TECH 3 Consulting Group, Inc.

ENGINEERS SURVEYORS
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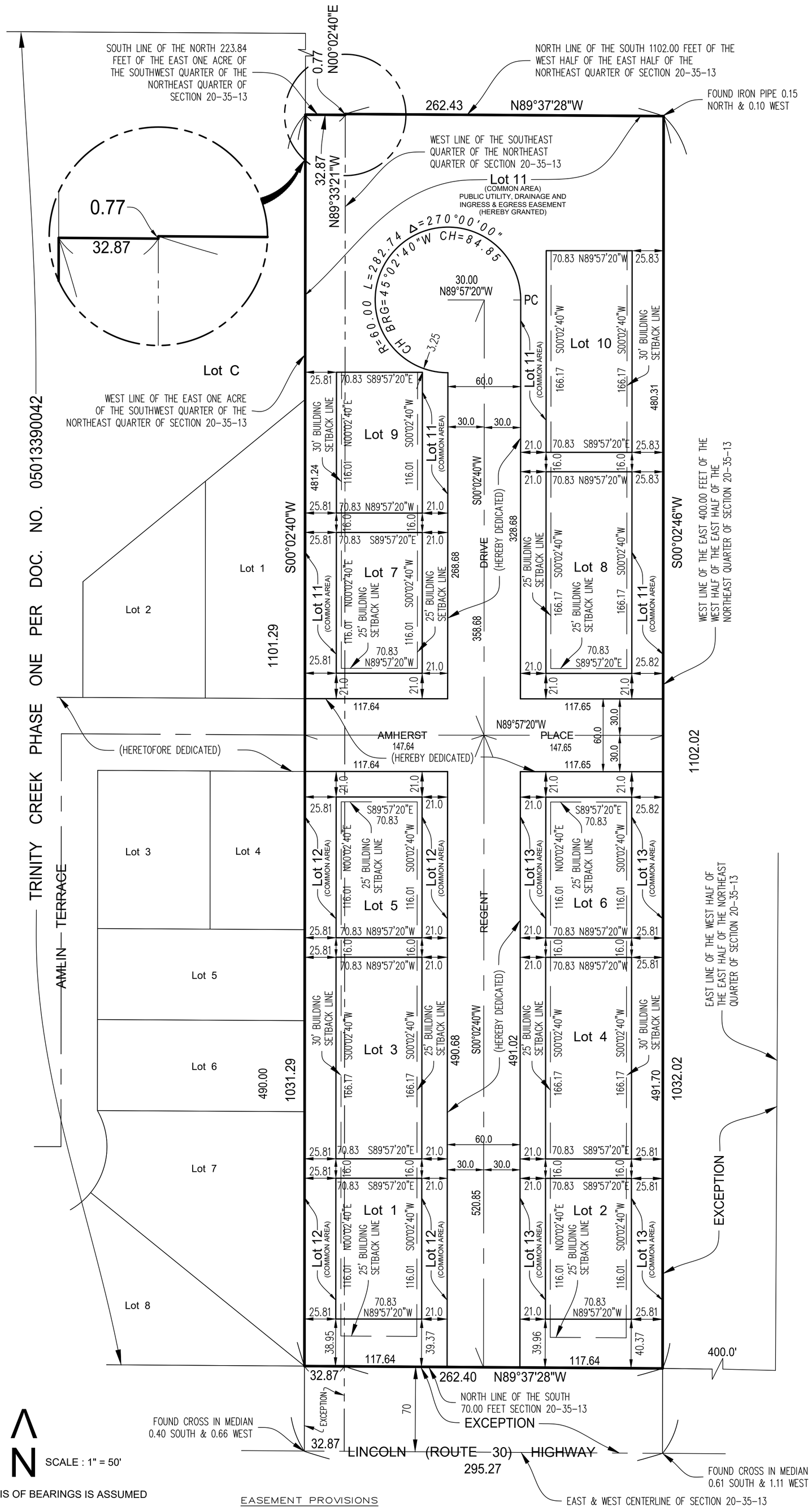
REGENTS POINTE

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



N SCALE : 1" = 50'

BASIS OF BEARINGS IS ASSUMED

EASEMENT PROVISIONS

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

COMMONWEALTH EDISON COMPANY (COMED), AT&T (S.B.C.) A.K.A. ILLINOIS BELL TELEPHONE COMPANY, AND AUTHORIZED C.A.T.V. FRANCHISE, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATION IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR 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, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM SURFACE AND SUBSURFACE 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 GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. 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 OR AS AN APPORTIONMENT 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, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE 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, RETENTION POND OR MECHANICAL EQUIPMENT.

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

NORTHERN ILLINOIS GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS ("NI-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE, AND REMOVE, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA AND AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR 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-GAS" FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF "NI-GAS". 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. THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(e) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPLIED STATUTES, CH 765, SEC. 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, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

ALSO

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF MATTESON, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN WATERMAINS, FIRE HYDRANTS, VALVES, AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, STORM SEWER SERVICE CONNECTIONS AND STORM WATER DETENTION, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, AND SUCH OTHER APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENTLY RELATED TO SAID WATERMAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS, SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH ARE HEREBY GRANTED.

