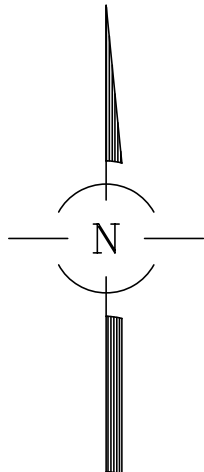
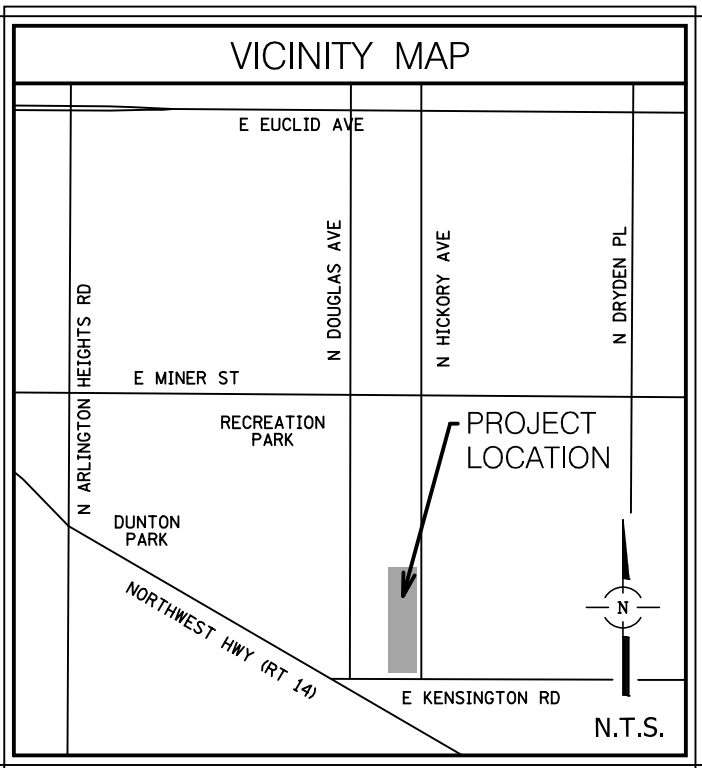
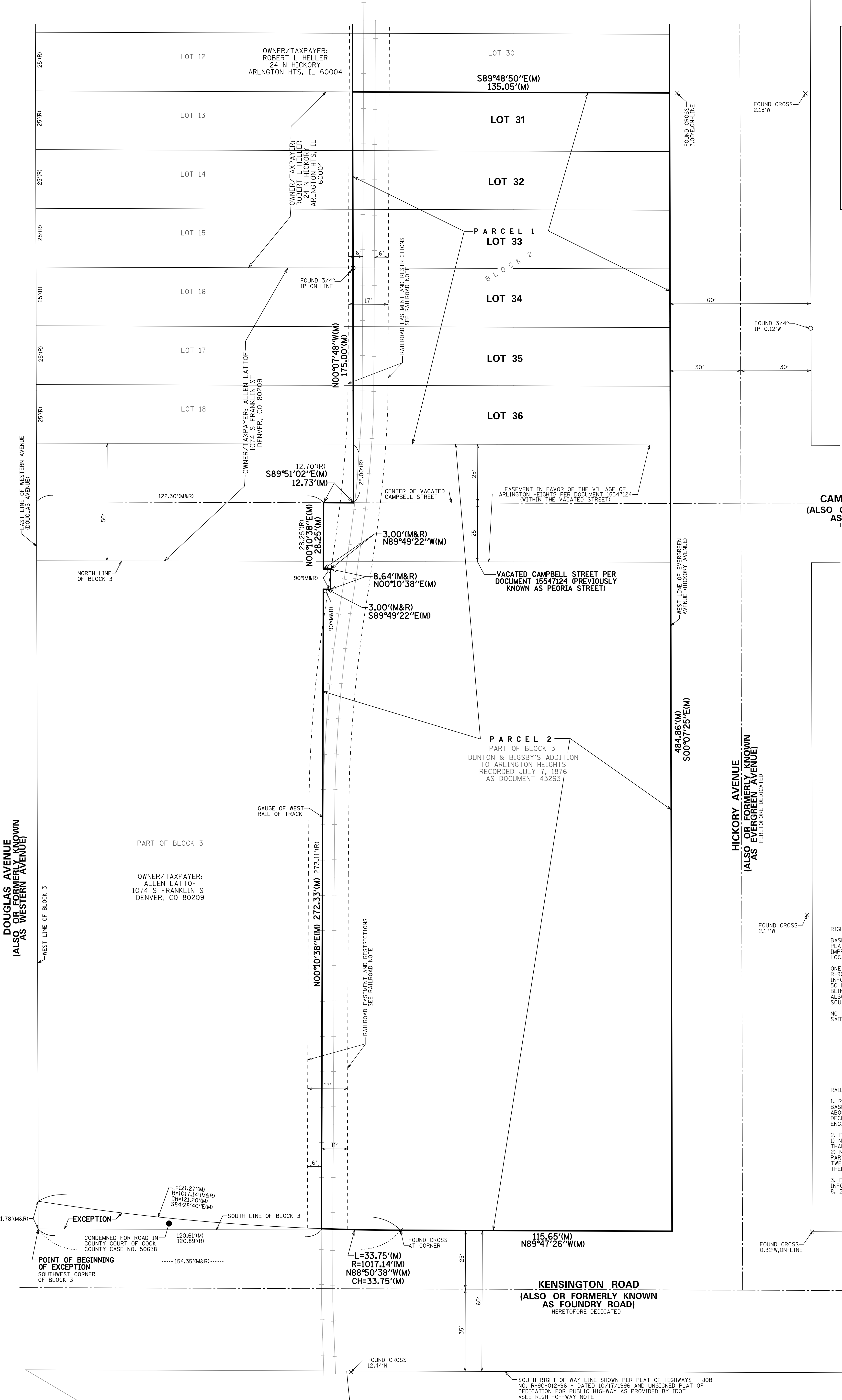


