

# FINAL PLAT OF CANTERA POINT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS.

## PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.  
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_

## CITY ENGINEERS CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.  
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY ENGINEER \_\_\_\_\_

## CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
I, \_\_\_\_\_, CITY COLLECTOR FOR THE CITY OF WARRENVILLE, 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 APPOINTED AGAINST THE TRACT, INCLUDED IN THE PLAT.  
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY COLLECTOR \_\_\_\_\_

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.  
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MAYOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
CITY CLERK \_\_\_\_\_  
CITY COLLECTOR \_\_\_\_\_

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.  
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

## COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M.  
AS DOCUMENT NUMBER \_\_\_\_\_

## COUNTY HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
I, \_\_\_\_\_, DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT COMPLIES WITH ALL WATER AND SANITARY SEWERAGE REQUIREMENTS OF THE DUPAGE COUNTY HEALTH DEPARTMENT.  
DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

## COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
I, \_\_\_\_\_, COUNTY ENGINEER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN A REGULATION GOVERNING PLATS OF SUBDIVISION LANDS ADOPTED BY THE COUNTY BOARD OF DUPAGE COUNTY, ILLINOIS.  
DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

## CITY CLERK CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
I, \_\_\_\_\_, CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.  
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF WARRENVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

## PLAT CERTIFICATION

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
APPROVED BY THE BOARD OF \_\_\_\_\_  
DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
PLAT OFFICER \_\_\_\_\_

## SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:  
THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:

\_\_\_\_\_(SCHOOL DISTRICT NAME)  
\_\_\_\_\_(ADDRESS)

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

## ENGINEERS SURFACE WATER STATEMENT

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }  
THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

## SURVEYORS CERTIFICATE

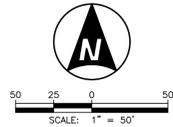
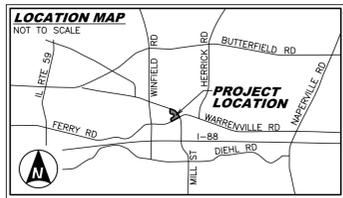
STATE OF ILLINOIS }SS  
COUNTY OF COOK }  
THIS IS TO CERTIFY THAT WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002684, AT THE REQUEST OF THE OWNER(S) HEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOTS 3, 4, 5, 6 AND 7 IN MACCLIFF SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 16, 2008 AS DOCUMENT NO. R2008-111759, IN DUPAGE COUNTY, ILLINOIS.  
PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE FINAL PLAT OF SUBDIVISION OF MACCLIFF SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 16, 2008 AS DOCUMENT NO. R2008-111759 OVER MACCLIFF DRIVE, IN DUPAGE COUNTY, ILLINOIS.  
PROPERTY CONTAINS 411,367 SQUARE FEET OR 9.444 ACRES, MORE OR LESS.

WE FURTHER HEREBY CERTIFY THAT THE ABOVE-DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WARRENVILLE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.  
WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE REGION DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE FLOOD INSURANCE RATE MAPS. A MAP HAS NOT BEEN PRINTED FOR PANEL 17043C0133J DATED AUGUST 1, 2019, AND PANEL 17043C0141J DATED AUGUST 1, 2019, AS NOTED ON FEMA WEBSITE.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, IN ROSEMONT, ILLINOIS.

## DRAFT - FOR CLIENT REVIEW

JOSEPH A. LIMA  
EMAIL: jlima@mackieconsult.com  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003080  
LICENSE EXPIRES: NOVEMBER 30, 2026



- P.I.N.s:**  
04-36-319-011 (AFFECTS LOT 3)  
04-36-319-012 (AFFECTS LOT 4)  
04-36-319-013 (AFFECTS PART OF LOT 5)  
07-01-101-013 (AFFECTS PART OF LOT 5)  
07-01-101-014 (AFFECTS LOT 9)  
07-01-101-015 (AFFECTS LOT 9)

### DEVELOPER

D.R. HORTON, INC. - MIDWEST  
1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173  
PHONE: 847.696.1400

### SURVEYOR

MACKIE CONSULTANTS, LLC  
9575 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, IL 60019  
PHONE: 847.696.1400

### ZONING

PROPOSED PLAT OF SUBDIVISION WITH UNDERLYING R-5 (LOW DENSITY RESIDENTIAL) ZONING.

