FINAL PLAT OF SUBDIVISION OF
LONG GROVE COMMONS
BEING A SUBDIVISION OF

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

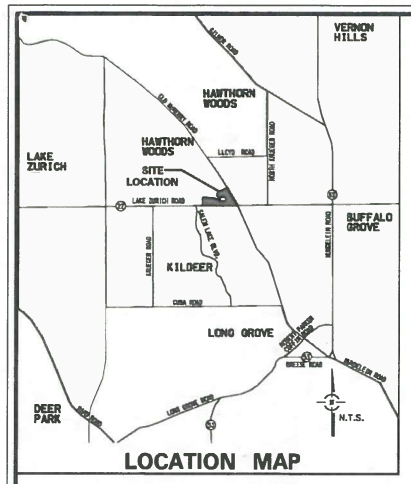
LEGAL DESCRIPTION:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 22 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 421.41 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, A DISTANCE OF 154.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, 274.96 FEET; THENCE SOUTH 49 DEGREES 34 MINUTES 47 SECONDS WEST, 65.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 14, A DISTANCE OF 395.01 FEET TO A LINE THAT IS 30 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, 1145.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 20.00 FEET TO A POINT ON A LINE THAT IS 50 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, 499.20 FEET TO A POINT OF CURVATURE; TH NCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 34427.50 FEET, AN ARC LENGTH OF 194.79 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 194.79 FEET TO A POINT OF INT RS CTION WITH A NON-TANGENT LINE; THENCE NORTH 28 DEGREES 41 MINUTES 34 SECONDS EAST, 47.29, FEET TO A POINT OF INTERSECTION WITH A NON TANGENT CURVE, SAID CURVE BEING 50 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF OLD MCHENRY ROAD; THENCE NORTHWESTERLY ALONG SAID NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2814.90 FEET, AN ARC LENGTH OF 293.41 FEET, A CHORD BEARING NORTH 37 DEGREES 09 MINUTES 38 SECONDS WEST, AND A CHORD LENGTH OF 293.28 FEET TO THE CURVES END; THENCE NORTH 40 DEGREES 08 MINUTES 48 SECONDS WEST, CONTINUING ALONG SAID PARALLEL LINE, 36.09 FEET; THENCE NORTH 49 DEGREES 51 MINUTES 12 SECONDS EAST, 10.0 FEET TO A POINT ON A LINE THAT IS 40 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF OLD MCHENRY ROAD; THENCE NORTH 40 DEGREES 08 MINUTES 48 SECONDS WEST, ALONG SAID PARALLEL LINE, 743.18 FEET; THENCE SOUTH 63 DEGREES 06 MINUTES 39 SECONDS WEST, 258.19 FEET; THENCE SOUTH 52 DEGREES 32 MINUTES 38 SSCONDS WEST, 204.51 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 58 SECONDS WEST, 143.29 FEET; THENCE SOUTH 70 DEGREES 29 MINUTES 25 SECONDS EAST, 214.97 FEET; THENCE NORTH 60 DEGREES 04 MINUTES 36 SECONDS EAST, 93.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, 128.75 FEET; THENCE SOUTH 40 DEGREES 08 MINUTES 48 SECONDS EAST, PARALLEL WITH THE CENTERLINE OF OLD MCHENRY ROAD, 118.84 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST, 118.88 FEET; THENCE SOUTH 38 DEGREES 17 MINUTES 53 SECONDS WEST, 55.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, A DISTANCE OF 315.13 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS WEST, 67.56 FEET; THENCE NORTH 57 DEGREES 57 MINUTES 40 SECONDS WEST, 80.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, 150.00 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 49 SECONDS WEST, 130.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTERLINE OF ILLINOIS STATE ROUTE 22, 116.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PROPERTY CONTAINS 846,883 SQUARE FEET, OR 19.442 ACRES, MORE OR LESS.

