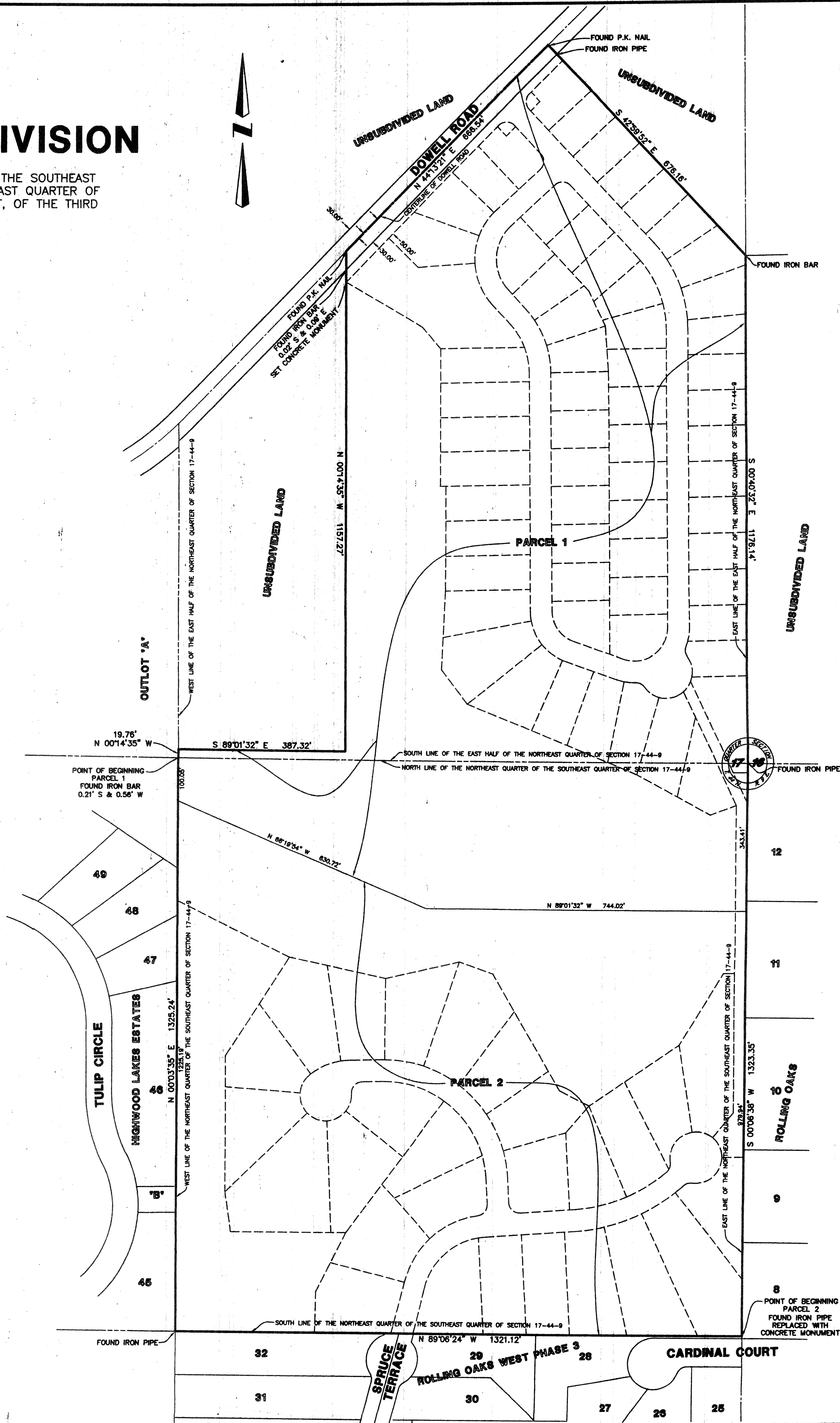