### SHEET INDEX:

- SHEET 1 OF 3: OVERALL SITE PLAN  
SHEET 2 OF 3: PROPOSED ACCESS EASEMENT DETAIL  
SHEET 3 OF 3: PROPOSED CITY EASEMENT FOR SANITARY, PROPOSED CITY EASEMENT FOR WATER AND PROPOSED PRIVATE STORM SEWER EASEMENT DETAIL

### LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- ACCESS EASEMENT
- CITY EASEMENT FOR WATERMAIN (CWE)
- CITY EASEMENT FOR SANITARY SEWER (CSE)
- PRIVATE STORM SEWER EASEMENT (PSE)
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SECTION LINE
- ZONING BOUNDARY
- CHORD BEARING
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- MSE MONUMENT SIGN EASEMENT
- PSE PRIVATE STORM SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- L ARC LENGTH
- (R) RECORD
- R= RADIUS

### NOTES:

- THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 180652021E WITH AN EFFECTIVE DATE OF APRIL 23, 2018 AND 2103368005P WITH A COMMITMENT DATE OF FEBRUARY 26, 2021 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- ALL EASEMENTS SHOWN HEREON OR INDICATED BELOW ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
- ALL AREAS SHOWN HEREON ARE IN SQUARE FEET OR ACRES, MORE OR LESS.
- ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
- OUTLOT 1000 IS TO BE OWNED AND MAINTAINED BY THE CANTERA POINT HOMEOWNERS ASSOCIATION, LLC.
- OUTLOT 1000 IS SUBJECT TO A BLANKET P.U. & D.E. (BPU&D) AND LANDSCAPE (BLE).
- OUTLOT 1000 IS SUBJECT TO A MONUMENT SIGN EASEMENT (MSE).
- THERE SHALL BE NO DIRECT ACCESS TO WARRENVILLE ROAD OR FERRY ROAD FROM ANY OF THE LOTS CREATED BY THIS SUBDIVISION OTHER THAN VIA PARCELS 1, 2 AND 3.
- INGRESS/EGRESS EASEMENT RECORDED JULY 16, 2008 AS DOCUMENT R2008-111759 OVER MACCLIFF DRIVE.
- FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE THE CITY OF WARRENVILLE ZONING ORDINANCES AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
- UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EASEMENT BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.

UNSUBDIVIDED LAND  
PIN: 04-36-318-004

SOUTHERLY LIMIT OF EASEMENT RESERVED  
FIP AT CORNER  
N89°30'32"E  
17.00'  
FIP 0.13'S & ONLINE

PART OF LOT 1  
PIN: 04-36-318-013  
N00°27'10"W  
150.96'  
FIP AT CORNER  
S89°32'50"W  
59.48'

LOT 1  
PIN: 07-01-101-019  
CANTERA SUBDIVISION  
RESUBDIVISION NO. 2  
RECORDED MARCH 3, 2005 AS  
DOCUMENT R2005-043205

LOT 2  
PIN: 07-01-101-017  
MACCLIFF SUBDIVISION  
RECORDED JULY 16, 2008 AS  
DOCUMENT R2008-111759

LOT 1  
PIN: 07-01-101-016  
MACCLIFF SUBDIVISION  
RECORDED JULY 16, 2008 AS  
DOCUMENT R2008-111759

LOT 1  
PIN: 07-01-101-016  
MACCLIFF SUBDIVISION  
RECORDED JULY 16, 2008 AS  
DOCUMENT R2008-111759

LOT 1  
PIN: 07-01-101-016  
MACCLIFF SUBDIVISION  
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PIN: 07-01-101-016  
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RECORDED JULY 16, 2008 AS  
DOCUMENT R2008-111759

LOT 1  
PIN: 07-01-101-016  
MACCLIFF SUBDIVISION  
RECORDED JULY 16, 2008 AS  
DOCUMENT R2008-111759

### CLIENT:



D.R. HORTON, INC. - MIDWEST  
1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, ILLINOIS 60173

## OWNERS SURFACE WATER STATEMENT

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH 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 NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

