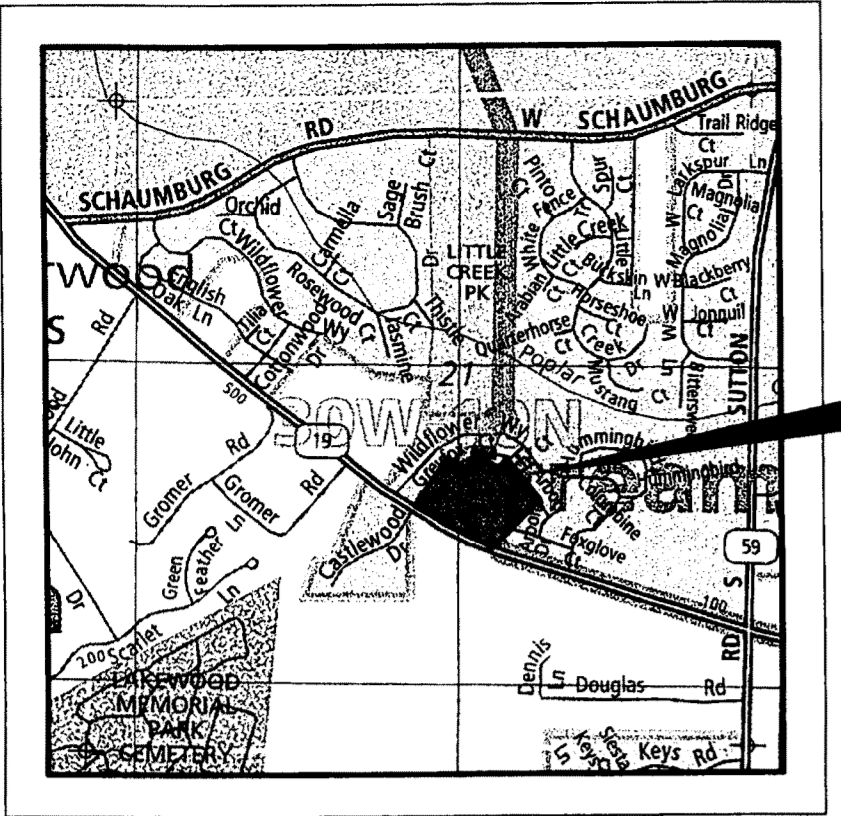


PRELIMINARY PLAT HAMILTON GROVE SUBDIVISION



LOCATION MAP
(NOT TO SCALE)

P.I.N.: 06-21-410-007
06-21-410-012

SITE ADDRESS:
30W320 & 30W360 W. IRVING PARK ROAD
STREAMWOOD, ILLINOIS 60107

THIS SURVEY PREPARED FOR:
HAMILTON HOMES, INC.
800 HART ROAD - SUITE 109
BARRINGTON, ILLINOIS 60010
PHONE: (847) 304-8289

ENGINEERING PREPARED BY:
LINTECH ENGINEERING, LLC
1496 MERCHANT DRIVE
ALGONQUIN, ILLINOIS 60102
PHONE: (847) 960-7150

LANDPLAN PREPARED BY:
ROLF C. CAMPBELL & ASSOCIATES
101 WAUKEGAN ROAD - SUITE 1000
LAKE BLUFF, ILLINOIS 60044
PHONE: (847) 735-1000

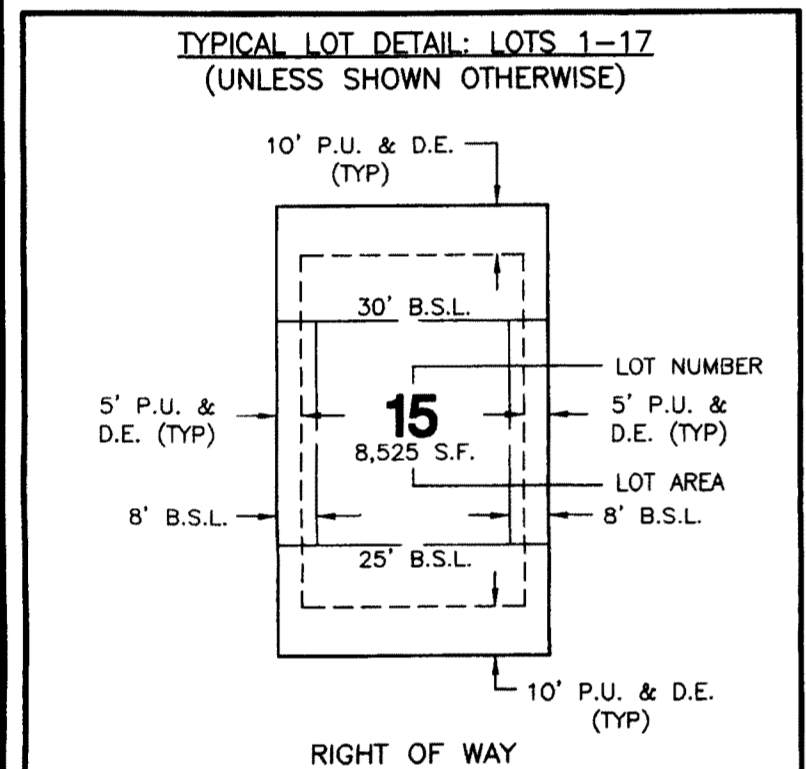


(IN FEET)
1 inch = 60 ft.