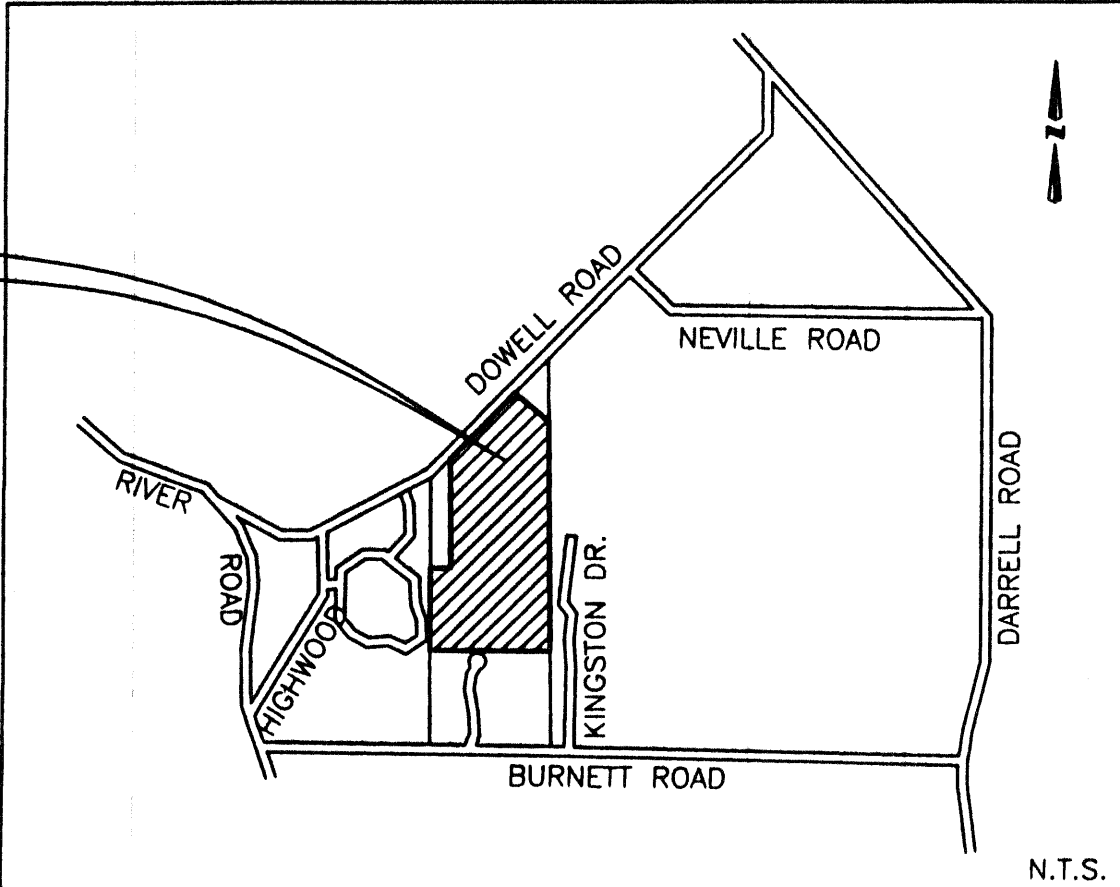