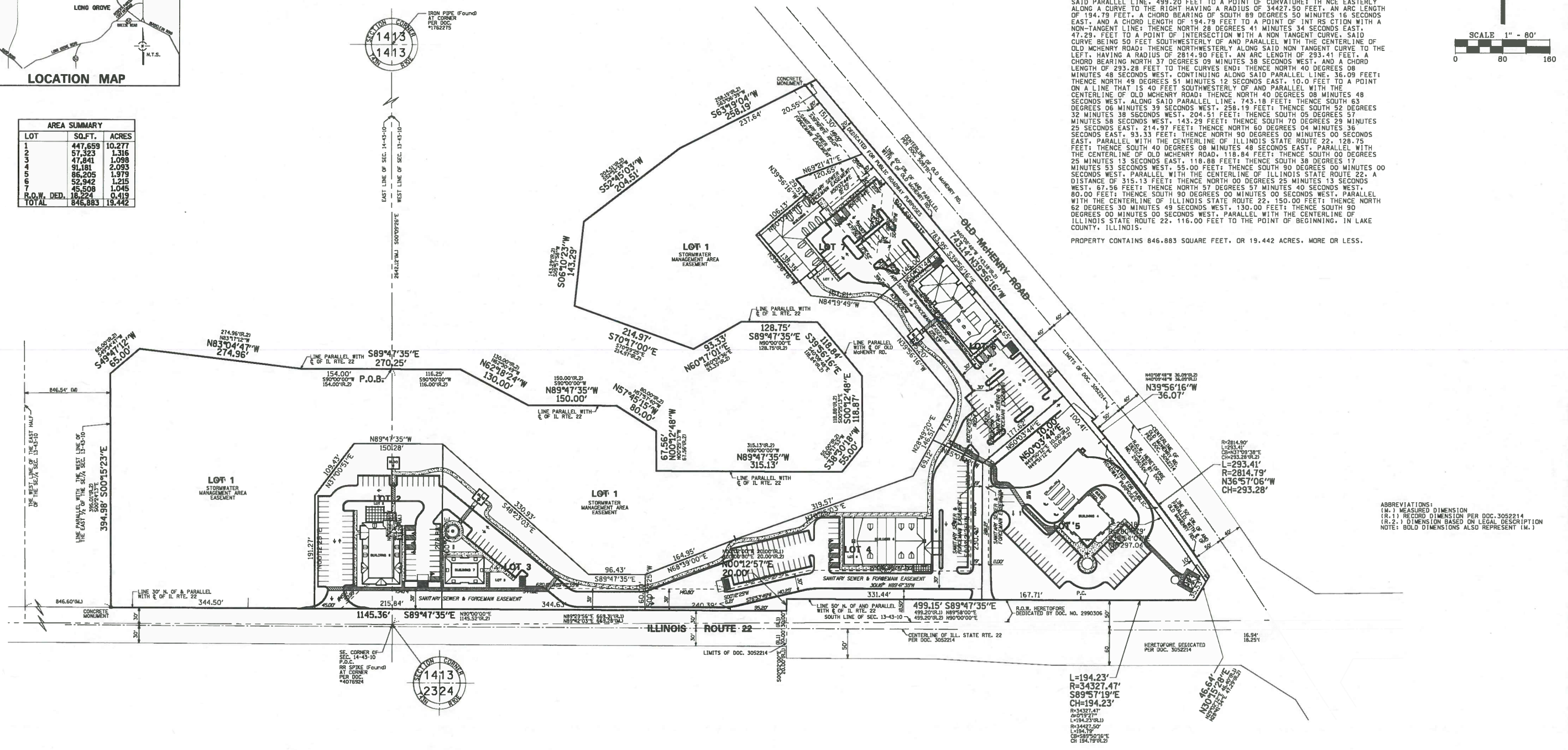
P.I.N.s:

14 14 400 010 0000
14 14 400 017 0000
14-14-400 018 0000



LOCATION MAP

AREA SUMMARY		
LOT	SQ.FT.	ACRES
1	447,659	10.277
2	57,323	1.316
3	47,841	1.098
4	91,181	2.093
5	86,205	1.979
6	52,942	1.215
7	45,508	1.045
R.O.W. DED.	18,224	0.419
TOTAL	846,883	19.442



NOTES:

1 COVENANTS AND RESTRICTIONS SHALL BE RECORDED WITH THE FINAL PLAT OF SUBDIVISION.

2 BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH APPROVED P.U.D. ORDINANCE.

3 SITE USES AS REGULATED BY APPROVED P.U.D. ORDINANCE.

4 UTILITY EASEMENTS SHALL BE CREATED OVER ALL PUBLIC UTILITIES. EASEMENTS SHALL BE A MINIMUM OF 10 FEET IN WIDTH CREATED OVER THE UTILITY. EASEMENT SHALL BE FINALIZED ON THE FINAL PLAT WITH THE FINAL ENGINEERING.

