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3 **DEVELOPMENT AGREEMENT**
4 **(RESIDENTIAL DEVELOPMENT)**
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7 This Development Agreement (“Agreement”) is made and entered into at Homer
8 Glen, Illinois, as of September 24, 2014 (“Effective Date”), by and between the
9 Village of Homer Glen, an Illinois municipal corporation and home rule unit of local
10 government (“ Village”); and Teton Development, LLC, an Illinois limited liability
11 company (“Developer”) (the Village and the Developer are hereinafter sometimes
12 collectively referred to as the “ Parties”). This Agreement shall replace and supersede all
13 prior development agreements between the Village and the former developer, Stone Creek
14 Partners, LLC with respect to the Subject Property and the Subdivision.

15 **PREAMBLES**

16 **A.** The Developer is the contract purchaser of the certain tracts of real estate which
17 are within the corporate limits of the Village and are legally described on **Exhibit A**
18 attached hereto and made a part hereof (hereinafter referred to as the “Subject Property”).
19 The Subject Property is part of the Cedar Brooke Estates Subdivision (“Subdivision”)
20 created by the final plat of subdivision recorded with the Will County Recorder of Deeds
21 on December 1, 2006 as Document No. R2006199580 (“Final Plat”) which is attached
22 hereto as **Exhibit B**.

23 **B.** The Developer intends to complete the Subject Property with twenty-nine (29)
24 dwelling units (the “Development”) as well as completing the Subdivision in accordance
25 with both the Final Plat and the Punch List of improvements to the Subdivision. The Punch
26 List is attached hereto as **Exhibit C**.

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28 C. The Parties desire to enter into this Agreement confirming the zoning of the
29 Subject Property in the Village's R-2 (PUD) single family residential zoning district to
30 allow for the development of the Subject Property as depicted on the Final Plat and the
31 performance of certain undertakings by the Parties pursuant to the Agreement.

32 D. The Subject Property shall be developed pursuant to the terms and conditions
33 of this Agreement.

34 E. The Village Board of Trustees, after due consideration, has concluded that the
35 development of the Subject Property and the completion of the improvements to the
36 Subdivision identified on the Punch List pursuant to the terms and conditions herein set
37 forth will further the Village's growth, increase the taxable value of the Subject Property
38 within the Village, and otherwise enhance, promote, and serve the best interests and general
39 welfare of the Village and its residents.

40 **NOW, THEREFORE,** in consideration of the foregoing preambles and in
41 consideration of the mutual covenants, agreements and conditions hereinafter contained,
42 and the benefits anticipated to inure to each of them, the Parties agree as follows:

43 **1. PREAMBLES/EXECUTION OF THIS AGREEMENT/ACQUISITION OF**
44 **SUBJECT PROPERTY**

45 **1.1 PREAMBLES.** The foregoing preambles are material to this Agreement and
46 are incorporated herein, as if restated in their entirety in this Section 1.1.

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49 **2. ZONING**

50 **2.1 ZONING AND VARIATIONS.** The Village hereby confirms that the
51 Subject Property is zoned R-2 Single Family Residential as a planned unit development to
52 allow for the construction of twenty-nine (29) single family houses as depicted on the
53 Final Plat. All zoning variances depicted on the final plat, if any, are hereby ratified and
54 reaffirmed by the Village.

55 **2.2 USE AND DENSITY.** The Subject Property shall be developed for
56 residential purposes only, consisting of not more than twenty-nine (29) single family
57 houses as shown on the Final Plat.

58 **3. DEVELOPMENT STANDARDS**

59 **3.1 DEVELOPMENT SIGN.** Subject to all VILLAGE ordinances, codes,
60 rules and regulations, the Developer, at its option and expense, may erect and maintain two
61 subdivision development signs advertising the Development. One of the two signs may be
62 placed in the public right-of-way along 151st Street and the other on Cedar Road. The
63 signs shall not exceed 64 square feet of sign face per side; may be two-sided and shall not
64 be illuminated.

65 **3.2 IMPROVEMENTS.** The Developer shall complete all street
66 improvements in accordance with the Punch List. The Developer hereby agrees to install
67 the final lift on all streets in the Subdivision as provided in the Punch List, the timing of
68 which shall be at the Developer's discretion, however, the Developer shall complete the
69 final lift prior to the time that the Village issues the sixteenth (16th) building permit to

70 Developer for the Development. If the Developer fails to complete the final lift prior to
71 the issuance of the sixteenth (16th) building permit, the Village may, in its sole discretion,
72 withhold the issuance of any additional permits until the final lift is completed and accepted
73 by the Village.

