

FINAL PLAT OF SUBDIVISION
FOR
FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT
PHASE FOUR

BEING A SUBDIVISION IN PART OF THE NORTH HALF OF SECTION 26, ALL IN TOWNSHIP 37 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY OF DEKALB, ILLINOIS.

NOTES:

SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES PRIOR TO CONVEYANCE OF ANY LOT, OR WITHIN 12 MONTHS OF RECORDATION OF THE PLAT. (OR WHICHEVER IS THE EARLIER OF THESE TWO.)

SEE SHEETS 2 AND 3 FOR LOT DIMENSIONS AND SETBACK AND EASEMENT INFORMATION.

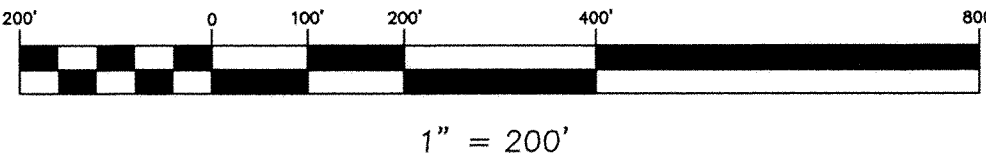
LOTS 52 AND 244 SHALL HAVE THE FRONT DOOR FACING OAK BEND ROAD.

LOT 193 SHALL HAVE THE FRONT DOOR FACING PRAIRIE WIND DRIVE.

LOT 183 SHALL HAVE THE FRONT DOOR FACING WINDBURY COURT.

LOTS 252 AND 256 SHALL HAVE THE FRONT DOOR FACING THE CUL-DE SAC ON OAK BEND ROAD.

GRAPHIC SCALE



BASIS OF BEARINGS:

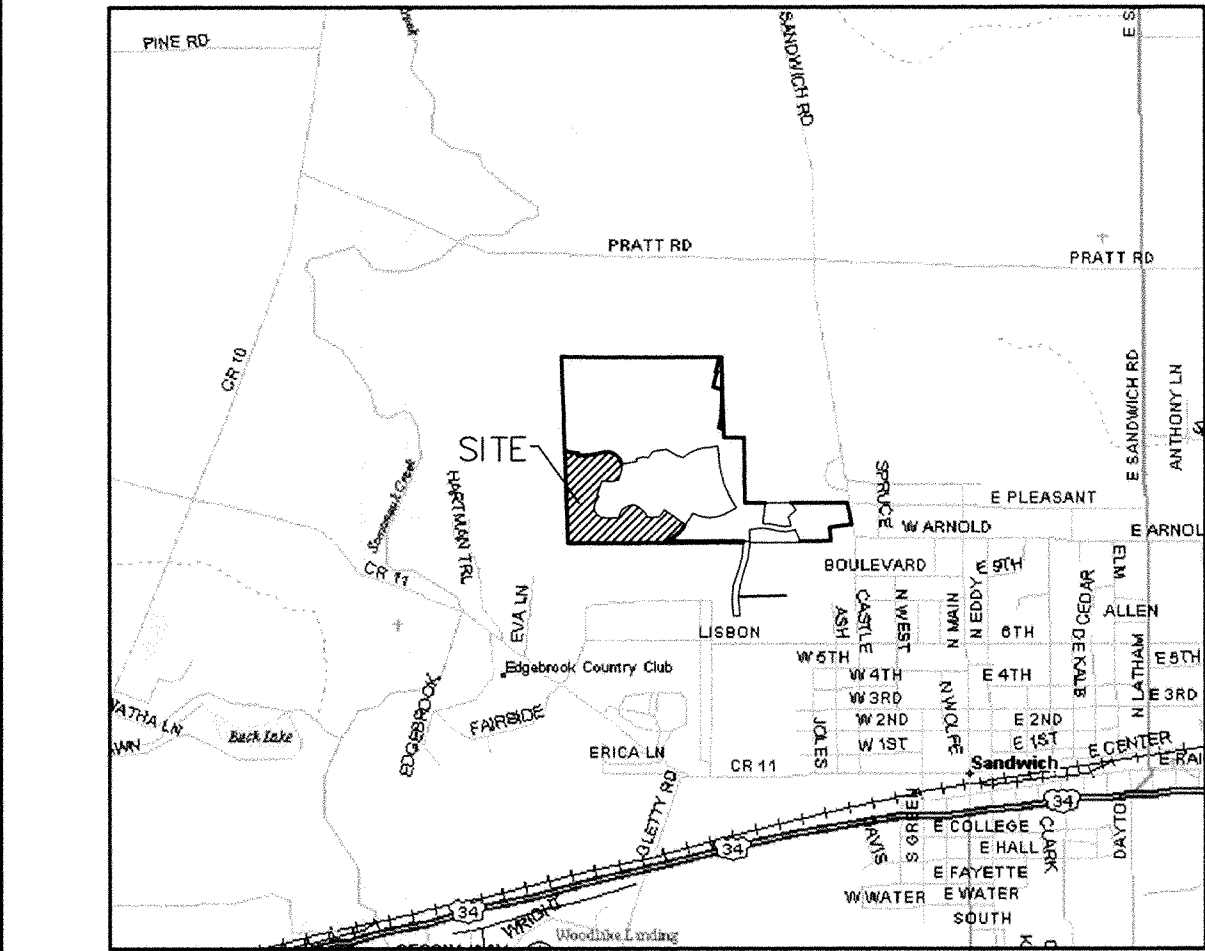
ASSUMED THE SOUTH LINE OF LOT C IN FAIRWINDS OF SANDWICH P.U.D. PHASE 2 TO BE: N 89°58'48" E.

