

KURZYNSKI RESUBDIVISION

of

PARCEL 1:

THE NORTH 66 FEET OF THE SOUTH 297 FEET OF THE EAST 165 FEET OF BLOCK 11 IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 03-29-123-006-0000

COMMONLY KNOWN AS: 614 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

PARCEL 2:

THE NORTH 66 FEET OF THE SOUTH 231 FEET OF THE EAST 165 FEET OF BLOCK 11, MEASURED FROM THE CENTER OF THE STREETS (EXCEPT THE WEST 9 FEET OF THE SOUTH 17.7 FEET OF SAID TRACT) IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 03-29-123-017-0000

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
Bearings are based on an assumed local meridian.

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Cook } ss.

I, David R. Bycroft, an Illinois Professional Land Surveyor in compliance with the laws of the State of Illinois and do hereby certify that this Plat correctly represents a survey completed by me on July 30, 2015 and that all monuments and markers shown hereon actually exist, and that I have accurately shown the materials they are made of.

I do further certify that iron pipes have been placed at all corners and curve control points in accordance with the Arlington Heights Subdivision and Development Code; that the property is within the corporate limits of the Village of Arlington Heights which has adopted an official comprehensive plan.

I do further certify that according to FEMA Map 17031C0203J, Map revised August 19, 2008, the subject property is situated within Zone X, which are areas determined to be outside the 0.2% annual chance floodplain.

dated at Arlington Heights, Illinois, this 19TH day of FEBRUARY, 2019

by David R. Bycroft
as Illinois Professional Land Surveyor No. 2846

Prepared by:

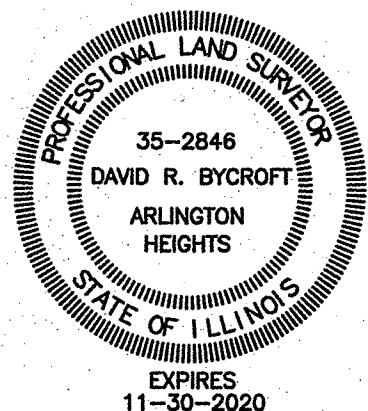
Norman J. Toberman and Associates

115 South Wilke Road

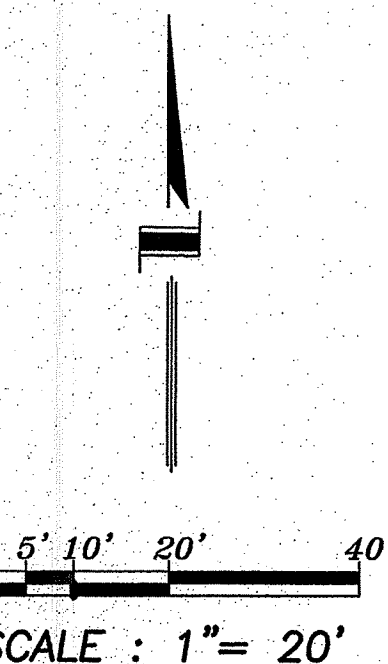
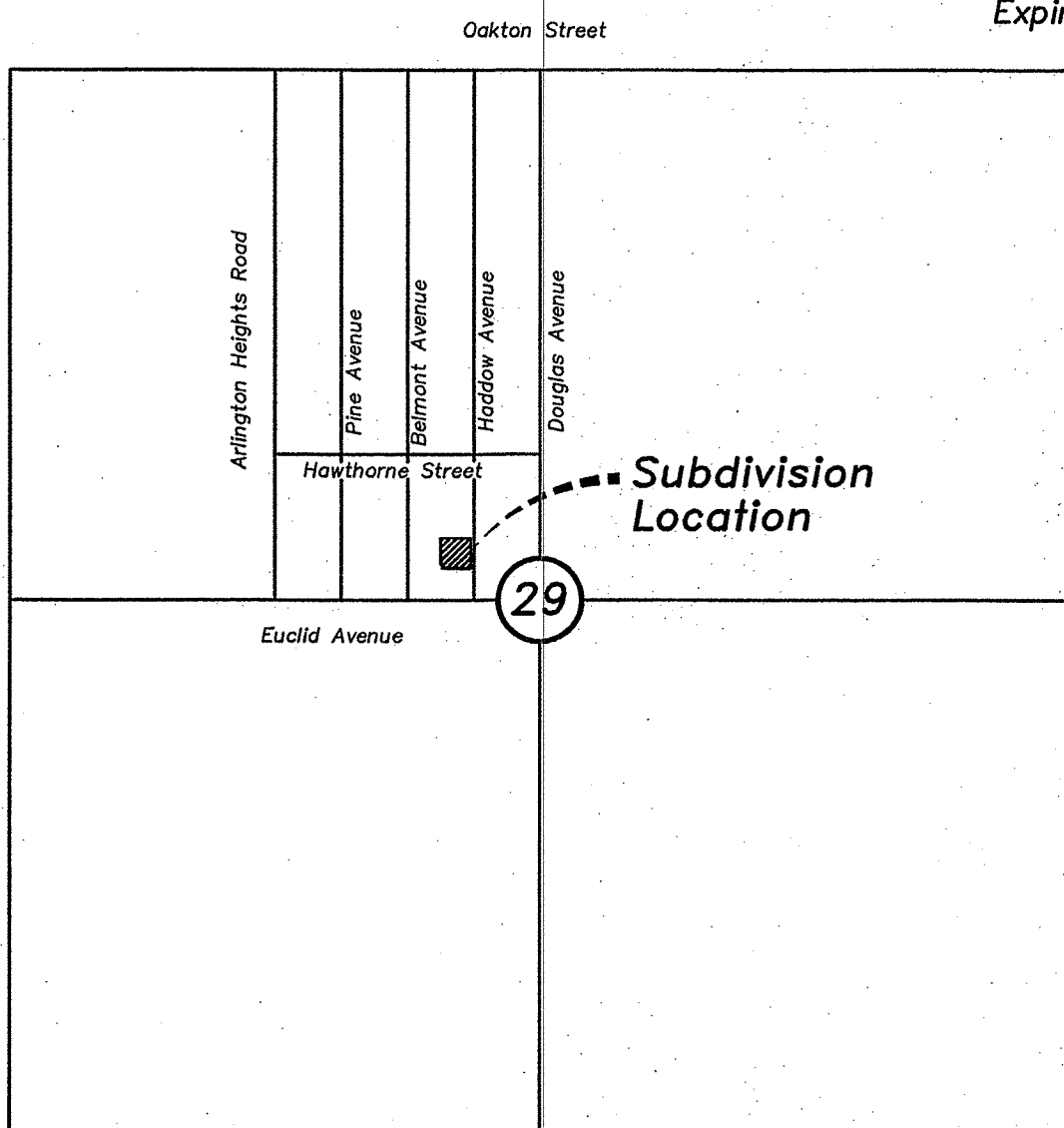
Suite 301

