

**RESOLUTION APPROVING A
FINAL PLAT OF SUBDIVISION**

WHEREAS, on June 12, 2019, in Petition Number 18-010, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by Arlington Devco, LLC, to subdivide the property located at 3400 W 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 RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the final plat of subdivision for Arlington Downs Three, prepared by TFW Surveying and Mapping, Inc., Illinois registered land surveyors, dated May 25, 2018 with revisions through April 10, 2019, is hereby approved for the property legally described as follows:

Lot 4A in Arlington Downs Two, being a subdivision located on part of the Northwest ¼ of Section 25 and part of the Northeast ¼ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Arlington Downs Two recorded on October 25, 2013 as Document Number 1329839038, In Cook County, Illinois.

And Lots 3 and 5 in Arlington Downs, being a subdivision located on part of the Northwest ¼ of Section 25 and part of the Northeast ¼ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Arlington Downs, Recorded January 3, 2013 as Document Number 1300334039, In Cook County, Illinois.

PIN 02-25-100-038, -039; 02-26-201-027

commonly described as 3400 W Euclid 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.

Village President

ATTEST:

Village Clerk

FINALPLAT:Arlington Downs Three

ARLINGTON DOWNS THREE

BEING A SUBDIVISION LOTS 3 AND 5 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARLINGTON DOWNS, RECORDED JANUARY 3, 2013 AS DOCUMENT 1300334039; IN COOK COUNTY, ILLINOIS.

LOT 4A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

NOTE:
THE PROPERTY IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (ARLINGTON DOWNS) DATED MAY 23, 2013 MADE BY ARLINGTON DEVCO LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322014

NOTE E1: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

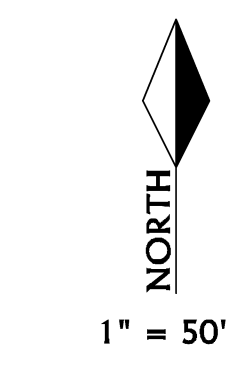
PUE = PUBLIC UTILITY AND DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT

SCHOOL LIMITS NOTE: THE LIMITS OF THE SCHOOL DISTRICTS ARE APPROXIMATE. THE LIMITS OF DISTRICTS AS SHOWN ON THEIR MAPS IS APPROXIMATE. NO LEGAL DESCRIPTION OR MATHEMATICAL INFORMATION IS PROVIDED TO DETERMINE EXACT LIMITS. REFER TO SCHOOL DISTRICTS FOR COMPLETE INFORMATION ON LIMITS.

THIS SUBDIVISION CONTAINS LOTS 3A, 4B, 4C AND 5A. THE LOT NUMBERING IS AN INTEGRAL PART OF A LARGER DEVELOPMENT. LOT NUMBERING HAS BEEN PROVIDED BY THE CLIENT.