LEGEND

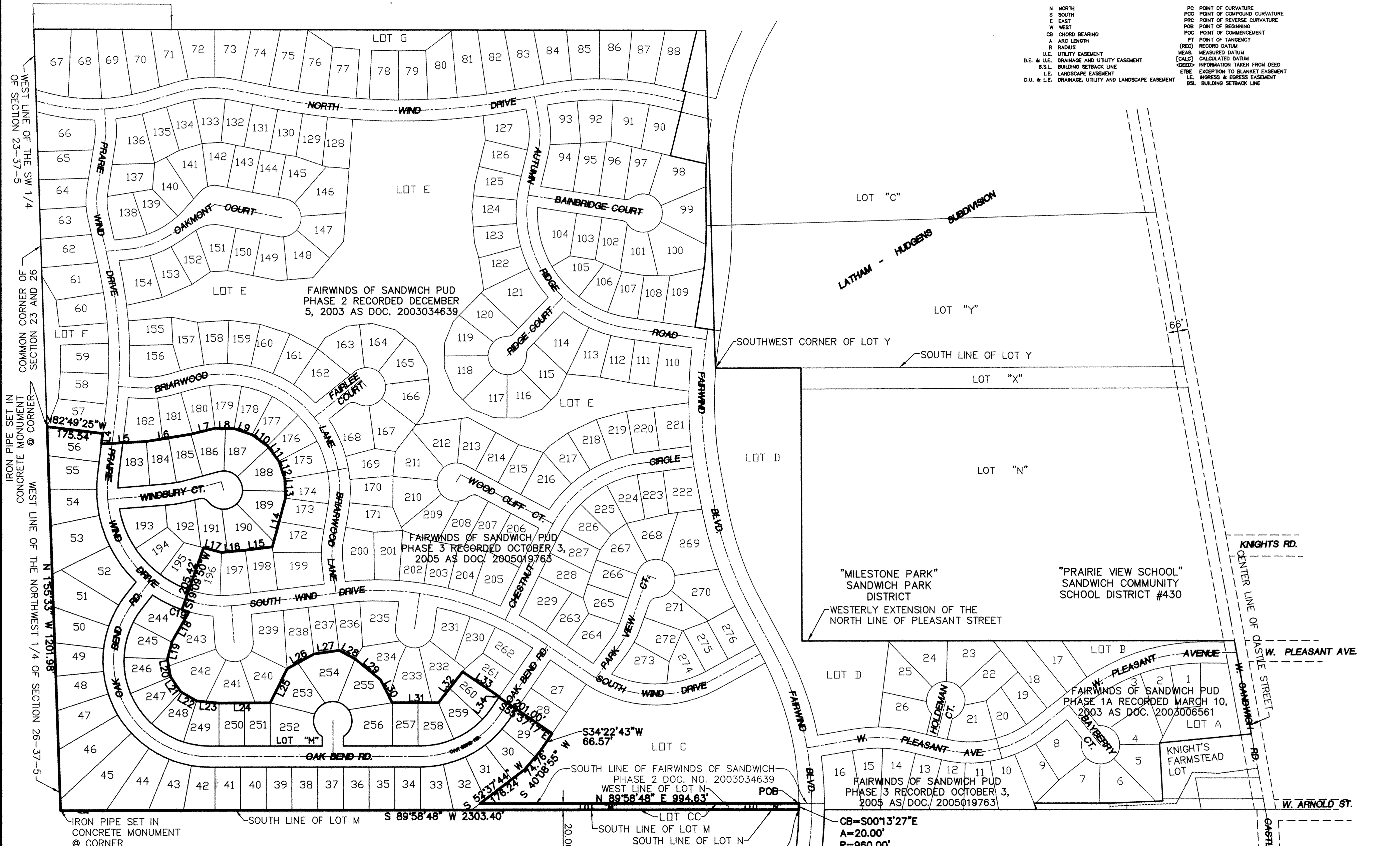
- SECTION CORNER
- QUARTER SECTION CORNER
- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- FOUND DISK IN CONCRETE
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND IRON PIPE
- FOUND IRON BAR
- FOUND BRASS MONUMENT
- SET TRAVELER POINT
- SET PK NAIL
- SET IRON PIPE
- SET MONUMENT
- SET MONUMENT

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- D.U. & L.E. DRAINAGE AND UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- L.E. LANDSCAPE EASEMENT
- D.U. & L.E. DRAINAGE, UTILITY AND LANDSCAPE EASEMENT
- P.C. POINT OF CURVATURE
- P.R. POINT OF REVERSE CURVATURE
- P.M. POINT OF BEGINNING
- P.O. POINT OF COMMENCEMENT
- P.T. POINT OF TANGENCY
- REC. RECORD DATA
- MEAS. MEASURED DATUM
- LAST. LASTED DATUM
- DEED. DEED INFORMATION TAKEN FROM DEED
- EX. EXCEPTION TO BLANKET EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- B.S.L. BUILDING SETBACK LINE