FINAL PLAT
OF
PRAIRIE WOODS SUBDIVISION

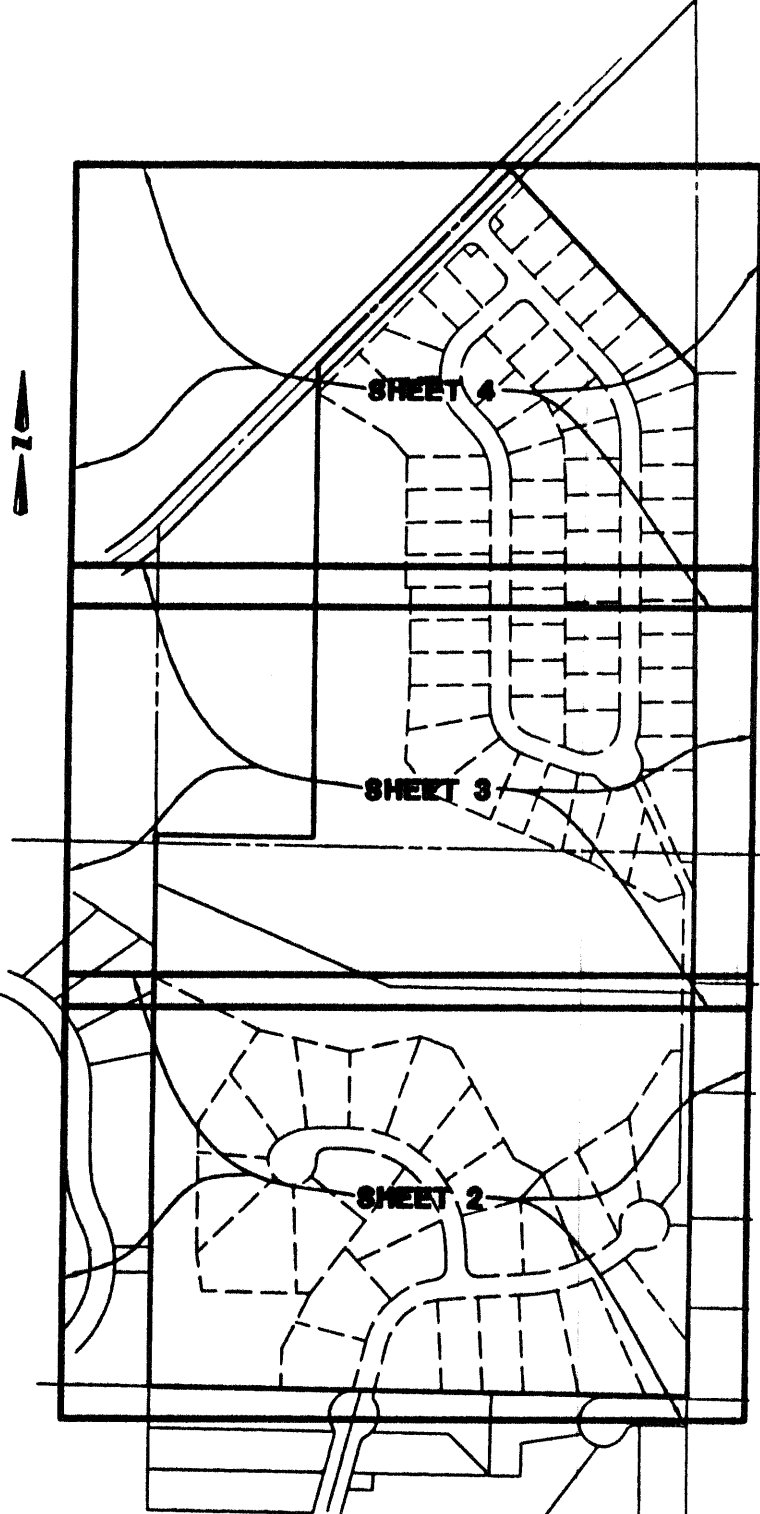
BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 44 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.



SUBDIVISION
SITE



LOCATION MAP



SHEET INDEX

SHEET INDEX

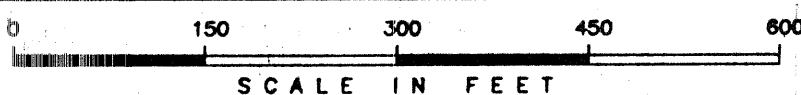
- SHEET 1 OF 5 = BOUNDARY, LOCATION MAP, AND SURVEYORS NOTES
SHEET 2 OF 5 = LOT DETAIL (SOUTH PORTION)
SHEET 3 OF 5 = LOT DETAIL (CENTRAL PORTION)
SHEET 4 OF 5 = LOT DETAIL (NORTH PORTION)
SHEET 5 OF 5 = LEGAL DESCRIPTION, EASEMENT PROVISIONS, AND CERTIFICATES

SURVEYORS NOTES:

1. DIRECT ACCESS TO DOWELL ROAD FROM LOTS 1, 33, 34, 35, 36, AND OUTLOT A IS HEREBY PROHIBITED.

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.