NUMBER	BEARING	DISTANCE
L1	S 42°58'29" W	18.57
L2	N 62°24'35" W	5.06

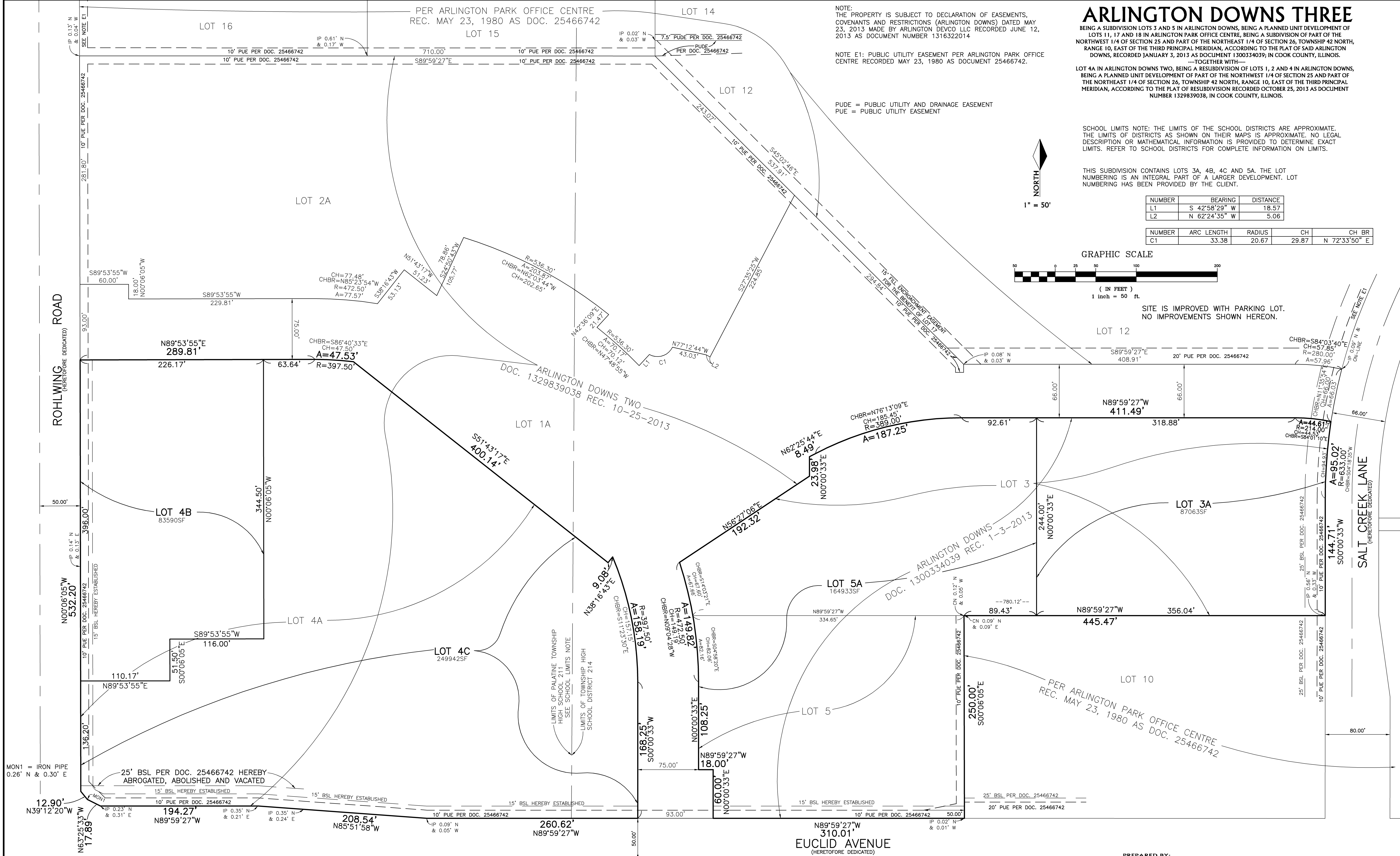
NUMBER	ARC LENGTH	RADIUS	CH	CH BR
C1	33.38	20.67	29.87	N 72°33'50" E



GRAPHIC SCALE



SITE IS IMPROVED WITH PARKING LOT. NO IMPROVEMENTS SHOWN HEREON.



REVISION: MARCH 19, 2019 (ATTORNEY COMMENTS / OWNERSHIP)
 REVISION: DECEMBER 10, 2018 (COMBINE UNITS 3 AND 4)
 DATE: MAY 25, 2018 (180292)
 ORDER NO.: 180786
 PROJ. NO.: 1300.J
 FOR: TARTAN REALTY GROUP, INC.
 PROJ. NAME: ARLINGTON DOWNS
 Copyright © TFW Surveying & Mapping, Inc., 2019. All rights reserved.
 Professional Design Firm Registration #184-002793.

