

PLAT OF LANDSCAPE BUFFER AND MONUMENT SIGN EASEMENT

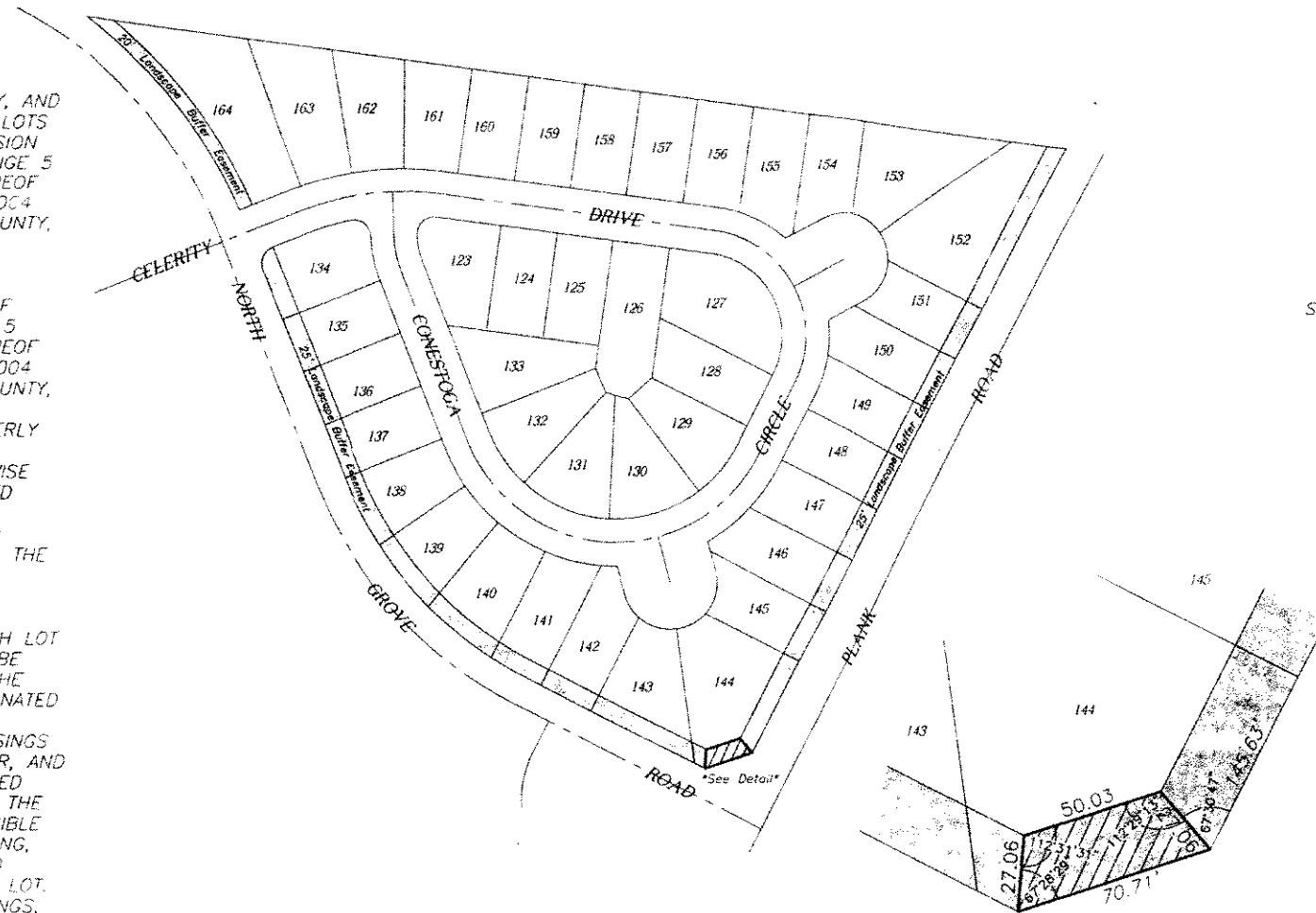
DESCRIPTION OF LANDSCAPE BUFFER EASEMENT HEREBY GRANTED:
THE NORTHERLY 25 FEET OF LOTS 78 THRU 85 INCLUSIVE, THE NORTHEASTERLY 25 FEET OF LOTS 86 THRU 90 INCLUSIVE, THE SOUTHWESTERLY 25 FEET OF LOTS 134 THRU 143 INCLUSIVE, THE SOUTHWESTERLY 20 FEET OF LOT 164, THE SOUTHWESTERLY, SOUTHERLY, AND EASTERLY 25 FEET OF LOT 144, AND THE SOUTHEASTERLY 25 FEET OF LOTS 145 THRU 152 INCLUSIVE, ALL IN NORTH GROVE CROSSINGS, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 9 AT SLIDE 136-C ON DECEMBER 29TH, 2004 AS DOCUMENT NO. 2004026448 IN THE CITY OF SYCAMORE, DEKALB COUNTY, ILLINOIS.