DESIGNED BY: KDD	DATE: 11/1/04		GREENGARD, INC. Engineers • Surveyors • Planners 231 Olde Half Day Road, Lincolnshire, Illinois 60069-2906 PHONE: 847/634-3883 FAX: 847/634-0887 E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995	SCALE: 1"=150'	PRAIRIE WOODS SUBDIVISION - ISLAND LAKE, ILL. PLAT OF SUBDIVISION
CHECKED BY: KDD	DATE: 11/1/04			DRAWING NO. 49149	
APPROVED BY:	DATE:			SHEET 1 OF 5	
HEH 3-10-05 1-28-05 1-5-05	PER GREENGARD, INC. PER GREENGARD, INC. PER VILLAGE REVIEW	REVISIONS	DRAWN BY:	DATE:	REVISIONS

FINAL PLAT OF PRAIRIE WOODS SUBDIVISION

, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 44 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

EXISTING WETLAND LINE
PER DELINEATION PREPARED BY
HEY AND ASSOCIATES
DATED APRIL 23, 2002

OUTLOT F
(CONSERVANCY)
331,292 sq.ft.

OUTLOT E
(CONSERVANCY)
185,857 sq.ft.

HIGHWOOD LAKES ESTATES

TULIP CIRCLE

ROLLING OAKS

- EASEMENT LEGEND**
- ① 5' PUBLIC UTILITY EASEMENT
 - ② 5' PUBLIC UTILITY AND DRAINAGE EASEMENT
 - ③ 7.5' PUBLIC UTILITY EASEMENT
 - ④ 7.5' PUBLIC UTILITY AND DRAINAGE EASEMENT
 - ⑤ 10' PUBLIC UTILITY EASEMENT
 - ⑥ 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
 - ⑦ 15' PUBLIC UTILITY EASEMENT
 - ⑧ 15' PUBLIC UTILITY AND DRAINAGE EASEMENT
 - ⑨ 20' PUBLIC UTILITY EASEMENT
 - ⑩ 20' PUBLIC UTILITY AND DRAINAGE EASEMENT

SETBACK REQUIREMENTS:

	LOTS 1-60	LOTS 61-87
FRONT YARD (REGULAR)	35'	35'
FRONT YARD (CORNER)	20'	20'
REAR YARD	25'	25'
SIDE YARD	10'	15'

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.

SCALE IN FEET

KDD 5-20-05 ADD DRAINAGE EASEMENTS
HEH 3-10-05 PER GREENGARD, INC.
HEH 12-2-04 PER VILLAGE REVIEW
HEH 11-24-04 PER VILLAGE REVIEW

DRAWN BY: DATE: REVISIONS

DESIGNED BY: DATE: 11-1-04
MRT
CHECKED BY: DATE: 11-1-04
DRF
APPROVED BY: DATE: 11-1-04
DRF



GREENGARD, INC.
Engineers • Surveyors • Planners
231 Olde Half Day Road, Lincolnshire, Illinois 60069-2906
PHONE: 847/634-3883
FAX: 847/634-0887
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=50'
DRAWING NO. 49149
SHEET 2 of 5

PRAIRIE WOODS SUBDIVISION - ISLAND LAKE, ILL.
PLAT OF SUBDIVISION

FINAL PLAT OF PRAIRIE WOODS SUBDIVISION

BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 44 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

EASEMENT LEGEND

- ① 5' PUBLIC UTILITY EASEMENT
- ② 5' PUBLIC UTILITY AND DRAINAGE EASEMENT
- ③ 7.5' PUBLIC UTILITY EASEMENT
- ④ 7.5' PUBLIC UTILITY AND DRAINAGE EASEMENT
- ⑤ 10' PUBLIC UTILITY EASEMENT
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- ⑨ 20' PUBLIC UTILITY EASEMENT
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GENERAL NOTES:

- 1. DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT, DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.

"A"

19.76'
N 00°14'35" W

S 89°01'32" E 387.32'

SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17-44-9

NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17-44-9

OUTLOT D
(CONSERVANCY)
629,619 sq. ft.

OUTLOT F
(CONSERVANCY)
331,292 sq. ft.

EXISTING WETLAND LINE
PER DELINEATION PREPARED BY
HEY AND ASSOCIATES
DATED APRIL 23, 2002

OUTLOT I
1,164 sq. ft.