REVISION: APRIL 10, 2019 (ATTORNEY COMMENTS 4-10-19-NOTARY)
 REVISION: MARCH 20, 2019 (ATTORNEY COMMENTS 3-19-19)

DATE	CHECKED BY	REVISION

AREA SUMMARY

LOTS 3 AND 5	251,996 SQ. FT.	5.7850 ACRES
LOT 4A	333,532 SQ. FT.	7.6568 ACRES
TOTAL SUBDIVIDED	585,528 SQ. FT.	13.4418 ACRES

SHEET 1 OF 3

PREPARED BY:

TFW SURVEYING & MAPPING

LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
 888 EAST BELVIDERE ROAD · SUITE 413 · GRAYSLAKE, ILLINOIS 60030
 847-548-6600 FAX 548-6699
 tfw@tfwsurvey.com www.tfwsurvey.com

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT. DATED THIS ___ DAY OF _____, A.D. 201__.

VILLAGE COLLECTOR

VILLAGE PLAN COMMISSION & VILLAGE BOARD CERTIFICATE AND DIRECTOR OF ENGINEERING

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

THIS _____ DAY OF _____, A.D. 201__.

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

THIS _____ DAY OF _____, A.D. 201__.

PRESIDENT

VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING

THIS _____ DAY OF _____, A.D. 201__.

DIRECTOR OF ENGINEERING

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

DATED THIS ___ DAY OF _____, A.D. 201__.

COOK COUNTY SUPERINTENDENT OF HIGHWAYS

REVISION: APRIL 10, 2019 (ATTORNEY COMMENTS 4-10-19-NOTARY)
REVISION: APRIL 9, 2019 (ATTORNEY COMMENTS 4-8-19-OWNERSHIP)
REVISION: MARCH 20, 2019 (ATTORNEY COMMENTS 3-19-19)
REVISION: MARCH 19, 2019 (ATTORNEY COMMENTS / OWNERSHIP)
REVISION: DECEMBER 10, 2018 (COMBINE UNITS 3 AND 4)
DATE: MAY 25, 2018 (180292)
ORDER NO: 180706
PROJ. NO: 1300.1
FOR: TARTAN REALTY GROUP, INC.
PROJ. NAME: ARLINGTON DOWNS
Copyright © TFW Surveying & Mapping, Inc., 2019. All rights reserved.
Professional Design Firm Registration #184-002793.

EASEMENT PROVISIONS

NO NEW EASEMENTS GRANTED PER THIS PLAT.

UTILITY CERTIFICATES

COMMONWEALTH EDISON COMPANY
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: _____ DATE _____ 201__.

TITLE: _____

AMERITECH/SBC
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: _____ DATE _____ 201__.

TITLE: _____

NICOR GAS
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: _____ DATE _____ 201__.

TITLE: _____

COMCAST CABLE
EASEMENT VACATION AS SHOWN ARE HEREBY ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: _____ DATE _____ 201__.

TITLE: _____

WIDE OPEN WEST
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: _____ DATE _____ 201__.

TITLE: _____

DEED DEDICATION NOTE

NO DEDICATIONS OR NEW EASEMENTS ARE GRANTED PER THIS PLAT.

TITLE COMMITMENT NOTES (PART OF LOT 4A)

