

**RESOLUTION APPROVING A
FINAL PLAT OF RESUBDIVISION**

WHEREAS, on February 27, 2019, in Petition Number 18-016, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by Terry and Tanis Kurzynski, to resubdivide the property located at 608-614 N Haddow Ave, Arlington Heights, Illinois (the “Subject Property”); and

WHEREAS, the Plan Commission has found the final plat of resubdivision 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 resubdivision would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the final plat of resubdivision for Kurzynski Resubdivision, prepared by Norman J. Toberman and Associates, Illinois registered land surveyors, dated February 19, 2019, is hereby approved for the property legally described as follows:

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 half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

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 half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

P.I.N. 03-29-123-006, 03-29-123-017

and commonly described as 608-614 N Haddow Ave, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of resubdivision 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 Kurzynski Resubdivision 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 18th day of March, 2019.

Village President

ATTEST:

Village Clerk

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 1/2 OF THE NORTHWEST 1/4 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 1/2 OF THE NORTHWEST 1/4 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

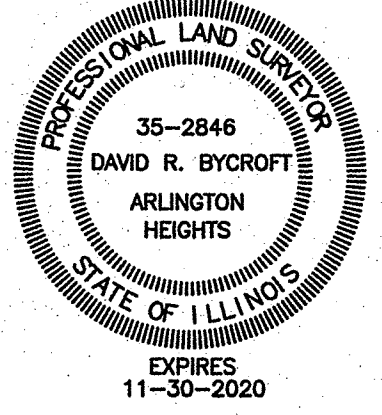
All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
 Bearings are based on an assumed local meridian.