DESCRIPTION OF SIGN EASEMENT HEREBY GRANTED:
THAT PART OF LOT 144 OF NORTH GROVE CROSSINGS, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 9 AT SLIDE 136-C ON DECEMBER 29TH, 2004 AS DOCUMENT NO. 2004026448 IN THE CITY OF SYCAMORE, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT, 145.63 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY AT AN ANGLE OF 67°30'47" MEASURED COUNTERCLOCKWISE FROM SAID 112°29'13" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 50.03 FEET; THENCE SOUTHERLY AT AN ANGLE OF 112°31'31" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 27.06 FEET; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

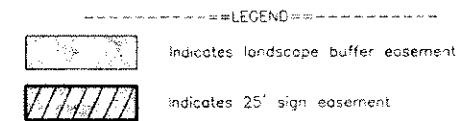
LANDSCAPE BUFFER EASEMENT PROVISIONS:
MAINTENANCE, REPAIR, AND REPLACEMENT OF THE LANDSCAPING ON EACH LOT (INCLUDING GRASS CUTTING, SOD REPLACEMENT, AND WATERING) SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT. NOTWITHSTANDING THE FOREGOING, HOWEVER, CERTAIN PORTIONS OF SOME LOTS MAY BE DESIGNATED IN EXHIBIT "B" BY THE DECLARANT AS LANDSCAPE BUFFER AREAS. THE ASSOCIATION (AS DEFINED IN THE DECLARATION OF NORTH GROVE CROSSINGS ("DECLARATION")) SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENTS OF ALL SHRUBS, TREES, FOLIAGE, AND OTHER LANDSCAPED IMPROVEMENTS (EXCLUDING GRASS CUTTING AND SOD REPLACEMENT) TO THE LANDSCAPE BUFFER EASEMENT AREA. EACH OWNER SHALL BE RESPONSIBLE FOR ALL OTHER MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPING, INCLUDING BUT NOT LIMITED TO GRASS CUTTING, SOD REPLACEMENT AND WATERING ON THE LANDSCAPE BUFFER EASEMENT AREA, IF ANY, ON HIS LOT. AS MORE FULLY PROVIDED IN THE DECLARATION, NO FENCES, OUTBUILDINGS, AND/OR TEMPORARY OR PERMANENT STRUCTURES (EXCEPT FOR MONUMENT SIGNS ON THE MONUMENT SIGN EASEMENT) SHALL BE PLACED ON THE LANDSCAPE BUFFER EASEMENT.

MONUMENT SIGN EASEMENT PROVISIONS:
THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENTS OF ALL MONUMENT SIGNS PLACED ON THE MONUMENT SIGN EASEMENT.

THE ASSOCIATION SHALL HAVE THE RIGHT AND POWER TO ACCESS THESE LOTS FOR THE PURPOSE OF FURNISHING THE SERVICES REQUIRED TO BE FURNISHED THEREIN.



Detail Not To Scale



STATE OF ILLINOIS }
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT I HAVE PREPARED THE ATTACHED PLAT FOR EASEMENT PURPOSES AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID EASEMENTS. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
DATED AT DEKALB, ILLINOIS THIS 11TH DAY OF MAY, 2005.

Shawn R. VanKampen
SHAWN R. VANKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2005



EXHIBIT C

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FOR: KENSINGTON HOMES
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