P.L.N.s:  
03-29-405-003-0000  
03-29-408-003-0000

# FINAL PLAT OF 4 NORTH SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP  
41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

## EXISTING BOUNDARY INFORMATION



SCALE 1" = 20'  
0 20 40

BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE

IR = IRON ROD  
IP = IRON PIPE  
(M) = MEASURED  
(R) = RECORD

**CAMPBELL STREET**  
(ALSO OR FORMERLY KNOWN  
AS PEORIA STREET)  
HEREFORE DEDICATED

**HICKORY AVENUE**  
(ALSO OR FORMERLY KNOWN  
AS EVERGREEN AVENUE)  
HEREFORE DEDICATED

### RIGHT-OF-WAY NOTE:

BASED ON THE PROVIDED INFORMATION BY IDOT (UNRECORDED PLAT OF DEDICATION, PLAT OF HIGHWAYS) AND EXISTING IMPROVEMENTS, IT APPEARS THAT SOUTH RIGHT-OF-WAY LINE IS LOCATED 35 FEET SOUTH OF THE CENTERLINE.

ONE OF THE SHEETS INCLUDED IN PLAT OF HIGHWAYS - JOB NO. R-90-012-96 - DATED 10/17/1996 SHOWS THE CONFLICTING INFORMATION OF THE SOUTH RIGHT-OF-WAY LINE BEING LOCATED 50 FEET SOUTH OF THE CENTERLINE. THE CURRENT TAX MAP (NOT BEING RECOGNIZED BY THIS SURVEYOR AS A LEGAL DOCUMENT) ALSO SHOWS SOUTH RIGHT-OF-WAY LINE LOCATED 50 FEET SOUTH OF THE CENTERLINE.

NO INFORMATION HAS BEEN PROVIDED OR FOUND TO RESOLVE SAID DISCREPANCIES.

### RAILROAD NOTE:

1. RAILROAD EASEMENT/ RESTRICTIONS HAVE BEEN SHOWN HEREON BASED ON THE OFFICIAL INFORMATION PROVIDED BY THE UPRR ABOUT THE SPUR TRACK AS DESCRIBED IN THE E-MAIL DATED DECEMBER 27, 2018 FROM SEAN COLLIER, MANAGER OF FIELD ENGINEERING CHICAGO COMMUTER OPERATIONS.

