

**RESOLUTION APPROVING A
FINAL PLAT OF SUBDIVISION**

WHEREAS, on June 27, 2018, for Petition Number 18-011, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request by Anthony Ciccone to subdivide the property located at 502 E Euclid Ave, Arlington Heights, Illinois (the “Subject Property”); and

WHEREAS, the Plan Commission has found the final plat of subdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of subdivision would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON OHEIGHTS:

SECTION ONE: That the final plat of subdivision for Christian Liberty Subdivision, prepared by iG Consulting, Inc., Illinois registered land surveyors, dated April 16, 2018, with revisions through June 13, 2018, is hereby approved for the property legally described as follows:

Lots 15 through 21, both inclusive, in Block 9 together with the West ½ of the vacated public alley lying East of and adjoining said Lots 15 through 21, as aforesaid, all in Mitchell’s Addition to Arlington Heights, a subdivision in the Northeast ¼ of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 18, 1876 as document number 68007.

P.I.N. 03-30-216-005, -023, -024

commonly known as 502 E Euclid Ave, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of subdivision granted by this Resolution is subject to the condition the Petitioner shall comply with all conditions of approval

as outlined within the ordinance granting preliminary approval of Christian Liberty Subdivision as well as Federal, State and local policies, regulations and codes, to which the Petitioner has agreed.

SECTION THREE: The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION FOUR: The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Recorder of Cook County. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION FIVE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

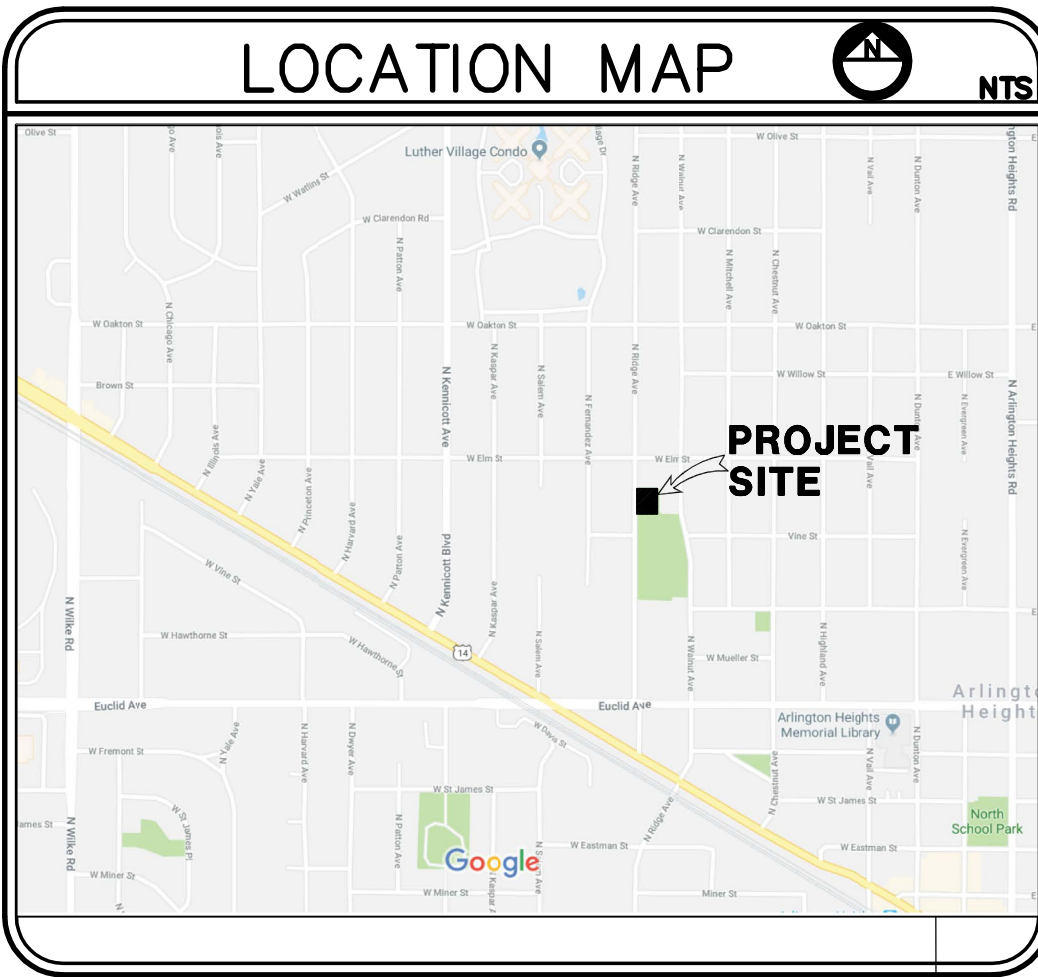
NAYS:

PASSED AND APPROVED this 6th day of August, 2018.