VICINITY MAP NOT TO SCALE



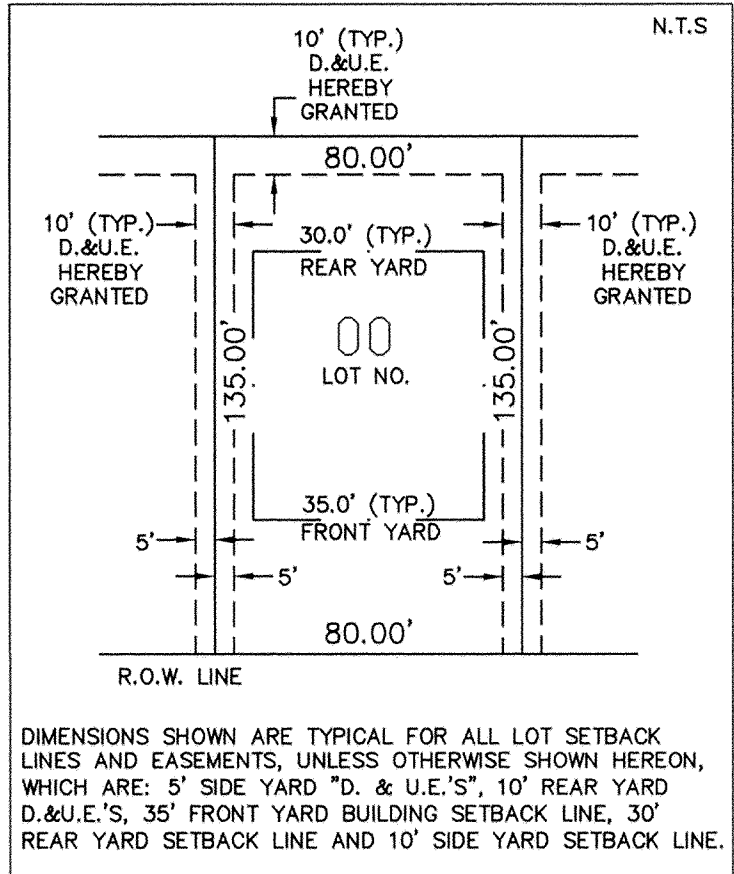
LOT AREA TABLE

LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES	B.S.L. IN FEET	LOT WIDTH @ B.S.L.
29	11257	0.2584	35	80.17'
30	11872	0.2725	35	80.48'
31	12162	0.2792	35	80.48'
32	13652	0.3134	35	80.48'
33	12140	0.2787	35	80.50'
34	10801	0.2480	35	80.06'
35	10802	0.2480	35	80.07'
36	10802	0.2480	35	80.07'
37	10802	0.2480	35	80.07'
38	10802	0.2480	35	80.07'
39	10802	0.2480	35	80.07'
40	10802	0.2480	35	80.07'
41	10802	0.2480	35	80.07'
42	11746	0.2697	35	80.23'
43	13805	0.3169	35	80.01'
44	18931	0.4346	35	80.01'
45	29433	0.6757	35	80.01'
46	25618	0.5881	35	80.02'
47	17574	0.4034	35	80.01'
48	14033	0.3222	35	80.00'
49	13296	0.3052	35	80.00'
50	15053	0.3456	35	80.00'
51	19628	0.4506	35	80.00'
52	20579	0.4724	35	100.31'
53	21505	0.4937	35	110.54'
54	14705	0.3376	35	90.00'
55	14560	0.3343	35	89.91'
56	15149	0.3478	35	90.00'

LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES	B.S.L. IN FEET	LOT WIDTH @ B.S.L.
183	12155	0.2790	35	95.00'
184	10810	0.2482	35	80.50'
185	10805	0.2480	35	80.70'
186	11952	0.2744	35	80.21'
187	13188	0.3028	40	82.11'
188	13170	0.3023	40	82.11'
189	14239	0.3269	40	82.09'
190	14699	0.3374	40	80.24'
191	11947	0.2743	35	80.00'
192	11052	0.2537	35	94.22'
193	13515	0.3103	35	116.54'
194	11324	0.2600	35	99.72'
195	10873	0.2496	35	90.70'
244	13520	0.3104	35	101.98'
245	11548	0.2651	35	98.05'
246	11819	0.2713	35	100.00'
247	11819	0.2713	35	100.00'
248	11819	0.2713	35	100.00'
249	12401	0.2847	35	100.41'
250	10800	0.2479	35	80.00'
251	10800	0.2479	35	80.00'
252	17136	0.3934	35	113.33'
253	14816	0.3401	40	81.48'
254	17748	0.4074	40	85.01'
255	15094	0.3465	40	91.76'
256	17009	0.3905	35	122.31'
257	10800	0.2479	35	80.00'
258	11647	0.2674	35	100.00'
259	10990	0.2523	35	94.21'
260	10808	0.2481	35	82.46'

TOTAL BUILDABLE LOTS	793411	18.2142
LOT CC	20156	0.4627
PUBLIC R.O.W.	195008	4.4768
TOTAL THIS SUBDIVISION	1008575	23.1537