2. PER E-MAIL LISTED ABOVE:  
1) NO BUILDING OR OTHER STRUCTURE MAY BE ERRECTED NEARER THAN SIX (6) FEET TO THE RAILS  
2) NO STRUCTURE OF ANY KIND CAN BE ERRECTED WHERE ANY PART WILL PROJECT OVER EITHER RAIL AT A "LESS HEIGHT THAN TWENTY-THREE (23) FEET PERPENDICULARLY ABOVE THE TOP THEREOF".

3. EASEMENT LOCATION HAS BEEN SHOWN HEREON BASED ON THE INFORMATION RECEIVED INCLUDED IN THE E-MAIL DATED JANUARY 8, 2019 FROM MICHAEL L. PAGONES, P.E., VILLAGE ENGINEER.

PREPARED FOR:  
NERI ARCHITECTS, PC  
444 NORTHWEST HWY  
SUITE 355  
PARK RIDGE, ILLINOIS 60068

SEND THE TAX BILL TO:  
OWNER OF THE PROPERTY: 4 N. HICKORY LLC  
3475 KIRCHOFF ROAD  
ROLLING MEADOWS, IL 60008

REVISIONS:  
11/07/2018 G.P.  
01/16/2019 G.P.  
02/14/2019 J.L.



**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/10/2018  
JOB NO: 9934

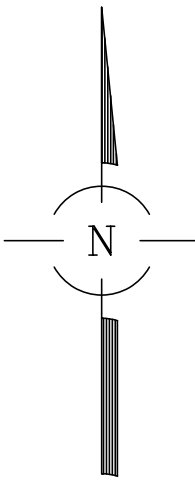
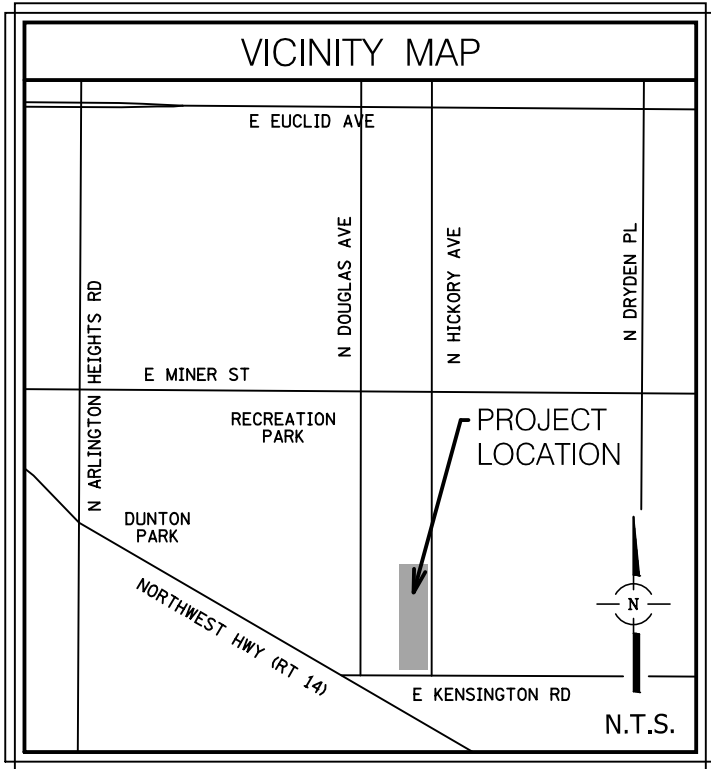
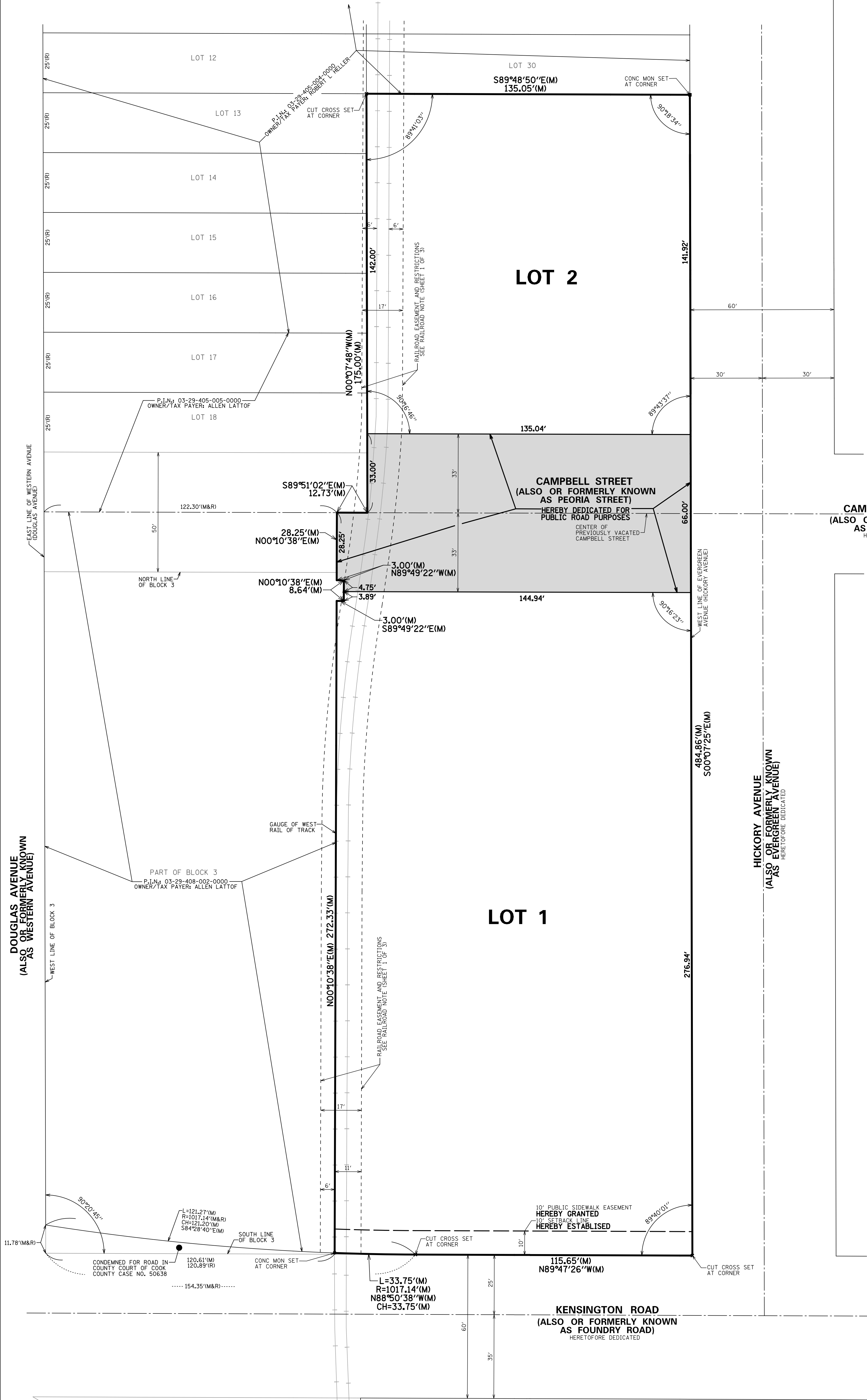
FILENAME:  
9934SUBPLAT-01  
SHEET  
1 OF 3

P.L.N. 03-29-405-003-0000  
03-29-408-003-0000

# FINAL PLAT OF 4 NORTH SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP  
41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

## PROPOSED LOT GEOMETRY



SCALE 1" = 20'

BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE

IR = IRON ROD  
IP = IRON PIPE  
(M) = MEASURED  
(R) = RECORD

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	41,142	0.944
LOT 2	19,171	0.440
DEDICATION	9,321	0.214
TOTAL	69,634	1.598

DOUGLAS AVENUE  
(ALSO OR FORMERLY KNOWN  
AS WESTERN AVENUE)

