

**RESOLUTION APPROVING A
FINAL PLAT OF SUBDIVISION**

WHEREAS, on May 22, 2019, in Petition Number 18-005, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by Guido Neri of Neri Architects PC, to subdivide the property located at 4 N Hickory 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 RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the final plat of subdivision for 4 North Subdivision, prepared by Spaceco Inc., Illinois registered land surveyors, dated August 10, 2018 with revisions through February 14, 2019, is hereby approved for the property legally described as follows:

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 ¼ of the Southeast ¼ 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 condemned for road in County 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 1017.17 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 ½ 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 West line of Evergreen Avenue (now known as Hickory Avenue) in Dunton and Bigsby Addition to Arlington Heights aforesaid North and adjoining Block 3, and the North ½ 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 switch track 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 extended 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 3 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 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.

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

commonly described as 4 N Hickory Ave, Arlington Heights, Illinois.

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

SECTION THREE: 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 FOUR: 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 17th day of June, 2019.

ATTEST:

Village President

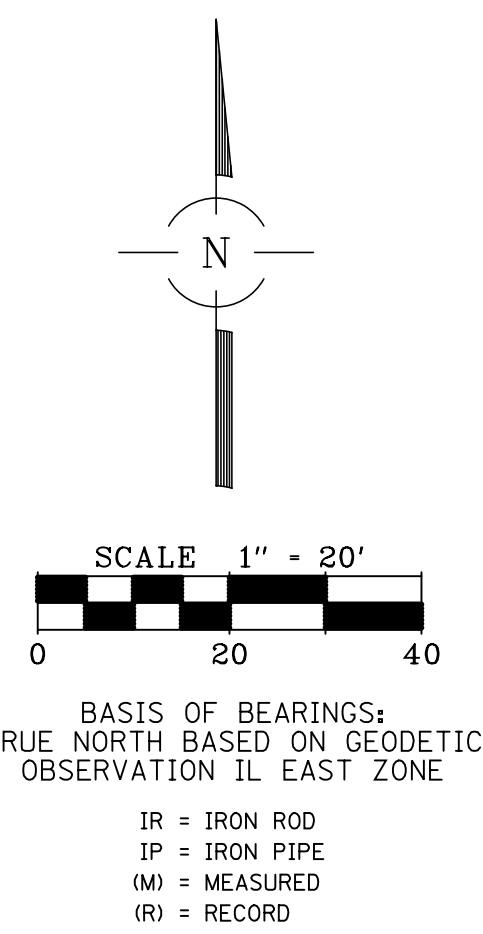
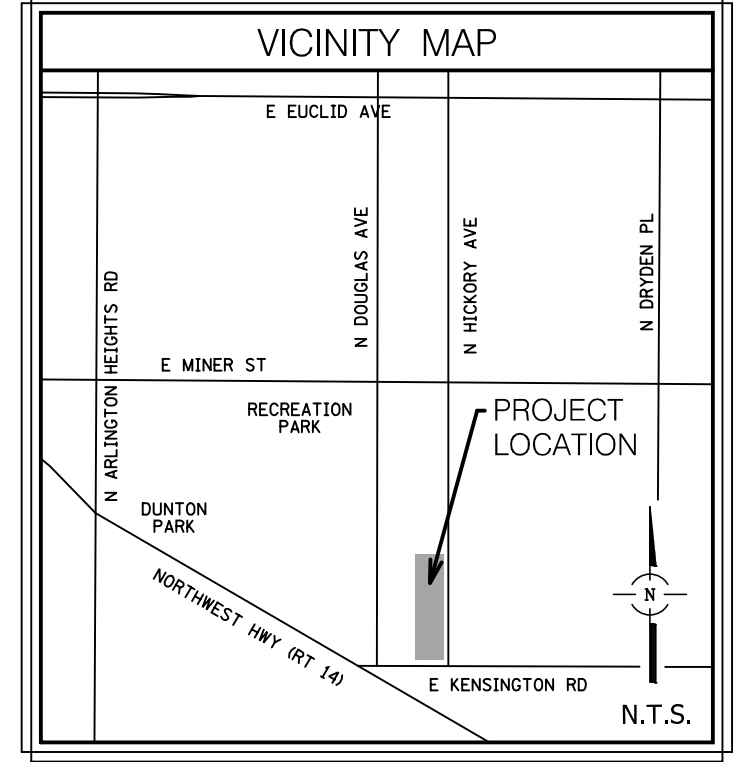
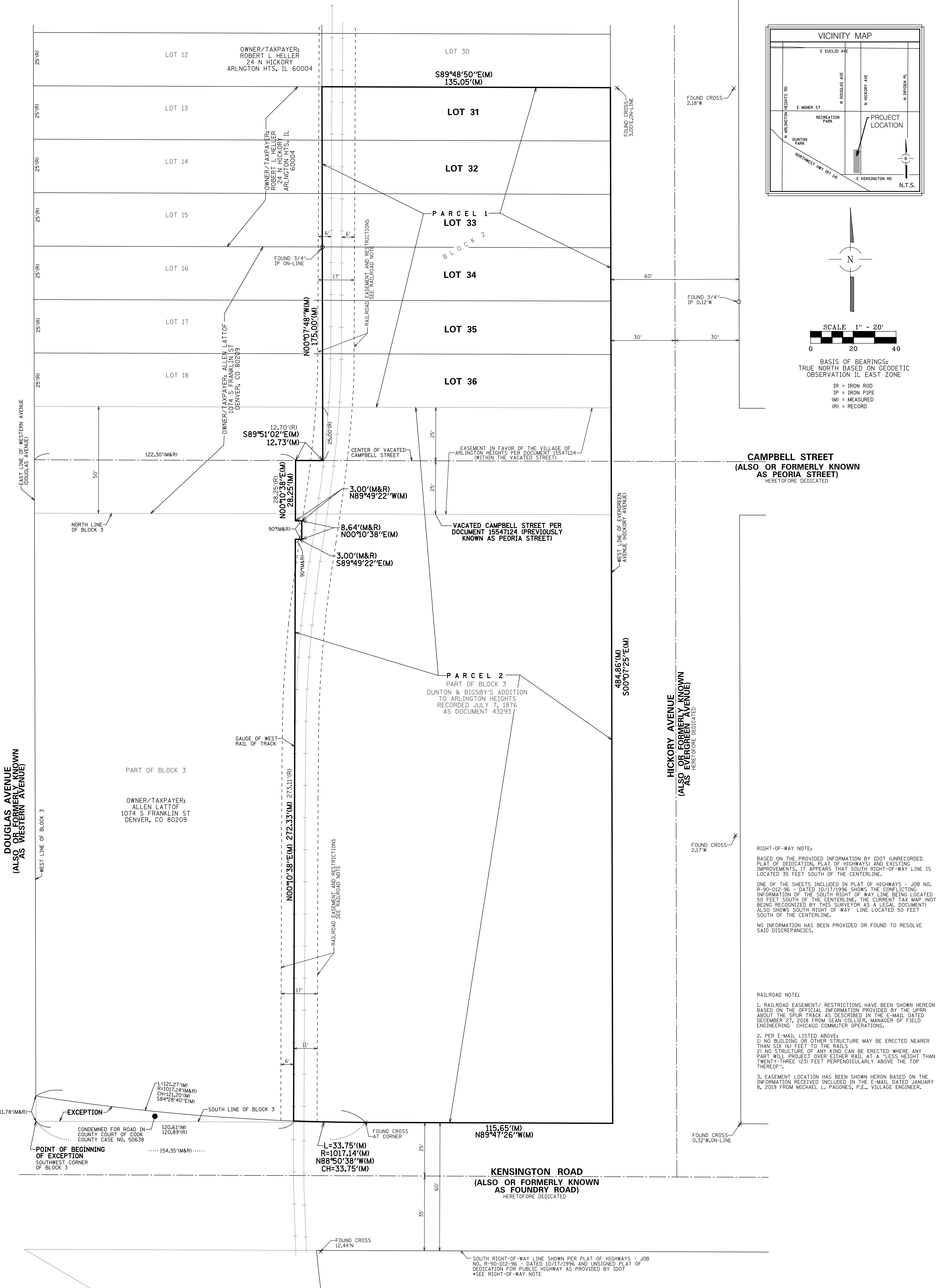
Village Clerk

FINALPLAT:4 North Subdivision

P.L.N. 84
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



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

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

KENSINGTON ROAD
(ALSO OR FORMERLY KNOWN AS FOUNDRY ROAD)
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. PAGOES, P.E., VILLAGE ENGINEER.

