OF THE PLAT MARKED AS
"PUBLIC UTILITY EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS",
DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE
CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT OR COMMON AREA OR AREA TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT
LOTS, AND THE COMMON AREA OR AREAS, THE RIGHTS HEREBY GIVEN, AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS
MAY BE REASONABLY REQUIRED TO INCIDENT TO THE RIGHTS HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL
SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED
LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE
GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE
THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPERT 765 ILCS
605/2. AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREA" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY. THE BENEFICIAL USE AND ENJOYMENT OF
WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT,
EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN
AREA", "COMMON GROUND", "PARKING AND COMMON GROUND". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL
PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY OCCUPIED BY A BUILDING, SERVICE BUILDING
DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PEOPLES GAS LIGHT AND COKE COMPANY, A CORPORATION ORGANIZED AND
EXISTING UNDER THE LAWS OF THE STATE OF ILLINOIS (HEREINAFTER CALLED "GRANTEE"), AND UNTO ITS SUCCESSORS AND ASSIGNS, AN EASEMENT
TO LAY, INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, RENEW, REPLACE, OPERATE, MAINTAIN, INSPECT, ALTER, REMOVE, CHANGE THE SIZE OF OR
ABANDON IN PLACE ALL OR ANY PART OF GAS MAIN(S) OR SERVICE PIPE(S) AND SUCH DRIPS, VALVES, VALVEBOXES, REGULATORS FITTINGS, METERS
AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY, CONVENIENT OR DESIRABLE FOR SUCH OPERATIONS (HEREINAFTER CALLED
"FACILITIES") IN, UPON, THROUGH, UNDER, OVER, ALONG, ACROSS AND WITHIN THE LIMITS OF THE PLAT MARKED AS "PUBLIC UTILITY EASEMENT".

GRANTEE ALSO HAS THE RIGHT TO USE, FROM TIME TO TIME, ANY ADJOINING OR ADJACENT LANDS OF SAID GRANTOR WHEN REASONABLY REQUIRED
IN THE LAYING, CONSTRUCTION, RECONSTRUCTION, REPAIR, RENEWAL, REPLACEMENT, OPERATION, MAINTENANCE, INSPECTION, ALTERATION, REMOVAL,
CHANGING THE SIZE OF ALL OR ANY PART OF SAID FACILITIES. GRANTOR DOES EXPRESSLY WARRANT AND COVENANT THAT IT HAS GOOD AND
INDEFEASIBLE FEE SIMPLE TITLE TO SAID REAL ESTATE, AND HAS GOOD RIGHT AND AUTHORITY TO GRANT SAID EASEMENT AND THAT GRANTEE, ITS
EMPLOYEES, AGENTS, ASSIGNS AND LESSEES SHALL AT ALL TIMES HAVE FREE ACCESS AND INGRESS TO, AND EGRESS FROM, AND OVER SAID REAL
ESTATE TO LAY, CONSTRUCT, RECONSTRUCT, REPAIR, RENEW, REPLACE, OPERATE, MAINTAIN, INSPECT, ALTER, REMOVE, CHANGE THE SIZE OF OR
ABANDON IN PLACE ALL OR ANY PART OF SAID FACILITIES. TRANSFER OF OWNERSHIP WILL NOT TERMINATE GRANTOR'S LIABILITY FOR BREACHES OF
THIS WARRANTY OF GOOD TITLE.

GRANTOR AGREES THAT THE ERECTION OF CONSTRUCTION OF ANY TREES, BUILDING OR OTHER STRUCTURE ON OR OVER SAID REAL ESTATE OR ANY
PART THEREOF BY GRANTOR, ITS SUCCESSORS, ASSIGNS OR LESSEES, SHALL BE CONCLUSIVELY DEEMED TO BE A USE OF SAID REAL ESTATE
INCONSISTENT WITH THE EASEMENT HEREIN GRANTED.

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I _____, AS PRESIDENT OF THE VILLAGE OF OAK PARK DO HEREBY APPROVE
THIS PLAT.

THIS _____DAY OF _____A.D., 2018.

VILLAGE PRESIDENT

DIRECTOR OF DEVELOPMENT CUSTOMER SERVICES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I _____, AS DIRECTOR OF DEVELOPMENT CUSTOMER SERVICES FOR THE
VILLAGE OF OAK PARK DO HEREBY APPROVE THIS PLAT.

THIS _____DAY OF _____A.D., 2018.

VILLAGE PLANNER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I CERTIFY THAT THERE ARE NO DELINQUENTS OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY
SHOWN ON THIS PLAT DATED

THIS _____DAY OF _____A.D., 2018.

VILLAGE COLLECTOR

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF (MY/OUR) KNOWLEDGE, (I/WE) THE UNDERSIGNED AS
(OWNER(S)/TRUSTEE) OF THE PROPERTY, WHICH WILL BE KNOWN AS LEXINGTON RESERVE AT OAK PARK IS
LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: _____
HIGH SCHOOL DISTRICT: _____

IN COOK COUNTY, ILLINOIS.

DATED THIS _____DAY OF _____A.D., 2018.

BY: _____(OWNER(S)/TRUSTEE)

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I _____, AS CHAIRPERSON OF THE PLAN COMMISSION OF
THE VILLAGE OF OAK PARK DO CERTIFY THAT SAID PLAN COMMISSION HAD APPROVED THIS
PLAT.

THIS _____DAY OF _____A.D., 2018.

PLAN COMMISSION CHAIRPERSON

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY
THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID
FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, AND NO REDEEMABLE TAX
SALES AGAINST ANY OF THE LAND INCLUDED IN THE (SUBDIVISION/RESUBDIVISION/CONSOLIDATION/PLANNED
DEVELOPMENT) PLAT.

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

THIS _____DAY OF _____A.D. 2018.

BY: _____COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, ERIC C. COX, PROFESSIONAL ILLINOIS LAND
SURVEYOR NO. 3604, HAVE SURVEYED AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR
A BOUNDARY SURVEY, AND RE-SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOTS 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLAP SUBDIVISION OF LOTS 12 TO 17 OF GEO. W.
SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 11 AND 12 IN BLOCK 3 IN HERRICK'S AND DUNLAP'S SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE, IN GEORGE SCOVILLE'S
SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 7,
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF May, 2018.

ERIC C. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3604
RENEWAL DATE: NOVEMBER 30, 2018
DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002815
RENEWAL DATE APRIL 30, 2019



DLZ
INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

OAK PARK ILLINOIS

**COOK ENGINEERING GROUP
LEXINGTON RESERVE AT OAK PARK**

**RESUBDIVISION OF
LOTS 11-16 HERRICK'S AND DUNLAP'S SUBDIVISION**

DRAWN: CSH	CHK'D: ECC	NO.	REVISION	BY	DATE
DESIGNED: -	APPRV'D: ECC	△	REVISIONS PER VILLAGE OF OAK PARK	CSH	5/9/18
DATE: AUGUST 4, 2017		△	REVISIONS PER DEVELOPER	CSH	5/10/18
SCALE: 1" = 20'		△			
		△			
		△			
PROJECT NUMBER		△			
1750-7068		△			

SHEET **2**

OF **2**

DRAWING NUMBER
7068PS

W:\PROJ\1750\7068\TOP\7068SUB.DWG