

**VILLAGE OF VERNON HILLS
RESOLUTION 2023-042**

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE
HAWTHORN ROW DEVELOPMENT, A VERTICAL SUBDIVISION OF PROPERTY
COMMONLY KNOWN AS 700, 715, 745 AND 750 HAWTHORN ROW**

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (*“the Village”*) is a home rule municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, the Village of Vernon Hills approved the plat of subdivision for the subject property, legally described in **Exhibit A**, through Ordinance No. 2020-134, approved December 8, 2020, with said plat subsequently recorded as Document No. 7798889, June 17, 2021;

WHEREAS, the developer of the project located on the subject property intends to create separate tax parcels for commercial and residential areas within the mixed-use development, including vertical division of property; and

WHEREAS, Appendix B, Development Regulations, of the Vernon Hills Code, states that a plat that does not create new public streets or require any additional zoning approvals may be reviewed by the Committee of the Whole, with the recommendation of the Committee to be considered by the Village Board; and

WHEREAS, the proposed plat was reviewed by the Committee of the Whole at its meeting on November 7, 2023, with the Committee recommending approval by a vote of 5-0 with two absent; and

WHEREAS, the parcels to be established on the proposed plat are governed by a Declaration of Cross Easements and Cost Sharing Agreements, to be recorded against the parcels; and

WHEREAS, the Board of Trustees concurs with the recommendation of the Committee of the Whole finds the approval of the proposed plat to be in the best interest of the Village.

NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Village of Vernon Hills:

SECTION 1: Incorporation. The above listed recitals are incorporated by reference into this Resolution and made pert hereof as material provisions of this Resolution.

SECTION 2: Approval. The Final Plat of Subdivision for the Hawthorn Row Redevelopment, attached hereto as **Exhibit B**, prepared by Compass Surveying Ltd., dated July 24, 2023 and last revised November 10, 2023, is approved.

SECTION 3: Authorization to Execute, Conditions. The Final Plat of Subdivision approved in Section 2 may be executed and recorded subject to the following conditions:

1. Minor modifications to the plat as the result of Attorney Review and the review of the Village Engineer may be completed prior to execution; and
2. A Declaration of Easements and Cost Sharing Agreements, consistent in form and substance with the provisions in the draft provided to the Village for review on November 15, 2023

(version 34), shall be recorded against the parcels created by the plat within thirty (30) days of the recording of the plat.

SECTION 4: Conflicts. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Resolution, are repealed. Elements of related ordinances and resolutions not impacted by this resolution are reaffirmed.

SECTION 5: Severability. Each section, paragraph, clause and provision of this Resolution is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not effect the remainder of the Resolution, nor any part thereof, other than that part affected by such decision.

SECTION 6: Effective Date. This Resolution shall be in full force and effect from and after its adoption, approval and publication in the manner required by law.

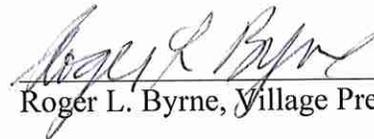
Dated this 21st day of November 2023.

Adopted by roll call vote as follows:

AYES: 7 – Marquardt, Oppenheim, Takaoka, Forster, Schenk, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None


Roger L. Byrne, Village President

PASSED: 11/21/2023

APPROVED: 11/21/2023

ATTEST: 11/21/2023

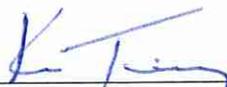

Kevin Timony, Village Clerk



EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 IN HAWTHORN CENTER RESUBDIVISION NO. 3, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 7798889, ON JUNE 17, 2021, IN LAKE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS 700, 715, 745, AND 750 HAWTHORN ROW.

PINS: 11-33-401-098
11-33-401-104
11-33-401-105

EXHIBIT B

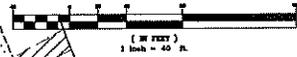
**FINAL PLAT OF SUBDIVISION
HAWTHORN ROW REDEVELOPMENT**

FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

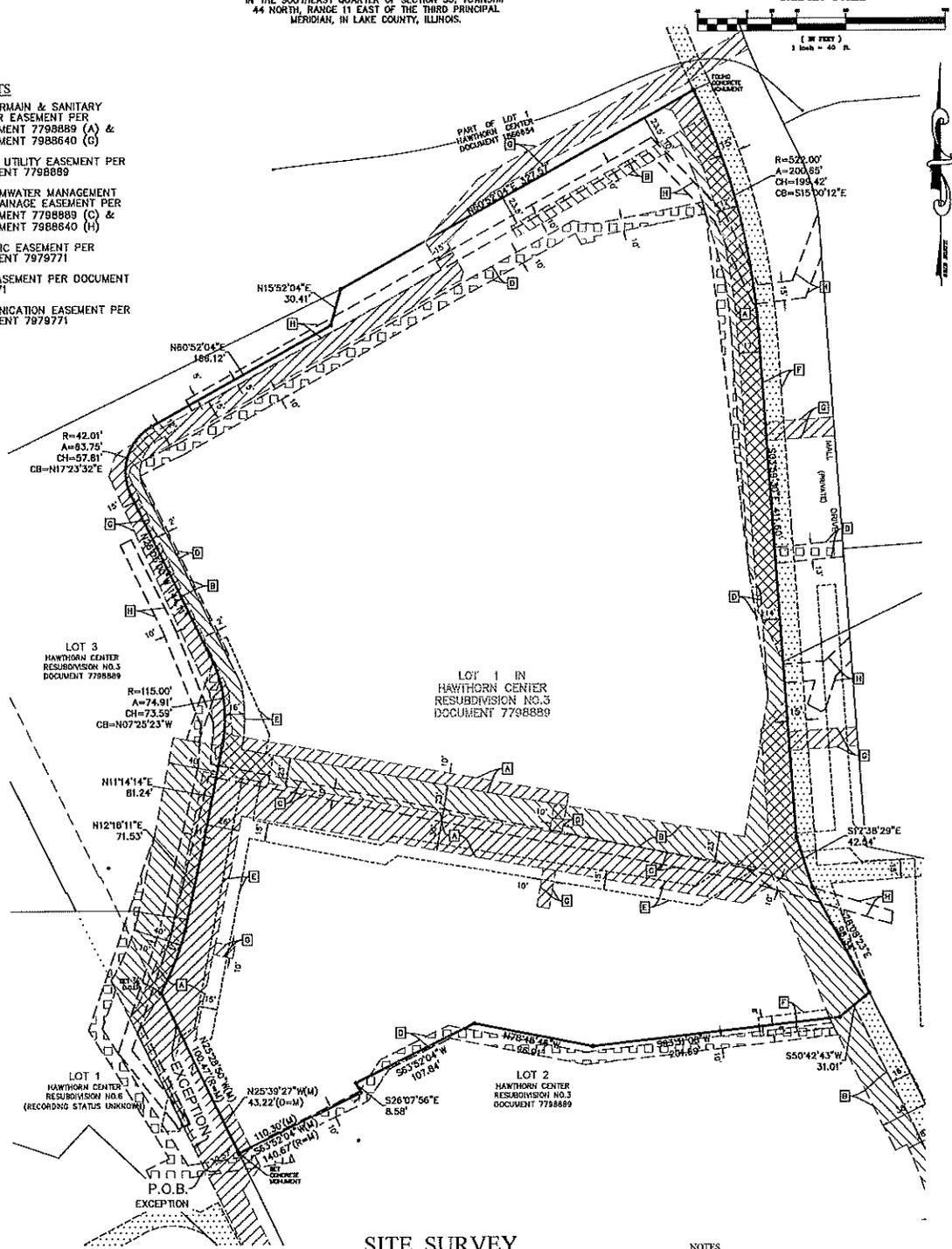
P.I.N. 11-33-401-098
P.I.N. 11-33-401-104
PART OF P.I.N. 11-33-401-105

IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.