CAMPBELL STREET  
(ALSO OR FORMERLY KNOWN  
AS PEORIA STREET)  
HERE TO BE DEDICATED

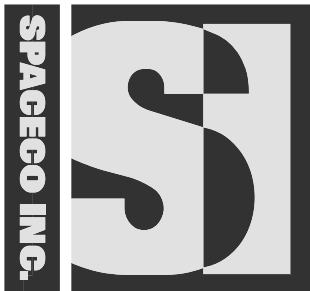
HICKORY AVENUE  
(ALSO OR FORMERLY KNOWN  
AS EVERGREEN AVENUE)  
HERE TO BE DEDICATED

LOT 1

LOT 2

PREPARED FOR:  
NERI ARCHITECTS, PC  
444 NORTHWEST HWY  
SUITE 355  
PARK RIDGE, ILLINOIS 60068

REVISIONS:	
11/07/2018	G.P.
01/16/2019	G.P.
02/14/2019	J.L.



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/10/2018
JOB NO: 9934
FILENAME: 9934SUBPLAT-01
SHEET 2 OF 3

P.I.N. 03-29-405-003-0000  
03-29-408-003-0000

# FINAL PLAT OF 4 NORTH SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP  
41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

## OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT 4 NORTH HICKORY LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

## SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT NO. 25  
ARLINGTON HEIGHTS TOWNSHIP HIGH SCHOOL DISTRICT NO. 214  
COMMUNITY COLLEGE DISTRICT - HARPER COLLEGE DISTRICT NO. 512

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

SIGNED: \_\_\_\_\_

## PRINTED NAME AND TITLE

ADDRESS:  
3475 KIRCHOFF ROAD  
ROLLING MEADOWS, ILLINOIS 60008

## NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) SS  
COUNTY OF \_\_\_\_\_)

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY  
AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, TITLE \_\_\_\_\_ AND  
\_\_\_\_\_, TITLE \_\_\_\_\_ OF

WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE  
SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON  
AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A  
FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC

## VILLAGE CERTIFICATE

STATE OF ILLINOIS) SS  
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 A MEETING HELD \_\_\_\_\_

PRESIDENT \_\_\_\_\_

VILLAGE CLERK \_\_\_\_\_

APPROVED BY THE VILLAGE ENGINEER \_\_\_\_\_

## CERTIFICATED AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS) SS  
COUNTY OF COOK )

I, \_\_\_\_\_, VILLAGE COLLECTOR OF THE VILLAGE OF  
ARLINGTON HEIGHTS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID  
CURRENT OF FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF  
THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE  
ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

VILLAGE COLLECTOR \_\_\_\_\_

## PUBLIC SIDEWALK EASEMENT PROVISIONS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF  
ARLINGTON HEIGHTS ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS " "  
PUBLIC SIDEWALK EASEMENT" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE,  
REPLACE, INSPECT, MAINTAIN, AND OPERATE PUBLIC SIDEWALKS OVER, ACROSS, ALONG, AND  
UPON THE SURFACE OF SAID EASEMENT, NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED  
WITHIN SAID EASEMENT, 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, ROOTS OR  
OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC SIDEWALK EASEMENT" WHICH ENCRACH  
ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR,  
REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF SUCH FACILITIES APPURTENANT  
THERE TO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF THE EASEMENT  
RIGHTS GRANTED HEREIN, THE VILLAGE 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.

## ELECTRIC AND COMMUNICATIONS 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

SBC Illinois a.k.a. Illinois Bell Telephone Company, Grantees.

their respective licensees, successors, or 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", "PUE" (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 maybe 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", "PUE" (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 165 ILCS 605/2, 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 as  
an appurtenance 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" or  
"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.

COMMONWEALTH EDISON COMPANY  
EASEMENT APPROVED AND ACCEPTED

By: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_\_\_.

TITLE: \_\_\_\_\_

AMERITECH/SBC ILLINOIS A.K.A ( ILLINOIS BELL TELEPHONE COMPANY)  
EASEMENT APPROVED AND ACCEPTED

By: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_\_\_.