TYPICAL LOT DETAIL



CURVE TABLE

CURVE	CHORD BEARING	RADIUS	ARC LENGTH
C19	S 72°30'28" E	396.00'	23.11'

LINE TABLE

LINE	ANGLE	DISTANCE
L4	S 71°0'35" W	32.83'
L5	N 86°57'22" E	140.56'
L6	N 80°38'20" E	141.41'
L7	N 76°30'01" E	77.57'
L8	S 88°47'40" E	59.30'
L9	S 71°18'08" E	59.30'
L10	S 53°48'35" E	59.30'
L11	S 36°19'03" E	59.30'
L12	S 18°49'31" E	59.30'
L13	S 1°19'58" E	59.30'
L14	S 15°07'23" W	157.70'
L15	S 82°42'44" W	85.00'
L16	S 84°49'44" W	74.57'
L17	N 75°10'39" E	58.15'
L18	S 29°59'32" W	106.72'
L19	S 14°51'44" W	56.90'
L20	S 10°01'46" E	56.90'
L21	S 34°55'16" E	56.90'
L22	S 59°48'47" E	56.90'
L23	S 84°49'54" E	69.57'
L24	N 89°58'48" E	160.00'
L25	N 26°34'35" E	119.76'
L26	N 61°09'04" E	94.74'
L27	N 81°35'32" E	79.89'
L28	S 61°13'34" E	56.16'
L29	S 50°23'47" E	102.35'
L30	S 27°05'56" E	80.97'
L31	N 89°58'48" E	143.74'
L32	N 37°55'58" E	122.78'
L33	S 55°37'17" E	138.72'
L34	S 34°22'43" W	2.20'

Plat Cabinet 10
Slide 41-A

2007021306

FINAL PLAT OF SUBDIVISION FOR FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE FOUR

BEING A SUBDIVISION IN PART OF THE NORTH HALF OF SECTION 26, ALL IN TOWNSHIP 37
NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY OF DEKALB, ILLINOIS.

LEGEND

SECTION CORNER	FOUND DISK IN CONCRETE
QUARTER SECTION CORNER	FOUND ROW MARKER
BOUNDARY LINE	FOUND IRON ROD
EXISTING RIGHT-OF-WAY LINE	FOUND IRON SPIKE
PROPOSED RIGHT-OF-WAY LINE	FOUND PK NAIL
LOT LINE	FOUND IRON PIPE
CENTERLINE	FOUND IRON BAR
EXISTING EASEMENT LINE	FOUND BRASS MONUMENT
PROPOSED EASEMENT LINE	SET TRAVELER POINT
BUILDING SETBACK LINE	SET IRON PIPE
SECTION LINE	SET MONUMENT

ABBREVIATIONS

N NORTH	PC POINT OF CURVATURE
S SOUTH	POC POINT OF BEGINNING CURVATURE
E EAST	POB POINT OF BEGINNING
W WEST	POC POINT OF COMMENCEMENT
CB CHORD BEARING	PT POINT OF TANGENCY
A ARC LENGTH	R RADIUS
U.E. UTILITY EASEMENT	MEAS. DATA MEASURED DATA
D.U. & L.E. DRAINAGE AND UTILITY EASEMENT	[CALC.] CALCULATED DATA
B.S.L. BUILDING SETBACK LINE	ORIED INFORMATION TAKEN FROM REED
L.E. LANDSCAPE EASEMENT	ETBE EXCEPTION TO BLANKET EASEMENT
D.U. & L.E. DRAINAGE, UTILITY AND LANDSCAPE EASEMENT	B.S.L. BUILDING SETBACK LINE

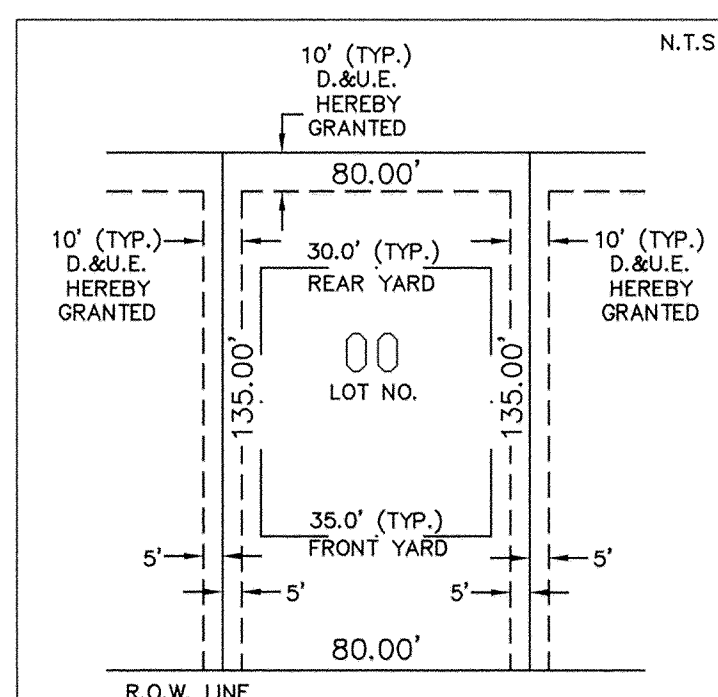
BASIS OF BEARINGS:

ASSUMED THE SOUTH LINE OF LOT C IN
FAIRWINDS OF SANDWICH P.U.D. PHASE 2 TO BE:
N 89°58'48" E.

