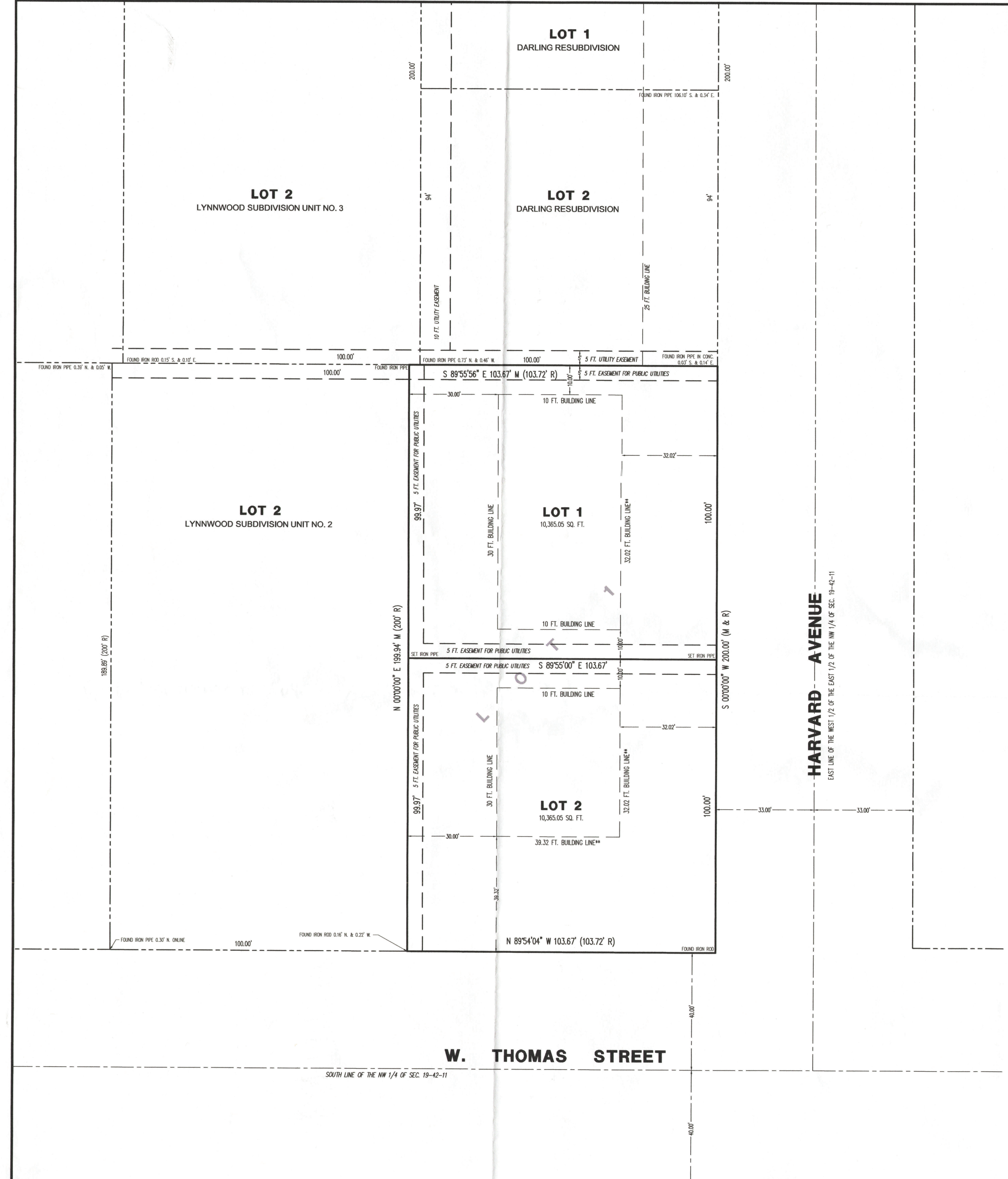
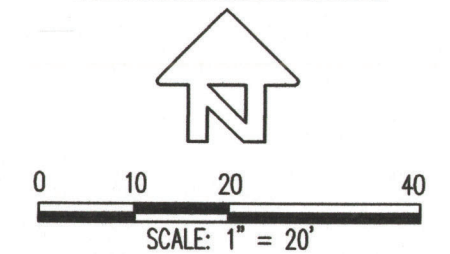


# FINAL PLAT OF HARVARD THOMAS RESUBDIVISION



LOT AREAS	
LOT 1	10,365.05 SQ. FT.
LOT 2	10,365.05 SQ. FT.
TOTAL	20,730.10 SQ. FT.