SURVEYOR'S CERTIFICATE

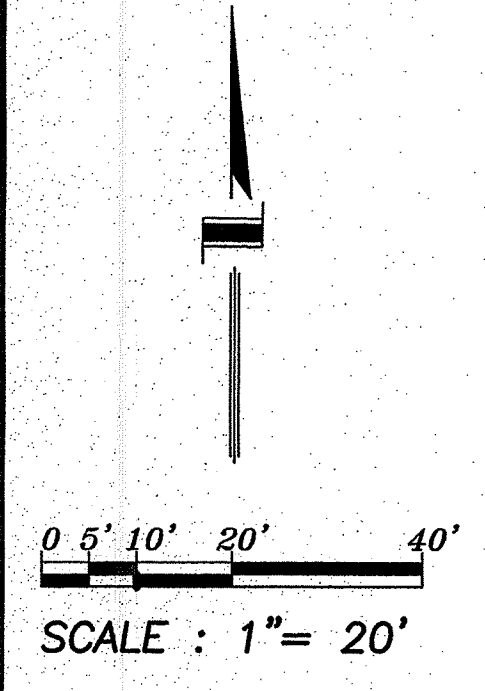
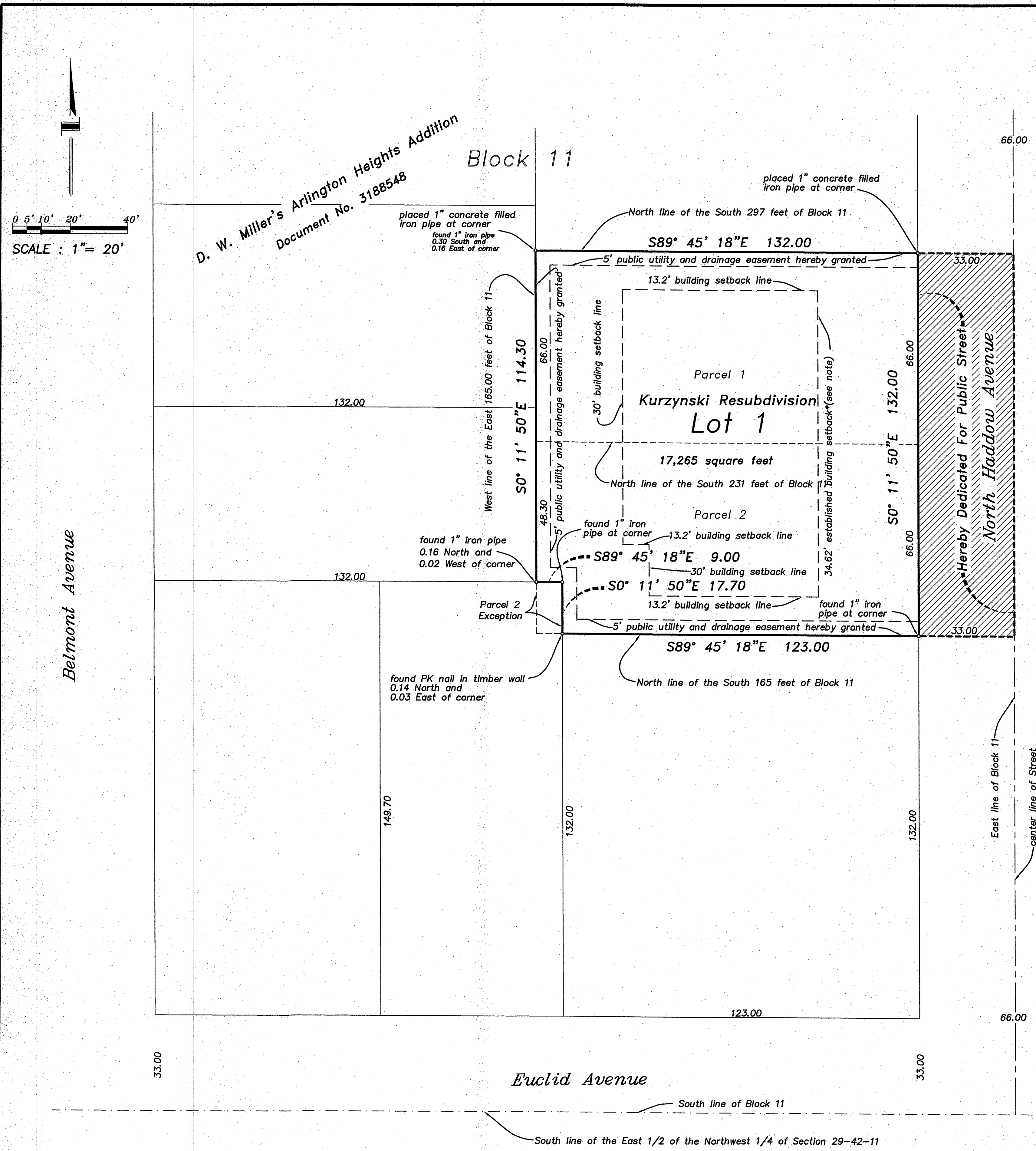
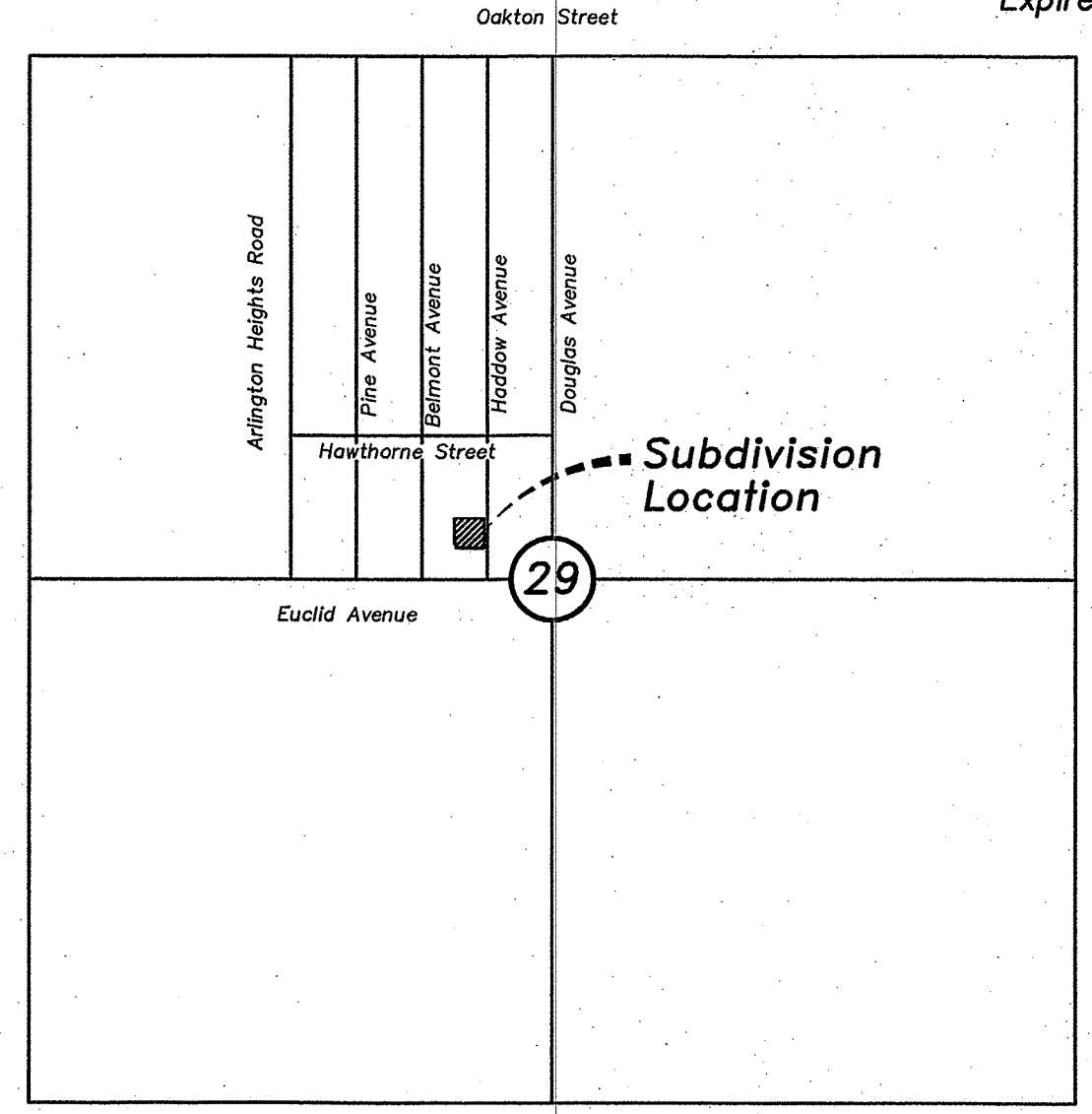
State of Illinois }
 County of Cook } ss.
 I, David R. Bycroft, an Illinois Professional Land Surveyor in compliance with the laws of the State of Illinois and do hereby certify that this Plat correctly represents a survey completed by me on July 30, 2015 and that all monuments and markers shown hereon 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

*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