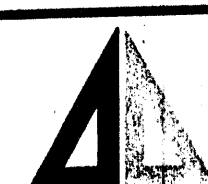
12

0 50 100 150 200
SCALE IN FEET

HEH	3-10-05	PER GREENGARD, INC.
KAJ	2-8-05	PER OWNER
HEH	1-28-05	PER GREENGARD, INC.
HEH	1-5-05	PER VILLAGE REVIEW
HEH	11-24-04	PER VILLAGE REVIEW
DRAWN BY:	DATE:	REVISIONS

DRAWN BY: DATE: REVISIONS

DESIGNED BY:	DATE:
MRT	11-1-04
CHECKED BY:	DATE:
DRF	11-1-04
APPROVED BY:	DATE:
DRF	11-1-04



GREENGARD, INC.
Engineers • Surveyors • Planners
231 Old Half Day Road, Lincolnshire, Illinois 60069-2906
PHONE: 847/634-3083
FAX: 847/634-0887
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE:	1"=50'
DRAWING No.	49149
SHEET	3 OF 5

PRAIRIE WOODS SUBDIVISION - ISLAND LAKE, ILL.

PLAT OF SUBDIVISION

FINAL PLAT
OF
PRAIRIE WOODS SUBDIVISION

BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 44 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

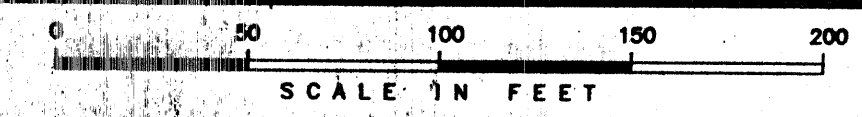
SURVEYORS NOTES:
1. DIRECT ACCESS TO DOWELL ROAD FROM LOTS 1, 33, 34, 35, 36, AND OUTLOT A IS HEREBY PROHIBITED.

- EASEMENT LEGEND**
- ① 5' PUBLIC UTILITY EASEMENT
 - ② 5' PUBLIC UTILITY AND DRAINAGE EASEMENT
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 - ④ 7.5' PUBLIC UTILITY AND DRAINAGE EASEMENT
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KDD	5-20-05	ADD EASEMENTS - LOT 33
KDD	3-15-05	PER OWNER - ADD EASEMENT OUTLOT A
HEH	3-10-05	PER GREENGARD, INC.
KAJ	2-8-05	PER OWNER
HEH	11-24-04	PER VILLAGE REVIEW
DRAWN BY:	DATE:	REVISIONS

DESIGNED BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:
DRAWN BY:	DATE:
REVISIONS	

DESIGNED BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:
DRAWN BY:	DATE:
REVISIONS	

GREENGARD, INC.
Engineers • Surveyors • Planners
231 Olde Half Day Road, Lincolnshire, Illinois 60069-2906
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ILL. REGISTRATION NO. 184-000995

SCALE:	1"=50'
DRAWING NO.	49149
SHEET	4 OF 5

PRAIRIE WOODS SUBDIVISION - ISLAND LAKE, ILL.
PLAT OF SUBDIVISION

OWNERS CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF McHENRY }

THIS IS TO CERTIFY THAT KENNETH JAMES COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

SIGNED: _____ TITLE: _____

(PRINT NAME OF SIGNER)

NOTARY CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF McHENRY }

I, AFORESAID DO HEREBY CERTIFY THAT _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF KENNETH JAMES COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND NOTARIAL SEAL, THIS _____ DAY OF _____

A.D. 2005.

NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT KENNETH JAMES COMPANY, AS OWNER OF THE PROPERTY DESCRIBED AS PRAIRIE WOODS SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF THEIR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

LOT NUMBER(S)	SCHOOL DISTRICTS
1 thru 87	ELEMENTARY HIGH SCHOOL McHENRY C.C.S.D. #15 McHENRY DIST. #156

DATED THIS _____ DAY OF _____ A.D. 2005.

SIGNED: _____ TITLE: _____

(PRINT NAME OF SIGNER)

NOTARY CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF McHENRY }

I, AFORESAID DO HEREBY CERTIFY THAT _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF KENNETH JAMES COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND NOTARIAL SEAL, THIS _____ DAY OF _____

A.D. 2005.