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE POLICY NO. 18015284WF EFFECTIVE DATE: SEPTEMBER 6, 2018
PIN AS LISTED IN TITLE COMMITMENT: 02-26-201-027
PIN 02-26-201-027 INCLUDES OTHER PROPERTY THAT IS NOT SURVEYED HEREON
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
[CTIC E #17] DOCUMENT 1316822016, RECORDED JUNE 17, 2013 (RECAPTURE AGREEMENT - NOT PLOTTABLE)
[CTIC AB #20] DOCUMENT 1630106044, RECORDED OCTOBER 27, 2016 (ANTENNA AGREEMENT - NOT PLOTTABLE)
[CTIC AC #21] DOCUMENT 1631257129, RECORDED NOVEMBER 7, 2016 (AGREEMENT - NOT PLOTTABLE)
[CTIC AD #22] DOCUMENT 1631257130, RECORDED NOVEMBER 7, 2016 (AGREEMENT - NOT PLOTTABLE)
[CTIC H #23] DOCUMENT 1316322016, RECORDED JUNE 12, 2013 (PARTY WALL AGREEMENT - NOT PLOTTABLE)
[CTIC I #24] DOCUMENT 1329839038, RECORDED OCTOBER 25, 2013 (SUBDIVISION - SHOWN ON PLAT)
[CTIC J #25] DOCUMENT 1208229038, RECORDED MARCH 22, 2012 (ZONING VARIATION - NOT PLOTTABLE)
[CTIC L #26] DOCUMENT 1221210141, RECORDED JULY 30, 2012 (EASEMENT AGREEMENT - NOT PLOTTABLE)
[CTIC M #27] DOCUMENT 1219239046, RECORDED JULY 10, 2012 (ORDINANCE - NOT PLOTTABLE)
[CTIC N #28] DOCUMENT 1316322015, RECORDED JUNE 12, 2013 (TEMPORARY EASEMENT - NOT PLOTTABLE)
[CTIC O #29] DOCUMENT 1324744006, RECORDED SEPTEMBER 4, 2013 (MAINTENANCE AGREEMENT - NOT PLOTTABLE)
AMENDED AND RESTATED BY DOCUMENT 1410049002, RECORDED APRIL 10, 2014
[CTIC P #30] DOCUMENTS 1316322014, 1316322015 & 1316322016 (NOT PLOTTABLE)
[CTIC Q #31] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT - NOT PLOTTABLE)
[CTIC R #32] DOCUMENT 24785936 RECORDED JANUARY 2, 1979 (EASEMENT AGREEMENT - NOT PLOTTABLE)
[CTIC S #33] DOCUMENT 25466742 RECORDED MAY 23, 1980 (SUBDIVISION - SHOWN ON PLAT)
DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 (EASEMENT AGREEMENT - NOT PLOTTABLE)
[CTIC T #34] DOCUMENT 1219239039, RECORDED JULY 10, 2012 (ORDINANCE - NOT PLOTTABLE)
[CTIC U #35] DOCUMENT 1600644004, RECORDED JANUARY 6, 2016 (ORDINANCE - NOT PLOTTABLE)
[CTIC AE #36] DOCUMENT 1816413014, RECORDED JUNE 13, 2018 (ORDINANCE - NOT PLOTTABLE)
[CTIC AF #37] DOCUMENT 1711622050, RECORDED JUNE 13, 2018 (EASEMENT - SHOWN ON PLAT)

TITLE COMMITMENT NOTES (LOT 5)

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE POLICY NO. 17013168WF EFFECTIVE DATE: JULY 28, 2018
PIN AS LISTED IN TITLE COMMITMENT: 02-26-201-027 PIN 02-25-100-039-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
[CTIC K #17] DOCUMENT 25479286, RECORDED JUNE 6, 1980 (DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - NOT PLOTTABLE)
DOCUMENT 25930872, RECORDED JULY 8, 1981 (ASSIGNMENT AND ASSUMPTION AGREEMENT - NOT PLOTTABLE)
DOCUMENT 27310484 (FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - NOT PLOTTABLE)
[CTIC L #18] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT - NOT PLOTTABLE)
[CTIC M #19] DOCUMENT 25466742 RECORDED MAY 23, 1980 (SUBDIVISION - SHOWN ON PLAT)
DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 (EASEMENT AGREEMENT - NOT PLOTTABLE)
[CTIC AG #20] DOCUMENT 1711622050, RECORDED JUNE 13, 2018 (EASEMENT - SHOWN ON PLAT)
[CTIC N #21] DOCUMENT 1208229038, RECORDED MARCH 22, 2012 (ZONING VARIATION - NOT PLOTTABLE)
[CTIC O #22] DOCUMENT 1600644004, RECORDED JANUARY 6, 2016 (ORDINANCE - NOT PLOTTABLE)
[CTIC P #23] DOCUMENT 1300334040, RECORDED JANUARY 3, 2013 (RESOLUTION APPROVING PLAT OF SUBDIVISION - NOT PLOTTABLE)
[CTIC Q #24] DOCUMENT 1316822016, RECORDED JUNE 17, 2013 (RECAPTURE AGREEMENT - NOT PLOTTABLE)
[CTIC R #25] DOCUMENT 1316322015, RECORDED JUNE 12, 2013 (TEMPORARY EASEMENT - NOT PLOTTABLE)
[CTIC S #26] DOCUMENT 1324744006, RECORDED SEPTEMBER 4, 2013 (MAINTENANCE AGREEMENT - NOT PLOTTABLE)
AMENDED AND RESTATED BY DOCUMENT 1410049002, RECORDED APRIL 10, 2014
[CTIC T #27] DOCUMENT 24785936 RECORDED JANUARY 2, 1979 (EASEMENT AGREEMENT - NOT PLOTTABLE)
[CTIC AH #28] DOCUMENT 1630106044, RECORDED OCTOBER 27, 2016 (ANTENNA AGREEMENT - NOT PLOTTABLE)
[CTIC AA #29] DOCUMENT 1631257129, RECORDED NOVEMBER 7, 2016 (AGREEMENT - NOT PLOTTABLE)
[CTIC AB #30] DOCUMENT 1631257130, RECORDED NOVEMBER 7, 2016 (AGREEMENT - NOT PLOTTABLE)
[CTIC AJ #31] DOCUMENT 1816413014, RECORDED JUNE 13, 2018 (ORDINANCE - NOT PLOTTABLE)