JOB NO. : 06007

LOT AREAS		
Lot 1	8,217 sq. ft.	0.19 Acres
Lot 2	8,217 sq. ft.	0.19 Acres
Lot 3	11,770 sq. ft.	0.27 Acres
Lot 4	11,770 sq. ft.	0.27 Acres
Lot 5	8,217 sq. ft.	0.19 Acres
Lot 6	8,217 sq. ft.	0.19 Acres
Lot 7	8,217 sq. ft.	0.19 Acres
Lot 8	11,770 sq. ft.	0.27 Acres
Lot 9	8,217 sq. ft.	0.19 Acres
Lot 10	11,770 sq.ft.	0.27 Acres
Lot 11	77,883 sq. ft.	2.61 Acres
Lot 12	29,477 sq.ft.	1.32 Acres
Lot 13	29,601 sq. ft.	1.33 Acres

NOTE:
ALL OF LOTS 11, 12 & 13 ARE COMMON AREA, PUBLIC UTILITY, DRAINAGE AND INGRESS & EGRESS EASEMENT (HEREBY GRANTED)

PERMANENT TAX INDEX NUMBERS:
31-20-201-022
31-20-202-006

THERE SHALL BE NO DIRECT ACCESS TO LINCOLN HIGHWAY (US RT. 30) FROM LOTS 12 AND 13. ALL ACCESS TO LINCOLN HIGHWAY SHALL BE VIA REGENT DRIVE WHICH SHALL BE RIGHT-IN RIGHT-OUT ONLY. THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO § 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS, "AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR THE ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
DISTRICT ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF)

HUDSON-SHERRY DEVELOPMENT PARTNERS L.L.C., AN ILLINOIS LIMITED LIABILITY CO. DOES HEREBY CERTIFY THAT IT IS HOLDER OF RECORD TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS _____ DAY OF _____, 20__.

BY: _____
MEMBER, JOHN McCLAFFERTY

_____
MEMBER, THOMAS SCIACERO

_____
MEMBER, KEITH SHERRY

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOHN McCLAFFERTY, THOMAS SCIACERO & KEITH SHERRY PERSONALLY KNOWN TO ME TO BE THE MEMBERS OF HUDSON-SHERRY DEVELOPMENT PARTNERS L.L.C.," AN ILLINOIS LIMITED LIABILITY CO., AND PERSONALLY KNOWN TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT AS SUCH MEMBERS THEY HAVE SIGNED AND DELIVERED THE SAID INSTRUMENT, AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____,A.D. 20__.

MY COMMISSION EXPIRES _____,A.D. 20__.

_____
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF)

GREAT LAKE BANK, NA., AS MORTGAGE HOLDING MORTGAGE DATED JUNE 14, 2006
AND RECORDED AS DOCUMENT NO. 0617704192 CONSENT TO THE SUBDIVISION OF THE PROPERTY HEREON DESCRIBED.

DATED THIS _____ DAY OF _____ , 2006.

BY: _____

ATTEST: _____

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID,

HEREBY CERTIFY THAT _____ AND _____

OF GREAT LAKE BANK, NA. WHO ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____ .

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ , 2006.

MY COMMISSION EXPIRES ON _____ , 20 ___ .

_____
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY DESCRIBED HEREON IS SITUATED WITHIN GRADE SCHOOL DISTRICT NO. 159 AND HIGH SCHOOL DISTRICT NO. 227 IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 2006.

BY: _____
OWNER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE MATTESON PLAN COMMISSION AT A MEETING HELD THIS _____ DAY OF _____ , A.D. 2006.

BY: _____
CHAIRMAN - MATTESON PLAN COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MATTESON, IL.

AT A MEETING HELD THIS _____ DAY OF _____ , A.D. 2006.

BY: _____
PRESIDENT OF THE BOARD OF TRUSTEES

ATTEST: _____
VILLAGE CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE DRAWN PLAT.

DATED THIS _____ DAY OF _____ , 2006.

BY: _____
VILLAGE TREASURER

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

WE, TECH 3 CONSULTING GROUP, INC. DO HEREBY CERTIFY THAT AT THE REQUEST OF HUDSON SHERRY PARTNERS, L.L.C. WE HAVE MADE A SURVEY OF: THE SOUTH 1102.0 FEET (EXCEPTING THEREFROM THE SOUTH 70 FEET TAKEN FOR HIGHWAY PURPOSES) OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPTING THEREFROM THE EAST 400.0 FEET) IN SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND THE EAST ONE ACRE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT OF LAND THE NORTH 223.84 FEET AND EXCEPT THE SOUTH 70 FEET OF THE ABOVE DESCRIBED PROPERTY) ALL IN COOK COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT WE HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS ALL AS SHOWN ON THE HEREON DRAWN PLAT ENTITLED "REGENTS POINTE", MATTESON, ILLINOIS AND WE HAVE SET IRON RODS AT ALL LOT CORNERS AND POINTS OF CURVATURE.

THE AREA COVERED BY THIS PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MATTESON, ILLINOIS, CONTAINING 6.9953 ACRES, MORE OR LESS.

AN EXAMINATION HAS BEEN MADE OF THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF COOK COUNTY, ILLINOIS. BEING MAP NUMBER 17031C0719 F EFFECTIVE DATE: NOVEMBER 6, 2000. THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA COVERED BY THIS PLAT IS DESIGNATED AS ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING.

WE FURTHER CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED THIS 21st DAY OF SEPTEMBER , A.D. 2006.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR 2430
LICENSE EXPIRES: NOVEMBER 30, 2006

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002235