

RESOLUTION 2018-038

**A RESOLUTION AUTHORIZING EXECUTION OF A SUBDIVISION
PLAT FOR THE ENCLAVES OF WOODBINE SUBDIVISION, LAKE COUNTY, ILLINOIS**

WHEREAS, the County of Lake has approved a subdivision, known as The Enclaves of Woodbine Subdivision; and

WHEREAS, the Village of Vernon Hills is a municipality within 1 ½ miles of the Enclaves of Woodbine subdivision and is therefore required to sign the subdivision plat; and

WHEREAS, given the proximity of the project to the Vernon Hills Athletic Complex, the Village has required and the developer has agreed to provide to all prospective purchasers prior to signing a Contract to Purchase a disclosure statement advising prospective purchasers of the proximity of that subdivision to the Vernon Hills Athletic Complex;

WHEREAS, the Village has reviewed the subdivision and has no objection.

**NOW THEREFORE BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD
OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS;**

That, the Village Clerk is authorized to sign and the Deputy Village Clerk to attest to the subdivision plat for Connor subdivision, upon submission in a form acceptable to the Village Attorney, of 1) a disclosure statement to be provided to prospective purchasers prior to signing a contract to purchase and at closing advising of the proximity of the lot to the Vernon Hills Athletic Complex which hosts a variety of athletic events and uses lighted ballfields and athletic facilities; and 2) proof that the disclosure statement has been recorded against each lot to be sold with the Lake County Recorder of Deeds office."

A copy of which is attached hereto as Exhibit A.

Dated the 19th of June 2018

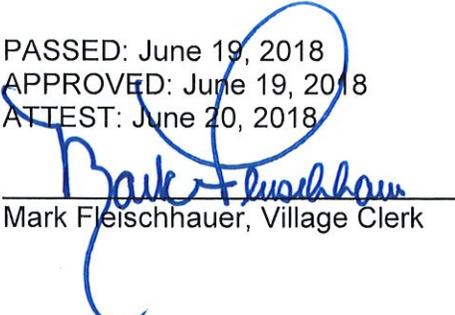
Adopted by roll call vote as follows:

AYES: 5- Hebda, Schultz, Marquardt, Oppenheim, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Takaoka

