



Edgemere Ct

In the cross forming

Rental Hut

Rock  
Cut

250

EDGEMERE WOODS  
REPLAT LT 4

170.91

C-45.32

194.30

150

75

150

75

WOODS PLAT  
2, REPLAT

13

14

15

171.74

244

REPLAT  
EDGEMERE  
WOODS

81.37

82.01

281.4

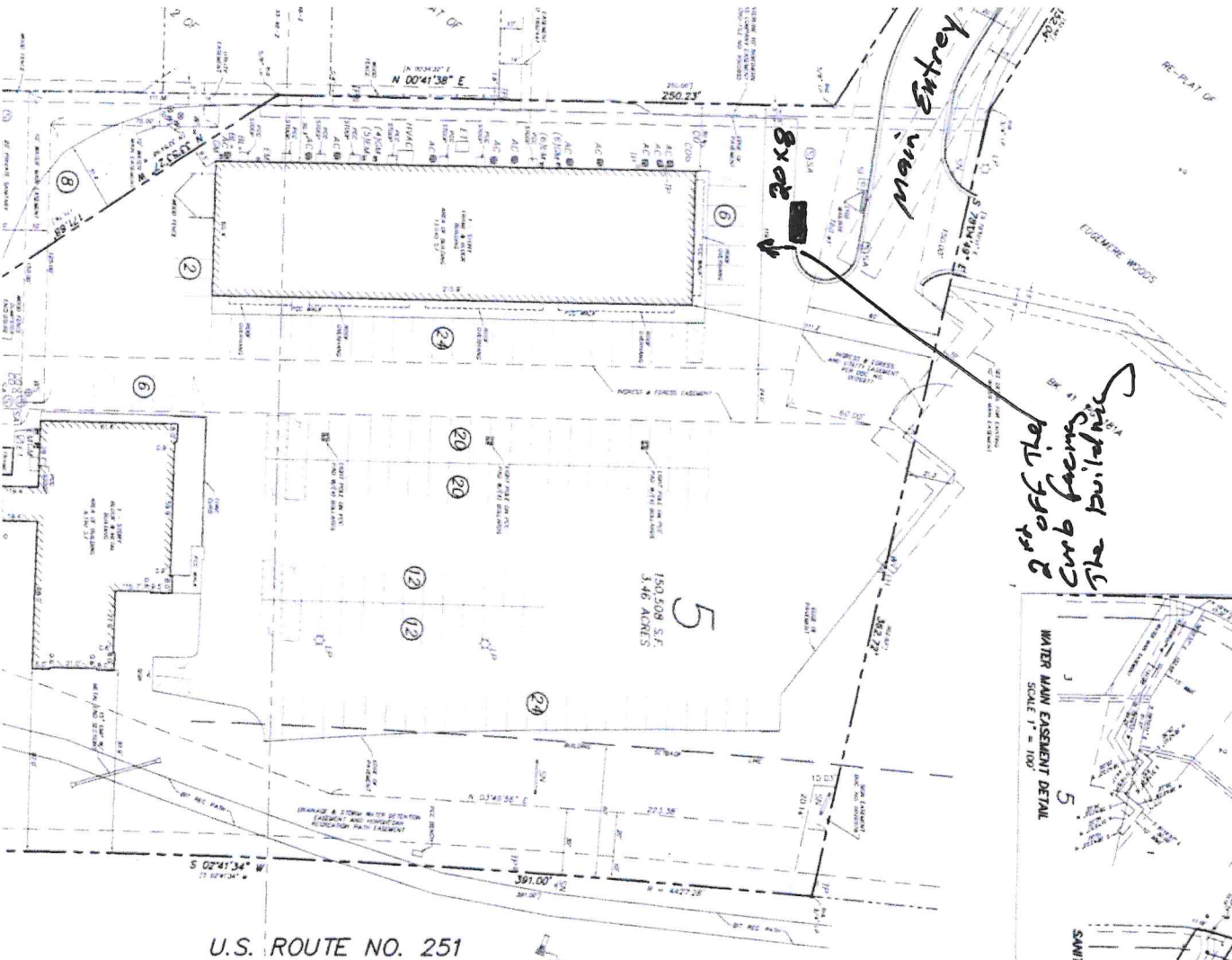
362.67

C-70

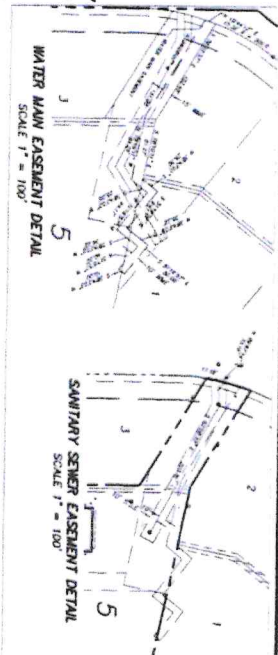
109.77

C-391

C-391

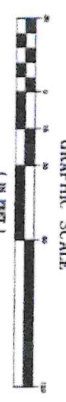


U.S. ROUTE NO. 251



BASIS OF BEARINGS TAKEN FROM PLAT OF EDGEMERE WOODS

**ALTA/NSPS LAND TITLE SURVEY**  
 OF  
**LOT 5 OF RE-PLAT OF LOT 4,**  
**RE-PLAT OF EDGEMERE WOODS**  
 BEING A SUBDIVISION OF PART OF THE SOUTHWEST  
 QUARTER OF 28 AND PART OF THE NORTHWEST  
 QUARTER OF SECTION 33, ALL IN TOWNSHIP 46 NORTH,  
 RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN



1" = 100 FT  
 GRAPHIC SCALE

**LEGAL DESCRIPTION:**

THE FINAL PLAT OF RE-PLAT OF LOT 4 BEING PART OF EDGEMERE WOODS BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDER IN DEED BOOK 143 AS DOCUMENT NUMBER 0672706, SUBDIVISION OF THE ESTATE OF AMANDA AND STANLEY G. EDGEMERE, IS HEREBY RECORDED AS PART OF THIS SURVEY AND THE ABOVE LEGAL DESCRIPTION HAS BEEN CORRECTED FROM THE ORIGINAL AS SHOWN ON PART OF THIS SURVEY AND THE ABOVE LEGAL DESCRIPTION HAS BEEN CORRECTED FROM THE ORIGINAL AS SHOWN ON PART OF THIS SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASUREMENT STANDARDS FOR A BOUNDARY SURVEY.