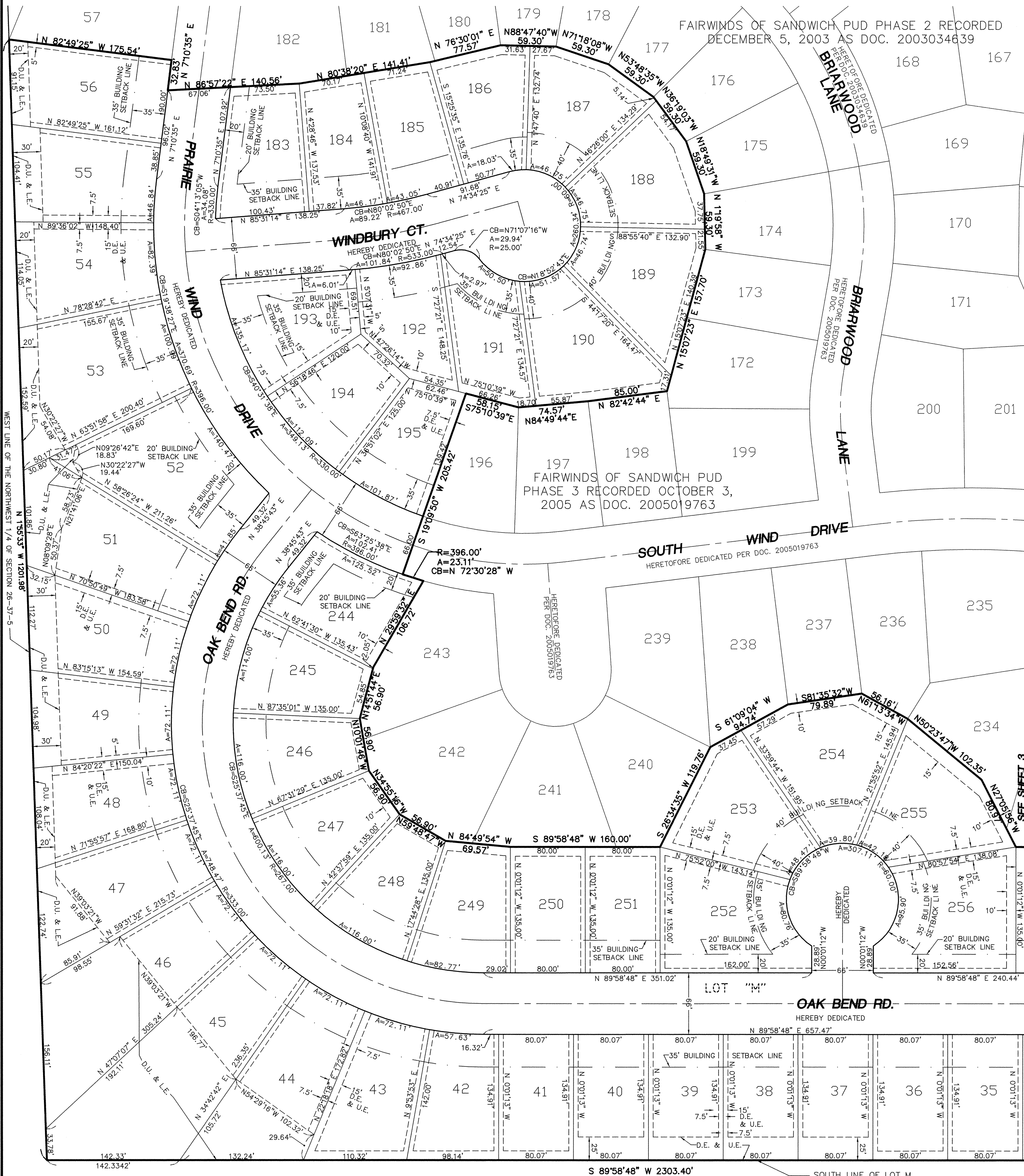
GRAPHIC SCALE



TYPICAL LOT DETAIL



DIMENSIONS SHOWN ARE TYPICAL FOR ALL LOT SETBACK
LINES AND EASEMENTS, UNLESS OTHERWISE SHOWN HEREON,
WHICH ARE: 5' SIDE YARD "D. & U.E.", 10' REAR YARD
D.&U.E., 35' FRONT YARD BUILDING SETBACK LINE, 30'
REAR YARD SETBACK LINE AND 10' SIDE YARD SETBACK LINE.