Village President

ATTEST:

Village Clerk



FINAL PLAT OF SUBDIVISION CHRISTIAN LIBERTY SUBDIVISION

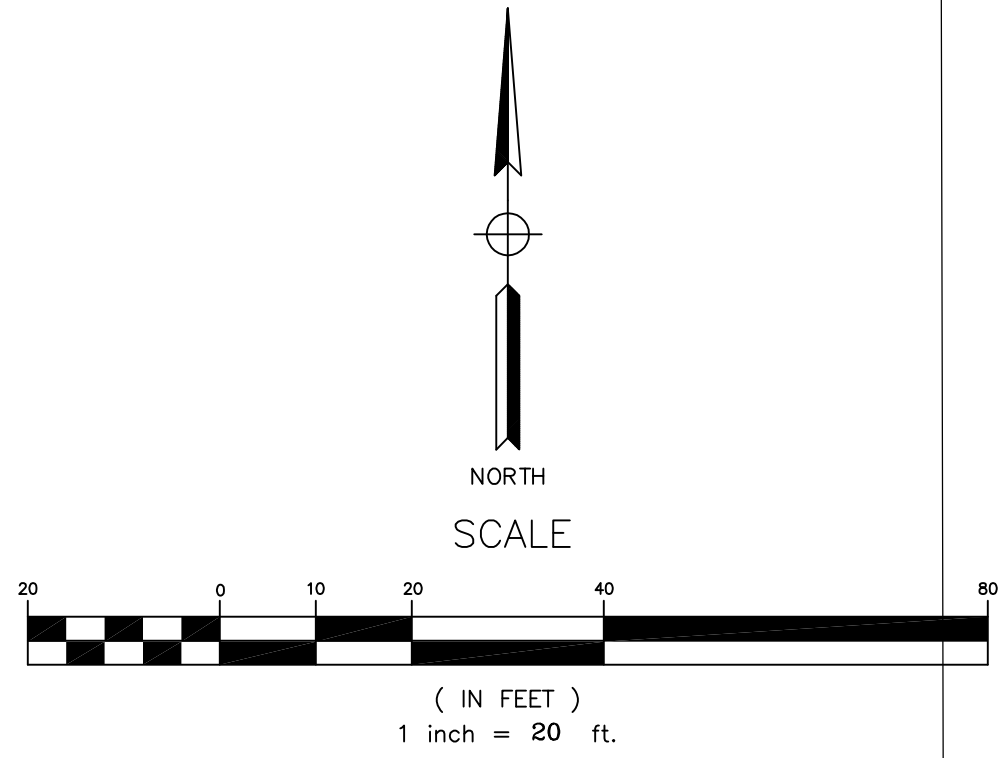
BEING A RESUBDIVISION OF
 LOTS 15, 16, 17, 18, 19, 20 AND 21, IN BLOCK 9 TOGETHER WITH THE WEST HALF OF THE VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING SAID LOTS 15, 16, 17, 18, 19, 20 AND 21 AS AFORESAID, ALL IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS ON JANUARY 18, 1876 AS DOCUMENT 68007, IN COOK COUNTY, ILLINOIS.

EXISTING PIN AFFECTED
 807 W EUCLID AVENUE - 03-30-216-005
 803 W EUCLID AVENUE - 03-30-216-023
 711 N RIDGE ROAD - 03-30-216-024