BASIS OF BEARINGS: THE BEARING SYSTEM FOR THIS PLAT IS ASSUMED AND BASED ON THE WEST LINE OF JACOB'S FARM SUBDIVISION. ASSUMED BEARING OF SAID WEST LINE: S 24°56'33" W.



POINT OF COMMENCING
PARCEL 1 & PARCEL 2



TYPICAL LOT DETAIL: LOTS 1-17
(UNLESS SHOWN OTHERWISE)

RECORDING NOTE

THIS PLAN IS NOT FOR RECORD.

IMPROVEMENTS STATEMENT

THE LOCATION, GRADE, SIZE AND ALIGNMENT OF ALL UNDERGROUND IMPROVEMENTS WILL BE CONSIDERED AT FINAL ENGINEERING AND ARE SHOWN IN THE PRELIMINARY PLAN FOR INFORMATION ONLY.

PROPERTY AREA

LOTS 1 - 17 = 170,521 S.F. ~ 3.915 Ac.
LOTS 18 - 20 = 58,085 S.F. ~ 1.333 Ac.
DEDICATED ROW = 40,020 S.F. ~ 0.919 Ac.
GROSS LAND AREA = 268,626 S.F. ~ 6.167 Ac.

SITE DATA

CURRENT ZONING: R-1 (COOK COUNTY)
PROPOSED ZONING: R-3 (STREAMWOOD)
NUMBER OF RESIDENTIAL LOTS: 17 LOTS
AVERAGE LOT SIZE: 10,031 S.F.
DWELLING UNIT PER ACRE: 2.75 D.U. PER ACRE

LEGAL DESCRIPTION

PARCEL 1
THAT PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 21; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 457.34 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 130 DEGREES 11 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 850.2 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 19; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE BEING ALONG A CURVE TO THE LEFT A DISTANCE OF 249.07 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE BEING ALONG A CURVE TO THE LEFT, A DISTANCE OF 265.8 FEET; THENCE NORTHEASTERLY 466.42 FEET ALONG A LINE THAT IF EXTENDED WOULD INTERSECT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AT A POINT 1007.34 FEET EASTERLY OF THE CENTER OF SAID SECTION 21; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 101 DEGREES 51 MINUTES TO THE LEFT, WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 302.57 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 440.9 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 19 AND PLACE OF BEGINNING.

PARCEL 2
THAT PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 21; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 457.34 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 130 DEGREES 11 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 850.2 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 19; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE BEING ALONG A CURVE TO THE LEFT A DISTANCE OF 514.87 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTHEASTERLY IN A STRAIGHT LINE, A DISTANCE OF 113.82 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, THAT IS 1007.34 FEET EASTERLY OF THE CENTER OF SAID SECTION 21; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 341.7 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 511.5 FEET; THENCE WESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 87 DEGREES 33 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 616 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 130 DEGREES 07 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 261.6 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 83 DEGREES 36 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 413.22 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 19; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 274.68 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 130 DEGREES 11 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 850.2 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 19; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE BEING ALONG A CURVE TO THE LEFT A DISTANCE OF 514.87 FEET TO A POINT; THENCE NORTHEASTERLY IN A STRAIGHT LINE, A DISTANCE OF 113.82 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, THAT IS 1007.34 FEET EASTERLY OF THE CENTER OF SAID SECTION 21; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 341.7 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 511.5 FEET; THENCE WESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 87 DEGREES 33 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 616 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 49 DEGREES 53 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 65 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE STRAIGHT LINE PREVIOUSLY DESCRIBED, RUNNING FROM THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 19 TO THE POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, 1007.34 FEET EASTERLY OF THE CENTER OF SAID SECTION 21; THENCE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 570 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LINE	BEARING	LENGTH
L1	N 117°55' W	33.41'
L2	N 117°55' E	33.41'
L3	S 110°22' E	47.73'
L4	S 08°44'11" W	26.52'
L5	S 50°23'07" W	26.51'
L6	N 80°35'55" W	25.00'
L7	S 47°15'35" W	27.03'
L8	N 73°44'57" W	8.86'

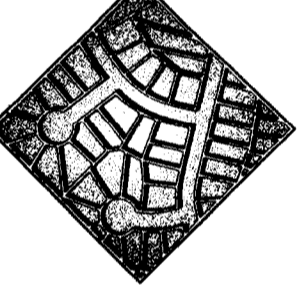
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	120.00'	10.41'	S 13°45'39" W	10.40'
C2	180.00'	15.61'	S 13°45'39" W	15.60'
C3	4595.68'	30.00'	S 78°31'52" E	30.00'
C4	4595.68'	30.00'	S 78°54'18" E	30.00'

- GENERAL NOTES:**
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
 - DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 - THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
 - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
 - P.U. & D.E. DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
 - L.E. DENOTES LANDSCAPE EASEMENT. THERE IS A L.E. OVER ALL OF LOTS 19 & 20.
 - B.S.L. DENOTES BUILDING SETBACK LINE.
 - LOTS 18-20 ARE HEREBY DEDICATED TO THE VILLAGE OF STREAMWOOD.

SHEET INDEX:
SHEET 1 OF 2 = BOUNDARY INFORMATION
SHEET 2 OF 2 = ENG. & TOPO DETAILS

DATE	
REVISIONS	
DRAWN BY	CHEKRY

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HAMILTON GROVE SUBDIVISION
STREAMWOOD, ILLINOIS
PRELIMINARY PLAT

PROJ. NO.: SDR
PROJ. ASSOC.: SCT
DRAWN BY: SCT
CHECKED BY: SDR
DATE: 09-14-06
SCALE: 1" = 60'
SHEET
1 OF 2
LELSW 060783