Plot Cabinet 10 Slide 41A 2007021306

	Engineers Scientists Surveyors	7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com	PRIMUS CORPORATION		NO.		DATE		DESCRIPTION		FINAL PLAT OF SUBDIVISION				Project No: 01099PRMS				
			15 WEST MERCHANTS DRIVE		1.		03/08/07		PER CITY COMMENTS		FAIRWINDS OF SANDWICH P.U.D., PHASE FOUR				Group No: V04.5				
			OSWEGO, ILLINOIS 60543		2.		03/29/07		PER CITY COMMENTS										
			630.897.6969																
													DRAFTING COMPLETED: 01/11/07		DRAWN BY: MMN		PROJECT MANAGER: EAH		SHEET NO.
												FIELD WORK COMPLETED: N/A		CHECKED BY: EAH		SCALE: 1" = 50'		2 of 4	

SHEET NO.
2 of 4

BEING A SUBDIVISION IN PART OF THE NORTH HALF OF SECTION 26, ALL IN TOWNSHIP 37 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY OF DEKALB, ILLINOIS.

SHEET NO. 3 of 4

FINAL PLAT OF SUBDIVISION FOR FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE FOUR

P.I.N. NO.

19-26-100-016
19-26-100-013
19-26-100-007
19-26-100-007

BEING A SUBDIVISION IN PART OF THE NORTH HALF OF SECTION 26, ALL IN TOWNSHIP 37 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY OF DEKALB, ILLINOIS.

LANDSCAPE EASEMENT PROVISIONS

All common detention areas, common subdivision signage, and perimeter berm areas shall be maintained by Fairwinds Homeowners' Association, Inc., an Illinois Not-for-Profit Corporation, on behalf of the residents of Fairwinds of Sandwich Subdivision. A levy shall be made and fees charged by the Homeowners' Association including the maintenance of the above specified areas together with liability insurance thereon. Should any of the above areas not be maintained to the satisfaction of the City Council of the City of Sandwich by said Homeowners' Association, the City of Sandwich may provide public notice, an opportunity for hearing and make a levy on the back-up special tax service area for maintenance of these common areas and improvements both for landscaping and all other purposes as provided for under the Planned Unit Development Agreement between Owner/Developer and the City of Sandwich. These obligations for maintenance shall be binding upon the successors, heirs and assigns of Owner/Developer.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT PRIMUS CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THIS PLAT OF SUBDIVISION AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN BY THE ANNEXED PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION TO BE KNOWN AS "FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE FOUR" AND IT HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THE UNDERSIGNED HEREBY GRANTS THE DRAINAGE AND UTILITY EASEMENTS HEREON SHOWN TO THE CITY OF SANDWICH FOR PUBLIC USE. THE UNDERSIGNED FURTHER CERTIFIES THAT THE PROPERTY HEREON DRAWN IS LOCATED WITHIN THE BOUNDARIES OF THE SANDWICH COMMUNITY SCHOOL DISTRICT #430 IN DEKALB, KENDALL AND LASALLE COUNTIES, ILLINOIS.

DATED AT OSWEGO, ILLINOIS THIS 15 DAY OF AUGUST, A.D., 2007

BY: PRIMUS CORPORATION, AN ILLINOIS CORPORATION
15 WEST MERCHANTS DRIVE
OSWEGO, ILLINOIS 60543

PRESIDENT, RICHARD A. FALTZ

SECRETARY, CHRISTINE C. FALTZ

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, CAROL A. MEANS, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, HEREBY CERTIFY THAT

RICHARD A. FALTZ AND

CHRISTINE C. FALTZ

RESPECTIVELY OF PRIMUS CORPORATION, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE, AS SAID OFFICERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AS THE FREE AND VOLUNTARY ACT OF SAID PRIMUS CORPORATION. GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 15 DAY OF AUGUST, A.D. 2007

NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

CITIZENS BANK, HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED HEREON UNDER A MORTGAGE DATED 12-11-2003 AND RECORDED IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS ON 12-16-2003 AS DOCUMENT NO. 2003034639, IT CONSENTS TO THE PLAT OF SUBDIVISION HEREON DRAWN AND AGREES THAT THE FOREGOING MORTGAGE IS SUBJECT AND SUBORDINATE TO THIS PLAT OF SUBDIVISION.

DATED AT SANDWICH, ILLINOIS THIS 16 DAY OF AUGUST, A.D., 2007

CITIZENS BANK

BY: Robert B. Pennington

TITLE

BY: Robert B. Pennington

TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, DARLENE ZIMMERMAN, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

ROBERT B. PENNINGTON AND

RESPECTIVELY OF CITIZENS BANK ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS AND RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID BANK FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 16 DAY OF AUGUST, A.D. 2007

MY COMMISSION EXPIRES: 11/16/07

DARLENE ZIMMERMAN

NOTARY PUBLIC

OFFICIAL SEAL
DARLENE ZIMMERMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-02-2007

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY

AND
VERIZON COMMUNICATIONS

AT&T CABLE TELEVISION COMPANY, GRANTEEES,

THEIR RESPECTIVE SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT", WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(e), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "LOTS", "COMMON ELEMENTS", "OPEN SPACE", "COMMON AREA", "COMMON GROUND", "PARKING AND COMMON AREA", THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSOR AND ASSIGNS ("NI-COR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED

"P.U.E."-(PUBLIC UTILITY EASEMENT) AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, ON THE PROPERTY AS SHOWN ON THIS PLAT HEREON DRAWN TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-COR' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-COR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

PUBLIC UTILITIES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT "FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE FOUR" WILL BE SERVED BY THE PUBLIC SEWER AND WATER SYSTEMS OF THE CITY OF SANDWICH.