Arlington Heights, Illinois 60005

(847) 439-8225



Design Firm #184-005910
Expires April 30, 2019



D. W. Miller's Arlington Heights Addition
Document No. 3188548

Block 11

placed 1" concrete filled
iron pipe at corner
found 1" iron pipe
0.30 South and
0.16 East of corner

North line of the South 297 feet of Block 11

S89° 45' 18"E 132.00

5' public utility and drainage easement hereby granted

13.2' building setback line

Parcel 1
Kurzynski Resubdivision
Lot 1

17,265 square feet

North line of the South 231 feet of Block 11

Parcel 2

found 1" iron pipe
at corner

S89° 45' 18"E 9.00

30' building setback line

S0° 11' 50"E 17.70

13.2' building setback line

5' public utility and drainage easement hereby granted

S89° 45' 18"E 123.00

North line of the South 165 feet of Block 11

found PK nail in timber wall
0.14 North and
0.03 East of corner

Parcel 2
Exception

found 1" iron pipe
0.16 North and
0.02 West of corner

48.30

5' public utility and drainage easement hereby granted

West line of the East 165.00 feet of Block 11

S0° 11' 50"E 114.30

66.00

132.00

149.70

132.00

33.00

33.00

33.00

33.00

33.00

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33.00

33.00

*Note: The actual required front yard building setback line may be less than or greater than 34.62 as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard 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.

KURZYNSKI RESUBDIVISION

NOTARY CERTIFICATE

State of Illinois }
County of Cook } ss.

I, _____ a notary public in and for said County in the State aforesaid, does hereby certify that
Terry A. and Tanis J. Kurzynski are personally known to me to be the same persons whose names are subscribed to the foregoing
instrument as the sole owners, who appeared before me this day in person & acknowledged that they signed and
delivered said instrument of their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2019

Notary Public

My commission expires on _____

MORTGAGE CERTIFICATE

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

_____ AS MORTGAGEE OF THE PROPERTY (Mortgage Loan: #_____)

COMMONLY KNOWN AS 614 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, IL. DOES HEREBY

CONSENT TO THE KURZYNSKI FINAL PLAT OF RESUBDIVISION OF THE PROPERTY DESCRIBED HERON.

Dated this _____ day of _____, A.D., 2019

(Bank Officer)

Deed of Dedication

We, the undersigned, Terry A. and Tanis J. Kurzynski, owners of the real estate shown and described herein,
do hereby lay off, plat and subdivide said real estate in accordance with the plat. This subdivision shall be
known and designated as Kurzynski Resubdivision,an addition to the Village of Arlington Heights, Cook County,
Illinois.