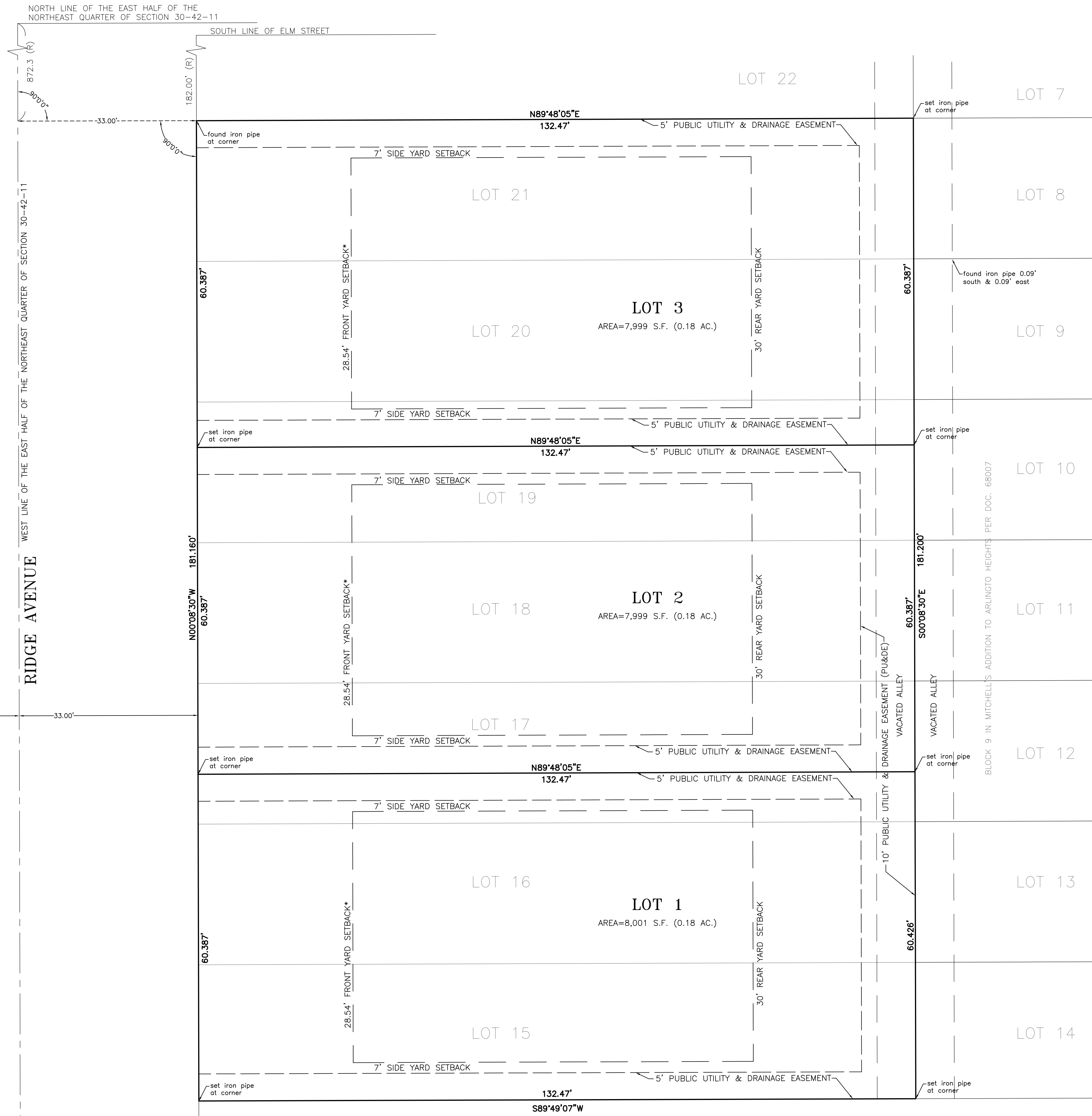
NEW ASSIGNED ADDRESSES
 LOT 1 _____ NORTH RIDGE ROAD
 LOT 2 _____ NORTH RIDGE ROAD
 LOT 3 _____ NORTH RIDGE ROAD

TAX BILL SENT TO:
 A-1 SEWER AND WATER CONTRACTORS, INC.
 903 N. RIDGE ROAD
 ARLINGTON HEIGHTS, IL 60004

NOTE:
 * = THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 28.54' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.2(a) OF CHAPTER 28 ALLOWS FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH FRONT YARDS OF MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
 COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
 ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.



