

BLACK WALNUT TRAILS UNIT NO. 6

A RESUBDIVISION OF PART OF WINDSTONE SUBDIVISION UNIT ONE
IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS

96K035650

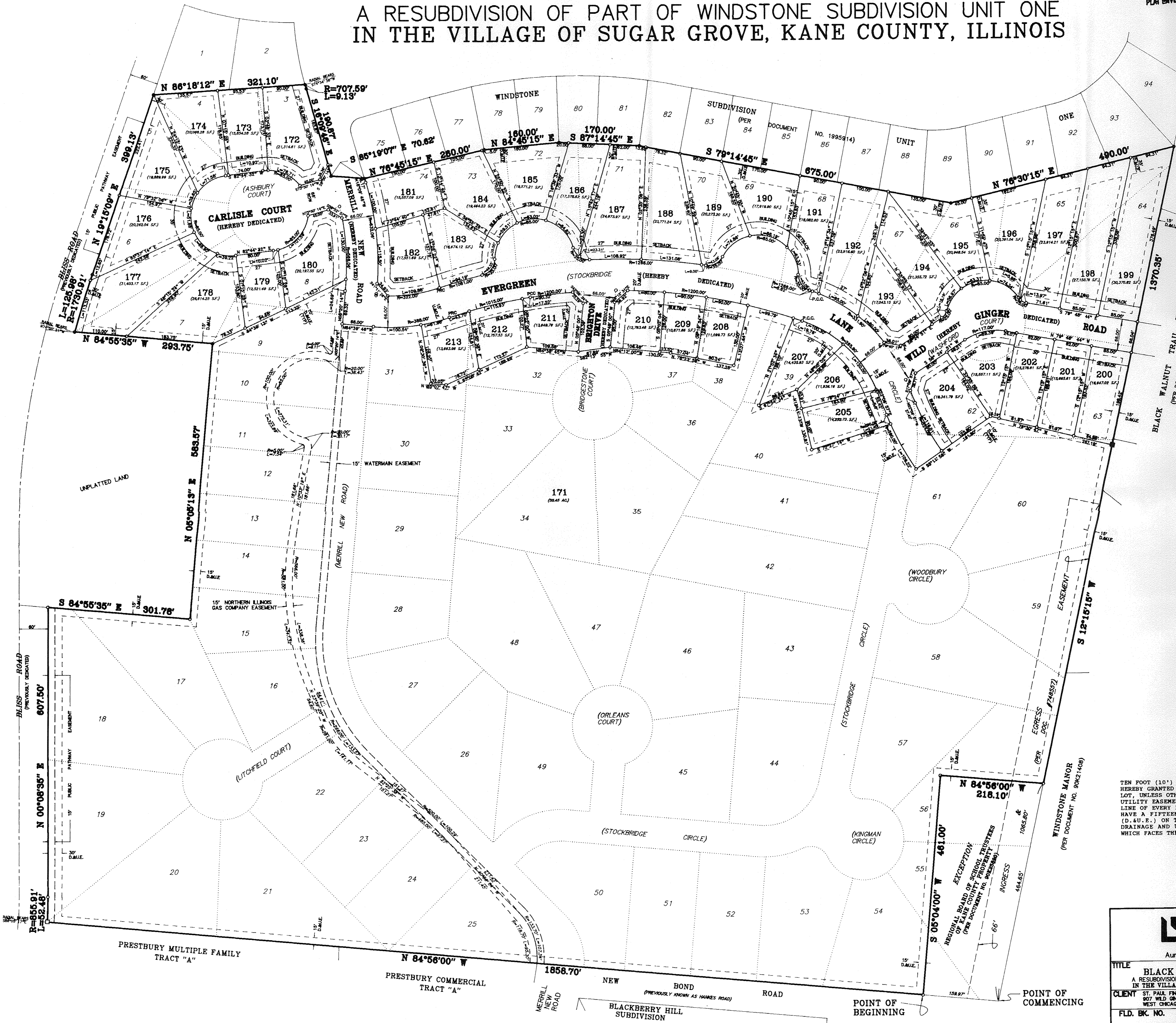
FILED FOR RECORD
KANE COUNTY, ILL.
36 MAY 15 AM 11:45

PLAT ENVELOPE # A13-A15
BY *Lynda M. Pina*
RECORDED

POOR COPY
Recorder Not Responsible
For Reproductions

1" = 100'

- SET 1/2" x 24" IRON PIPE
- SET CONCRETE MONUMENT
- FOUND IRON PIPE
- EXISTING CONCRETE MONUMENT



BUILDING SETBACK
ALL LOTS SHALL HAVE A BUILDING SETBACK A MINIMUM OF 27 FEET FROM THE FRONT LOT LINE. ALL CORNER LOTS SHALL HAVE A BUILDING SETBACK A MINIMUM OF 27 FEET FROM THE FRONT AND A MINIMUM OF 27 FEET FROM THE SIDE YARD WHICH FACES THE STREET.

BUILDING SETBACK SIDE YARD
THE SIDE YARD SETBACK FOR LOTS SHALL BE A MINIMUM OF 10 FEET, EXCEPT CORNER LOTS, WHICH SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 27 FEET FROM THE SIDE YARD WHICH FACES THE STREET.

BUILDING SETBACK REAR YARD
THE REAR YARD SET BACK FOR LOTS SHALL BE A MINIMUM OF 30 FEET.

Note: There shall be no direct access onto Bliss Rd for Lots 175-177.

EASEMENT DESCRIPTION AND LOCATION
TEN FOOT (10') WIDE DRAINAGE AND UTILITY EASEMENTS (D. & U.E.) ARE HEREBY GRANTED ON THE SIDE LOT LINES AND REAR LOT LINES OF EVERY LOT, UNLESS OTHERWISE NOTED. FIFTEEN FOOT (15') WIDE DRAINAGE AND UTILITY EASEMENTS (D. & U.E.) ARE HEREBY GRANTED ON THE FRONT LOT LINE OF EVERY LOT, UNLESS OTHERWISE NOTED. ALL CORNER LOTS SHALL HAVE A FIFTEEN FOOT (15') WIDE DRAINAGE AND UTILITY EASEMENT (D. & U.E.) ON THE FRONT LOT LINE AND A FIFTEEN FOOT (15') WIDE DRAINAGE AND UTILITY EASEMENT (D. & U.E.) ON THE SIDE LOT LINE WHICH FACES THE STREET, UNLESS OTHERWISE NOTED.

*As Paul Finl Development
907 Wild King Trail
W. Reg. # 20155
Per 5402*

LEONARD DREAS & Associates LAND SURVEYORS & CIVIL ENGINEERS 888 South Edgeland Drive, Suite 1725 Aurora, Illinois 60506 (708) 897-4105		TITLE	FINAL PLAT OF SUBDIVISION	DATE	2-7-96
		TITLE	BLACK WALNUT TRAILS UNIT NO. 6 A RESUBDIVISION OF PART OF WINDSTONE SUBDIVISION UNIT ONE IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS	SCALE	1" = 100'
CLIENT	ST. PAUL FINANCIAL DEVELOPMENT CORPORATION 807 WILD GINGER TRAIL WEST CHICAGO, ILLINOIS 60615 (708) 231-9494	FLD. BK. NO.	DRA. BY PM & DW	CKD. BY L.C.D.	JOB NO. 484,851 & 1086,870 (PER DOCUMENT NO. 90621408)
				SHEET	1
				OF	2