DATED THIS 11 DAY OF DECEMBER, 2007 A.D.

MAYOR TOM THOMAS

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, DEBRA KELL, COLLECTOR FOR THE CITY OF SANDWICH, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT SANDWICH, ILLINOIS THIS 11 DAY OF DECEMBER, 2007 A.D.

DEBRA KELL
CITY CLERK DEBRA KELL

PLAN COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF SANDWICH, ILLINOIS THIS 8 DAY OF MAY, 2007

CYNTHIA A. KEE
WILLIAM DEVEREUX, CHAIRMAN
Cynthia A. Kee
ATTEST: Denise II, SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDWICH, ILLINOIS ON THIS 15 DAY OF JUNE, 2007. RESOLUTION 2007-05

BY: JAM THOMAS ATTEST: DEBRA KELL

MAYOR: TOM THOMAS CITY CLERK: DEBRA KELL

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

I, Sharon L. Holmes, COUNTY CLERK IN AND FOR DEKALB COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND HAVE FOUND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS, OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON THIS 21 DAY OF DECEMBER, 2007.

SHARON L. HOLMES
SHARON L. HOLMES, COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, AFORESAID ON THIS 16 DAY OF DECEMBER, 2007 AT 2:30 O'CLOCK, P.M., AND RECORDED IN PLAT CABINET # 2007021306

SHARON L. HOLMES (au)
SHARON L. HOLMES DEKALB
COUNTY RECORDER

DRAINAGE & UTILITY EASEMENT PROVISIONS

A UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SANDWICH ("CITY") AND ITS FRANCHISEES, FOR ALL AREAS HEREON PLATTED AND DESIGNATED "DRAINAGE & UTILITY EASEMENT (D&U.E.)"; TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL, THE CITY AND ITS FRANCHISEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS WITHIN AND ALONG THE AREAS DESIGNATED "UTILITY EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

DRAINAGE STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DEKALB)

WE, DWAYNE L. GILLIAN, AN ILLINOIS REGISTERED PROFESSIONAL ENGINEER, AND PRIMUS CORPORATION, AN ILLINOIS CORPORATION, OWNER OF THE ATTACHED SUBDIVISION, CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS; OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS 4 DAY OF September, 2007 A.D.