IG CONSULTING, INC.
 e-mail: ig@igconsulting.net
INFRACON & GEOCOM
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 300 MARGUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
 PREPARED FOR: A-1 SEWER & WATER CONTRACTORS SCALE: 1"=20'
 FIELD CREW: D.J. FIELD WORK: 04/11/18 DRAFTED BY: S.R.M. CHECKED BY:

FINAL PLAT OF SUBDIVISION
 CHRISTIAN LIBERTY SUBDIVISION
 RIDGE AVENUE
 ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
 18448

06/13/18
 REVISED: 06/06/18
 PREPARED: 04/16/18

FIRM NO. 184-001330

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FINAL PLAT OF SUBDIVISION CHRISTIAN LIBERTY SUBDIVISION

BEING A RESUBDIVISION OF

LOTS 15, 16, 17, 18, 19, 20 AND 21, IN BLOCK 9 TOGETHER WITH THE WEST HALF OF THE VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING SAID LOTS 15, 16, 17, 18, 19, 20 AND 21 AS AFORESAID, ALL IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS ON JANUARY 18, 1876 AS DOCUMENT 68007, IN COOK COUNTY, ILLINOIS.

CERTIFICATE OF APPROVAL

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

"UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT MEETING HELD

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

APPROVED BY THE DIRECTOR OF ENGINEERING

COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY OF COOK,

ILLINOIS, THIS _____ DAY OF _____ A.D. 2018.

COUNTY CLERK

EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") AND ITS FRANCHISEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR ALL AREAS HEREON PLATED AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" (P.U.E.), TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN, AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG, AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEEES. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, INCLUDING STORMWATER RUNOFF, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS, AND OTHER LANDSCAPE MATERIAL. THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF THE TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OR BY VILLAGE FRANCHISEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILLING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

**COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED**

BY: _____ DATE: _____ 2018

TITLE: _____

**AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED**

BY: _____ DATE: _____ 2018

TITLE: _____

**NICOR GAS
EASEMENT APPROVED AND ACCEPTED**

BY: _____ DATE: _____ 2018

TITLE: _____

**COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED**

BY: _____ DATE: _____ 2018

TITLE: _____

**WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED**

BY: _____ DATE: _____ 2018

TITLE: _____

DEED OF DEDICATION

We, the undersigned, _____, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as CHRISTIAN LIBERTY SUBDIVISION, an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this _____ day of _____, 2018.

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this _____ day of _____, 2018.

Notary Public

Owner's Certificate:

State of Illinois } ss

County of Cook }

This is to certify that the undersigned is the legal owner of the land described on the plat hereon drawn and shown hereon as subdivided, staked and plotted as shown hereon, for the purpose of having this plat recorded as provided by law.

Undersigned as owner has determined to the best of my knowledge the school district in which each of the following lots lies.

LOT NUMBER	SCHOOL DISTRICTS
LOT 1 TO LOT 3	COMMUNITY SCHOOL DISTRICT #25 TOWNSHIP HIGH SCHOOL DISTRICT #214 HARPER COMMUNITY COLLEGE DISTRICT #512

In Witness whereof hereunder set hand and Seal this ____ day of _____ A.D., 2018.

Owner

SURVEYOR CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT I, KEVIN C. LEWIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3681, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

LOTS 15, 16, 17, 18, 19, 20 AND 21, IN BLOCK 9 TOGETHER WITH THE WEST HALF OF THE VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING SAID LOTS 15, 16, 17, 18, 19, 20 AND 21 AS AFORESAID, ALL IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS ON JANUARY 18, 1876 AS DOCUMENT 68007, IN COOK COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE ARLINGTON HEIGHTS, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PARCELS INCLUDED IN THIS SUBDIVISION ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 17031C0203J EFFECTIVE DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ A.D. 2018.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3681
LICENSE EXPIRES NOVEMBER 30, 2018

IG CONSULTING, INC.
e-mail: ig@igconsulting.net
INFRACON & GEOCOW
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARGUARDT DRIVE, WHEELING, ILLINOIS 60090 PH: (847) 215-1133 | FAX: (847) 215-1177
PREPARED FOR: A-1 SEWER & WATER CONTRACTORS SCALE: NONE
FIELD CREW: D.J. FIELD WORK: 04/11/18 DRAFTED BY: D.D.D. CHECKED BY:

**FINAL PLAT OF SUBDIVISION
CHRISTIAN LIBERTY SUBDIVISION
RIDGE AVENUE
ARLINGTON HEIGHTS, ILLINOIS**

PROJECT NUMBER
18448

REVISED: 05/08/18
REVISION: 05/22/18
PREPARED: 05/22/18

FIRM NO. 184-001330

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