GRAPHIC SCALE



- EASEMENTS**
- A,G = WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT 7798889 (A) & DOCUMENT 7988640 (G)
 - B = PUBLIC UTILITY EASEMENT PER DOCUMENT 7798889
 - C,H = STORMWATER MANAGEMENT & DRAINAGE EASEMENT PER DOCUMENT 7798889 (C) & DOCUMENT 7988640 (H)
 - D = ELECTRIC EASEMENT PER DOCUMENT 7979771
 - E = GAS EASEMENT PER DOCUMENT 7979771
 - F = COMMUNICATION EASEMENT PER DOCUMENT 7979771



- LEGEND**
- FOUND 7/8" O.D.I.P.
 - FIELD LOCATION UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - ✦ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - (B) = RECORD BEARING OR DISTANCE
 - (M) = MEASURED BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (D) = DEED BEARING OR DISTANCE
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
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 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.U. & O.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

SITE SURVEY AT GROUND LEVEL (EXISTING SITE BOUNDARY)

REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY MONUMENT #4229A3
STAINLESS STEEL ROD IN SLEEVE LOCATED IN THE CITY OF VERNON HILLS APPROXIMATELY 3.65 MILES NORTHWEST OF LINCOLNSHIRE AND 3.0 MILES SOUTHWEST OF LIBERTYVILLE 27 FEET WEST OF BACK OF CURB OF R. ROUT 21.
DATUM: NAVD83
ELEVATION = 668.03

- NOTES**
1. SEE DECLARATION OF CROSS EASEMENTS AND COST SHARING AGREEMENTS RE: HAWTHORN ROW DEVELOPMENT, TO BE RECORDED CONTEMPORANEOUSLY HEREWITH.
 2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 83 DATUM.

AREA SUMMARY

GROSS: 325,669 SQUARE FEET OR 7.478 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES
NET AREA: 315,669 SQUARE FEET OR 7.478 ACRES (TO HEAVY LINES)
(BASED ON MEASURED VALUES)

COMPASS SURVEYING LTD.
ALTA SURVEYING & TOPOGRAPHY • CONSTRUCTION STAKING
2831 GARDNER WOODS PARKWAY, STE 100
AURORA, IL 60502
PHONE: (630) 824-1100 FAX: (630) 824-3333 EMAIL: ADMIN@COMPASSSURVEYING.COM

PROJECT:	HAWTHORN ROW DEVELOPMENT
CLIENT:	FOCUS DEVELOPMENT, INC 1740 N. GARDENHURST, SUITE 200 CHICAGO, IL 60640

DATE:	7/21/23	PG. #/A:	1/1	DRAWN BY:	MLA	CHECKED BY:	DW	BOOK #/A:	PG. #/A:
NO.	REVISED	DATE	BY						
1	REVISED LOTS 1-3 & 300' LOT 8	11/27/23	MLA						
2	FOR FINAL SETTING	11/27/23	MLA						

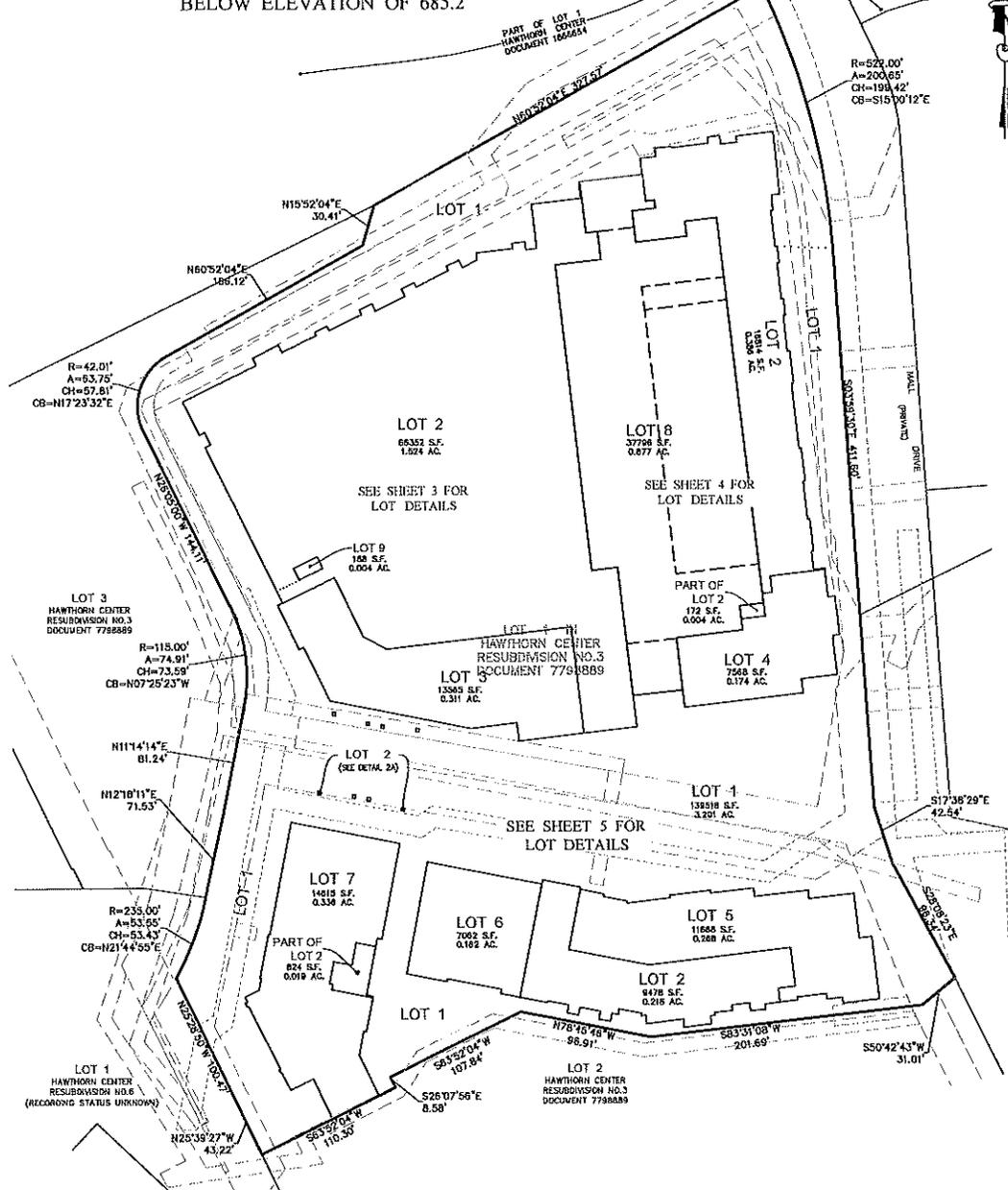
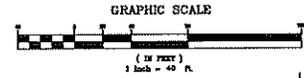
1 OF 16

AFTER RECORDING RETURN TO:
VILLAGE OF VERNON HILLS
200 EVERGREEN DR.
VERNON HILLS, IL 61161

FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBDIVISION LOT DETAILS
BELOW ELEVATION OF 685.2



LEGEND

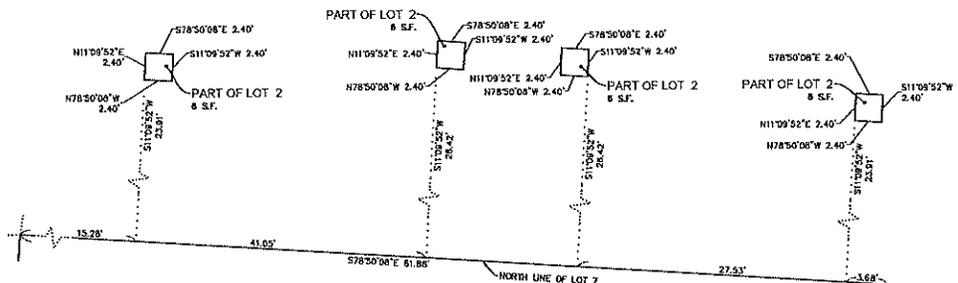
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- N = NORTH
- S = SOUTH
- E = EAST
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- (R) = RECORD BEARING ON DISTANCE
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- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE



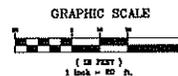
DETAIL 2A

SCALE: 1" = 5'