TO: Agnes Maria and Loretta Maria, Dignit Bank, its successors and assigns as their respective interests may appear, and Chicago, the insurance company.

This is to certify that this map of plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Requirements for ALTA/NSPS Land Title Surveys as adopted by ASLS and NSPS, and includes items 1, 2, 3, 4, 7(d), 7(e)(1), 8 and 9 of Table A thereof. The field work was completed on February 20, 2023.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023



Thomas R. Eddie  
 Illinois Professional Land Surveyor  
 No. 8615  
 (No. 11-30-24)

**NOTES FROM RECORDED PLAT**

1. DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED TO U.S. ROUTE NO. 251 FROM LOTS 5 AND 6. THE MINIMUM ELEVATION OF THE LOWEST CHANGING OF ANY HABITABLE BUILDING CONSTRUCTED ON LOT 6 SHALL BE 271.0 (C&S & CS CONCORD DATA PLATE).

2. MOTORIZED RECREATIONAL VEHICLES SHALL NOT BE ALLOWED WITHIN THE HORIZONTAL RECREATION PATH EASEMENT.

3. MAINTENANCE OF THE DRAINAGE AND STORM WATER DITCHWORK EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL CONSTRUCTION OF SPLIT-LEVEL DRIVEWAYS. THE EASEMENTS SHALL NOT BE ALTERED OR ENCLOSED UPON BY FILING, REPAIRING OR STRUCTURES BE ERECTED WITHIN THE EASEMENTS.