74 **3.3 SIDEWALKS.** The Developer shall complete the sidewalks in accordance
75 with the Punch List. The Developer shall not be required to install the multi-use paths and
76 pedestrian bridges depicted on the Final Plat along 151st Street, Cedar Road and in the
77 Subdivision. The Developer shall construct the sidewalks in segments upon construction
78 of each house adjacent to the sidewalks.

79 **3.4 WATER AND SEWER CONSTRUCTION.** Outstanding improvements
80 to water mains and sanitary sewer mains shall be constructed as specified on the Punch
81 List. The Developer shall complete the water and sanitary sewer systems as required by
82 Illinois American Water.

83 **3.5 FENCING.** Fencing shall be allowed on the side and rear yards of all lots
84 including those that are adjacent to Cedar Road and/or 151st Street in accordance with the
85 Village's Zoning and Building Codes. The Developer shall not be required to construct
86 any berming adjacent to Cedar Road or 151st Street. The Developer agrees to include in
87 the HOA Covenants and Restrictions document a requirement that all fencing that abuts
88 151st street and Cedar Road be of similar color, construction and building materials.

89 **3.6 SNOW PLOWING.** Until such time as the Village accepts all of the public streets
90 in the Subdivision as completed, including the completion of the final lift, the Developer

91 shall be responsible for the removal of all snow from the streets in the Subdivision to the
92 reasonable satisfaction of the Village.

93 **4. ON-SITE IMPROVEMENTS.**

94 **4.1 CONSTRUCTION.** In connection with completion of the Subdivision, the
95 Developer shall, at its expense, construct all improvements described in the Punch List.
96 The Developer shall not be responsible to construct any other improvements in the
97 Subdivision.

98 The following on-site improvements shall be public subdivision improvements
99 ("Public Subdivision Improvements") and the ownership thereof shall be transferred to the
100 Village after completion, approval by the Village Engineer, and acceptance by the Village
101 Board of Trustees: All internal public streets, street lights, curbs, sidewalks and storm
102 sewers. The Village may provide at the Village's expense, alternate lights for the street
103 lights.

104 The following on-site improvements shall be private subdivision improvements
105 ("Private Subdivision Improvements") and the ownership thereof shall be transferred to a
106 homeowner's association established by the Developer; or (ii) retained by the Developer:
107 The Private Subdivision Improvements shall include all on-site common area
108 improvements not identified as On-Site Public Improvements, including all entrance
109 structures (and associated landscaping), private drives, all storm water detention facilities
110 and appurtenances not located in public right-of-way.

111 **4.2 OVERSIZING.** The Developer shall not be required to oversize any on-
112 site sanitary sewers, water mains, storm sewers, stormwater management facilities or other
113 on-site improvements in connection with its construction of the Development.

114 **5. OFF-SITE IMPROVEMENTS:** None shall be required of the Developer.

115 **6. RECAPTURE FEES/WATER AND SEWER AVAILABILITY**

116 **6.1 RECAPTURE FEES.** The Village and the Developer acknowledge and agree
117 that there are no outstanding recapture agreements applicable to the Subject Property.

118 **6.2 WATER AND SEWER AVAILABILITY.** Water and sanitary sewer service
119 shall be provided to the Subject Property by Illinois American Water. The Parties
120 acknowledge that outstanding improvements are required for the lift station. The
121 Developer shall be responsible for all improvements necessary to complete the water and
122 sanitary sewer systems.

123 **7. IMPACT FEES, DONATIONS AND OTHER FEES**

124 **VILLAGE PERMIT, INSPECTION, REVIEW & IMPACT FEES.**

125 The Developer shall be granted a credit of \$5,270.00 towards Village permit,
126 inspection and review fees for each of the twenty-nine (29) vacant lots that remain in the
127 Subdivision on the Effective Date of this Agreement. It is understood that the Developer
128 shall be responsible for paying the Village's park donation and all other applicable school,
129 fire district and library district impact fees, as required by Village ordinance.

130 The Impact Fees for this Subdivision shall not be increased for a period of five (5)
131 years from the Effective Date of this Agreement. Any fee reductions which are customarily
132 and generally applicable throughout the Village as established from time to time by the
133 Village shall be applicable and accrue to the benefit of the Subject Property.