NAME & TITLE (IF ANY) \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

## OWNERS CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND HEREIN DESCRIBED IN DUPAGE COUNTY, ILLINOIS, SHOWN HEREON AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE INDICATED.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NAME(S) \_\_\_\_\_  
ADDRESS \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF ILLINOIS }SS  
COUNTY OF DUPAGE }

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/HY SIGNED AND DELIVERED THE PLAT AS HIS/HER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

DESIGNED	HDC/MRD
DRAWN	JAL
APPROVED	JAL
DATE	02/21/25
SCALE	1"=50'

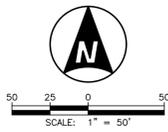
PLAT OF SUBDIVISION  
CANTERA POINT PROPERTY  
WARRENVILLE, ILLINOIS

SHEET  
1 OF 3

PROJECT NUMBER: 4821  
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ILLINOIS FIRM LICENSE 184-002684

# FINAL PLAT OF CANTERA POINT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS.



### MONUMENT SIGN EASEMENT (MSE/BMSE) PROVISIONS (LOT 1000)

A MONUMENT SIGN EASEMENT OR "MSE" IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION/DEVELOPER ITS SUCCESSORS AND ASSIGNS TO INSTALL, MAINTAIN AND REMOVE, FROM TIME TO TIME, ENTRY MONUMENT SIGNS ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY CONTAINED WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED MONUMENT SIGN EASEMENT (MSE) SHOWN HEREON. ALSO GRANTED HERETHIN IS 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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.

### ACCESS EASEMENT (AE/BAE) PROVISIONS (LOT 1000)

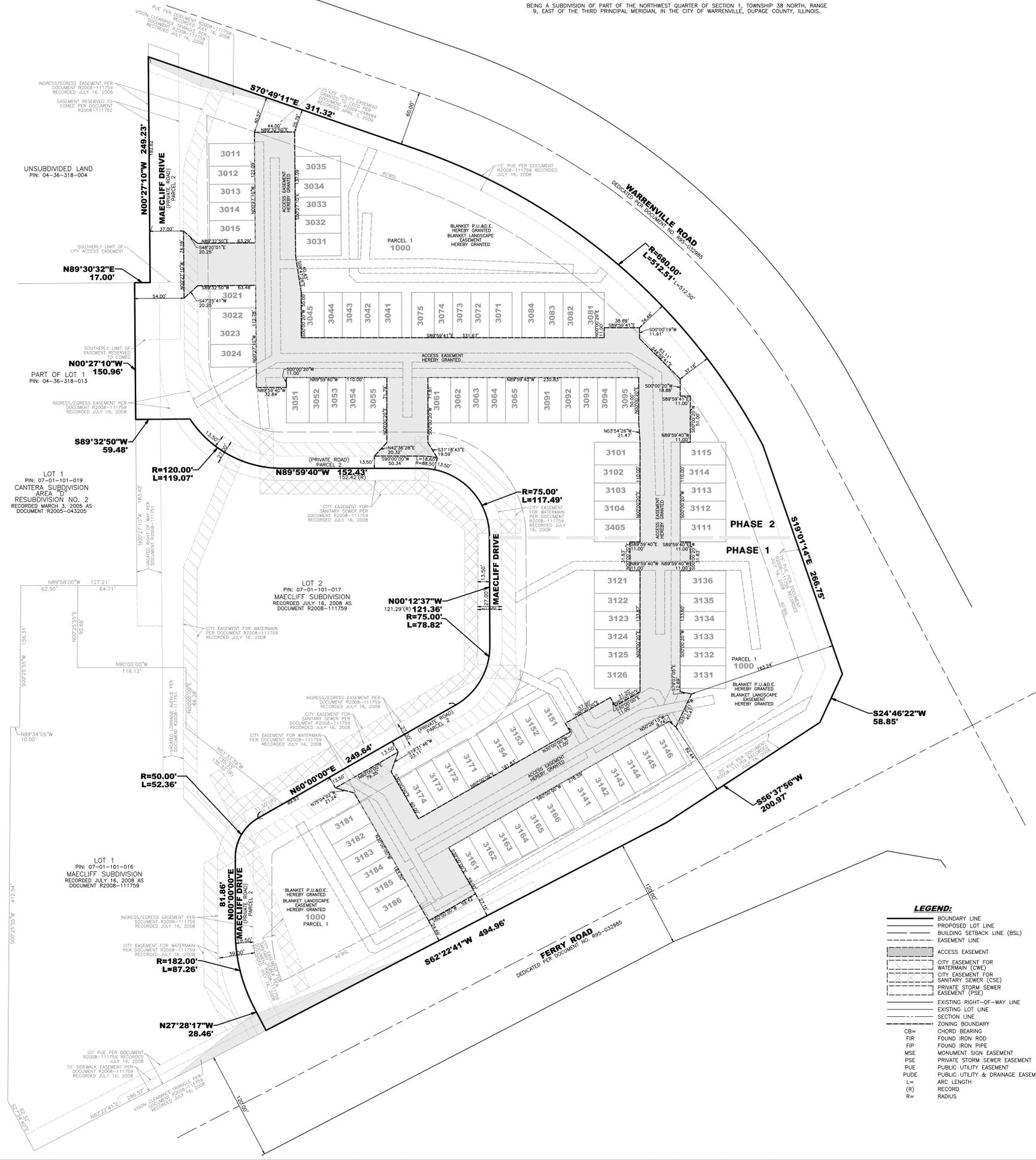
A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED AND CREATED OVER AND UPON LOT 1000 FOR THE BENEFIT OF THE CITY OF WARRENVILLE, THEIR SUCCESSORS AND ASSIGNS AND THE PUBLIC. EACH GRANTEE SHALL HAVE A RIGHT AND EASEMENT OF USE AND ENJOYMENT, AND A RIGHT OF ACCESS, TO AND FROM THE CITY OF WARRENVILLE, AND A RIGHT OF ACCESS, IN AND UPON TO THOSE PORTIONS OF LOT 1000, AND SUCH RIGHT AND EASEMENT SHALL BE APPURTENANT TO AND SHALL PASS WITH EVERY CONVEYANCE.