TITLE COMMITMENT NOTES (LOT 3)

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 18013915WF EFFECTIVE DATE: AUGUST 10, 2018
PIN AS LISTED IN TITLE COMMITMENT: 02-25-100-038
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
[CTIC G #15] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT - NOT PLOTTABLE)
[CTIC H #16] DOCUMENT 1208229038, RECORDED MARCH 22, 2012 (ZONING VARIATION - NOT PLOTTABLE)
[CTIC I #17] DOCUMENT 1208229029, RECORDED MARCH 22, 2012 (ZONING ORDINANCE - NOT PLOTTABLE)
[CTIC J #18] DOCUMENT 1221210141, RECORDED JUNE 30, 2012 (EASEMENT - NOT PLOTTABLE)
[CTIC K #19] DOCUMENT 1219239046, RECORDED JULY 10, 2012 (ORDINANCE - NOT PLOTTABLE)
[CTIC V #20] DOCUMENT 1816413014, RECORDED JUNE 13, 2018 (ORDINANCE - NOT PLOTTABLE)
[CTIC N #23] DOCUMENT 1316822016, RECORDED JUNE 17, 2013 (RECAPTURE AGREEMENT - NOT PLOTTABLE)
[CTIC O #24] DOCUMENT 1324744006, RECORDED SEPTEMBER 4, 2013 (MAINTENANCE AGREEMENT - NOT PLOTTABLE)
AMENDED AND RESTATED BY DOCUMENT 1410049002, RECORDED APRIL 10, 2014
[CTIC Q #26] DOCUMENT 1300334039, RECORDED JANUARY 3, 2013 (SUBDIVISION - SHOWN)
[CTIC AA #27] DOCUMENT 1300334039, RECORDED JANUARY 3, 2013 (SUBDIVISION - SHOWN)
[CTIC R #28] DOCUMENT 1316322015, RECORDED JUNE 12, 2013 (TEMPORARY EASEMENT - NOT PLOTTABLE)
[CTIC S #29] DOCUMENT 25479286, RECORDED JUNE 6, 1980 (DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - NOT PLOTTABLE)
DOCUMENT 25930872, RECORDED JULY 8, 1981 (ASSIGNMENT AND ASSUMPTION AGREEMENT - NOT PLOTTABLE)
DOCUMENT 27310484 (FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - NOT PLOTTABLE)
[CTIC U #30] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT - NOT PLOTTABLE)

ARLINGTON DOWNS THREE

BEING A SUBDIVISION LOTS 3 AND 5 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARLINGTON DOWNS, RECORDED JANUARY 3, 2013 AS DOCUMENT 1300334039, IN COOK COUNTY, ILLINOIS.
---TOGETHER WITH---

LOT 4A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, THOMAS F. WASILEWSKI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY

DESIGNATE _____ OF VILLAGE CLERK'S OFFICE IN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 5th DAY OF MAY, A.D. 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35--2515
LICENSE EXPIRES NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS)