5 DRAINAGE EASEMENTS SHALL BE AS PROVIDED IN THE SUBDIVISION COVENANTS AND EASEMENTS.

DEVELOPER

NORTHWEST CORNER LIMITED PARTNERSHIP
C/O THE CLOVERLEAF GROUP, INC.
910 SKOKIE BLVD. SUITE 206
NORTHBROOK IL. 60062
PHONE: (847) 272-3300
FAX: (847) 272-3805

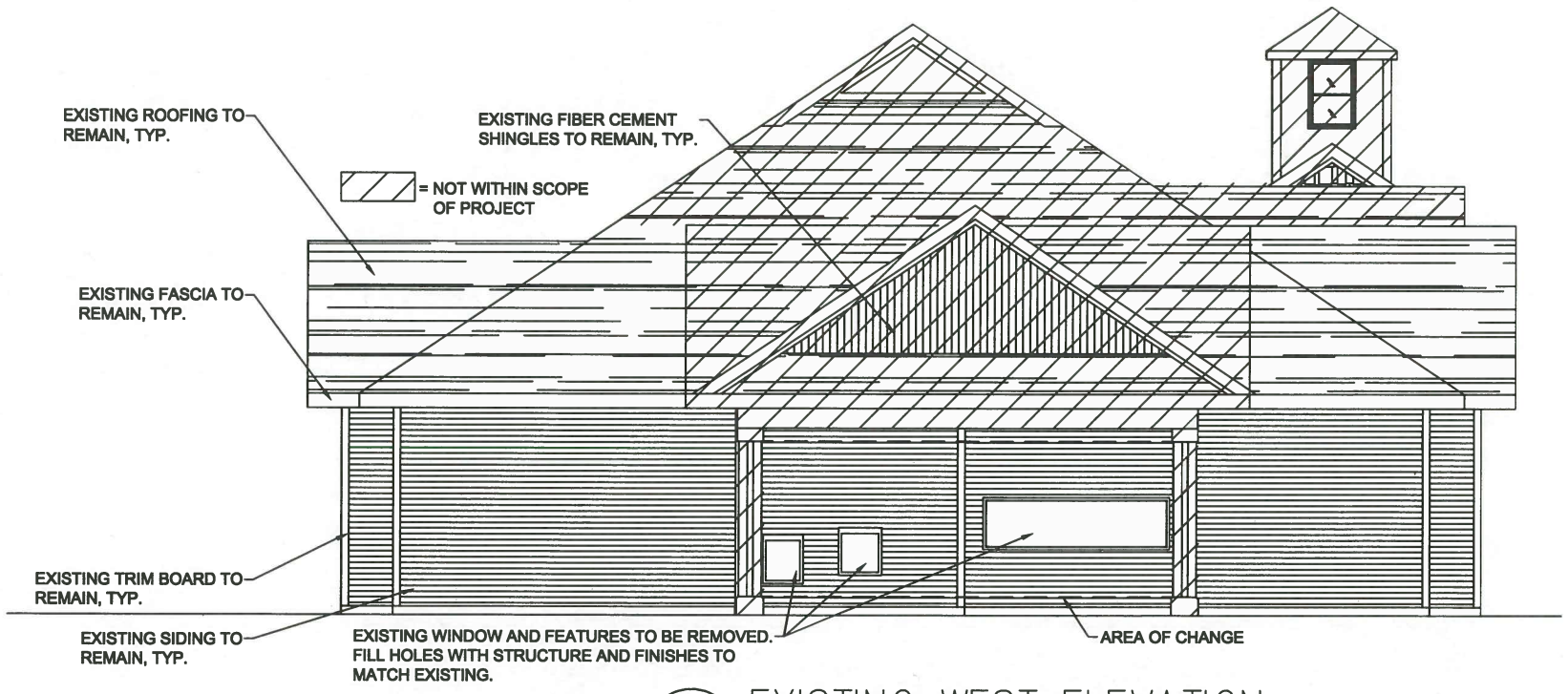
FOR REVIEW PURPOSES ONLY

FINAL PLAT OF SUBDIVISION OF