### LANDSCAPE EASEMENT (LE/BLE) PROVISIONS (LOT 1000)

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE HOME OWNERS ASSOCIATION AS MAY BE FURTHER DEFINED IN THE HOME OWNERS ASSOCIATION BY-LAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED LANDSCAPE EASEMENT (LE) TO INSTALL, REPAIR, MAINTAIN, REPLACE, INSPECT, MAINTAIN, LANDSCAPE, SURFACE OF THE LANDSCAPE EASEMENT INCLUDING WITHOUT LIMITATION ALL NECESSARY FACILITIES APPURTENANT TO THE EASEMENT AND THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED OR MAINTAINED OR ACROSS OVER OR THROUGH SAID EASEMENT THAT ARE NOT SHOWN ON THE PLANS. NOR SHALL VEGETATION BE REMOVED EXCEPT TO REPLACE DEAD OR DISEASED VEGETATION WITH LIKE SPECIES WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND THE CITY OF WARRENVILLE. THE GRANTEE OF THE SUBDIVISION HEREON APPROVED BY THE MUNICIPAL ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION AND MAINTENANCE OF LANDSCAPE PLANTINGS OF SAID GRANTEE'S SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE LANDSCAPING FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE CITY OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE CITY MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE CITY TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE HOME.

### BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT (BPU&DE) PROVISIONS (LOT 1000)

ALL EASEMENTS INDICATED AS DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF WARRENVILLE, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF WARRENVILLE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH RIGHT ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY TO DO ANY OF THE WORK ABOVE. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR ANY OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF WARRENVILLE, AS TO THE DESIGN AND LOCATION AND ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF WARRENVILLE AND THOSE COMMUNICATIONS SYSTEM COMPANIES UNDER FRANCHISE TO THE CITY OF WARRENVILLE.