<p>COMPASS SURVEYING LTD. ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING</p> <p>241 GARDNER WISGARD PARKWAY, STE 100 AURORA, IL 60505 PHONE: (630) 420-1100 FAX: (630) 420-1139 EMAIL: ALTA@COMPASSSURVEYING.COM</p>	<p>PROJECT HAWTHORN ROW DEVELOPMENT 1220 WINDYVALE E</p>	<p>DATE: 7/24/23 PG: 5/4 DRAWN BY: LMS CHECKED BY: DW BOOK: N/A PG: N/A</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>1</td> <td>10/17/23</td> <td>LMS</td> </tr> <tr> <td>2</td> <td>11/07/23</td> <td>LMS</td> </tr> <tr> <td>3</td> <td>11/17/23</td> <td>LMS</td> </tr> </table>	NO.	DATE	BY	1	10/17/23	LMS	2	11/07/23	LMS	3	11/17/23	LMS
	NO.	DATE	BY												
1	10/17/23	LMS													
2	11/07/23	LMS													
3	11/17/23	LMS													
<p>CLIENT FOCUS DEVELOPMENT, INC 184 W. 209th AVE, SUITE 210 OREGON, IL 60454</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>1</td> <td>10/17/23</td> <td>LMS</td> </tr> <tr> <td>2</td> <td>11/07/23</td> <td>LMS</td> </tr> <tr> <td>3</td> <td>11/17/23</td> <td>LMS</td> </tr> </table>	NO.	DATE	BY	1	10/17/23	LMS	2	11/07/23	LMS	3	11/17/23	LMS	<p>DATE: 7/24/23 PG: 5/4 DRAWN BY: LMS CHECKED BY: DW BOOK: N/A PG: N/A</p>	
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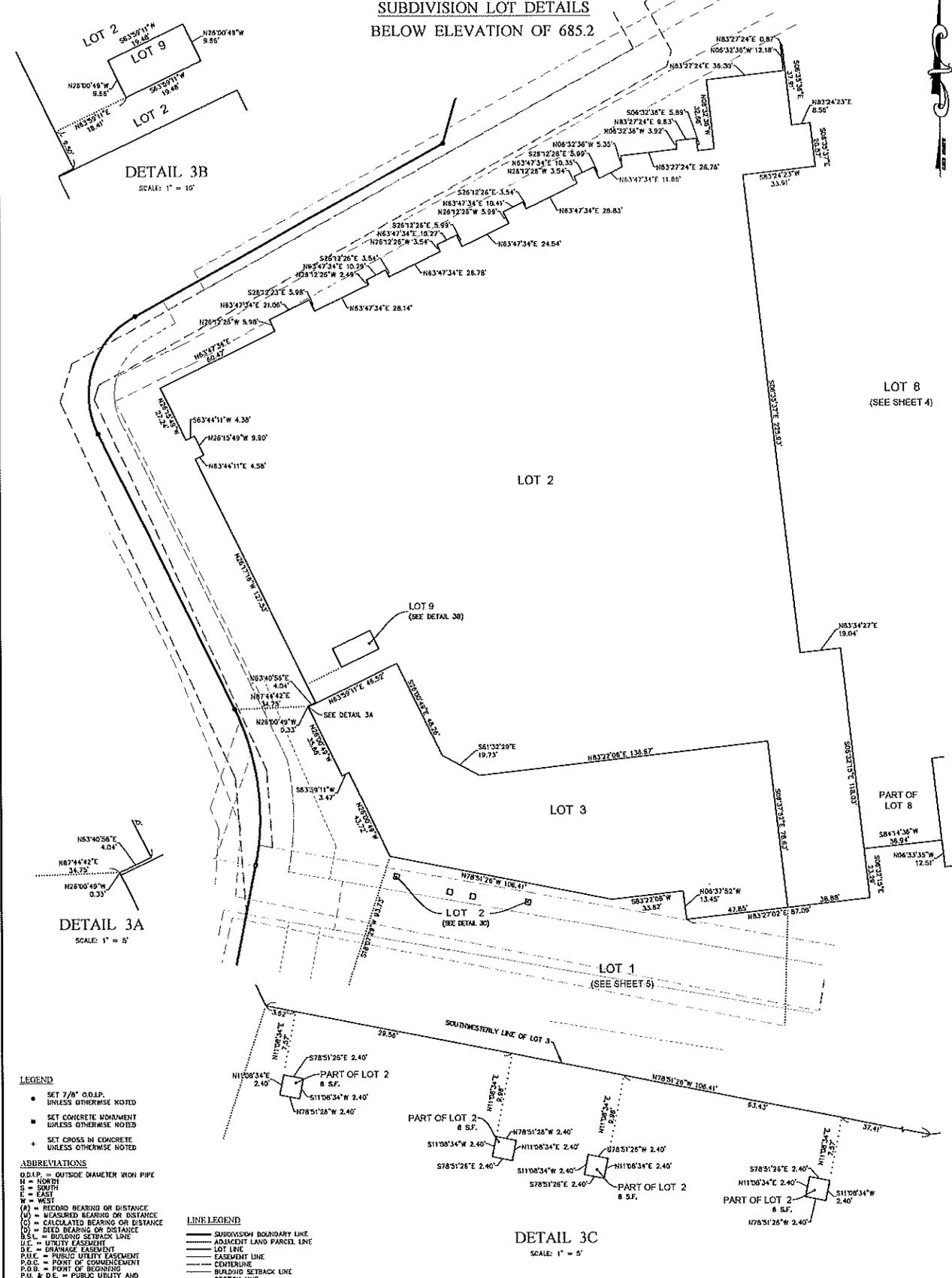
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FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT



IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBDIVISION LOT DETAILS
BELOW ELEVATION OF 685.2



DETAIL 3B
SCALE: 1" = 10'

DETAIL 3A
SCALE: 1" = 5'

DETAIL 3C
SCALE: 1" = 5'

- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - ✦ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

- ABBREVIATIONS**
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- LINE LEGEND**
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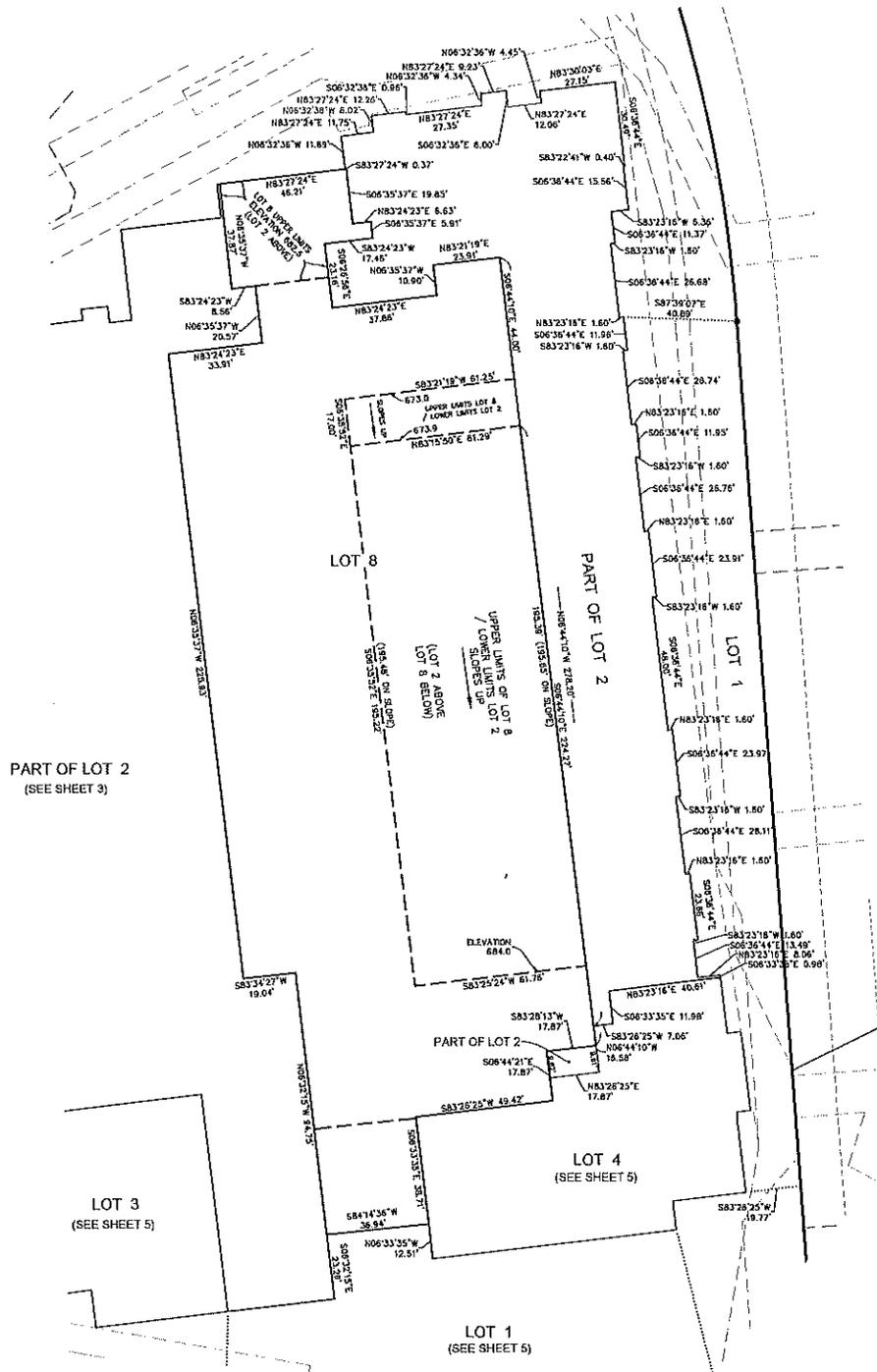
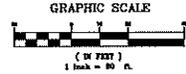
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<p style="font-size: 2em; font-weight: bold;">30E16</p> <p>SCALE: 1" = 10'</p>	<p>COMPASS SURVEYING LTD</p> <p>ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING</p> <p>301 GINGER WALKER PARKWAY, STE. 100 AURORA, IL 60006 PHONE: (630) 261-1000 FAX: (630) 261-7000 EMAIL: ADMIN@COMPASSSURVEYING.COM</p>	<p>PROJECT</p> <p>HAWTHORN ROW DEVELOPMENT WISCONSIN ILL.</p> <p>CLIENT</p> <p>FOCUS DEVELOPMENT, INC 181 W. WISCONSIN ST., SUITE 110 DESPLAIS, ILL. 60016</p>	<p>DATE: 7/24/23 PC: R/A DRAWN BY: MAA CHECKED BY: JVA BOOK: N/A PD: N/A</p> <p>NO. REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>1</td> <td>05/15/23</td> <td>MLA</td> </tr> <tr> <td>2</td> <td>REVISION LOTS 1-3 & ADD LOT 8</td> <td>11/27/23 MLK</td> </tr> <tr> <td>3</td> <td>REV. FINAL DATE: 11/20/2023</td> <td>11/27/23 MLK</td> </tr> </table>	NO.	DATE	BY	1	05/15/23	MLA	2	REVISION LOTS 1-3 & ADD LOT 8	11/27/23 MLK	3	REV. FINAL DATE: 11/20/2023	11/27/23 MLK	<p>DATE: 7/24/23</p> <p>11/27/23 MLK</p>	
	NO.	DATE	BY														
	1	05/15/23	MLA														
2	REVISION LOTS 1-3 & ADD LOT 8	11/27/23 MLK															
3	REV. FINAL DATE: 11/20/2023	11/27/23 MLK															

FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBDIVISION LOT DETAILS
BELOW ELEVATION OF 685.2



- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - ✦ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED
- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - N = NORTH
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 - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- LINE LEGEND**
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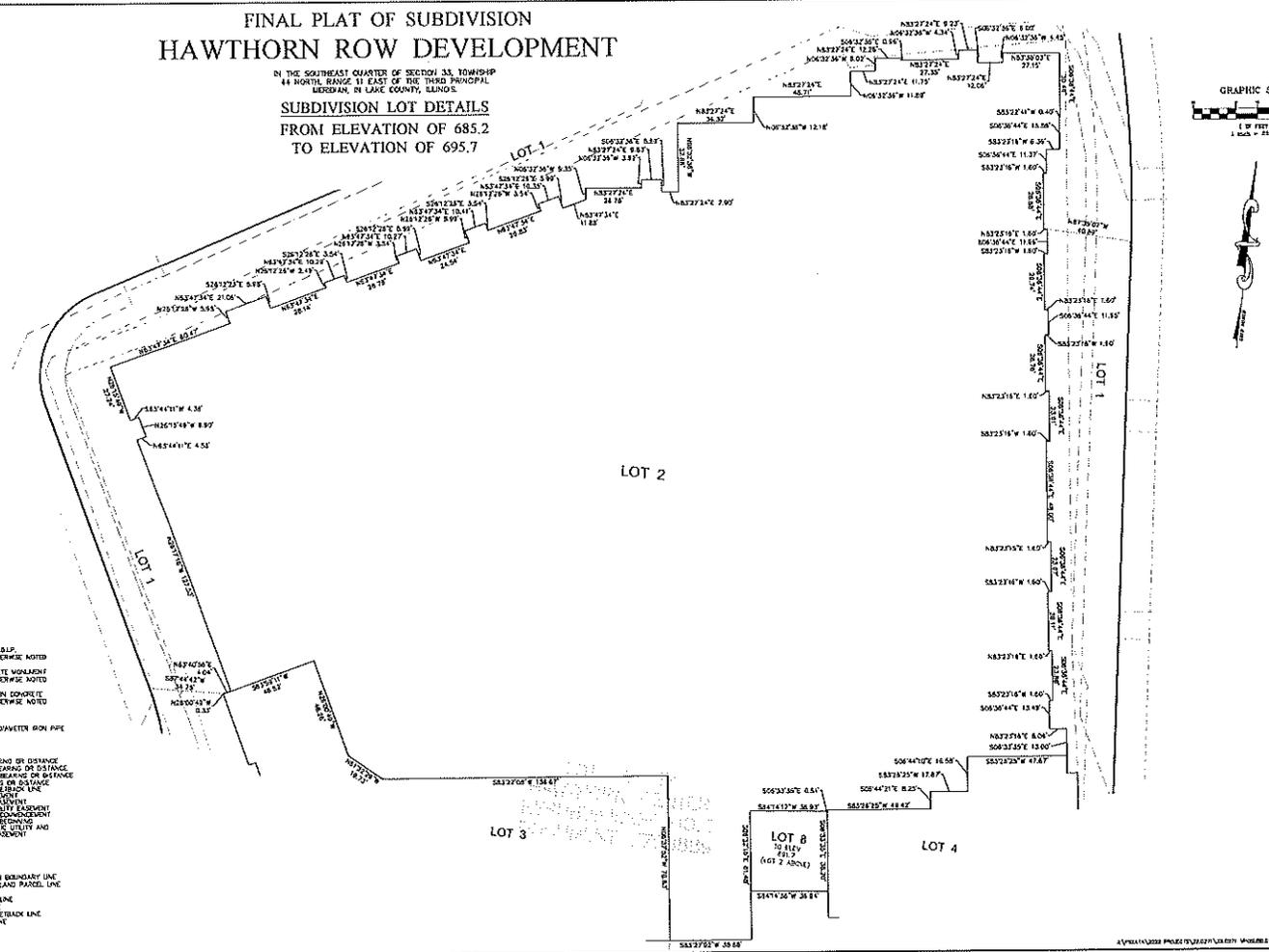
	PROJECT HAWTHORN ROW DEVELOPMENT 1750 N WILSON ST. IL.	DATE 7/24/23 PC N/A DRWN BY N/A CHECKED BY DW BOOK N/A PO N/A
	CLIENT FOCUS DEVELOPMENT, INC 1014 WOODRIDGE DRIVE, STE 200 ROSEMONT, IL 60018	NO. REVISION 1 ADD LOT # 2 REVISED LOT 1-C & ADD LOT # 3 PER DANA BAYNE 11/20/2023

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FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS

SUBDIVISION LOT DETAILS FROM ELEVATION OF 685.2 TO ELEVATION OF 695.7



- LEGEND**
- SET 7/8" GALV. UNLESS OTHERWISE NOTED
 - SET CONCRETE WORKMAN UNLESS OTHERWISE NOTED
 - SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED
- ABBREVIATIONS**
- O.D.P. = OUTSIDE DIAMETER IRON PIPE
 - R = RADIUS
 - E = ELEVATION
 - W = WIDTH
 - D = DISTANCE
 - B = BEARING
 - C = CALCULATED BEARING OR DISTANCE
 - U = UNDEVELOPED
 - S.B.L. = SETTING BACK LINE
 - L.S. = LOT LINE
 - D.E. = DRAINAGE EASEMENT
 - E.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF CURVATURE
 - P.O.T. = POINT OF TANGENCY
 - P.O.I. = POINT OF INTERSECTION
 - P.O.E. = POINT OF ESTABLISHMENT
- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - SET LINE
 - EASEMENT LINE
 - CONTINGENT
 - SETTING BACK LINE
 - SECTION LINE

DATE	10/20/2023
PROJECT	HAWTHORN ROW DEVELOPMENT
CLIENT	LAKE COUNTY, ILLINOIS
OWNER	LAKE COUNTY, ILLINOIS
PREPARED BY	COMPASS SURVEYING LTD.
CHECKED BY	COMPASS SURVEYING LTD.
DATE CHECKED	10/20/2023
SCALE	AS SHOWN

DATE	10/20/2023
PROJECT	HAWTHORN ROW DEVELOPMENT
CLIENT	LAKE COUNTY, ILLINOIS
OWNER	LAKE COUNTY, ILLINOIS
PREPARED BY	COMPASS SURVEYING LTD.
CHECKED BY	COMPASS SURVEYING LTD.
DATE CHECKED	10/20/2023
SCALE	AS SHOWN

COMPASS SURVEYING LTD.

