

# BLACK WALNUT TRAILS UNIT NO. 7

A RESUBDIVISION OF LOT 171 OF BLACK WALNUT TRAILS UNIT NO. 6  
IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS

2000K102951

200 DEC 22 PM 1:45

PLAT ENVELOPE #  
A452-A#B

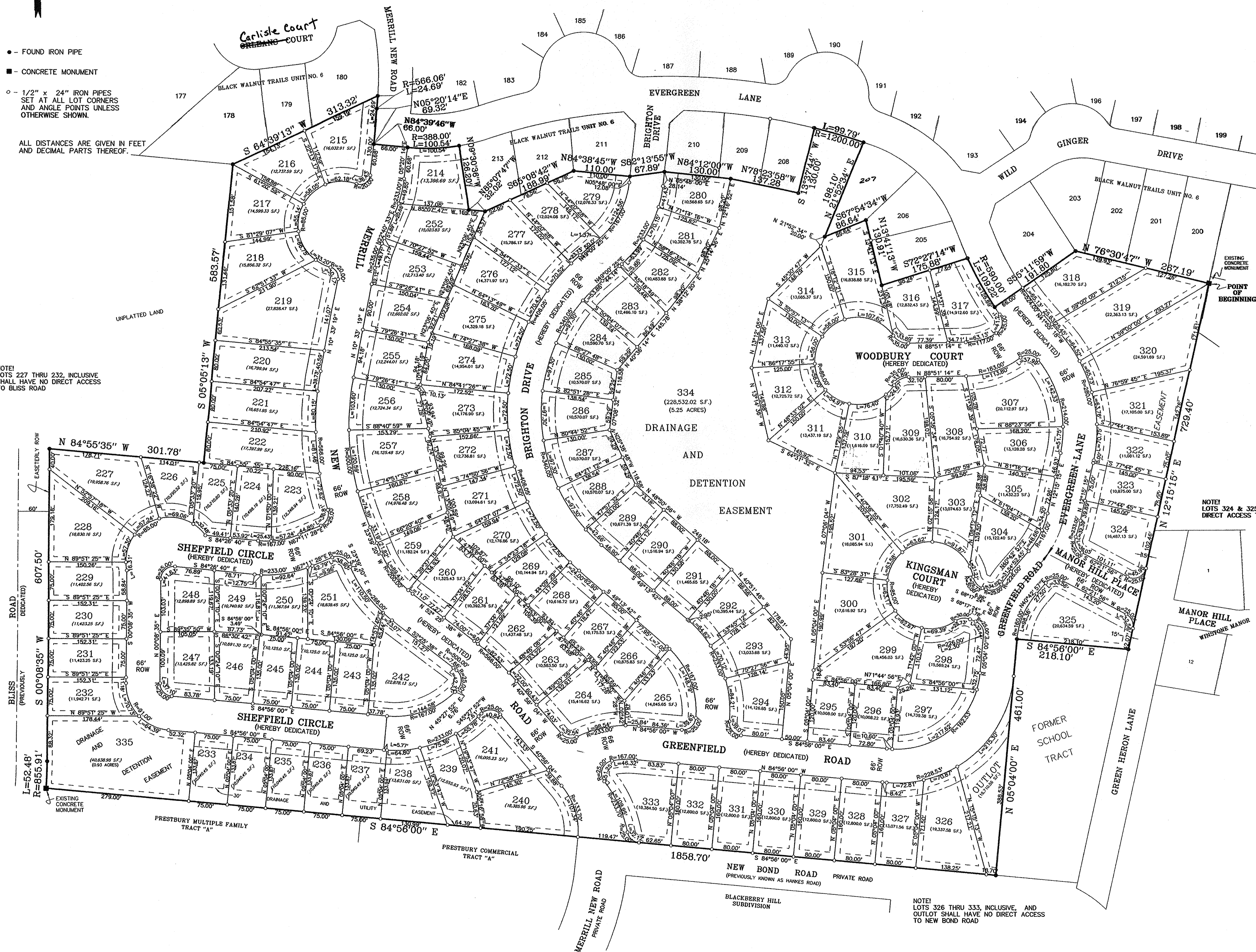
Sandy Wayman  
RECORDER

1" = 100'

- - FOUND IRON PIPE
- - CONCRETE MONUMENT
- - 1/2" x 24" IRON PIPES SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE SHOWN.

ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE:  
LOTS 227 THRU 232, INCLUSIVE SHALL HAVE NO DIRECT ACCESS TO BLISS ROAD



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

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

**EASEMENT DESCRIPTION AND LOCATION**  
10 FOOT 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. 15 FOOT 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 15 FOOT WIDE DRAINAGE AND UTILITY EASEMENT (D.&U.E.) ON THE FRONT LOT LINE AND A 15 FOOT WIDE DRAINAGE AND UTILITY EASEMENT (D.&U.E.) ON THE SIDE LOT LINE WHICH FACES THE STREET, UNLESS OTHERWISE NOTED.

NOTE:  
LOTS 324 & 325 SHALL HAVE NO DIRECT ACCESS TO GREEN HERON LANE

NOTE:  
LOTS 326 THRU 333, INCLUSIVE, AND OUTLOT SHALL HAVE NO DIRECT ACCESS TO NEW BOND ROAD

<b>LDA LEONARD DREAS &amp; Associates</b> LAND SURVEYORS & CIVIL ENGINEERS 888 South Edgelown Drive, Suite 1725 Aurora, Illinois 60506 (630) 897-4105		DATE 09/15/2000
TITLE BLACK WALNUT TRAILS UNIT NO. 7 A RESUBDIVISION OF LOT 171 OF BLACK WALNUT TRAILS UNIT NO. 6 IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS		SCALE 1"=100'
CLIENT OLIVER HOFFMANN CORPORATION (RAYMOND R. KOPP, VICE PRESIDENT) 7 S 251 OLESEN LANE, NAPERVILLE, IL 60540 (630) 357-3300		
FLD. BK. NO.	DRA. BY PM	CKD. BY L.C.D.
JOB NO.	SHEET OF	