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.

The right to enforce these provisions by injunction, together with the right to the removal, by due
process of law, of any structure or part thereof erected or maintained in violation, is hereby
dedicated to the public.

WITNESS our hands and seals this _____ day of _____, 2019.

Terry A. Kurzynski

Tanis J. Kurzynski

State of Illinois)
County of Cook) S.S.

Before me the undersigned Notary Public, in and for the County and State aforesaid,
personally appeared Terry A. and Tanis J. Kurzynski each separately and severally acknowledged the execution
of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this _____ day of _____, 2019.

Notary Public

WIDE OPEN WEST,LLC CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

ATT/SBC COMMUNICATIONS CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMMONWEALTH EDISON/EXCELON CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMCAST CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR & GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND TO THOSE PUBLIC
UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS, INCLUDING,
BUT NOT LIMITED TO: WIDE OPEN WEST CABLE, COMCAST CABLE, ATT/SBC COMMUNICATIONS, COMMONWEALTH
EDISON/EXCELON AND NORTHERN ILLINOIS GAS CO. AND THEIR SUCCESSORS AND ASSIGNS OVER ALL
THE AREAS DEFINED AS PUBLIC UTILITY EASEMENTS ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE
AND AUTHORITY TO CONSTRUCT, RE-CONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS
UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS
TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND
OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON,
ALONG UNDER AND THROUGH SAID VINDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS
ACROSS THE PROPERTY FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND
THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM AND REMOVE ANY TREES, SHRUBS OR OTHER PLANTS
ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO
PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS,
SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN, OR LATER, INTERFERE WITH THE
AFORESaid USES OR RIGHTS AND SAID GRANTEE SHALL REPLACE AND RESTORE THE SURFACE TO ITS
EXISTING CONDITION AT ANY TIME IN THE FUTURE THAT SAID SURFACE IS DISTURBED BY GRANTEE IN
THE COURSE OF REPAIRING, MAINTAINING AND OPERATING SAID UTILITIES, WHERE A PUBLIC UTILITY EASEMENT
IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO
THE APPROVAL OF THE VILLAGE AS TO DESIGN AND LOCATION AND ALL INSTALLATIONS ARE SUBJECT TO THE
ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

COUNTY CLERK CERTIFICATE

State of Illinois }
County of Cook } ss.

I, _____ County Clerk of Cook County, do hereby certify that there are no
delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no
redeemable tax sales against any of the land included in the annexed plat.
I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at _____, Illinois this ____ day of _____, 2019

By: _____

County Clerk

This plat submitted for recording by: (name) _____

(address) _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS
DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

THIS _____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE VILLAGE ENGINEER OF ARLINGTON HEIGHTS, ILLINOIS

THIS _____ DAY OF _____, 20____

Village Engineer

VILLAGE OF ARLINGTON HEIGHTS CERTIFICATE

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 (6) MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD,
OTHERWISE IT IS NULL AND VOID.

PLAN COMMISSION CERTIFICATE

APPROVED BY AT PLAN COMMISSION MEETING HELD ON: _____, ____ , 20____

PLAN COMMISSION CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD ON: _____, ____ . 20____

VILLAGE PRESIDENT

VILLAGE CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

TO THE BEST OF OUR KNOWLEDGE & BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE
CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE
CHANGED, REASONABLE PROVISIONS WILL BE MADE BY THE SUBDIVISION LAND OWNERS FOR COLLECTION & DIVERSION
OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT
SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES
SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION IN THE
RESUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

SEND TAX BILL TO:

Name: Terry A. Kurzynski
614 North Haddow Avenue
Arlington Heights, Illinois 60004

KURZYNSKI RESUBDIVISION

MORTGAGE CERTIFICATE

State of Louisiana
Parish of Ouachita
JPMorgan Chase Bank, N.A., as mortgagee of the property commonly known as 614 N. Haddow Avenue.,
Arlington Heights, Illinois 60004, Mortgage dated May 29, 2012 and recorded June 18, 2012 as
Document No. 1217035077, Cook County, Illinois, does hereby consent to the Kurzynski Resubdivision
of the property described hereon.

Dated this _____ day of _____, A.D., 2019

JPMorgan Chase Bank, N.A.

Print Name:
Its: Vice President

NOTARY CERTIFICATE

State of Louisiana
Parish of Ouachita
On _____ before me appeared _____, to me personally known,
who did say that she/he/they is (are) the Vice President of JPMorgan Chase Bank, N.A. and that the instrument
was signed on behalf of the corporation (or association), by authority from its board of directors, and that she/he/they
acknowledged the instrument to be the free act and deed of the corporation (or association).

_____, Notary Public

LA Notary ID: _____
Lifetime Commission