SCALE: 1" = 20'

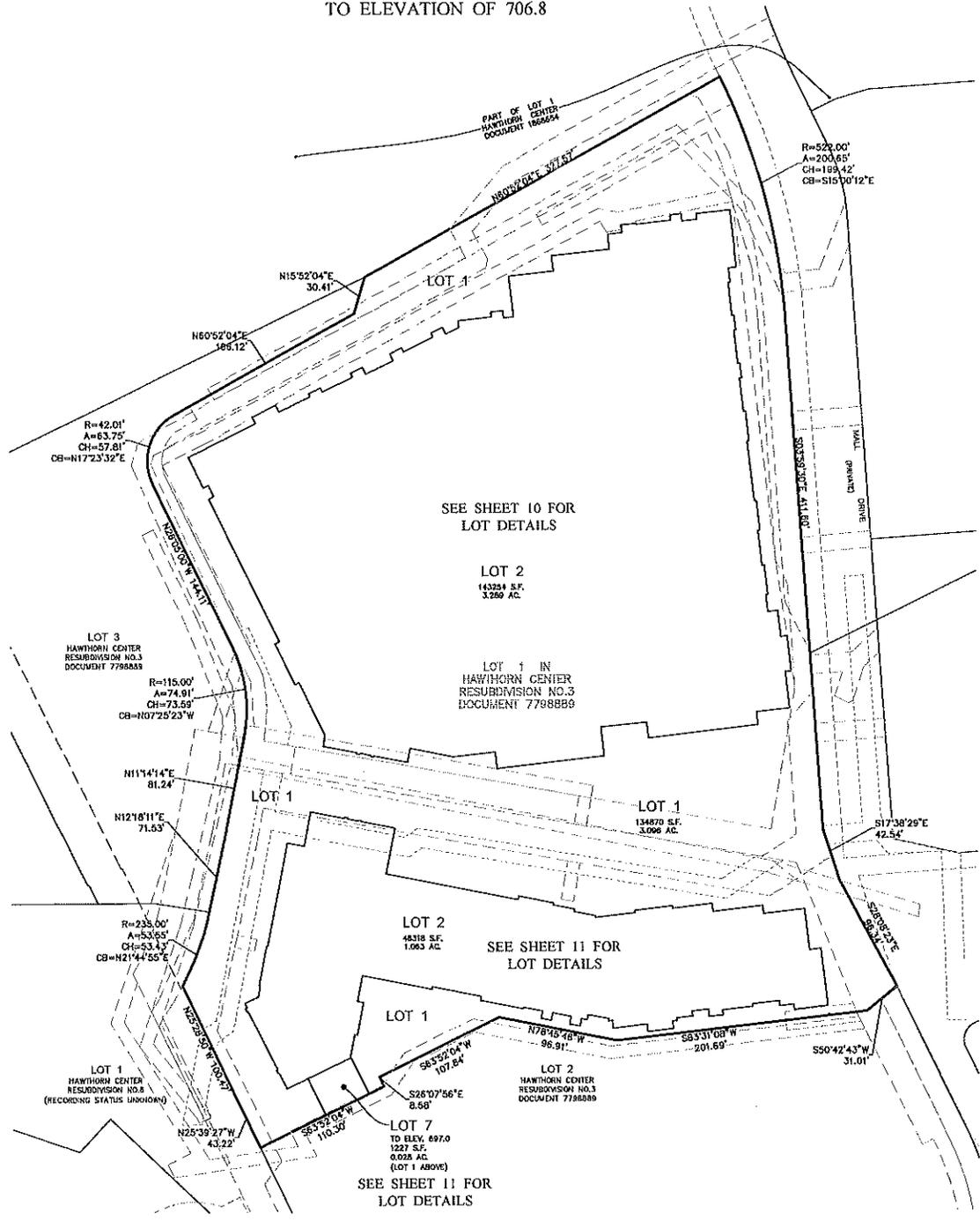
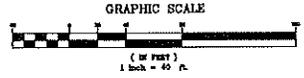
7 OF 16

10/20/2023 10:02:17 AM

FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBDIVISION LOT DETAILS
FROM ELEVATION OF 695.7
TO ELEVATION OF 706.8



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 - P.O.B. = POINT OF BEGINNING
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 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - ✦ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED
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 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

9 OF 16		PROJECT HAWTHORN ROW DEVELOPMENT 1234567890	DATE: 2/24/23 PLO: N/A DRAWN BY: MAA CHECKED BY: DW BOOK: N/A PLO: N/A
		CLIENT FOCUS DEVELOPMENT, INC. 1234 WALKER DRIVE, RICHMOND, ILLINOIS 61871-2345	SHEET NO.: 9 OF 16 SHEET DATE: 10/21/23 SHEET BY: MAA
		393 GINGERWOOD PARKWAY, STE 100 AURORA, IL 60504 PHONE: 630.838.0100 FAX: 630.838.0101 EMAIL: ADMIN@COMPASSURVEYING.COM	QR CODE

FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

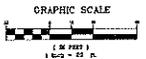
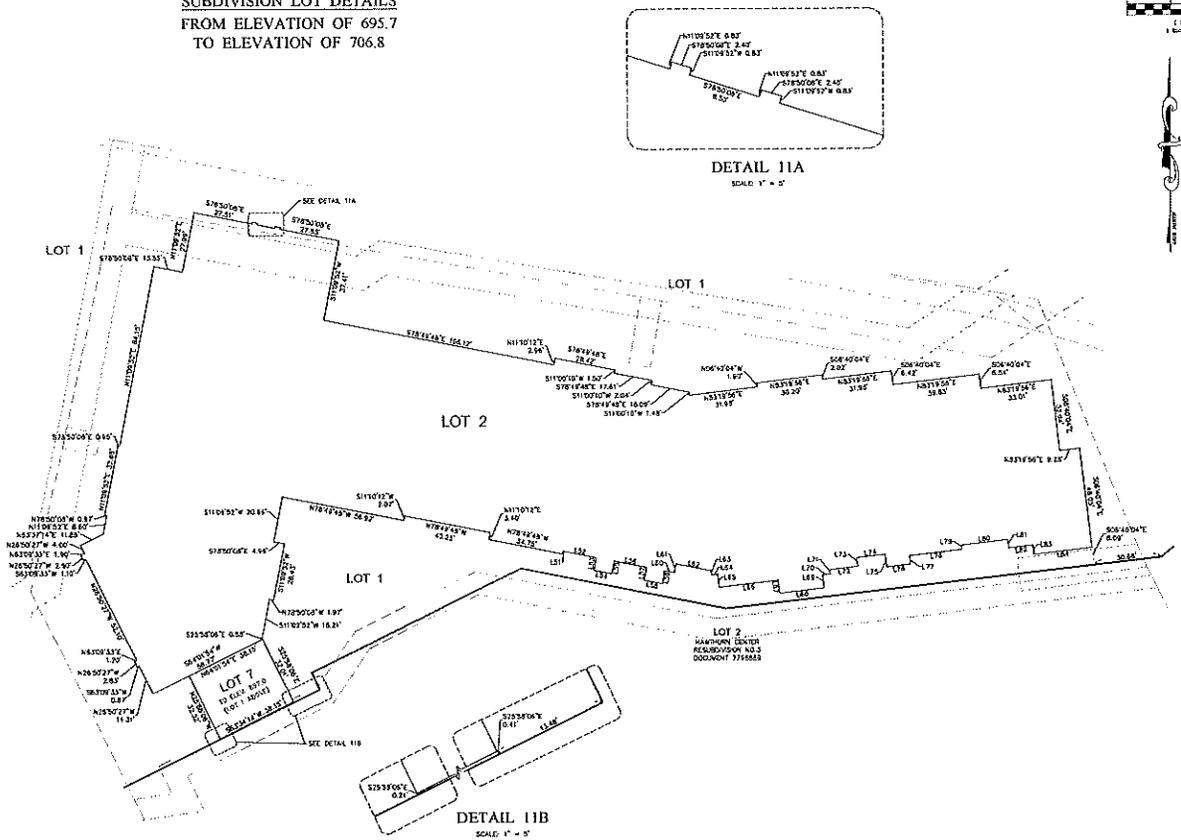
IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.
SUBDIVISION LOT DETAILS
FROM ELEVATION OF 695.7
TO ELEVATION OF 706.8