OWNER
PRIMUS CORPORATION

ENGINEER
DWAYNE L. GILLIAN

RICHARD A. FALTZ
PRESIDENT OF PRIMUS CORPORATION,
CHRISTINE C. FALTZ
SECRETARY OF PRIMUS CORPORATION,



SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, EDWARD A. HEDGE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3026, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF LOT C IN FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE TWO, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 2003 AS DOCUMENT NUMBER 2003034639; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, SAID CURVE BEING AN EXTENSION OF THE WEST LINE OF FAIRWINDS BOULEVARD, HAVING A RADIUS OF 960.00 FEET, HAVING A CHORD BEARING OF SOUTH 00 DEGREES 13 MINUTES 27 SECONDS EAST, FOR AN ARC LENGTH OF 20.00 FEET TO THE SOUTH LINE OF LOT "N" IN THE T.F. LATHAM ESTATE PLAT RECORDED IN BOOK "C" OF PLATS, PAGE 45; THENCE SOUTH 89 DEGREES 58 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINES OF SAID LOTS "N" AND ALSO LOT "W" IN SAID T.F. LATHAM ESTATE PLAT FOR 2303.40 FEET TO THE WEST LINE OF SAID SECTION 26; THENCE NORTH 01 DEGREES 55 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE OF SECTION 26, FOR A DISTANCE OF 1201.98 FEET TO THE SOUTHWEST CORNER OF LOT 57 IN SAID FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE TWO; THENCE SOUTH 82 DEGREES 49 MINUTES 25 SECONDS EAST 175.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 57; THENCE THE FOLLOWING NINE COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE TWO; 1)THENCE SOUTH 7 DEGREES 10 MINUTES 35 SECONDS WEST 32.83 FEET; 2)THENCE NORTH 86 DEGREES 57 MINUTES 22 SECONDS EAST 140.56 FEET; 3)THENCE NORTH 80 DEGREES 38 MINUTES 20 SECONDS EAST 141.41 FEET; 4)THENCE NORTH 76 DEGREES 30 MINUTES 01 SECONDS EAST 77.57 FEET; 5)THENCE SOUTH 88 DEGREES 47 MINUTES 40 SECONDS EAST 59.30 FEET; 6)THENCE SOUTH 71 DEGREES 18 MINUTES 08 SECONDS EAST 59.30 FEET; 7)THENCE SOUTH 53 DEGREES 48 MINUTES 35 SECONDS EAST 59.30 FEET; 8)THENCE SOUTH 36 DEGREES 19 MINUTES 03 SECONDS EAST 59.30 FEET; 9)THENCE SOUTH 18 DEGREES 49 MINUTES 31 SECONDS EAST 59.30 FEET TO THE NORTHWEST CORNER OF LOT 174 IN FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE THREE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2005 AS DOCUMENT NUMBER 2005019763; THENCE THE FOLLOWING 25 COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE THREE; 1)THENCE SOUTH 1 DEGREES 19 MINUTES 58 SECONDS EAST 59.30 FEET; 2)THENCE SOUTH 15 DEGREES 07 MINUTES 23 SECONDS WEST 157.70 FEET; 3)THENCE SOUTH 82 DEGREES 42 MINUTES 44 SECONDS WEST 85.00 FEET; 4)THENCE SOUTH 84 DEGREES 49 MINUTES 44 SECONDS WEST 74.57 FEET; 5)THENCE NORTH 75 DEGREES 10 MINUTES 39 SECONDS WEST 58.15 FEET; 6)THENCE SOUTH 19 DEGREES 09 MINUTES 50 SECONDS WEST 205.42 FEET; 7)THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 396.00 FEET, HAVING A CHORD BEARING OF SOUTH 72 DEGREES 30 MINUTES 28 SECONDS EAST, FOR AN ARC LENGTH OF 23.11 FEET; 8)THENCE SOUTH 29 DEGREES 59 MINUTES 32 SECONDS WEST 106.72 FEET; 9)THENCE SOUTH 14 DEGREES 51 MINUTES 44 SECONDS WEST 56.90 FEET; 10)THENCE SOUTH 10 DEGREES 01 MINUTES 46 SECONDS EAST 56.90 FEET; 11)THENCE SOUTH 34 DEGREES 55 MINUTES 16 SECONDS EAST 56.90 FEET; 12)THENCE SOUTH 59 DEGREES 48 MINUTES 47 SECONDS EAST 56.90 FEET; 13)THENCE SOUTH 84 DEGREES 49 MINUTES 54 SECONDS EAST 69.57 FEET; 14)THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST 160.00 FEET; 15)THENCE NORTH 26 DEGREES 34 MINUTES 35 SECONDS EAST 119.76 FEET; 16)THENCE NORTH 61 DEGREES 09 MINUTES 04 SECONDS EAST 94.74 FEET; 17)THENCE NORTH 81 DEGREES 35 MINUTES 32 SECONDS EAST 79.89 FEET; 18)THENCE SOUTH 61 DEGREES 13 MINUTES 34 SECONDS EAST 56.16 FEET; 19)THENCE SOUTH 50 DEGREES 23 MINUTES 47 SECONDS EAST 102.35 FEET; 20)THENCE SOUTH 27 DEGREES 05 MINUTES 56 SECONDS EAST 80.97 FEET; 21)THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST 143.74 FEET; 22)THENCE NORTH 37 DEGREES 55 MINUTES 58 SECONDS EAST 122.78 FEET; 23)THENCE SOUTH 55 DEGREES 37 MINUTES 17 SECONDS EAST 138.72 FEET; 24)THENCE SOUTH 34 DEGREES 22 MINUTES 43 SECONDS WEST 2.20 FEET; 25)THENCE SOUTH 55 DEGREES 37 MINUTES 17 SECONDS EAST 201.00 FEET TO THE SOUTHEAST CORNER OF LOT 28 IN SAID FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE THREE; THENCE THE FOLLOWING 4 COURSES AND DISTANCES ALONG THE WEST AND SOUTH LINE OF LOT C IN SAID FAIRWINDS OF SANDWICH PLANNED UNIT DEVELOPMENT PHASE TWO; 1)THENCE SOUTH 34 DEGREES 22 MINUTES 43 SECONDS WEST 66.57 FEET; 2)THENCE SOUTH 40 DEGREES 08 MINUTES 55 SECONDS WEST 74.76 FEET; 3)THENCE SOUTH 52 DEGREES 37 MINUTES 44 SECONDS WEST 176.24 FEET; 4)THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST 994.63 FEET TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SANDWICH, DEKALB COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF SANDWICH WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

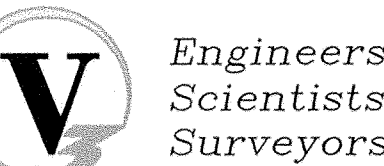
I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. IRON PIPES WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PER FIRM MAP OF CITY OF SANDWICH, ILLINOIS, DEKALB AND KENDALL COUNTIES COMMUNITY-PANEL NUMBER 170188 0001 C EFFECTIVE DATE MAY 15, 2002.

DATED THIS 10TH DAY OF MAY, A.D., 2007.

EDWARD A. HEDGE

EDWARD A. HEDGE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3026
MY LICENSE EXPIRES ON NOVEMBER 30, 2008
V3 CONSULTANTS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2009



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PREPARED FOR:
PRIMUS CORPORATION
15 WEST MERCHANTS DRIVE
OSWEGO, ILLINOIS 60543
630.897.6969

NO.		REVISIONS	
		DESCRIPTION	
1.	03/08/07	PER CITY COMMENTS	
2.	03/29/07	PER CITY COMMENTS	
3.	05/10/07	PER CITY COMMENTS	

FINAL PLAT OF SUBDIVISION FAIRWINDS OF SANDWICH P.U.D., PHASE FOUR

DRAFTING COMPLETED: 01/11/07 DRAWN BY: MMN PROJECT MANAGER: EAH
FIELD WORK COMPLETED: N/A CHECKED BY: EAH SCALE: 1" = N/A

Project No: 01099PRMS
Group No: V04.5
SHEET NO. 4 of 4