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF McHENRY }

THIS IS TO CERTIFY THAT _____ IS THE MORTGAGEE OF THE PROPERTY DESCRIBED ON THE PLAT OF SUBDIVISION AND DOES HEREBY CONSENT TO, ACKNOWLEDGE AND ADOPT SAID PLAT.

DATED THIS _____ DAY OF _____ 2005.

BY _____ (PRINT NAME OF SIGNER)

ATTEST: _____ (PRINT NAME OF SIGNER)

NOTARY CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF McHENRY }

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

AND _____ OF SAID CORPORATION AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS _____

AND _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID ME/SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID COMPANY, DID AFFIX SAID SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND NOTARIAL SEAL, THIS _____ DAY OF _____

A.D. 2005.

NOTARY PUBLIC

FINAL PLAT
OF
PRAIRIE WOODS SUBDIVISION

, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 44 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF McHENRY }

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 2005 AT _____ O'CLOCK _____ M.

COUNTY RECORDER (PRINT NAME OF SIGNER)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF McHENRY }

I, _____ COUNTY CLERK OF McHENRY COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ATTACHED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY COURT AT WOODSTOCK,

ILLINOIS, THIS _____ DAY OF _____ A.D. 2005.

COUNTY CLERK

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE & McHENRY }

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED WITHIN THE PLAT HEREON

DRAWN AS OF THIS _____ DAY OF _____ A.D. 2005.

VILLAGE COLLECTOR (PRINT NAME OF SIGNER)

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE & McHENRY }

APPROVED BY THE ISLAND LAKE PLAN COMMISSION AT A MEETING HELD THIS _____ DAY OF _____ A.D. 2005.

SIGNED: _____ CHAIRMAN (PRINT NAME OF SIGNER)

ATTEST: _____ SECRETARY (PRINT NAME OF SIGNER)

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE & McHENRY }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF ISLAND LAKE, ILLINOIS, THIS _____ DAY OF _____ A.D. 2005.

VILLAGE PLAT ENGINEER (PRINT NAME OF SIGNER)
BAXTER & WOODMAN, INC.

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE & McHENRY }

APPROVED BY THE NORTHERN MORAIN WASTEWATER RECLAMATION DISTRICT, THIS _____ DAY OF _____ A.D. 2005.

NORTHERN MORAIN WASTEWATER RECLAMATION DISTRICT (PRINT NAME OF SIGNER)

VILLAGE PRESIDENT AND BOARD OF TRUSTEES

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE & McHENRY }

APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ISLAND LAKE, ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____ A.D. 2004.

SIGNED: _____ PRESIDENT (PRINT NAME OF SIGNER)

ATTEST: _____ VILLAGE CLERK (PRINT NAME OF SIGNER)

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

CONSERVANCY AND DRAINAGE EASEMENT

A NON-EXCLUSIVE EASEMENT FOR THE STORAGE OF WATER AND BUFFER OF UNIQUE AREAS SUCH AS, BUT NOT LIMITED TO, WETLANDS, FENS, MARSHES, RIVERS, STREAMS, CREEKS, PONDS, LAKES, WOODS AND PRAIRIES WITHIN THOSE AREAS OF LAND DESIGNATED "CONSERVANCY AND DRAINAGE EASEMENT" ON THE PLAT HEREON DRAWN IS HEREBY GRANTED TO THE VILLAGE OF ISLAND LAKE, THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION, AND THE PRAIRIE WOODS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE FOLLOWING PURPOSES:

TO BUFFER EXISTING BODIES OF WATER AND FUNCTIONAL WETLANDS;
TO MAINTAIN SAID BUFFER IN NATIVE MIDWEST VEGETATION;
TO ENTER SAID LAND AT ALL REASONABLE TIMES FOR THE PURPOSE OF INSPECTING SAID LAND TO DETERMINE IF THE GRANTOR OR HIS HEIRS OR ASSIGNS, IS COMPLYING WITH THE COVENANTS AND PURPOSE OF THIS GRANT;
AND TO STORE AND CONVEY STORMWATER.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE GRANTOR MAKES THE FOLLOWING COVENANTS ON BEHALF OF HIMSELF, HIS HEIRS AND ASSIGNS, WHICH COVENANTS SHALL RUN WITH SAID LAND IN PERPETUITY AFTER CONSTRUCTION OF SAID SUBDIVISION:

Prohibited Actions. Any activity on, or use of said Conservancy and Drainage Easement ("Easement") that is inconsistent with the purpose of this covenant is expressly prohibited. By way of example, but not by way of limitation, the following activities and uses are explicitly prohibited:

- Division. Any division or subdivision of the Easement areas is prohibited.
- Commercial Activities. Any commercial activity on the Easement areas, except for passive recreational activity, is prohibited.
- Industrial Activities. Any industrial activity on the Easement areas is prohibited.
- Construction. No placement or construction of any human-made structure or feature on the Easement areas including, but not limited to, buildings, fences, roads, and parking lots is prohibited.
- Vegetation. Any cutting, mowing, plowing, or removal of trees or other vegetation in the Easement areas is prohibited, except for the cutting or removal of trees, which pose a threat to human life or property. Removal of non-native vegetation from the wetland and buffer areas is permitted, if conducted in accordance with an approved maintenance plan.
- Land Surface Alteration. Any alteration of the land surface in the Easement areas after construction of the subdivision is prohibited, including, but not limited to, the placement of dredged or fill material, excavation, and grading. In addition, mining of any substance that must be quarried or removed by methods that will consume or deplete the surface estate, including, but not limited to, the removal of topsoil, sand, gravel, rock, and peat, and exploring for, developing, and extracting oil, gas, hydrocarbons, or petroleum products are all prohibited activities in the Easement areas.
- Utilities. Unless included as part of the permitted plans, no underground or overhead utility lines shall be allowed in the Easement areas, including, but not limited to sewer, water, electrical, gas, telephone, and cable television. Existing lines may remain, but any proposed maintenance work requiring intrusion into Easement areas shall require prior written authorization from the McHenry County Stormwater Management Commission ("SMC") and the Village of Island Lake, except for emergency repair of utility lines that pose a threat to human health and safety.
- Dumping. Waste, debris, and other material is not allowed and may not be accumulated on the Easement areas.
- Water Courses. Natural water courses, lakes, wetlands, or other bodies of water may not be altered.
- Off-Road Recreational Vehicles. Motorized off-road vehicles including, but not limited to, snowmobiles, all-terrain vehicles, and motorcycles may not be operated on the Easement areas, except on designated trails shown on the permitted plans.
- Signs and Billboards. Billboards are prohibited. Signs are prohibited, except the following signs may be displayed to specifically state: 1) The name and address of the property or the owner's name; 2) the area is a protected wetland/conservation area; 3) prohibition of any unauthorized entry or use; or 4) an advertisement for the sale or rent of the Property.

An easement is hereby reserved for and granted to the

NICOR GAS COMPANY

IT'S SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE, ALTER, REMOVE, CHANGE THE SIZE OF OR ABANDON IN PLACE PIPELINES, GAS MAINS, SERVICE PIPES, AND SUCH DRIPS, VALVES, VALVE BOXES, FITTINGS, METERS, REGULATORS AND/OR EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATION IN, THROUGH, UNDER, ACROSS AND WITHIN ANY AREAS THAT ARE RESERVED FOR THE PURPOSE OF A UTILITY EASEMENT AND ALL ROADS, STREETS, COMMON AREAS (IF ANY) WITHIN THE SUBDIVISION TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON AND ALSO THE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH OPERATIONS, NO OBSTRUCTIONS OR STRUCTURES OF ANY KIND SHALL BE PLACED OVER OR ACROSS SUCH FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. GRANTEE'S FACILITIES, EQUIPMENT AND APPURTENANCES, WHEN INSTALLED, WILL NOT INTERFERE WITH THE MOVEMENT OF TRAFFIC UPON SUCH ROADS, STREETS OR COMMON AREAS.