NO.	BEARING	DISTANCE
151	S111°02'W	7.27
152	N78°44'W	15.55
153	N11°02'E	6.01
154	N78°44'W	8.44
155	S111°02'W	4.01
156	N78°44'W	15.23
157	N11°02'E	4.01
158	N78°44'W	8.54
159	S111°02'W	4.01
160	N78°44'W	4.27
161	S111°02'W	4.13
162	N78°44'W	15.58
163	S08°40'W	1.88
164	S82°19'W	2.83
165	N06°40'W	6.17
166	S82°19'W	27.24
167	N06°40'W	6.02
168	S82°19'W	20.58
169	S08°40'W	3.57
170	S82°19'W	3.52
171	S08°40'W	2.00
172	S82°19'W	13.00
173	S08°40'W	1.07
174	S82°19'W	13.20
175	S08°40'W	0.84
176	S82°19'W	11.68
177	S08°40'W	1.88
178	S82°19'W	24.43
179	S08°40'W	2.60
180	S82°19'W	24.43
181	N06°40'W	4.02
182	S82°19'W	11.24
183	N06°40'W	4.33
184	S82°19'W	27.04

- LEGEND**
- SET 3/4" CORNER UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - SET CORNER IN CONDUIT UNLESS OTHERWISE NOTED

- ABBREVIATIONS**
- O.D.P. = OUTSIDE DIAMETER FROM PIPE
 - M = METER
 - E = EAST
 - W = WEST
 - RT = RECORD BEARING OF DISTANCE
 - MB = MEASURED BEARING OF DISTANCE
 - CL = CALCULATED BEARING OR DISTANCE
 - DB = DEED BEARING OR DISTANCE
 - BL = BOUNDARY LINE
 - BL = BOUNDARY LINE
 - BL = BOUNDARY LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF CORNER AND DRAINAGE EASEMENT

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CONDUIT LINE
 - BUILDING SETBACK LINE
 - SECTION LINE



PROJECT	HAWTHORN ROW DEVELOPMENT
OWNER	COMPASS SURVEYING LTD.
DATE	11/16/16
SCALE	AS SHOWN
PROJECT NO.	210271

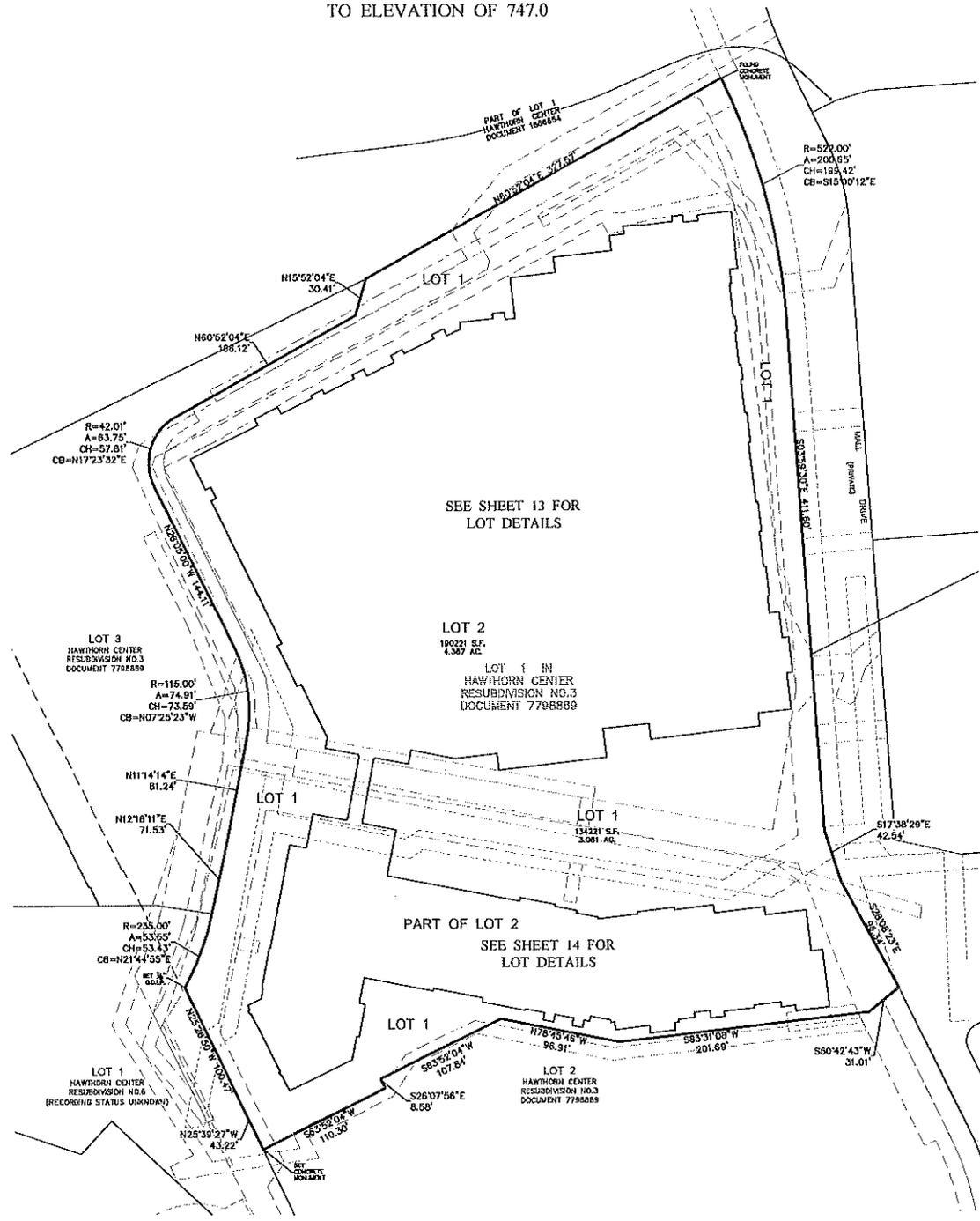
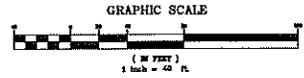
COMPASS SURVEYING LTD.
1111 W. WASHINGTON ST.
CHICAGO, IL 60606
TEL: 312.467.1111
WWW.COMPASS-SURVEYING.COM

SCALE: 1" = 30'
11 OF 16
210271

FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBDIVISION LOT DETAILS
FROM ELEVATION OF 706.8
TO ELEVATION OF 747.0



SEE SHEET 13 FOR
LOT DETAILS

LOT 2
190221 S.F.
4,367 AC.

LOT 1 IN
HAWTHORN CENTER
RESUBDIVISION NO.3
DOCUMENT 7798889

PART OF LOT 2
SEE SHEET 14 FOR
LOT DETAILS

- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - ✦ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - (M) = MEASURED BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (D) = DEED BEARING OR DISTANCE
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
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 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

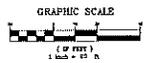
12 OF 16 <small>SCALE: 1" = 40'</small>	<p>ALTA SURVEYS • PHOTOGRAPHY • CONSTRUCTION STAKING</p> <p>3411 DUNBAR WOODS PARKWAY, STE. 100 AURORA, IL 60002 PHONE: (630) 420-1100 FAX: (630) 420-1100 EMAIL: SURVEY@COMPASSSURVEYING.COM</p>	PROJECT HAWTHORN ROW DEVELOPMENT <small>MEASUREMENTS: B.</small>	DATE: 7/21/23 PG: N/A DRAWN BY: MPA CHECKED BY: DW BOOK: N/A PG: N/A
		CLIENT FOCUS DEVELOPMENT, INC. <small>1503 WALKER DRIVE, SUITE 219 DUNDEE, IL 60018</small>	NO. 102021 E REVISIONS 1 REVISED LOTS 1-3 & ADD LOT 4 2 PER LOCAL ORDER 11/20/2023



