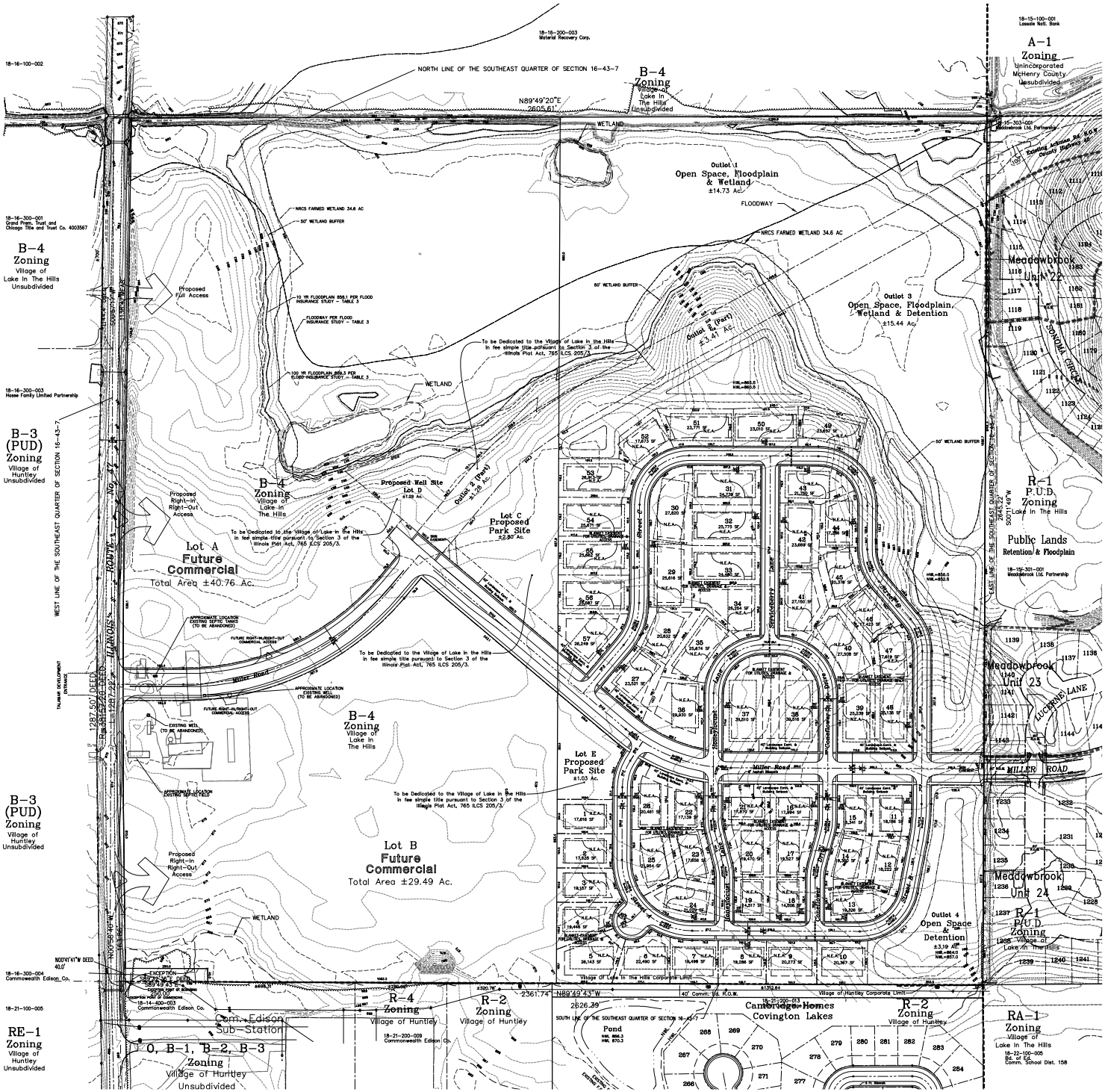

THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS BY DOCUMENT NO. 159729 DATED MARCH 16, 1926 AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1645 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 41 MINUTES 41 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF ROUTE 47 AS MONUMENTED, 4536 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 36 SECONDS EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER, 2580.0 FEET; THENCE SOUTH 0 DEGREES 41 MINUTES 41 SECONDS EAST ALONG A LINE PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF ROUTE 47 FOR A DISTANCE OF 4536 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 32 MINUTES 36 SECONDS WEST ALONG SAID SOUTH LINE, 2580.0 FEET TO THE POINT OF BEGINNING, ALL IN MCHENRY COUNTY, ILLINOIS.