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY, NICOR GAS (SBC), LOCAL CABLE TV, NORTHERN MORAIN WASTEWATER RECLAMATION DISTRICT AND THE VILLAGE OF ISLAND LAKE, GRANTEES.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED PUBLIC UTILITIES EASEMENT, AS DEFINED IN THE "EASEMENT LEGEND"

HEREON, AND THE PROPERTY DESIGNATED ON THIS PLAT FOR STREETS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH BLOCK TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, SHRUBS AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "EASEMENT" OR THE BLANKET EASEMENT HEREIN MENTIONED WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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 AREA OR AREAS" 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 AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURROUNDING DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/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 SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D. 2004.

OWNER OR ATTORNEY (PRINT NAME OF SIGNER)

ENGINEER (PRINT NAME OF SIGNER)

SURVEYORS CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }

THIS IS TO STATE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY GREENGARD, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

PARCEL 1:
PART OF THE EAST HALF OF THE NORTHEAST QUARTER, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 14 MINUTES 35 SECONDS WEST ALONG THE WEST LINE THEREOF, 19.78 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 32 SECONDS EAST, 387.32 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 35 SECONDS WEST, 1157.27 FEET TO THE CENTERLINE OF DOWELL ROAD; THENCE NORTH 44 DEGREES 13 MINUTES 21 SECONDS EAST ALONG SAID CENTERLINE, 666.54 FEET; THENCE SOUTH 42 DEGREES 59 MINUTES 52 SECONDS EAST, 676.16 FEET TO THE EAST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 40 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE, 1176.14 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, A DISTANCE OF 343.41 FEET TO A POINT 979.94 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 01 MINUTES 32 SECONDS WEST, 744.02 FEET; THENCE NORTH 86 DEGREES 19 MINUTES 54 SECONDS WEST, 830.72 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE, 100.04 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

PARCEL 2:
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 89 DEGREES 08 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 1321.12 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG THE WEST LINE THEREOF, 1225.19 FEET; THENCE SOUTH 86 DEGREES 19 MINUTES 54 SECONDS EAST, 630.72 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 32 SECONDS EAST, 744.02 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 38 SECONDS WEST ALONG SAID EAST LINE, 979.94 FEET TO THE POINT OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CONTAINING 70.648 ACRES, MORE OR LESS.

THIS IS ALSO TO STATE THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPE, AT ALL LOT CORNERS AND POINT CHANGES IN ALIGNMENT, WILL BE SET.

THIS IS ALSO TO CERTIFY THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ISLAND LAKE, LAKE COUNTY, ILLINOIS.

THIS IS ALSO TO STATE THAT FROM OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "C" (UNSHADED) (AREAS OF MINIMAL FLOODING) AND ZONE "A" (AREAS OF 100 YEAR FLOOD); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NUMBER 170732 0240 B WITH MAP EFFECTIVE DATE OF SEPTEMBER 10, 1981.

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

GREENGARD, INC. 231 OLDE HALF DAY ROAD

LINCOLNSHIRE, ILLINOIS 60089-2906

KEVIN D. DISCHER ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2796 MY RENEWABLE LICENSE EXPIRES 11/30/06

PERMISSION TO RECORD

I, KEVIN D. DISCHER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2796, DO HEREBY AUTHORIZE THE VILLAGE OF ISLAND LAKE, ITS STAFF OR AUTHORIZED AGENT, TO RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH CHAPTER 785 OF THE ILLINOIS COMPILLED STATUTES SECTION 205/2, AS AMENDED, THIS DOCUMENT.

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

KEVIN D. DISCHER ILLINOIS

PROFESSIONAL LAND SURVEYOR NO. 2796 MY RENEWABLE LICENSE EXPIRES 11/30/06

GREENGARD, INC.
Engineers • Surveyors • Planners

111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906

PHONE: 847/634-0683 FAX: 847/634-0687

E-MAIL: 231GREENGARD@GMAIL.COM ILL. REGISTRATION NO. 184-000995

SCALE: N/A

DRAWING NO. 49149

SHEET 5 OF 5

PRAIRIE WOODS SUBDIVISION - ISLAND LAKE, ILL.

PLAT OF SUBDIVISION