TITLE: \_\_\_\_\_

## NICOR GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY,  
AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND  
ASSIGNS ( NICOR ) TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE  
FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS  
IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS  
PLAT MARKED "NICOR EASEMENT", TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO  
AND THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE IMPROVEMENTS  
THEREON, OR ON ADJACENT LOTS AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE,  
AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES,  
ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN  
GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.  
OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE  
PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN  
CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE  
PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER  
OPERATION AND MAINTENANCE THEREOF.

NICOR GAS  
EASEMENT APPROVED AND ACCEPTED

By: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_\_\_.

TITLE: \_\_\_\_\_

## SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS) SS  
COUNTY OF COOK )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT  
BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT  
IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE  
FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS  
WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT  
BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS  
MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE  
SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

OWNER(S) OR DULY AUTHORIZED ATTORNEY \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. \_\_\_\_\_

LICENSE EXPIRES: \_\_\_\_\_

SPACE RESERVED FOR COUNTY CLERK'S STAMP

## LEGAL DESCRIPTION FOR THE AREA OF DEDICATION:

THAT PART OF LOT 36 IN BLOCK 2 AND BLOCK 3 ALL IN DUNTON AND BIGSBY ADDITION TO ARLINGTON  
HEIGHTS, A SUBDIVISION OF THE WEST 960 FEET OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF VACATED CAMPBELL STREET PER  
DOCUMENT NUMBER 15547124 (PREVIOUSLY KNOWN AS PEORIA STREET) DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HICKORY AVENUE  
(FORMERLY KNOWN AS EVERGREEN AVENUE) AND A LINE 8.00 FEET NORTH OF AND PARALLEL  
WITH THE SOUTH LINE OF SAID LOT 36 IN BLOCK 2; THENCE SOUTH 00 DEGREES 07 MINUTES  
25 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 66.00 FEET, TO A  
LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 3; THENCE  
NORTH 89 DEGREES 51 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE  
OF 144.94 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST, A DISTANCE OF  
4.75 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 22 SECONDS WEST, ALONG A LINE  
PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.00 FEET, TO LINE WHICH  
EXTENDED NORTH INTERSECTS THE CENTER OF VACATED CAMPBELL STREET PER DOCUMENT  
NUMBER 15547124 AT A POINT 122.30 FEET EAST (MEASURED ALONG THE CENTER OF SAID  
VACATED CAMPBELL STREET) OF WEST LINE OF SAID BLOCK 3 EXTENDED NORTH; THENCE  
NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 28.25  
FEET, TO THE CENTER LINE OF VACATED CAMPBELL STREET; THENCE SOUTH 89 DEGREES 51  
MINUTES 02 SECONDS EAST, ALONG SAID CENTER LINE, A DISTANCE OF 12.13 FEET, TO A  
SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 36; THENCE NORTH 00 DEGREES 07  
MINUTES 49 SECONDS WEST, ALONG SAID SOUTHERLY EXTENSION LINE, A DISTANCE OF 33.00  
FEET, TO A LINE 8.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 36  
IN BLOCK 2; THENCE SOUTH 89 DEGREES 51 MINUTES 02 SECONDS EAST, ALONG SAID PARALLEL  
LINE, A DISTANCE OF 135.04 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING 0.214 ACRES OR 9,321 SQUARE FEET MORE OR LESS.