134 **8. SUBDIVISION IMPROVEMENTS.**

135 **8.1 SUBDIVISION SECURITY.** The Village agrees not to require the
136 Developer to post any form of surety for the outstanding Subdivision improvements
137 identified on the Punch List. Should the Developer fail to complete all outstanding Punch
138 List improvements prior to the time the Village issues the sixteenth (16th) building permit
139 to the Developer, the Village reserves the right, in its sole discretion, to withhold future
140 building permits until all Punch List items have been constructed to the satisfaction of the
141 Village. It is understood that sidewalks and trees will be installed with the completion of
142 each house, prior to the issuance of a certificate of occupancy.

143 **8.2 TRANSFER OF PUBLIC SUBDIVISION IMPROVEMENTS.** All
144 public streets and cul-de-sacs, sidewalks, street lights and parkway trees constructed within
145 dedicated rights-of-way, after completion, inspection and acceptance by the Village and
146 satisfactory completion of the Punch List items shall be transferred by the Developer,
147 without cost, by Bill of Sale to, and accepted for ownership, maintenance and operation by
148 the Village.

149 **8.3 RECORDED COVENANTS.** The Developer shall submit a draft of the
150 declaration of covenants, conditions, restrictions and easements to be recorded against the

151 Subject Property (the "Recorded Covenants") for review and approval by the Village and
152 shall include restrictions on the construction and placement of mailboxes and post lamps.

153 **9. MODELS/SALES AND OFFICE TRAILERS**

154 Following approval of this Agreement, the Developer shall have the right to
155 construct up to four model homes and other appurtenant facilities, including potable water
156 and temporary sanitary facilities (*i.e.*, holding tanks, not septic fields) on the Subject
157 Property. No model homes shall be used as a model home or sales office until a temporary
158 certificate of occupancy is issued for such purpose by the Village. One of the model homes
159 may be used as a sales office. In addition, one construction trailer may be located on the
160 Subject Property and used for storage. In addition to the foregoing, one construction trailer
161 may be located on the Subject Property on Lot 32 adjacent to the lift station and utilized
162 for on-site construction offices. Said construction trailer must be placed on a cement slab
163 and be painted a solid shade of brown as approved by the Village Manager. The
164 construction trailer, and cement, must be fully removed either prior to the Village's
165 issuance of the certificate of occupancy for the final 29th home or, on October 1, 2019,
166 whichever comes first.

167 **10. FINAL ENGINEERING PLANS AND FINAL PLAT**

168 **10.1 FINAL ENGINEERING PLANS.** Final engineering plans and
169 specifications for the Subdivision have been submitted to and approved by the VILLAGE.
170 Upon the Developer's completion of the Punch List items and their acceptance by the
171 Village, the Village will then confirm that the Subject Property has been developed in
172 conformance with the approved engineering plans.

173 **11. BUILDING PERMITS/ OCCUPANCY CERTIFICATES**

174 **11.1 BUILDING PERMITS.** The Village shall issue building permits within
175 thirty (30) business days following application therefor, or issue a letter of denial within
176 said period informing the Developer specifically as to what corrections are necessary as a
177 condition to the issuance of a building permit and specifying the section of any applicable
178 code relied upon by the Village in its request for correction. The Village acknowledges
179 that the temporary moratorium on building permit issuance (Ordinance 13-018) has expired
180 and is no longer in force or effect with respect to the Subject Property.

181 **11.2 OCCUPANCY CERTIFICATES.** The Village shall issue temporary or
182 final occupancy certificates within five (5) business days of application therefor, or issue a
183 letter of denial within said period informing the Developer as to what corrections are
184 necessary as a condition to the issuance of a certificate and specifying the section of any
185 applicable code relied upon by the Village in its request for correction. The Developer's
186 inability, due to adverse weather conditions, to install driveways, service walks, sidewalks,
187 stoops, landscaping and final grading, shall not delay the issuance of a temporary certificate
188 of occupancy provided the Developer delivers security to the Village to assure the
189 completion of said unfinished items. Once unfinished items have been completed and
190 approved by the Village Engineer and Building Commissioner, the Village shall issue final
191 occupancy certificates within the time prescribed herein and release the above described
192 security.