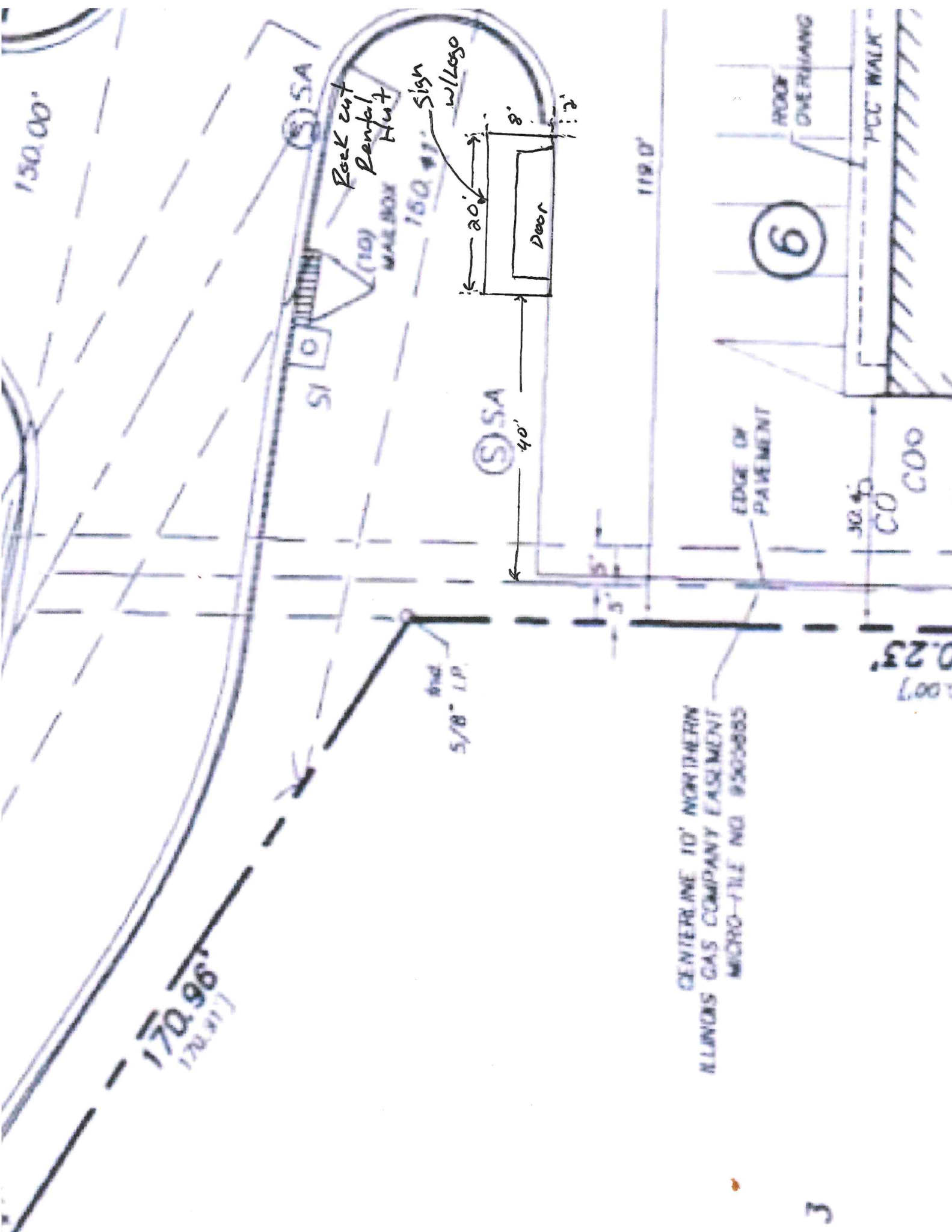
4. THIS PROPERTY CONTAINS 134 REGULAR STIMPED PARKING SPACES AND 5 SHARED HANDICAP ACCESSIBLE SPACES.

5. ADDRESS OF SUBJECT PROPERTY IS 5045 EDGEMERE COURT, ROSCOE, ILLINOIS, ILINDOS 61024.

**SCHEDULE B, PART II EXCEPTIONS**

16. Provisions contained in subject/agency easement agreement with covenants conditions and restrictions dated 25th day of January 2008 by and between Agnes Maria and Loretta Maria, Dignit Bank, its successors and assigns as their respective interests may appear, and Chicago, the insurance company, are hereby incorporated by reference into this plat.
17. Provisions contained in easement agreement with covenants conditions and restrictions dated 25th day of January 2008 by and between Agnes Maria and Loretta Maria, Dignit Bank, its successors and assigns as their respective interests may appear, and Chicago, the insurance company, are hereby incorporated by reference into this plat.
18. Provisions contained in easement agreement with covenants conditions and restrictions dated 25th day of January 2008 by and between Agnes Maria and Loretta Maria, Dignit Bank, its successors and assigns as their respective interests may appear, and Chicago, the insurance company, are hereby incorporated by reference into this plat.
19. Provisions contained in easement agreement with covenants conditions and restrictions dated 25th day of January 2008 by and between Agnes Maria and Loretta Maria, Dignit Bank, its successors and assigns as their respective interests may appear, and Chicago, the insurance company, are hereby incorporated by reference into this plat.
20. Easement for ingress and egress, over the easement provisions and easements set forth on the Plat of Subdivision affects the Easement portion of said lot.
21. 20 foot building line along the Easement line of the land on the Plat of Subdivision.





150.00'

170.96'  
170.91'

Rock cut  
Rental  
Hut

(110)  
MAILBOX

Sign  
w/Logo

Door

EDGE OF  
PAVEMENT

ROOF  
OVERHANG

PCC WALK

CENTERLINE 10' NORTHERN  
ILLINOIS GAS COMPANY EASEMENT  
MICRO-TILE NO. 9505885