Location Map

Meadowbrook Unit 22 Owners:

Lot #	PIN	Owner
1114	18-15-301-018	Kerth, W.P. III/Lovely K.M.
1115	18-15-301-017	Navaro, Oscar E./Jean A.
1116	18-15-301-016	Manczko, Christopher/Melody L.
1117	18-15-301-015	Koshinski, Evelyn/Baskar, Lee
1118	18-15-301-014	Mendoza, Efrain J./Bertha
1119	18-15-301-002	Anzalone, Joseph K./Sandra M.

Meadowbrook Unit 23 Owners:

Lot #	PIN	Owner
1139	18-15-351-010	Ignozi, A./Ananth, S.
1140	18-15-351-011	Hanson, Chad A./Rachel A.
1141	18-15-351-012	Ebert, Robert S./Tammy M.
1142	18-15-351-015	Zidicky, Jacob/Haly
1143	18-15-351-017	Capot, Maria T.

Meadowbrook Unit 24 Owners:

Lot #	PIN	Owner
1233	18-15-354-001	Baldera S./Karina
1234	18-15-354-002	Fattahian, Ali
1235	18-15-354-003	Fattahian, Mickey/Mahnaz
1236	18-15-354-004	Skopyak, Dino O./Heather O.
1237	18-15-354-005	Caputi, Nicholas F./Heather M.
1238	18-15-354-006	Terpening, Guy P./Caryn M.

Site Data

	Acres	Percent
Total Site Area	150.24	100.00
Commercial Site Area	75.42	50.19
Residential Site Area	74.82	49.81

Commercial Area

	Acres	Percent
Commercial Site Area	75.42	100.00
Area in Miller Road R.O.W.	3.00	4.79
Area in Well Site (Lot D)	1.29	1.62
Area in Open Space (Lot C, Outlot 2)	4.08	5.14
Area in Commercial Lots (Lots A & B)	70.25	88.45

Residential Area

	Acres	Percent
Residential Site Area	74.82	100.00
Area in Miller Rd. R.O.W.	3.19	4.04
Area in Internal Street R.O.W.	8.70	11.04
Area in Open Space (Outlot 1, 2, 3, 4, Lot E)	37.00	47.96
Area in Residential Lots	29.13	36.96

Total Number of Residential Lots = 57
Minimum Lot Size:
4 Unit Building = 9,000 Sq. Ft.
5 Unit Building = 12,000 Sq. Ft.
6 Unit Building = 14,400 Sq. Ft.
Minimum Lot Width = 80 Ft. @ 25 Ft. Front Setback
Average lot Area per Unit = 4,436 Sq. Ft. (29.13 Ac./286 Units)

Minimum Lot Setbacks:
Front and Corner Side Setback = 25 Ft. (F), (CS)
Interior Side Setbacks = 15 Ft. (S)
Rear Setback = 20 Ft. (R)
Miller Road Setback = 40Ft.

Notes:
1. Existing and Proposed Zoning for the Residential portion o the Subject Property is R-4 in the Village of Lake in the Hills.
2. Political and Service Districts for the Subject Property are as follows:
   a. McHenry County
   b. Grafton Township
   c. Grafton Township Road & Bridge
   d. Village of Lake in the Hills
   e. Huntley Fire District
   f. Huntley Park District
   g. Huntley Area Library District
   h. Mc Henry County Conservation District
   i. School District # 158
   j. College District # 528
   k. Lake in The Hills Sanitary District.
3. Refer to Preliminary Engineering Plans for proposed stormwater management facilities and utilities.
4. Refer to Preliminary Landscape Plan for landscape buffers and screening.
5. Refer to Site Plan Exhibit for location of proposed buildings and driveways.
6. All residential lots to be provided with blanket utility easements for drainage and utilities, on those portions of lots not covered by buildings.
7. Topographic reference benchmark is located at the northwest corner of the culvert crossing IL Rte. 47 at the northwest corner of the Subject Site; North end top of headwall = 861.20.
8. Blanket easement on lots for utilities, drainage and access. N.E.A. refers to Non-Easement Area
9. Boundary and topographic survey prepared by:
   Engineering Enterprises Inc., 310 North River Street, East Dundee, Illinois 60118.
   phone: (847) 428-2929, Mark Weber PLS #2778; Survey dated 03-16-04.
10. Benchmark datum: NGVD 1929

JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906 • Chicago, IL 60656
Ph: 773.763.3320 Fax: 773.763.3325 Email: jenlandesign@aol.net

Tentative Plat
Fox Ridge Farm
Grafton Township
Lake in the Hills, Illinois

Town & Country Homes
1806 S. Highland Avenue
Lombard, Illinois 60148
(630) 953-2222

Revisions
09-17-04
11-03-04
11-15-04
05-04-05
11-15-05 Front Load Townhomes
04-11-06 Plat Review
05-02-06 Staff Review

Job # 1000.735
Date 05-28-04
Scale 1"=100'