## PROPERTY DESCRIPTION:

PARCEL 1:  
LOTS 31 TO 36 BOTH INCLUSIVE IN BLOCK 2 IN DUNTON AND BIGSBY ADDITION TO ARLINGTON  
HEIGHTS, A SUBDIVISION OF THE WEST 960 FEET OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THAT PART OF BLOCK 3 IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS AFORESAID  
EXCEPT THAT PART OF SAID BLOCK 3 CONVEYED FOR RIGHT OF WAY TO THE COURT OF COOK  
COUNTY, ILLINOIS AS CASE NO. 50638 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST  
CORNER OF SAID BLOCK; THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID BLOCK 11.78  
FEET; THENCE EASTERLY ALONG THE ARC OF A CIRCLE OF 107.14 FEET RADIUS CONVEX TO  
THE SOUTHWEST TO A POINT IN THE SOUTH LINE OF SAID BLOCK THAT IS 154.35 EAST OF  
THE SOUTHWEST CORNER OF SAID BLOCK; THENCE WEST 154.35 FEET TO THE POINT OF  
BEGINNING, ALSO OF THE SOUTH 1/2 OF ALL THAT PART OF PEORIA STREET (NOW KNOWN AS  
CAMPBELL STREET) LYING BETWEEN THE EAST LINE OF WESTERN AVENUE (NOW KNOWN AS  
DOUGLAS AVENUE) AND THE WEST LINE OF EVERGREEN AVENUE (NOW KNOWN AS HICKORY  
AVENUE) IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS AFORESAID SOUTH AND  
ADJOINING LOT 36 IN BLOCK 2 ALL LYING EAST OF A LINE DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 3 AT THE GAUGE OF WEST RAIL  
OF EXISTING SWITCHTRACK OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY, SAID POINT  
BEING 120.89 FEET EAST (MEASURED ALONG THE SAID SOUTH LINE OF SAID BLOCK 3) OF THE  
SOUTH WEST CORNER OF SAID BLOCK 3; THENCE NORTH 273.11 FEET ALONG A LINE (BEING  
SAID GAUGE) WHICH EXTENDS NORTH INTERSECTS THE CENTER OF SAID VACATED CAMPBELL  
STREET AT A POINT 122.30 FEET EAST (MEASURED ALONG THE CENTER OF SAID VACATED  
CAMPBELL STREET) OF WEST LINE OF SAID BLOCK 3 EXTENDED NORTH; THENCE EAST  
PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 3 FEET; THENCE NORTH  
PERPENDICULAR TO LAST DESCRIBED COURSE 8.64 FEET; THENCE WEST PERPENDICULAR TO  
LAST DESCRIBED COURSE 12.13 FEET; THENCE NORTH 28.25 FEET TO CENTER OF VACATED  
CAMPBELL STREET AT SAID POINT 122.30 FEET EAST (MEASURED ALONG CENTER OF VACATED  
CAMPBELL STREET) OF THE WEST LINE OF SAID BLOCK 3 EXTENDED NORTH; THENCE EAST  
12.70 FEET ALONG CENTER OF SAID VACATED CAMPBELL STREET; THENCE NORTH 25 FEET TO  
THE SOUTH WEST CORNER OF LOT 36 IN BLOCK 2 IN DUNTON AND BIGSBY ADDITION  
AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS) SS

COUNTY OF COOK )

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY  
SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00197, AND THAT  
THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES  
ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 69,634 SQUARE FEET OR 1.598 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF ARLINGTON HEIGHTS  
WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE  
SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL  
CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 1703IC0203J MAP WITH AN  
EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS  
PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE  
SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR  
A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ IN  
ROSEMONT, ILLINOIS.

GABRIELA PYTASINSKA, I.P.L.S. No. 035-3893  
LICENSE EXPIRES: 11-30-2020  
gpytasinska@spacecoinc.com

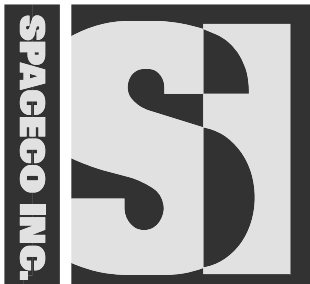
PREPARED FOR:  
NERI ARCHITECTS, PC  
444 NORTHWEST HWY  
SUITE 355  
PARK RIDGE, ILLINOIS 60068

SEND TAX BILLS TO:  
4 NORTH HICKORY LLC  
3475 KIRCHOFF ROAD  
ROLLING MEADOWS, ILLINOIS 60008

RETURN TO:  
BOX 111  
VILLAGE OF ARLINGTON HEIGHTS  
33 SOUTH ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, IL 60005

FOR REVIEW  
PURPOSES ONLY

REVISIONS:  
11/07/2018 G.P.  
01/16/2019 G.P.  
02/14/2019 J.L.



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/10/2018

JOB NO: 9934

FILENAME:  
9934SUBPLAT-01

SHEET  
3 OF 3