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

SEND THE TAX BILL TO: 4 N. HICKORY LLC
OWNER OF THE PROPERTY: 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

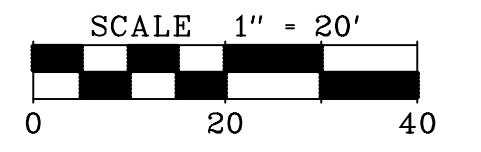
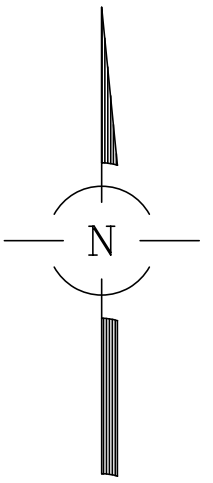
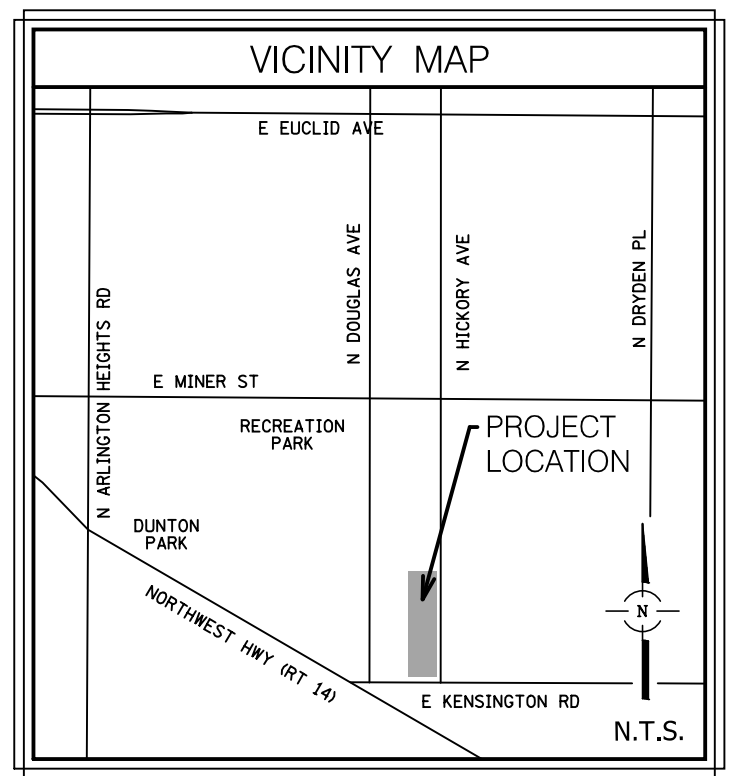
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