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOTS 3 AND 5 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARLINGTON DOWNS, RECORDED JANUARY 3, 2013 AS DOCUMENT 1300334039, IN COOK COUNTY, ILLINOIS.
---TOGETHER WITH---

LOT 4A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

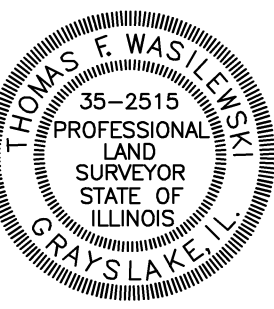
AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS PARTIALLY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0184 J EFFECTIVE DATE AUGUST 19, 2008

I FURTHER CERTIFY THAT UPON RECORDATION OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIVISION UNIT EXTERIOR BOUNDARY CORNERS. LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 5th DAY OF MAY, A.D. 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35--2515
LICENSE EXPIRES NOVEMBER 30, 2020



PREPARED BY:
TFW SURVEYING & MAPPING
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD · SUITE 413 · GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

SIGNATURE FOR OWNER LOT 4B:

The undersigned, not personally but as the Owner of Lot 4B, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

AD HOTEL LLC,
a Delaware limited liability company

By: _____
Name: Jeffrey W. Krol
Its: Co-Manager

STATE OF _____)
) SS

COUNTY OF _____)
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey W. Krol personally known to me to be the Co-Manager of AD Hotel LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 20__.

Notary Public

My commission expires: _____

SIGNATURE FOR OWNER LOT 5 AND 5A:

The undersigned, not personally but as the Owner of Lot 5 and Lot 5A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

SC ARLINGTON DOWNS INVESTORS, LLC,
a Florida limited liability company

By: Stoneleigh Manager 7, LLC,
a Florida limited liability company,
its Manager

By: Stoneleigh Companies, LLC,
a Florida limited liability company,
its sole Member and Manager

By: _____
Richard F. Cavanaugh, President

STATE OF _____)
) SS

COUNTY OF _____)
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard F. Cavanaugh, personally known to me to be the President of Stoneleigh Companies, LLC, a Florida limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 20__.

Notary Public

My commission expires: _____

LENDER OF LOT 4A OWNER AND LOT 4C OWNER:

BRIDGEVIEW BANK GROUP

_____ hereby certifies that as mortgagee of the property Described hereon under mortgage dated _____ and recorded In the recorders office of _____ County, Illinois on _____ as document _____ it consents to the SUBDIVISION AS HEREON DRAWN. Dated at _____, Illinois, this ____ day of _____, 20__.

By: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
) SS

COUNTY OF COOK)
I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ of the within named Bridgeview Bank Group, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ and to me personally known to be such officer of said bank, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and deed of said bank, for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 20__.

Notary Public

My commission expires: _____

SIGNATURE FOR OWNER LOT 3 AND 3A:

The undersigned, not personally but as the Owner of Lot 3 and Lot 3A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS RESIDENTIAL II, LLC,
an Illinois limited liability company

By: _____
Name: _____
Its: Authorized Signatory

STATE OF ILLINOIS)
) SS

COUNTY OF _____)
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the Authorized Signatory for ARLINGTON DOWNS RESIDENTIAL II, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 20__.

Notary Public

My commission expires: _____

SIGNATURE FOR OWNER LOT 4A AND 4C:

The undersigned, not personally but as the Owner of Lot 4A and Lot 4C, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS COMMERCIAL, LLC,
an Illinois limited liability company

By: _____
Name: David M. Trandel
Its: Authorized Signatory

STATE OF ILLINOIS)
) SS

COUNTY OF _____)
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David M. Trandel personally known to me to be the Authorized Signatory of ARLINGTON DOWNS COMMERCIAL, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 20__.