LONG GROVE COMMONS

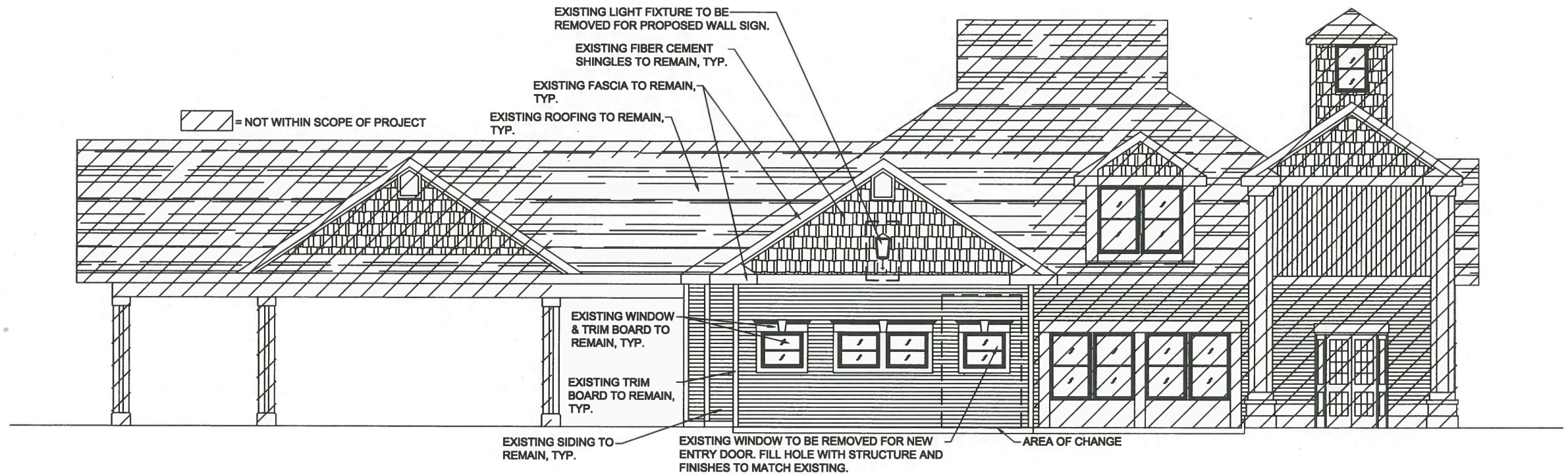
REVISIONS:

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 11/23/04
JOB NO: 3526
FILENAME: 26SUB01-EXH.DGN
SHEET 1 OF 2



2 EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875

PROFESSIONAL DESIGN FIRM

EA ARCHITECTS AND PLANNERS

Proposed Elevations For:

Lemont Retail

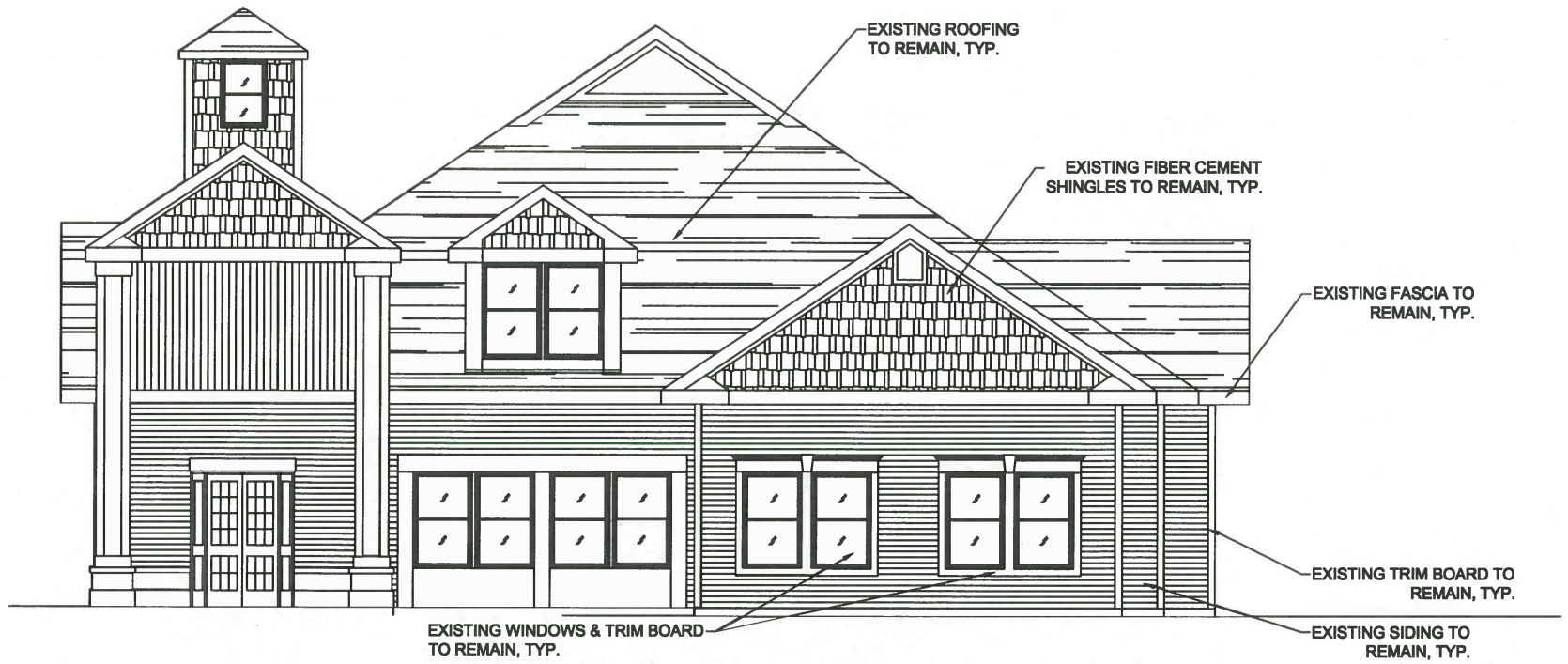
15629 W. 127th St.
Lemont, IL

REVISIONS	
	DRAWN BYERC
	DATE: 05-02-13
	REV 1:
	REV 2:
	REV 3:
	REV 4:

EXISTING ELEVATIONS

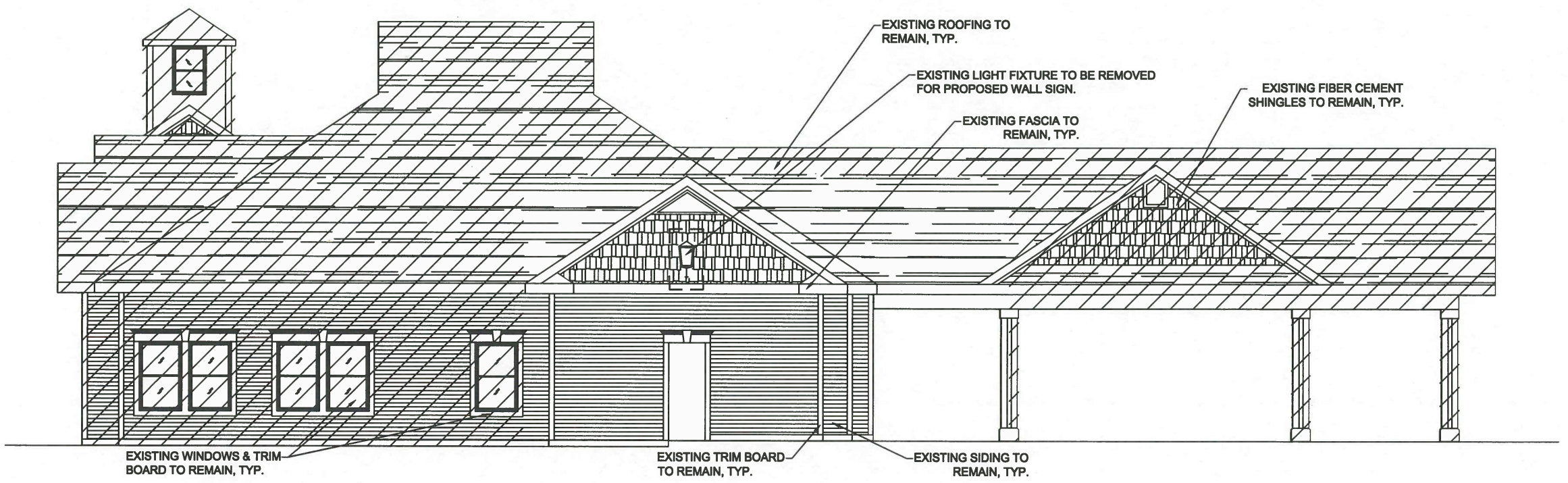
SHEET

A1-1



2 EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0" NOTE: NO CHANGE



1 EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0"

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
FAX 630 839 8875

PROFESSIONAL DESIGN FIRM

EA ARCHITECTS AND PLANNERS

Proposed Elevations For:

Lemont Retail

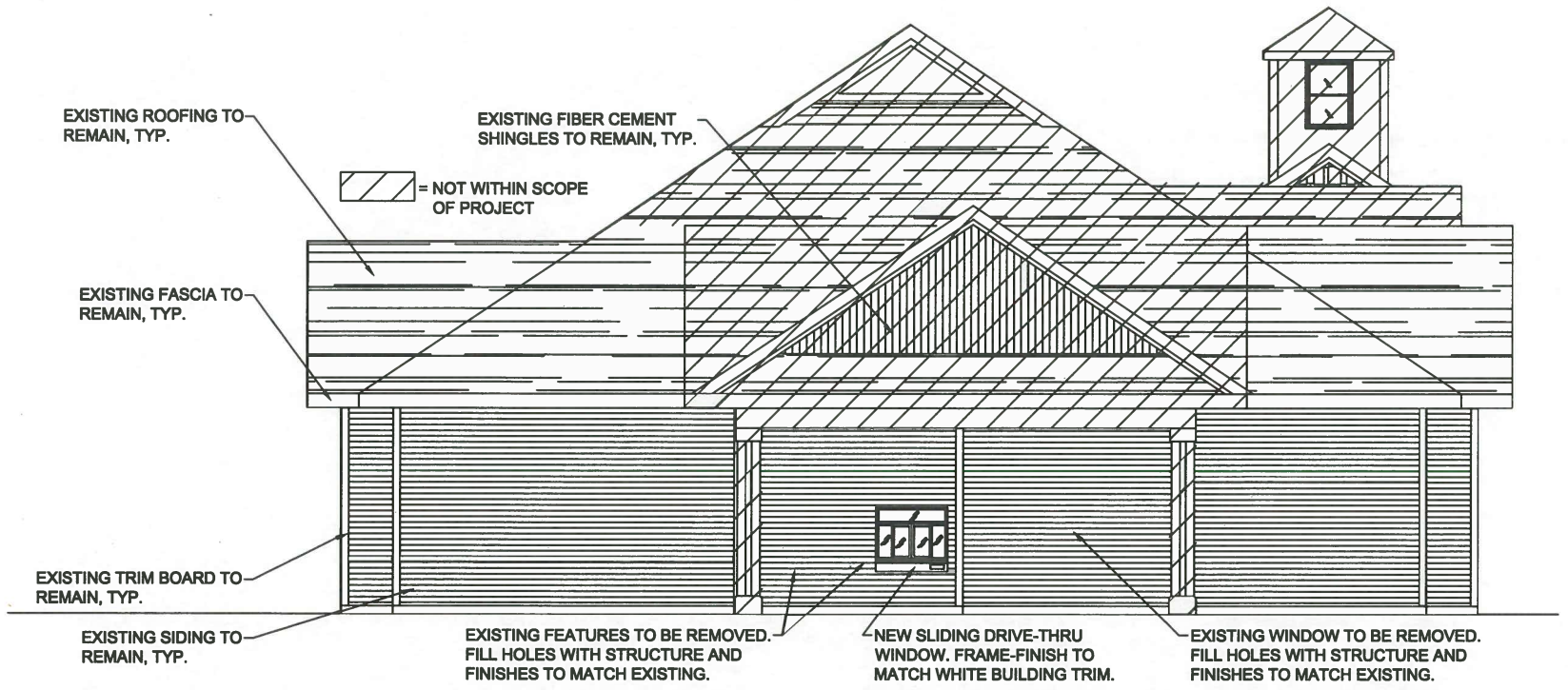
15629 W. 127th St.
Lemont, IL

REVISIONS	
	DRAWN BYERC
	DATE: 05-02-13
	REV 1:
	REV 2:
	REV 3:
	REV 4:

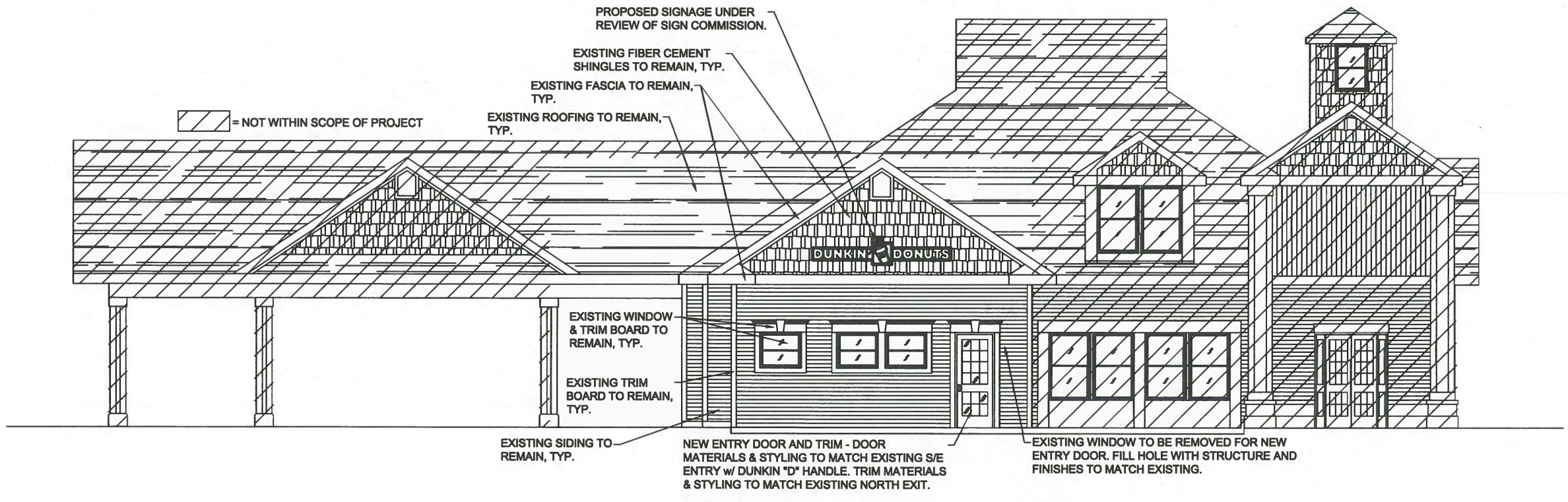
EXISTING ELEVATIONS

SHEET

A1-2



2 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
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Proposed Elevations For:
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REVISIONS	
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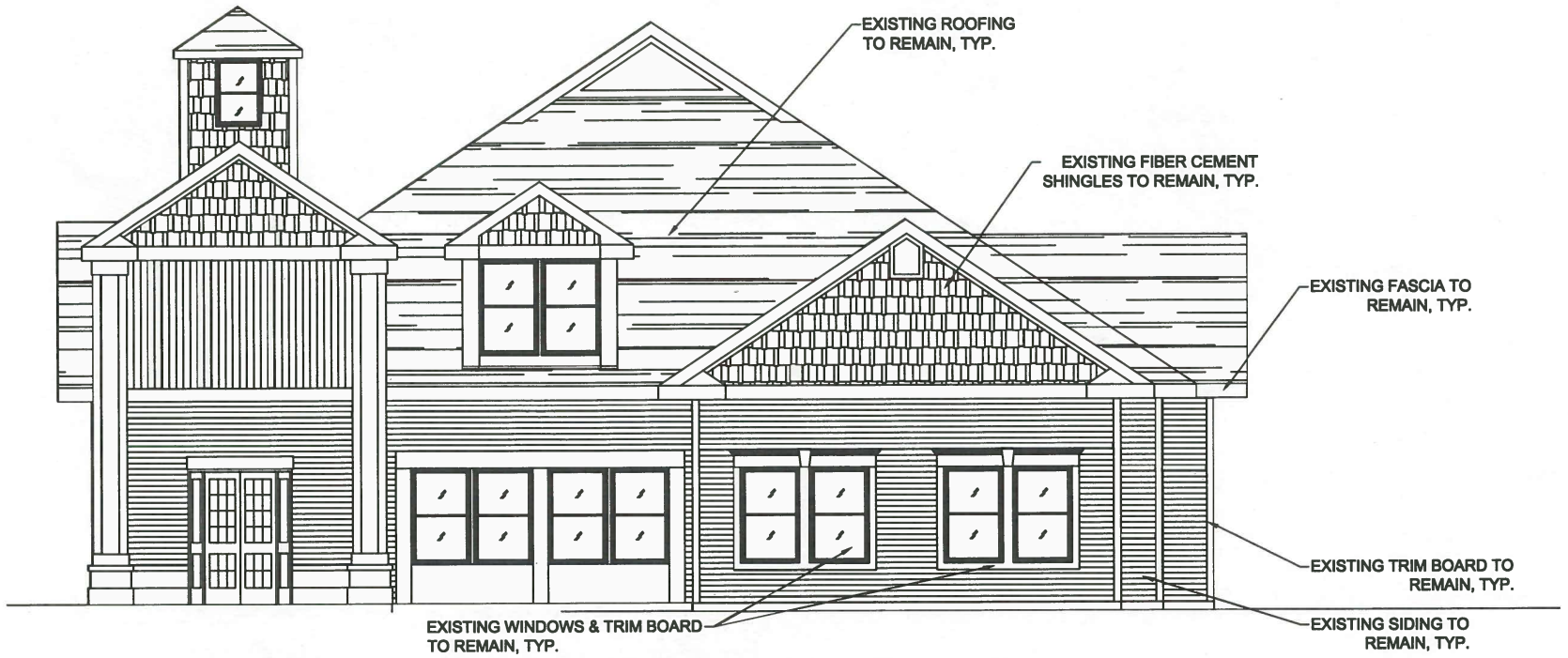
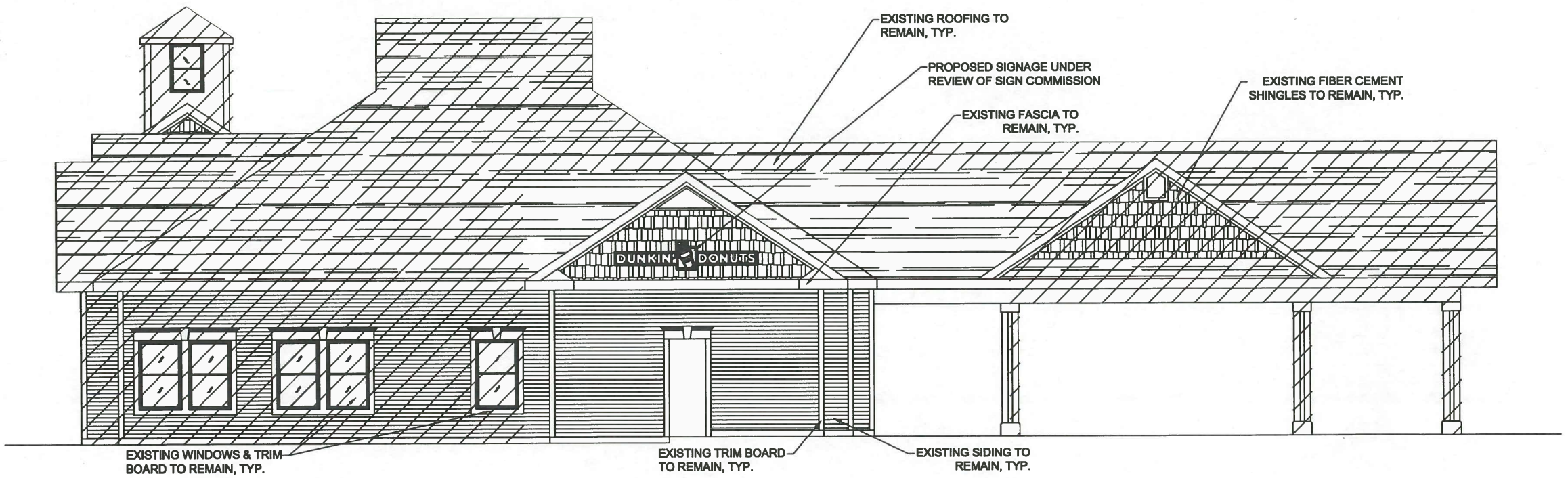
	REV 1:
	REV 2:
	REV 3:
	REV 4:

PROPOSED ELEVATIONS
SHEET
A1-3



2 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0" NOTE: NO CHANGE



1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

24 N BENNETT ST.
GENEVA, IL 60134
PHONE 630 608 0500
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PROFESSIONAL DESIGN FIRM

EA ARCHITECTS AND PLANNERS

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	REV 4:

PROPOSED ELEVATIONS
SHEET
A1-4