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195 **12. VILLAGE ORDINANCES, CODES, RULES AND REGULATIONS.**

196 **12.1 AMENDMENTS.** If, during the term of this Agreement, the provisions of
197 any existing ordinances, codes, rules or regulations are amended or modified so as to
198 impose requirements upon the development of the Subject Property, or the construction
199 of dwelling units or other improvements thereon or in connection therewith, which are
200 more stringent than those existing as of the Effective Date, or so as to increase the fees or
201 charges payable to the Village, such amendment or modification shall not be effective as
202 applied to the Subject Property for a period of five (5) years from the Effective Date.

203 **13. STORMWATER MANAGEMENT AND WETLANDS**

204 **13.1 STORMWATER MANAGEMENT.** The Developer shall complete the
205 storm water improvements specified on the Punch List.

206 **14. GENERAL PROVISIONS**

207 **14.1 TIME OF ESSENCE/COOPERATION OF PARTIES.** Time is of the
208 essence of this Agreement. The Parties shall cooperate with one another on an ongoing
209 basis and make every reasonable effort, including with respect to the Village, the calling
210 of special meetings, the holding of additional public hearings and the adoption of
211 ordinances, to further the implementation of this Agreement. Specifically, but without
212 limitation, in connection with the Developer's performance of its obligations under this
213 Agreement, the Village agrees to execute such applications and documents as may be
214 necessary to obtain approvals and authorizations from other governmental or

215 administrative agencies and to cooperate otherwise to the extent necessary to assure the
216 Developer's performance of those obligations.

217 **14.2 CONFLICT WITH ORDINANCES.** If any pertinent existing resolutions
218 or ordinances, or interpretations thereof, of the Village are inconsistent or in conflict with
219 any provision hereof, then the provisions of this Agreement and the ordinances passed
220 pursuant hereto shall constitute lawful and binding amendments to, and shall supersede the
221 terms of said inconsistent ordinances or resolutions, or interpretations thereof, as they may
222 relate to the Development.

223 **14.3 TERM.** This Agreement shall be binding upon and inure to the benefit of
224 the Parties, their successors and assignees for a period of ten (10) years from the Effective
225 Date and for whatever additional period of time agreed to by the Parties in writing. In the
226 event the zoning of the Subject Property or the execution and delivery of this Agreement
227 is challenged either directly or indirectly in any court proceeding which shall delay the
228 construction of the Development, the period of time during which such litigation is
229 pending, to the extent permitted by law, shall not be included in calculating such ten (10)
230 year term.

231 **14.4 ASSIGNABILITY.** This Agreement shall run with the land and, as such,
232 shall be binding upon subsequent owners of the Subject Property, or any portion thereof
233 including any homeowners association (other than purchasers of individual dwelling units
234 constructed on the Subject Property); provided, however, that the Developer shall not
235 assign its rights or delegate its duties hereunder and such rights shall not inure to
236 subsequent owners of the Subject Property, unless the Village provides its prior written

237 express consent of the proposed assignee of such rights which consent the Village may
238 withhold in its sole discretion. If the Developer desires the Village approve an assignment
239 it shall make such request to the Village in writing, which request shall identify the
240 proposed assignee and the Developer shall provide the Village with all information
241 requested by the Village with respect to the proposed assignee's qualifications. The
242 Village shall not be required to issue a building permit or any other type of permit for any
243 lot that is part of the Subject Property that has been assigned or conveyed without the prior
244 written consent of the Village.

245 **14.5 NOTICES.** All notices, demands, requests and other communications
246 necessary or desirable to be served under this Agreement shall be in writing and shall be
247 either personally delivered or delivered to the Party or the Party's attorney by (1) email,
248 (2) facsimile transmission, (3) prepaid same-day or overnight delivery service (such as
249 Federal Express or UPS), with proof of delivery requested, or (4) United States registered
250 or certified mail, return receipt requested, postage prepaid, in each case addressed as
251 follows:

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To the Village:

Attn: Village Manager
Village of Homer Glen
14933 S Founders Crossing
Homer Glen, IL 60491
Phone: 708-301-0632
Fax: 708-301-8407
Email: cdavis@homerglen.org

With a copy to:

Mark H. Sterk
Odelson & Sterk, Ltd.
3318 West 95th Street
Evergreen Park, IL 60805
Phone: 708-424-5678
Fax: 708-424-5829
Email: msterk@odelsonsterk.com

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To the Developer:

Matt Dill, Manager
Teton Development
7512 County Line road
Burr Ridge, IL 60527
Phone:
Fax:
Email:

With a copy to:

Vincent M. Rosanova
Rosanova & Whitaker, Ltd.
23 West Jefferson Avenue, Suite 200
Naperville, IL 60540
Phone:
Fax: 630-352-3610
Email:

285 or such other address or addresses or to such other party when any party entitled to receive
286 notice hereunder may designate for itself from time to time in a written notice served upon
287 the other parties hereto in accordance herewith. Any notice sent as hereinabove provided
288 shall be deemed to have been received (i) on the date it is personally delivered, if delivered
289 in person, (ii) on the date it is electronically transmitted if delivered by facsimile
290 transmission, (iii) on the first business day after the date it is deposited with the overnight
291 courier service, if delivered by overnight courier service, or (iv) on the third (3rd) business
292 day following the postmark date which it bears, if delivered by United States registered or
293 certified mail, return receipt requested, postage prepaid.

294 **14.6 SEVERABILITY.** If any provision of this Agreement is held invalid, such
295 provision shall be deemed to be removed therefrom and the invalidity thereof shall not
296 affect any of the other provisions contained herein.

297 **14.7 REMEDIES.** Any party to this Agreement may, either in law or equity, by
298 suit, action, mandamus, or other proceedings, enforce or compel performance of this
299 Agreement. No action taken by any party hereto pursuant to the provisions of this Section

300 or pursuant to the provisions of any other Section of this Agreement shall be deemed to
301 constitute an election of remedies, and all remedies set forth in this Agreement shall be
302 cumulative and non-exclusive or otherwise available to any party at law or in equity.

303 **14.8 BREACH OF AGREEMENT.** In the event of a material breach of this
304 Agreement, the Parties agree that the party alleged to be in breach shall have thirty (30)
305 day notice of said breach to correct the same prior to the non-breaching party's seeking any
306 remedy provided for herein (provided, however, that said thirty (30) day period shall be
307 extended if the defaulting party has initiated the cure of said default and is diligently
308 proceeding to cure the same).

309 **14.9 DEFAULT CURE.** If any of the Parties shall fail to perform any of its
310 obligations hereunder, and the party affected by such default shall have given notice of
311 such default to the defaulting party, and such defaulting party shall have failed to cure such
312 default within thirty (30) days of such default notice (or any extension of said thirty (30)
313 day period if the defaulting party has initiated the cure of said default and is diligently
314 proceeding to cure the same), then in addition to any and all other remedies that may be
315 available, either in law or equity, the party affected by such default shall have the right (but
316 not the obligation) to take such action as in its reasonable discretion and judgment shall be
317 necessary to cure such default. In such event, the defaulting party hereby agrees to pay
318 and reimburse the party affected by such default for all reasonable costs and expenses
319 incurred by it in connection with action taken to cure such default.

320 **14.10 NO WAIVER.** The failure of any of the Parties to insist upon the strict and
321 prompt performance of the terms, covenants, agreements, and conditions herein contained,

322 or any of them, imposed upon any other party, shall not be construed as a waiver or
323 relinquishment of any party's right thereafter to enforce any such term, covenant,
324 agreement, or condition, but the same shall continue in full force and effect.

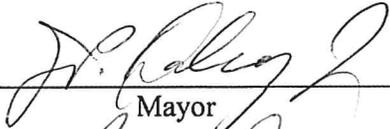
325 **14.11 INTEGRATION/EXHIBITS.** This Agreement constitutes the entire
326 agreement and understanding of the Parties relative to the subject matter hereof
327 superseding all prior agreements, understandings and negotiations (all of which are
328 expressly merged herein). All exhibits to this Agreement are incorporated herein by this
329 reference thereto.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement this

24th day of September, 2014.

VILLAGE OF HOMER GLEN,
an Illinois Municipal Corporation

By: 
Mayor

Attest: 
Village Clerk

DEVELOPER:

TETON DEVELOPMENT, LLC
an Illinois limited liability company

BY: 

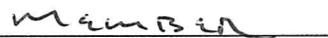
ITS: 

Exhibit "A" – Legal Description

Exhibit "B" – Final Plat

Exhibit "C" – Punch List

EXHIBIT

tabbict

A

LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 AND 35, IN CEDAR BROOKE, BEING A SUBDIVISION OF LOTS 2 AND 8, IN THE ASSESSOR'S SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 2006 AS DOCUMENT No. R2006199580, IN WILL COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

Single Family Lots (1-6 and 8-30), and Common Lots (31-35)
Cedar Brook of Homer Glen, IL 60491

P.I.N. 05-16-100-

DATE REVISED & APPROVED

FINAL PLAT OF SUBDIVISION

CEDAR BROOK

LOTS 2 AND 8 IN THE ASSessor'S SUBDIVISION OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ILLINOIS.