- NOTES:**
- THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 180562021E, WITH AN EFFECTIVE DATE OF APRIL 23, 2018, AND 210334880005P WITH A COMMITMENT DATE OF FEBRUARY 26, 2021 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
  - BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
  - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
  - NO DIMENSIONS SHALL BE DERIVED FROM SCALE.
  - ALL EASEMENTS SHOWN HEREON OR INDICATED BELOW ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
  - ALL AREAS SHOWN HEREON ARE IN SQUARE FEET OR ACRES, MORE OR LESS.
  - ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
  - OUTLOT 1000 IS TO BE OWNED AND MAINTAINED BY THE CANTERA POINT HOMEOWNERS ASSOCIATION, LLC.
  - OUTLOT 1000 IS SUBJECT TO A BLANKET P.U. & D.E. (BPU&DE) AND LANDSCAPE EASEMENT (BLE).
  - OUTLOT 1000 IS SUBJECT TO A MONUMENT SIGN EASEMENT (MSE).
  - THERE SHALL BE NO DIRECT ACCESS TO WARRENVILLE ROAD OR FERRY ROAD FROM ANY OF THE LOTS CREATED BY THIS SUBDIVISION OTHER THAN VIA PARCEL 1000. ANY INGRESS/EGRESS EASEMENT RECORDED JULY 16, 2008 AS DOCUMENT R2008-111759 OVER MAECLIFF DRIVE.
  - FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS, USES, EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
  - UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.

**LEGEND:**

---	BOUNDARY LINE
---	PROPOSED LOT LINE
---	BUILDING SETBACK LINE (BSL)
---	EASEMENT LINE
---	ACCESS EASEMENT
---	CITY EASEMENT FOR WATERMAIN (CW)
---	CITY EASEMENT FOR SANITARY SEWER (CSE)
---	PRIVATE STORM SEWER EASEMENT (PSE)
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	SECTION LINE
---	ZONING BOUNDARY
---	CHORD BEARING
---	FOUND IRON ROD
---	FOUND IRON PIPE
---	MONUMENT SIGN EASEMENT
---	PRIVATE STORM SEWER EASEMENT
---	PUBLIC UTILITY EASEMENT
---	PUBLIC UTILITY & DRAINAGE EASEMENT
---	ARC LENGTH
---	RECORD
---	RADIUS

**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

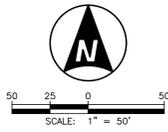
CLIENT:  
**D.R. HORTON**  
America's Builder  
D.R. HORTON, INC.-MIDWEST  
1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, ILLINOIS 60173

DESIGNED			
DRAWN	HDC/MRD		
APPROVED	JAL		
DATE	02/21/25		
SCALE	1"=50'		
DATE	06/12/25	REVISED PER VILLAGE COMMENTS	MRD
		DESCRIPTION OF REVISION	

**PLAT OF SUBDIVISION  
CANTERA POINT PROPERTY  
WARRENVILLE, ILLINOIS**

# FINAL PLAT OF CANTERA POINT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS.



### CITY SANITARY EASEMENT PROVISIONS (CSE) (LOT 1000)

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE AND TO ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEES") IN, UPON, ACROSS, UNDER, AND THROUGH THE AREAS LABELED "CITY EASEMENT FOR SANITARY SEWER" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE UTILITIES AND APPURTENANCES TO EACH LISTED ABOVE AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH SANITARY SEWER SERVICES TO SUCH PROPERTY AND ADJACENT AREAS TOGETHER WITH THE NECESSARY PERSONNEL AND EQUIPMENT FROM ANY OR ALL OF THE ABOVE WORK. ALL SUCH UTILITY LINES SHALL BE UNDERGROUND ONLY. NO PERMANENT BUILDING, FENCES, OR ANY OTHER STRUCTURE SHALL BE PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS, SIDEWALKS, TREES, SHRUBS, AND ANY OTHER LANDSCAPING WILL NOT BE REPLACED DUE TO MAINTENANCE ACTIVITIES ASSOCIATED WITH THE UTILITIES.

### CITY WATER EASEMENT PROVISIONS (CWE) (LOT 1000)

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE AND TO ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEES") IN, UPON, ACROSS, UNDER, AND THROUGH THE AREAS LABELED "CITY EASEMENT FOR WATER MAIN" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE UTILITIES AND APPURTENANCES TO EACH LISTED ABOVE AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH WATER SERVICES TO SUCH PROPERTY AND ADJACENT AREAS TOGETHER WITH THE NECESSARY PERSONNEL AND EQUIPMENT FROM ANY OR ALL OF THE ABOVE WORK. ALL SUCH UTILITY LINES SHALL BE UNDERGROUND ONLY. NO PERMANENT BUILDING, FENCES, OR ANY OTHER STRUCTURE SHALL BE PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS, SIDEWALKS, TREES, SHRUBS, AND ANY OTHER LANDSCAPING WILL NOT BE REPLACED DUE TO MAINTENANCE ACTIVITIES ASSOCIATED WITH THE UTILITIES.

### COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS (LOT 1000)

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICES IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND AT&T CORPORATION, A.K.A. SBC ILLINOIS, A.K.A. AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MOODY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS AND 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 THROUGH THE PROPERTY DESIGNATED ON THE PLAT BY THE DASHED OR DOTTED LINES (OR SIMILAR MARKINGS) MARKED "EASEMENT - UTILITY EASEMENT" (PUBLIC UTILITY EASEMENT) (OR SIMILAR DESIGNATION). 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 AS "COMMON AREA OR AREAS" WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL, REPAIR, MAINTAIN, MOODY, 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 THE 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 DESIGNATED WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT - UTILITY EASEMENT" (PUBLIC UTILITY EASEMENT) (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 IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, 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 APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL 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 AREAS", "COMMON AREAS", "PARKING" AND "COMMON AREA". THE TERMS "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, RETENTION POND, OR MECHANICAL EQUIPMENT.

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

### NICOR GAS EASEMENT PROVISIONS (LOT 1000)

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THIS PLAT AND MARKED "EASEMENT - UTILITY EASEMENT". 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 RIGHT TO INSTALL, REPAIR, MAINTAIN, MOODY, 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 AND SAPLINGS 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 DESIGNATED WITHIN THE DOTTED LINES MARKED "EASEMENT - UTILITY EASEMENT" 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 IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME.

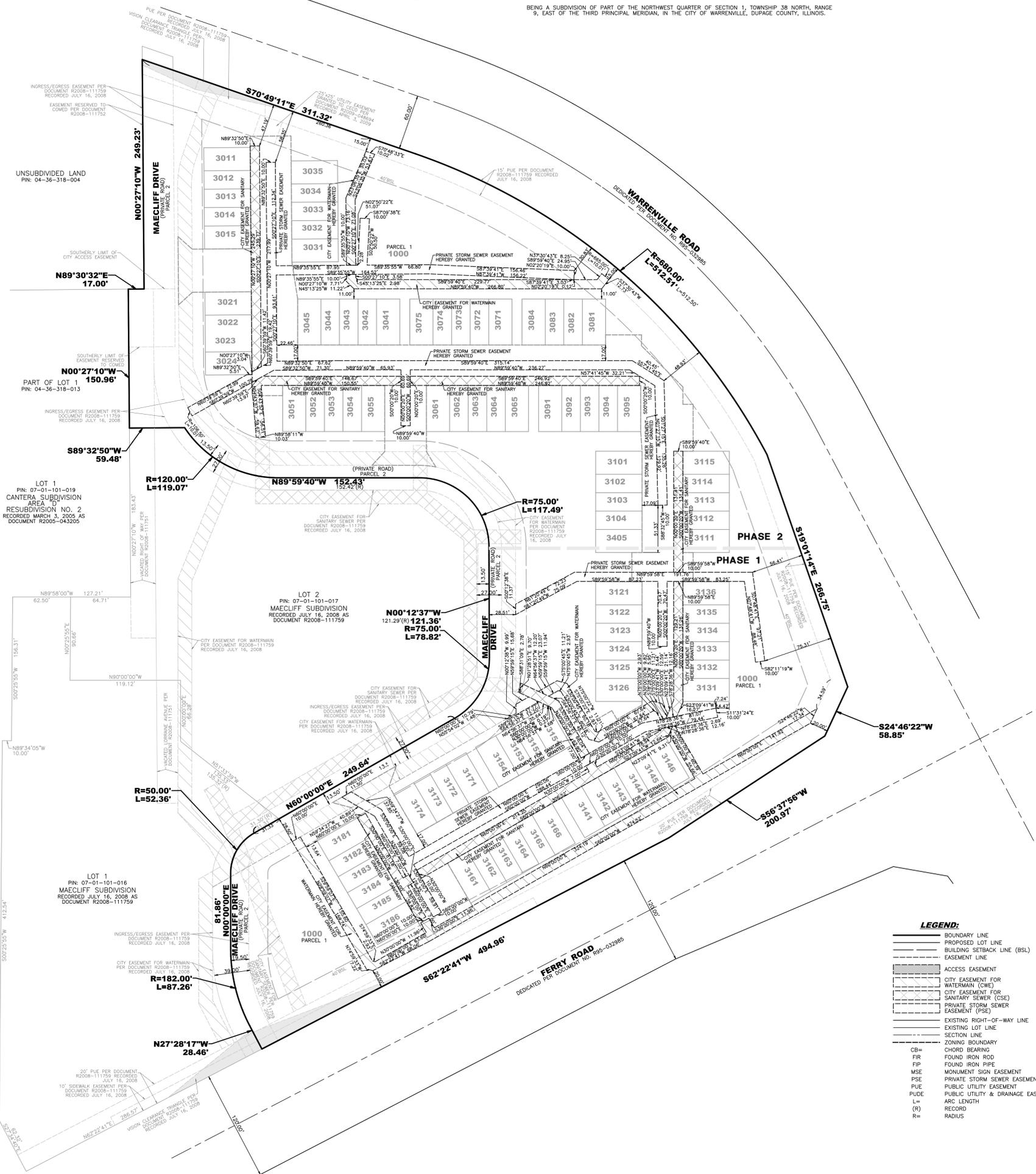
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREAS", "COMMON AREAS", "PARKING" AND "COMMON AREA". THE TERMS "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, RETENTION POND, OR MECHANICAL EQUIPMENT.