REVISIONS		
NO.	DATE	DESCRIPTION
1	01/07/19	VILLAGE COMMENTS - ROUND 1
2	02/12/19	VILLAGE COMMENTS - ROUND 2
3	04/05/19	CORRECTED RANGE NUMBER

**SCHROEDER & ASSOCIATES**  
 66 PINE CIRCLE - CARY, ILLINOIS 60013  
 TEL: 847-639-1415 CELL: 847-650-1416 JSCHRO8956@AOL.COM  
 CLIENT: MARCIE GLUECKERT HEIDKAMP FIELD WORK COMPLETED: N/A  
 JOB NO. 18079 PLAT DATE: NOVEMBER 5, 2018

\*\* THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 33.32' (THOMAS STREET) AND 32.02' (HARVARD AVENUE) AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1 -3.6(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 IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

**VILLAGE 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 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 \_\_\_\_\_  
 \_\_\_\_\_ VILLAGE ENGINEER

**COUNTY CLERK CERTIFICATE**  
 STATE OF ILLINOIS  
 COUNTY OF COOK ) SS  
 I, \_\_\_\_\_, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT.  
 I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ATTACHED PLAT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
 \_\_\_\_\_ COUNTY CLERK

**VILLAGE COLLECTOR**  
 STATE OF ILLINOIS  
 COUNTY OF COOK ) SS  
 I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAT HEREOF DRAWN.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
 \_\_\_\_\_ VILLAGE COLLECTOR

**OWNER'S CERTIFICATE**  
 STATE OF ILLINOIS  
 COUNTY OF COOK ) SS  
 I, \_\_\_\_\_  
 DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER THE PROPERTY DESCRIBED HEREOF AND THAT I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREOF. ADDITIONALLY, I HEREBY CERTIFY THAT THE PROPERTY HEREOF DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:  
 ELEMENTARY SCHOOL DISTRICT: CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25.  
 HIGH SCHOOL DISTRICT: TOWNSHIP HIGH SCHOOL DISTRICT NO. 214.  
 COMMUNITY COLLEGE DISTRICT: HARPER COMMUNITY COLLEGE DISTRICT NO. 512.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
 \_\_\_\_\_ OWNER

**NOTARY PUBLIC**  
 STATE OF ILLINOIS  
 COUNTY OF \_\_\_\_\_ ) SS  
 I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ ARE/IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.  
 GIVEN UNDER MY HAND AND NOTARIAL SEAL DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
 \_\_\_\_\_ NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**DEED OF DEDICATION**  
 WE, THE UNDERSIGNED, MARCIE GLUECKERT & MARC HEIDKAMP,  
 OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREOF, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HARVARD THOMAS RESUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. 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 ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, FIVE (5) FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

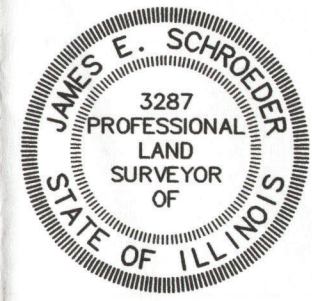
THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2044, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.  
 WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ OWNER  
 \_\_\_\_\_ OWNER  
 STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS  
 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED \_\_\_\_\_  
 \_\_\_\_\_

AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.  
 WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF 20\_\_\_\_  
 \_\_\_\_\_ NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**  
 STATE OF ILLINOIS  
 COUNTY OF MCHEERY ) SS  
 I, JAMES E. SCHROEDER, A PROFESSIONAL LAND SURVEYOR IN THE STATE AND COUNTY AFORESAID HEREBY CERTIFY THAT A PLAT OF RESUBDIVISION HAS BEEN MADE UNDER MY SUPERVISION OF THE FOLLOWING DESCRIBED PROPERTY:  
 LOT 1 IN LYNNWOOD SUBDIVISION UNIT NO. TWO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 AND IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE COMMONLY KNOWN AS: 1400 W. THOMAS STREET, ARLINGTON HEIGHTS, IL 60004. PROPERTY INDEX NUMBER: 03-19-107-005.  
 I FURTHER CERTIFY THAT IRON STAKES WERE FOUND OR SET AT ALL LOT CORNERS. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.  
 I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP NO. 17031C02014, EFFECTIVE DATE OF 8/19/2008.  
 I FURTHER CERTIFY THAT THE PLAT HEREOF IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND THAT THE PROPERTY SHOWN HEREOF IS SITUATED WITHIN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

DATED AT CARY, ILLINOIS,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
 James E. Schroeder  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3287.  
 MY LICENSE EXPIRES: 11/30/2020



**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, AND SBC TELEPHONE COMPANY, GRANTEEES,

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, CABLE, 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", "P.U.E." (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 MAY BE 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 765 ILCS 605/2(C), 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 AS AN APPROPRIATION 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 TERMS "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, OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN CONSENT.

COMMONWEALTH EDISON COMPANY  
 EASEMENT APPROVED AND ACCEPTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
 TITLE: \_\_\_\_\_  
 AMERITECH/SBC  
 EASEMENT APPROVED AND ACCEPTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
 TITLE: \_\_\_\_\_  
 NICOR GAS  
 EASEMENT APPROVED AND ACCEPTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
 TITLE: \_\_\_\_\_  
 COMCAST CABLE  
 EASEMENT APPROVED AND ACCEPTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
 TITLE: \_\_\_\_\_  
 WIDE OPEN WEST, LLC  
 EASEMENT APPROVED AND ACCEPTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
 TITLE: \_\_\_\_\_

PLAT SUBMITTED FOR RECORDING BY:  
 \_\_\_\_\_  
 \_\_\_\_\_

SEND TAX BILL TO:  
 MARCIE GLUECKERT  
 1510 N. HARVARD AVENUE  
 ARLINGTON HEIGHTS, ILLINOIS 60004