R2006199580

R2006199580



VICINITY MAP NOT TO SCALE

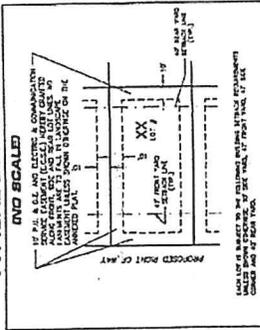
CURVE TABLE:

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82	N 89° 57' 14" W	251.20	103.37
83	N 89° 57' 14" W	251.20	103.37
84	N 89° 57' 14" W	251.20	103.37
85	N 89° 57' 14" W	251.20	103.37
86	N 89° 57' 14" W	251.20	103.37
87	N 89° 57' 14" W	251.20	103.37
88	N 89° 57' 14" W	251.20	103.37
89	N 89° 57' 14" W	251.20	103.37
90	N 89° 57' 14" W	251.20	103.37
91	N 89° 57' 14" W	251.20	103.37
92	N 89° 57' 14" W	251.20	103.37
93	N 89° 57' 14" W	251.20	103.37
94	N 89° 57' 14" W	251.20	103.37
95	N 89° 57' 14" W	251.20	103.37
96	N 89° 57' 14" W	251.20	103.37
97	N 89° 57' 14" W	251.20	103.37
98	N 89° 57' 14" W	251.20	103.37
99	N 89° 57' 14" W	251.20	103.37
100	N 89° 57' 14" W	251.20	103.37

LINE TABLE:

LINE	BEARING	LENGTH
1	N 89° 57' 14" W	251.20
2	N 89° 57' 14" W	251.20
3	N 89° 57' 14" W	251.20
4	N 89° 57' 14" W	251.20
5	N 89° 57' 14" W	251.20
6	N 89° 57' 14" W	251.20
7	N 89° 57' 14" W	251.20
8	N 89° 57' 14" W	251.20
9	N 89° 57' 14" W	251.20
10	N 89° 57' 14" W	251.20
11	N 89° 57' 14" W	251.20
12	N 89° 57' 14" W	251.20
13	N 89° 57' 14" W	251.20
14	N 89° 57' 14" W	251.20
15	N 89° 57' 14" W	251.20
16	N 89° 57' 14" W	251.20
17	N 89° 57' 14" W	251.20
18	N 89° 57' 14" W	251.20
19	N 89° 57' 14" W	251.20
20	N 89° 57' 14" W	251.20
21	N 89° 57' 14" W	251.20
22	N 89° 57' 14" W	251.20
23	N 89° 57' 14" W	251.20
24	N 89° 57' 14" W	251.20
25	N 89° 57' 14" W	251.20
26	N 89° 57' 14" W	251.20
27	N 89° 57' 14" W	251.20
28	N 89° 57' 14" W	251.20
29	N 89° 57' 14" W	251.20
30	N 89° 57' 14" W	251.20
31	N 89° 57' 14" W	251.20
32	N 89° 57' 14" W	251.20
33	N 89° 57' 14" W	251.20
34	N 89° 57' 14" W	251.20
35	N 89° 57' 14" W	251.20
36	N 89° 57' 14" W	251.20
37	N 89° 57' 14" W	251.20
38	N 89° 57' 14" W	251.20
39	N 89° 57' 14" W	251.20
40	N 89° 57' 14" W	251.20
41	N 89° 57' 14" W	251.20
42	N 89° 57' 14" W	251.20
43	N 89° 57' 14" W	251.20
44	N 89° 57' 14" W	251.20
45	N 89° 57' 14" W	251.20
46	N 89° 57' 14" W	251.20
47	N 89° 57' 14" W	251.20
48	N 89° 57' 14" W	251.20
49	N 89° 57' 14" W	251.20
50	N 89° 57' 14" W	251.20
51	N 89° 57' 14" W	251.20
52	N 89° 57' 14" W	251.20
53	N 89° 57' 14" W	251.20
54	N 89° 57' 14" W	251.20
55	N 89° 57' 14" W	251.20
56	N 89° 57' 14" W	251.20
57	N 89° 57' 14" W	251.20
58	N 89° 57' 14" W	251.20
59	N 89° 57' 14" W	251.20
60	N 89° 57' 14" W	251.20
61	N 89° 57' 14" W	251.20
62	N 89° 57' 14" W	251.20
63	N 89° 57' 14" W	251.20
64	N 89° 57' 14" W	251.20
65	N 89° 57' 14" W	251.20
66	N 89° 57' 14" W	251.20
67	N 89° 57' 14" W	251.20
68	N 89° 57' 14" W	251.20
69	N 89° 57' 14" W	251.20
70	N 89° 57' 14" W	251.20
71	N 89° 57' 14" W	251.20
72	N 89° 57' 14" W	251.20
73	N 89° 57' 14" W	251.20
74	N 89° 57' 14" W	251.20
75	N 89° 57' 14" W	251.20
76	N 89° 57' 14" W	251.20
77	N 89° 57' 14" W	251.20
78	N 89° 57' 14" W	251.20
79	N 89° 57' 14" W	251.20
80	N 89° 57' 14" W	251.20
81	N 89° 57' 14" W	251.20
82	N 89° 57' 14" W	251.20
83	N 89° 57' 14" W	251.20
84	N 89° 57' 14" W	251.20
85	N 89° 57' 14" W	251.20
86	N 89° 57' 14" W	251.20
87	N 89° 57' 14" W	251.20
88	N 89° 57' 14" W	251.20
89	N 89° 57' 14" W	251.20
90	N 89° 57' 14" W	251.20
91	N 89° 57' 14" W	251.20
92	N 89° 57' 14" W	251.20
93	N 89° 57' 14" W	251.20
94	N 89° 57' 14" W	251.20
95	N 89° 57' 14" W	251.20
96	N 89° 57' 14" W	251.20
97	N 89° 57' 14" W	251.20
98	N 89° 57' 14" W	251.20
99	N 89° 57' 14" W	251.20
100	N 89° 57' 14" W	251.20