PASSED: June 19, 2018
APPROVED: June 19, 2018
ATTEST: June 20, 2018


Mark Fleischhauer, Village Clerk


Roger L. Byrne, Village President

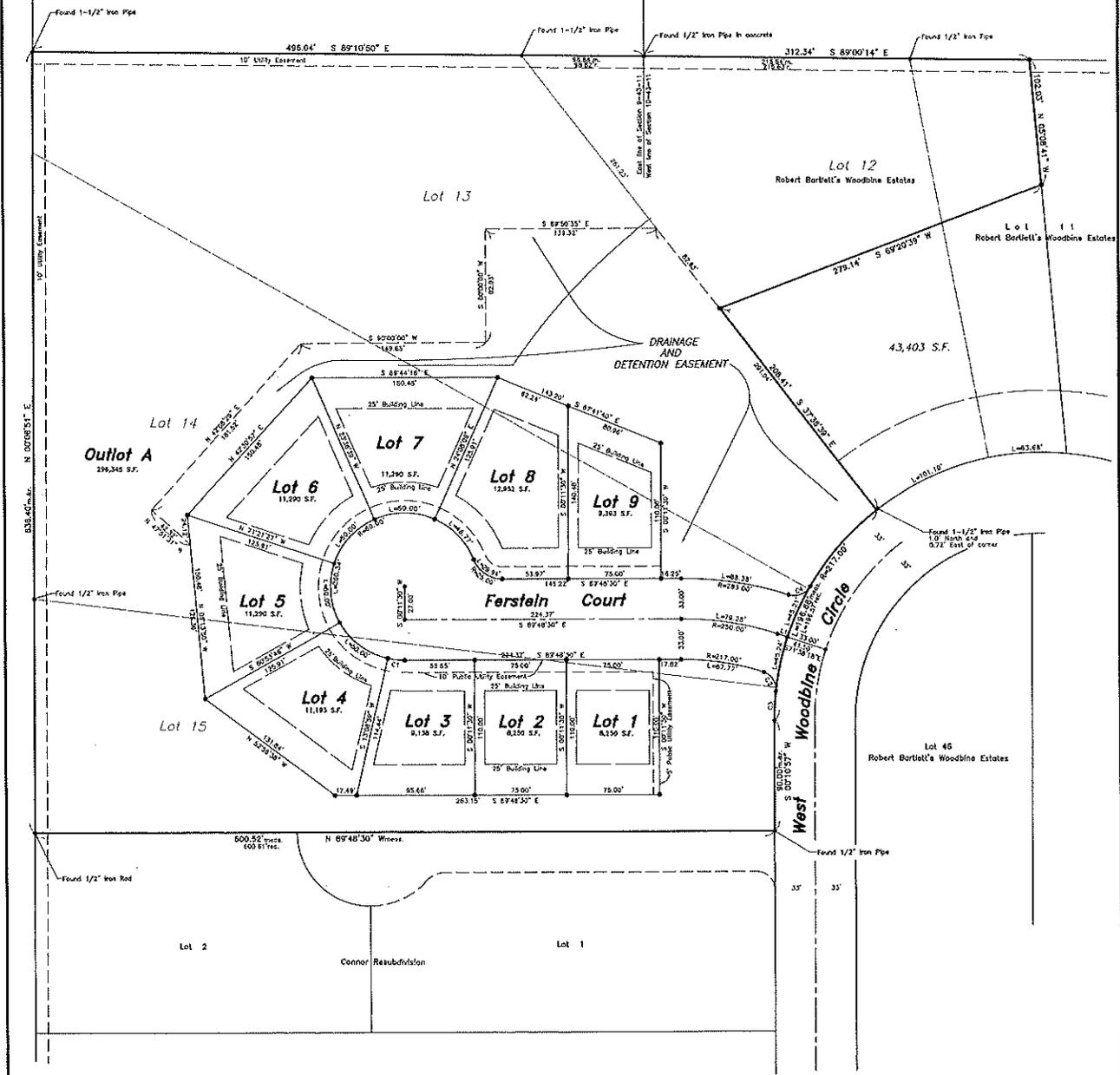
Exhibit A
Plat of Subdivision

PRELIMINARY PLAT
OF
THE ENCLAVES OF WOODBINE SUBDIVISION

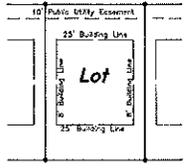
A CONSERVATION SINGLE-FAMILY RESIDENTIAL DETACHED HOUSE SUBDIVISION

BEING IN THAT PART OF THE EAST HALF OF SECTION 9 AND PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
16045 W. WOODBINE CIRCLE, VERNON HILLS, IL
PARCEL AREA = 418,299 S.F.
(9.603 ACRES)
P.U.F.S: 15-09-201-001
15-09-201-002
15-09-201-003
PART OF: 15-10-102-001



TYPICAL LOT EASEMENTS AND BUILDING LINES
Ferstein Court

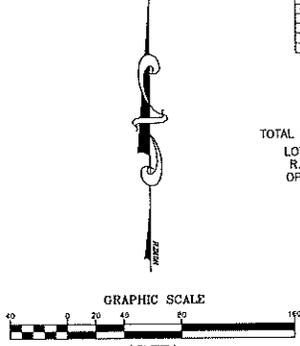


NO.	DATE	DESCRIPTION	BY
7	05-30-18	REVISE DETAIL PAGE	
6	05-17-18	REVISE LOTS	
5	04-12-18	REVISE NAME	
4	03-01-18	REVISE LOTS/BODY	
3	02-22-18	REVISE BODY	B.J.L.
2	02-14-18	REVISE BODY	B.J.L.
1	11-17-17	ORIGINAL DRAW	B.J.L.

LINE	LENGTH	BEARING
L1	8.92'	S. 71.3818° E.

CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END	ARC BEG.	ARC END
C1	11.57'	60.00'	S. 82.1545° E.	13.21'		
C2	18.93'	16.00'	S. 21.1420° W.	18.54'		
C3	23.60'	277.00'	S. 63.1146° W.	23.79'		
C4	20.29'	15.00'	S. 42.1234° E.	18.83'		

TOTAL AREA: 418,299 S.F., 9.603 ACRES
LOT AREA: 93,047 S.F. (22.24%)
R.O.W.: = 28,906 S.F. (6.91%)
OPEN SPACE: 296,346 (70.85%)



FIELDWORK COMPLETED: _____
CLIENT NAME: Da Home Group
ADDRESS: 31 W. Kings Street
CHICAGO, IL 60605
NOTES:
PLAT IS VOID if the Egress Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Plat are shown hereon. Other lines and easements before being.
Compare your description and the markings with the plat and AT ONCE report any discrepancies which you find.
R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAND, ILLINOIS 60930
PHONE: 847-221-0914 FAX: 847-223-0990