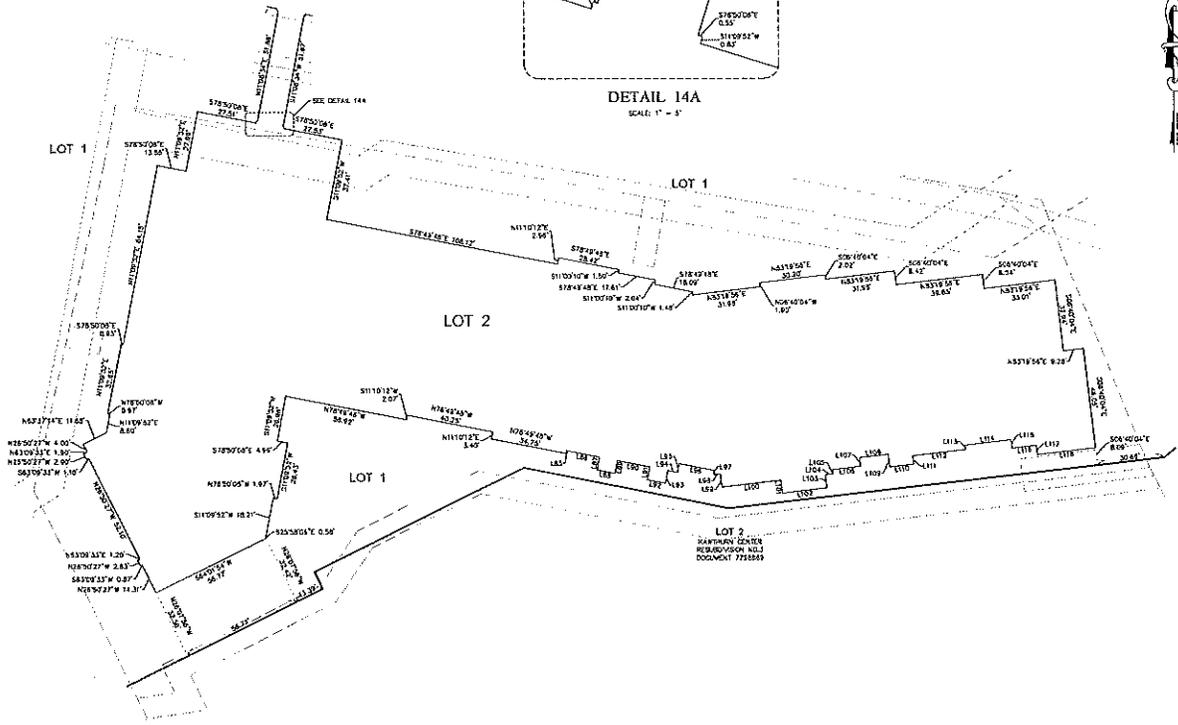
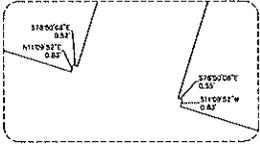
FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBDIVISION LOT DETAILS
FROM ELEVATION OF 706.8
TO ELEVATION OF 747.0



LINE CHART	BEARING	DISTANCE
L83	S11°30'25"W	1.27
L84	N78°42'42"W	13.55
L87	N17°01'21"E	8.01
L88	N78°42'42"W	8.44
L89	S11°30'25"W	6.01
L92	N78°42'42"W	13.55
L91	N11°10'32"E	8.01
L93	N78°42'42"W	8.04
L93	S11°30'25"W	8.01
L94	N78°42'42"W	4.57
L95	S11°30'25"W	4.13
L95	N78°42'42"W	18.56
L97	N65°40'04"W	7.83
L95	S83°18'54"W	2.83
L99	N06°40'04"E	5.17
L100	S83°18'54"W	22.34
L101	N06°40'04"E	6.02
L102	S83°18'54"W	20.56
L103	S04°40'04"E	3.97
L104	S83°18'54"W	3.52
L105	S04°40'04"E	3.99
L105	S83°18'54"W	13.23
L107	S04°40'04"E	4.02
L108	S83°18'54"W	11.53
L109	N06°40'04"W	5.94
L110	S83°18'54"W	11.68
L111	S04°40'04"E	2.88
L112	S83°18'54"W	24.60
L113	S04°40'04"E	3.00
L114	S83°18'54"W	21.18
L115	N06°40'04"W	4.01
L116	S83°18'54"W	11.34
L117	N06°40'04"W	4.35
L118	S83°18'54"W	27.68



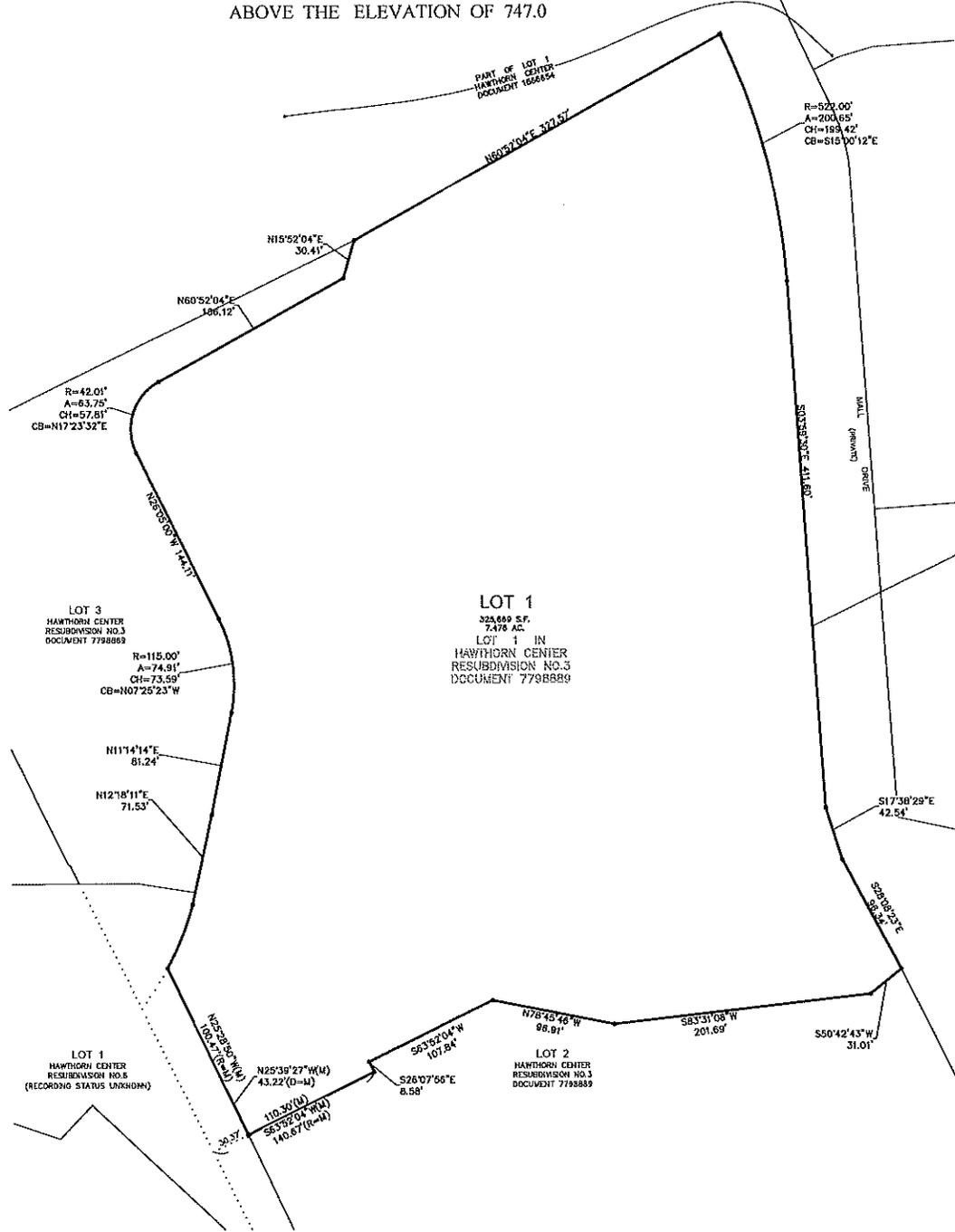
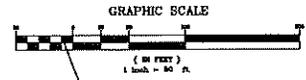
- LEGEND**
- SET 2"Ø D.O.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED
- ABBREVIATIONS**
- Ø = OUTSIDE DIAMETER IRON PIPE
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - BEARING = BEARING OF DISTANCE
 - U = MEASURED BEARING OR DISTANCE
 - U' = CALCULATED BEARING OR DISTANCE
 - D = DISTANCE
 - BEARING = BEARING OF DISTANCE
 - E = ELEVATION
 - P = PERMANENT
 - F = FINISH
 - PL = POINT OF BEGINNING
 - P.O.B. = POINT OF BEGINNING
 - P.U. & D. = PUBLIC UTILITY AND DISTANCE EXISTING
- LINE TYPES**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
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 - CENTRAL
 - BUILDING SETBACK LINE
 - SECTION LINE