TYPICAL LOT DETAIL



IF THE S & E CORNERS OF A LOT ARE NOT IDENTIFIED BY THIS PLAT, THE S & E CORNERS SHALL BE IDENTIFIED BY THE ADJACENT LOTS. THE S & E CORNERS OF A LOT SHALL BE IDENTIFIED BY THE ADJACENT LOTS. THE S & E CORNERS OF A LOT SHALL BE IDENTIFIED BY THE ADJACENT LOTS.

GRAPHIC SCALE



BASIS OF BEARINGS:

ASSUMED THE BEST LINE OF BEARINGS TO BE 89° 57' 14" W.

AREA TABLE:

LOT	AC
LOT 1	17,750
LOT 2	64,600
LOT 3	14,570
LOT 4	14,570
LOT 5	14,570
LOT 6	14,570
LOT 7	14,570
LOT 8	14,570
LOT 9	14,570
LOT 10	14,570
LOT 11	14,570
LOT 12	14,570
LOT 13	14,570
LOT 14	14,570
LOT 15	14,570
LOT 16	14,570
LOT 17	14,570
LOT 18	14,570
LOT 19	14,570
LOT 20	14,570
LOT 21	14,570
LOT 22	14,570
LOT 23	14,570
LOT 24	14,570
LOT 25	14,570
LOT 26	14,570
LOT 27	14,570
LOT 28	14,570
LOT 29	14,570
LOT 30	14,570
LOT 31	14,570
LOT 32	14,570
LOT 33	14,570
LOT 34	14,570
LOT 35	14,570
LOT 36	14,570
LOT 37	14,570
LOT 38	14,570
LOT 39	14,570
LOT 40	14,570
LOT 41	14,570
LOT 42	14,570
LOT 43	14,570
LOT 44	14,570
LOT 45	14,570
LOT 46	14,570
LOT 47	14,570
LOT 48	14,570
LOT 49	14,570
LOT 50	14,570
LOT 51	14,570
LOT 52	14,570
LOT 53	14,570
LOT 54	14,570
LOT 55	14,570
LOT 56	14,570
LOT 57	14,570
LOT 58	14,570
LOT 59	14,570
LOT 60	14,570
LOT 61	14,570
LOT 62	14,570
LOT 63	14,570
LOT 64	14,570
LOT 65	14,570
LOT 66	14,570
LOT 67	14,570
LOT 68	14,570
LOT 69	14,570
LOT 70	14,570
LOT 71	14,570