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

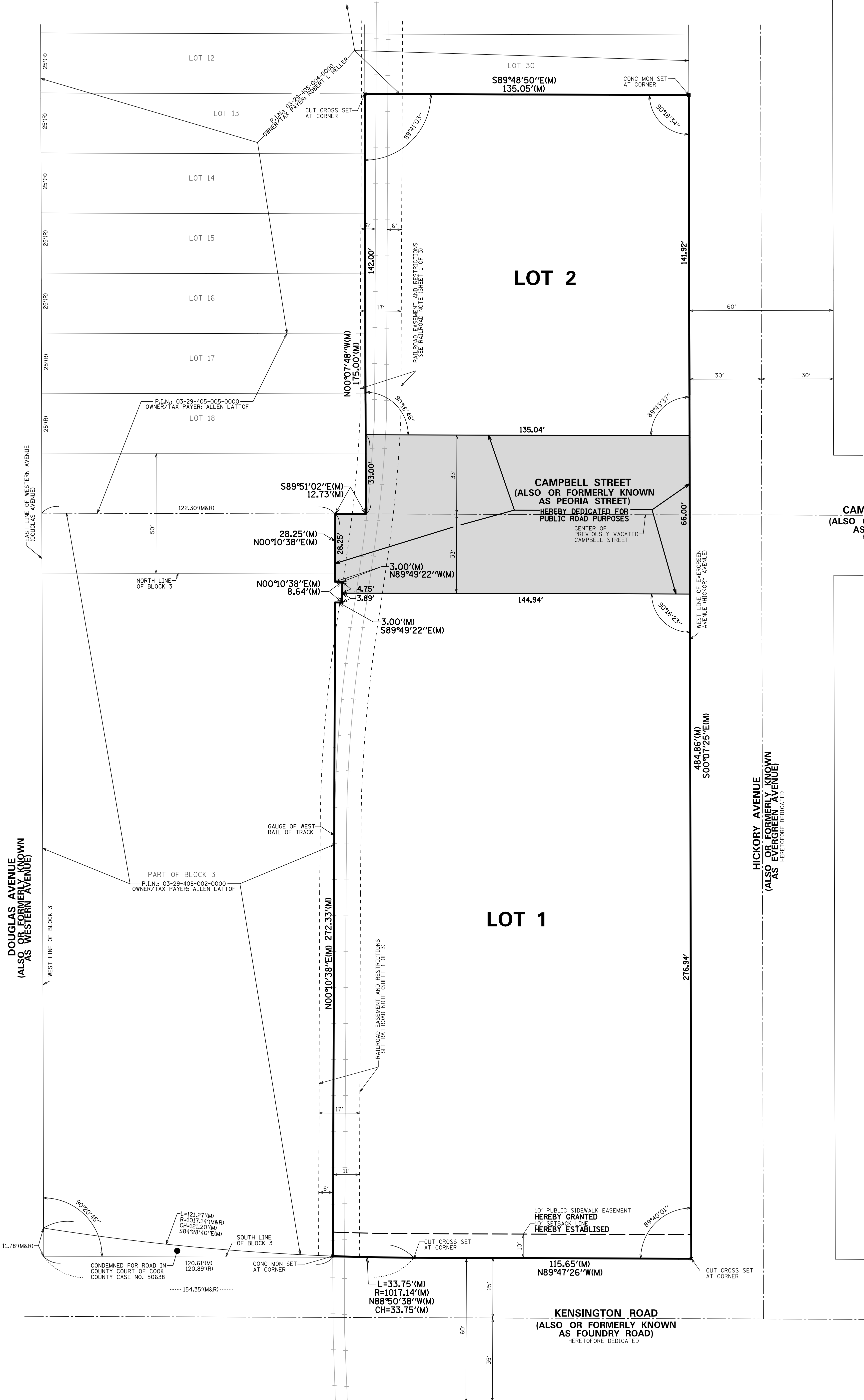
BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.
PROPOSED LOT GEOMETRY



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



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 HEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT SA (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 NOTARIAL 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 OR 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 ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF SUCH FACILITIES APPURTENANT THERETO.

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, 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, long 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 area", "common area", "the park", "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.

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 CONDEMNED FOR ROAD IN COUNTY COURT OF COOK COUNTY, ILLINOIS AS CASE NO. 50638 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID BLOCK 11.78 FEET; THENCE EASTERLY ALONG THE ARC OF A CIRCLE OF 10714 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 3; THENCE NORTH 89 DEGREES 51 MINUTES 02 SECONDS EAST, ALONG 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; THENCE EAST ALONG SAID 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; THENCE EAST ALONG SAID 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; THENCE EAST ALONG SAID CAMPBELL STREET AT A POINT ON THE SOUTH LINE OF SAID BLOCK 3 AT THE GAUGE OF WEST RAIL OF EXISTING SWITZER TRACK 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 EXTENDED 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 3 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 184-00157, 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 AT OUR CONSIDERED OPINION THAT THE 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 PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2020
gptasnska@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
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