Notary Public

My commission expires: _____

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

(1) THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE VILLAGE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND

(2) TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:

SCHOOL DISTRICT NAME (PIN 02-25-100-037) ADDRESS
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15 580 NORTH 1ST BANK DRIVE
PALATINE, IL 60067-8110

TOWNSHIP HIGH SCHOOL DISTRICT #214 2121 S. GOEBBERT ROAD
AND ARLINGTON HEIGHTS, IL 60005

HARPER COMMUNITY COLLEGE DISTRICT #512 1200 W. ALGONQUIN ROAD
PALATINE, IL 60067

SCHOOL DISTRICT NAME (PIN 02-26-201-027) ADDRESS
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15 580 NORTH 1ST BANK DRIVE
PALATINE, IL 60067-8110

PALATINE TOWNSHIP HIGH SCHOOL 211 1750 SOUTH ROSELLE ROAD
PALATINE, ILLINOIS

HARPER COMMUNITY COLLEGE DISTRICT #512 1200 W. ALGONQUIN ROAD
PALATINE, IL 60067

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, A.D. 20__.

BY: _____ TITLE: _____
OWNER LOT 3 AND LOT 3A

BY: _____ TITLE: _____
OWNER LOT 5 AND LOT 5A

BY: _____ TITLE: _____
OWNER LOT 4A AND LOT 4C

BY: _____ TITLE: _____
OWNER LOT 4B

SEE NOTARY CERTIFICATE FOR OWNERS TO LEFT

SIGNATURE FOR OWNER LOT 1A

The undersigned, not personally but as the Owner of Lot 1A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS RESIDENTIAL, LLC,
a Delaware limited liability company

By: One Arlington Mezz Borrower, LLC, a Delaware limited liability company, its sole member
By: Arlington Downs Residential Mezz, LLC, an Illinois limited liability company, its sole member

By: Stoneleigh Manager SCAD, LLC, a Florida limited liability company, one of its two managers
By: Stoneleigh Companies, LLC, a Florida limited liability company, its sole member and manager

By: _____
Name: Richard F. Cavanaugh
Its: President

By: Arlington Downs Management LLC, an Illinois limited liability company, one of its two managers

By: _____
Name: David M. Trandel
Its: Manager

STATE OF _____)
) SS

COUNTY OF _____)
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard F. Cavanaugh, personally known to me to be the President of Stoneleigh Companies, LLC, a Florida limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth

Given under my hand and official seal this ____ day of _____, 20__.

Notary Public

My commission expires: _____

STATE OF _____)
) SS

COUNTY OF _____)
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David M. Trandel, personally known to me to be the Manager of Arlington Downs Management, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 20__.

Notary Public

My commission expires: _____

ARLINGTON DOWNS THREE

BEING A SUBDIVISION LOTS 3 AND 5 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARLINGTON DOWNS, RECORDED JANUARY 3, 2013 AS DOCUMENT 1300334039, IN COOK COUNTY, ILLINOIS.

---TOGETHER WITH---
LOT 4A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

SIGNATURE FOR OWNER LOT 2A

The undersigned, not personally but as the Owner of Lot 2A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS WPH, LLC,
an Illinois limited liability company

By: _____
Name: David M. Trandel
Its: Authorized Signatory

STATE OF _____)
) SS

COUNTY OF _____)
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David M. Trandel, personally known to me to be the Authorized Signatory of Arlington Downs WPH, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of _____, 20__.

Notary Public

My commission expires: _____

REVISION: APRIL 10, 2019 (ATTORNEY COMMENTS 4-10-19-NOTARY)
REVISION: APRIL 9, 2019 (ATTORNEY COMMENTS 4-8-19-OWNERSHIP)
REVISION: MARCH 20, 2019 (ATTORNEY COMMENTS 3-19-19)
REVISION: MARCH 19, 2019 (ATTORNEY COMMENTS / OWNERSHIP)
REVISION: DECEMBER 21, 2018 (OWNER CERTS)
REVISION: DECEMBER 10, 2018 (COMBINE UNITS 3 AND 4)
DATE: MAY 25, 2018 (180292)
ORDER NO: 180706
PROJ. NO: 1300.1
FOR: TARTAN REALTY GROUP, INC.
PROJ. NAME: ARLINGTON DOWNS
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Professional Design Firm Registration #184-002793.

PREPARED BY:

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