PROJECT	HAWTHORN ROW DEVELOPMENT
CLIENT	COMPASS SURVEYING LTD.
DATE	11/20/23
SCALE	1" = 20'
DRAWN BY	J. J. JONES
CHECKED BY	J. J. JONES
DATE	11/20/23
PROJECT NO.	220271
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FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBDIVISION LOT DETAILS
ABOVE THE ELEVATION OF 747.0



LEGEND

- FOUND 7/8" O.D.I.P. FIELD LOCATION UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- * SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- N = NORTH
- S = SOUTH
- E = EAST
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- (B) = RECORD BEARING OR DISTANCE
- (C) = MEASURED BEARING OR DISTANCE
- (CAL) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
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- D.E. = DRAINAGE EASEMENT
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- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

15 OF 16



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
201 GINGER WOODS PARKWAY, STE 100
AUBURN, IL 62521
PHONE: (618) 424-1166 FAX: (618) 425-9435 EMAIL: ADMIN@COMPASSURVEYING.COM

PROJECT	HAWTHORN ROW DEVELOPMENT
CLIENT	FOCUS DEVELOPMENT, INC
DATE: 7/21/23	DATE: 7/21/23
PLANNED BY: MLL	DRAWN BY: DW
CHECKED BY: DW	BOOK NO. & PG. NO.

NO.	REVISION	DATE	BY
1	ADD LOT 3	10/17/23	MLL
2	REVISED LOTS 1-3 & ADD LOT 4	11/29/23	MLL
3	FOR FINAL REVIEW 11/29/2023	11/29/23	MLL

J:\PROJECTS\2023\230711\23-0721-0001\W090360.DWG



FINAL PLAT OF SUBDIVISION HAWTHORN ROW DEVELOPMENT

IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP
44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN LAKE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT USEF CENTENNIAL FA HAWTHORN OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE NAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF HAWTHORN COMMUNITY COOPERATIVE SCHOOL DISTRICT #73 AND LIBERTYVILLE COMMUNITY HIGH SCHOOL DISTRICT #12A.

DATED AT _____ THIS _____ DAY OF _____, A.D., 20____

USEF CENTENNIAL FA HAWTHORN OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY,

BY: USEF CENTENNIAL FA HAWTHORN VENTURE LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: HAWTHORN VENTURE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY,
ITS OPERATING MEMBER

BY: _____
NAME: TIM ANDERSON
TITLE: MANAGER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT TIM ANDERSON, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT, AS THE MANAGER OF HAWTHORN VENTURE PARTNERS, LLC, THE OPERATING MEMBER OF USEF CENTENNIAL FA HAWTHORN VENTURE LLC, WHICH IS THE SOLE MEMBER OF USEF CENTENNIAL FA HAWTHORN OWNER LLC (THE COMPANY) HE SIGNED AND DELIVERED SAID INSTRUMENT ON BEHALF OF THE COMPANY AND AS HIS OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF THE COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

MORTGAGEE'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

PRINCIPAL LIFE INSURANCE COMPANY, AN IOWA CORPORATION, AS MORTGAGEE, UNDER THE PROVISIONS OF THAT CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS ON _____ HEREBY CONSENTS TO THE RECORDING OF THIS FINAL PLAT OF SUBDIVISION.

DATED AT _____ THIS _____ DAY OF _____, 20____

BY: PRINCIPAL REAL ESTATE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____
AND
BY: _____
TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I HEREBY CERTIFY, THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR THE ABOVE JURISDICTION, PERSONALLY APPEARED _____ AND _____ OF PRINCIPAL REAL ESTATE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE AUTHORIZED SIGNATORY OF PRINCIPAL LIFE INSURANCE COMPANY, AN IOWA CORPORATION, PARTY TO THE FOREGOING MORTGAGE CERTIFICATE, AND THAT THEY ACKNOWLEDGED THE SAME BEFORE ME AS SAID OFFICERS AND THAT THEY DELIVERED THE SAME AS SUCH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

DATED _____, 20____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE FOREGOING PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

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

DATED THIS _____ DAY OF _____, A.D. 20____

LAKE COUNTY CLERK _____

SURFACE WATER DRAINAGE STATEMENT

STATE OF _____ }
COUNTY OF _____ } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE IMPROVEMENT OF ANY LOT IN THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE DIVIDED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE UNDERSIGNED HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE DIVIDED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF CHANGE TO THE ADJACENT PROPERTY BECAUSE OF THE IMPROVEMENT OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

OWNER _____
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS AT A MEETING, ON _____ DAY OF _____, 20____ A.D.

SIGNED: _____ CHAIRMAN ATTEST: _____ SECRETARY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

THIS IS TO CERTIFY THAT I, _____ THE VILLAGE ENGINEER FOR THE VILLAGE OF VERNON HILLS, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED THIS _____ DAY OF _____, 20____ A.D.

VILLAGE ENGINEER _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, ON _____ DAY OF _____, 20____ A.D.

VILLAGE PRESIDENT _____

ATTEST: _____ VILLAGE CLERK

VILLAGE FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, _____ FINANCE DIRECTOR FOR THE VILLAGE OF VERNON HILLS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT VERNON HILLS, ILLINOIS THIS _____ DAY OF _____, 20____ A.D.

VILLAGE FINANCE DIRECTOR _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3609, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY: LOT 1 IN HAWTHORN CENTER RESUBDIVISION NO. 3, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 2021 AS DOCUMENT #20886, EXCEPT THAT PLAT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 28 DEGREES 07 MINUTES 08 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 123.71 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTH 33 DEGREES 05 MINUTES 10 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 18.00 FEET TO A POINT OF CURVATURE IN SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, BEING A CURVE CONVEX NORTHEASTERLY, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 232.00 FEET, A CHORD BEARING OF NORTH 30 DEGREES 28 MINUTES 20 SECONDS EAST, A CHORD LENGTH OF 18.82 FEET, AN ARC LENGTH OF 18.82 FEET; THENCE SOUTH 25 DEGREES 28 MINUTES 20 SECONDS EAST, 100.41 FEET; THENCE SOUTH 25 DEGREES 28 MINUTES 20 SECONDS EAST, 43.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 83 DEGREES 52 MINUTES 04 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 30.37 FEET TO THE POINT OF BEGINNING.

IN LAKE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE VILLAGE OF VERNON HILLS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-4 AS AMENDED AND HERETOFORE AMENDED, AND THIS SITE FALLS WITHIN OVERFLOW ZONE 2 (AEGAS) DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 1709702024, HAVING A REVISION DATE OF SEPTEMBER 18, 2013.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____, 20____

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-02278
LICENSE EXPRESS 4/30/2025

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3609
LICENSE EXPRESS 11/30/2024

SURVEYOR'S AUTHORIZATION TO RECORD

I HEREBY DESIGNATE THE VILLAGE OF VERNON HILLS, AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETURNED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, 20____, AT AURORA, LAKE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-02278
LICENSE EXPRESS 4/30/2025

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3609
LICENSE EXPRESS 11/30/2024

SUBMITTED BY AND MAIL TO:

VILLAGE OF VERNON HILLS
280 EVERGREEN DR
VERNON HILLS, ILLINOIS 60061

J:\52041\022 PROJECTS\210217\22.0271\1009.00.00.DWG

COMPASS SURVEYING LTD
ALTA SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING
301 GINGERWOOD PARKWAY, STE. 100
AURORA, IL 60202
PHONE (630) 490-9100 FAX (630) 490-9101 EMAIL: (630) 490-9101@COMPASSSURVEYING.COM

PROJECT	HAWTHORN ROW DEVELOPMENT
REVISION	1 2 3
CLIENT	FOCUS DEVELOPMENT, INC 101 S WILSON DRIVE, SUITE 110 AURORA, IL 60202

NO.	DATE	BY	PC	PK	QA	DRWN	BY	MR.	CHECKED	BY	PK	QA	PK	QA
1	7/21/23	SK												
2		SK												
3		SK												

AFTER RECORDING
RETURN TO:
VILLAGE OF VERNON HILLS
280 EVERGREEN DR
VERNON HILLS, IL 6161



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