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

### LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- ACCESS EASEMENT
- CITY EASEMENT FOR WATERMAIN (CWE)
- CITY EASEMENT FOR SANITARY SEWER (CSE)
- PRIVATE STORM SEWER EASEMENT (PSE)
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SECTION LINE
- ZONING BOUNDARY
- CHORD BEARING
- FOUND IRON ROD
- FOUND IRON PIPE
- MONUMENT SIGN EASEMENT
- PRIVATE STORM SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT
- (L) ARC LENGTH
- (R) RECORD
- R= RADIUS

- NOTES:**
- THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN CONTRACT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 18065202UE WITH AN EFFECTIVE DATE OF APRIL 23, 2018 AND 2103486005SLP WITH A COMMITMENT DATE OF FEBRUARY 28, 2021 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
  - BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
  - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
  - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
  - ALL EASEMENTS SHOWN HEREON OR INDICATED BELOW ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
  - ALL AREAS SHOWN HEREON ARE IN SQUARE FEET OR ACRES, MORE OR LESS.
  - ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
  - OUTLOT 1000 IS TO BE OWNED AND MAINTAINED BY THE CANTERA POINT HOMEOWNERS ASSOCIATION, LLC.
  - OUTLOT 1000 IS SUBJECT TO A BLANKET P.U. & D.E. (BPU&DE) AND LANDSCAPE EASEMENT (BLE).
  - OUTLOT 1000 IS SUBJECT TO A MONUMENT SIGN EASEMENT (MSE).
  - THERE SHALL BE NO DIRECT ACCESS TO WARRENVILLE ROAD OR FERRY ROAD FROM ANY OF THE LOTS CREATED BY THIS SUBDIVISION OTHER THAN THE LOTS CREATED BY THIS INGRESS/EGRESS EASEMENT RECORDED JULY 16, 2008 AS DOCUMENT R2008-111759 OVER MAECLIFF DRIVE.
  - FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS, USES, EASEMENTS, SETBACKS AND OTHER MATTERS, REFER TO THE DECLARATION OF CONDOMINIUM AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
  - UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.



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1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, ILLINOIS 60173

DESIGNED			
DRAWN	HDC/MRD		
APPROVED	JAL		
DATE	02/21/25		
06/12/25	REVISED PER VILLAGE COMMENTS	MRD	
DATE	DESCRIPTION OF REVISION	SCALE	1"=50'

PLAT OF SUBDIVISION  
CANTERA POINT PROPERTY  
WARRENVILLE, ILLINOIS

3 OF 3

PROJECT NUMBER: 4821  
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