

**RESOLUTION APPROVING A
FINAL PLAT OF RESUBDIVISION**

WHEREAS, on June 26, 2019, in Petition Number 19-005, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by Marc McLaughlin and Taylor Morrison, to resubdivide the property located at 37-45 S Chestnut Ave and 36-40 S Highland Ave, Arlington Heights, Illinois (the “Subject Property”); and

WHEREAS, the Plan Commission has found the final plat of resubdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of resubdivision would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That the final plat of resubdivision for Sigwalt 16 Subdivision, prepared by Thomson Surveying, Ltd., Illinois registered land surveyors, dated May 8, 2019 with revisions through June 5, 2019, is hereby approved for the property legally described as follows:

Lots 12, 13, 14, 15, 16 and 17 in Block 2 in a subdivision of Lots 26, 27 and 28 and 29 in Assessor’s Subdivision of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PIN 03-30-425-012, -013, -014, -021, -022, -023

commonly described as 37-45 S Chestnut Ave and 36-40 S Highland 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 5th day of August, 2019.

Village President

ATTEST:

Village Clerk

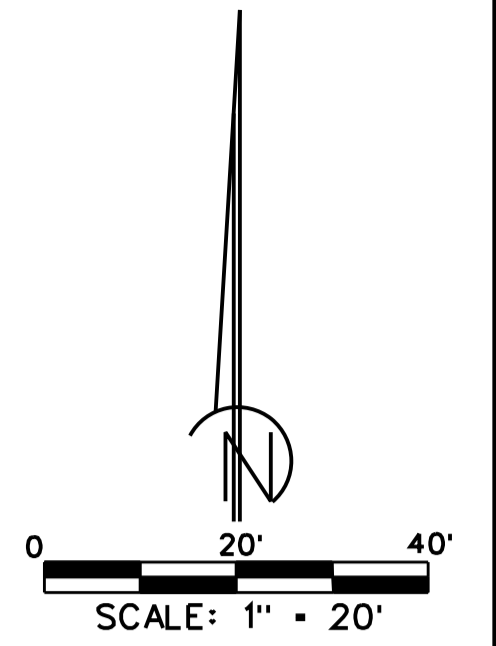
FINALPLAT:Sigwalt 16 Resubdivision

LEGEND

- U.E. - GENERAL PUBLIC UTILITY EASEMENT
- P.W.E. - PUBLIC WATERMAIN EASEMENT
- M.U.E. - MUNICIPAL UTILITY EASEMENT
- B.S.L. - BUILDING SETBACK LINE

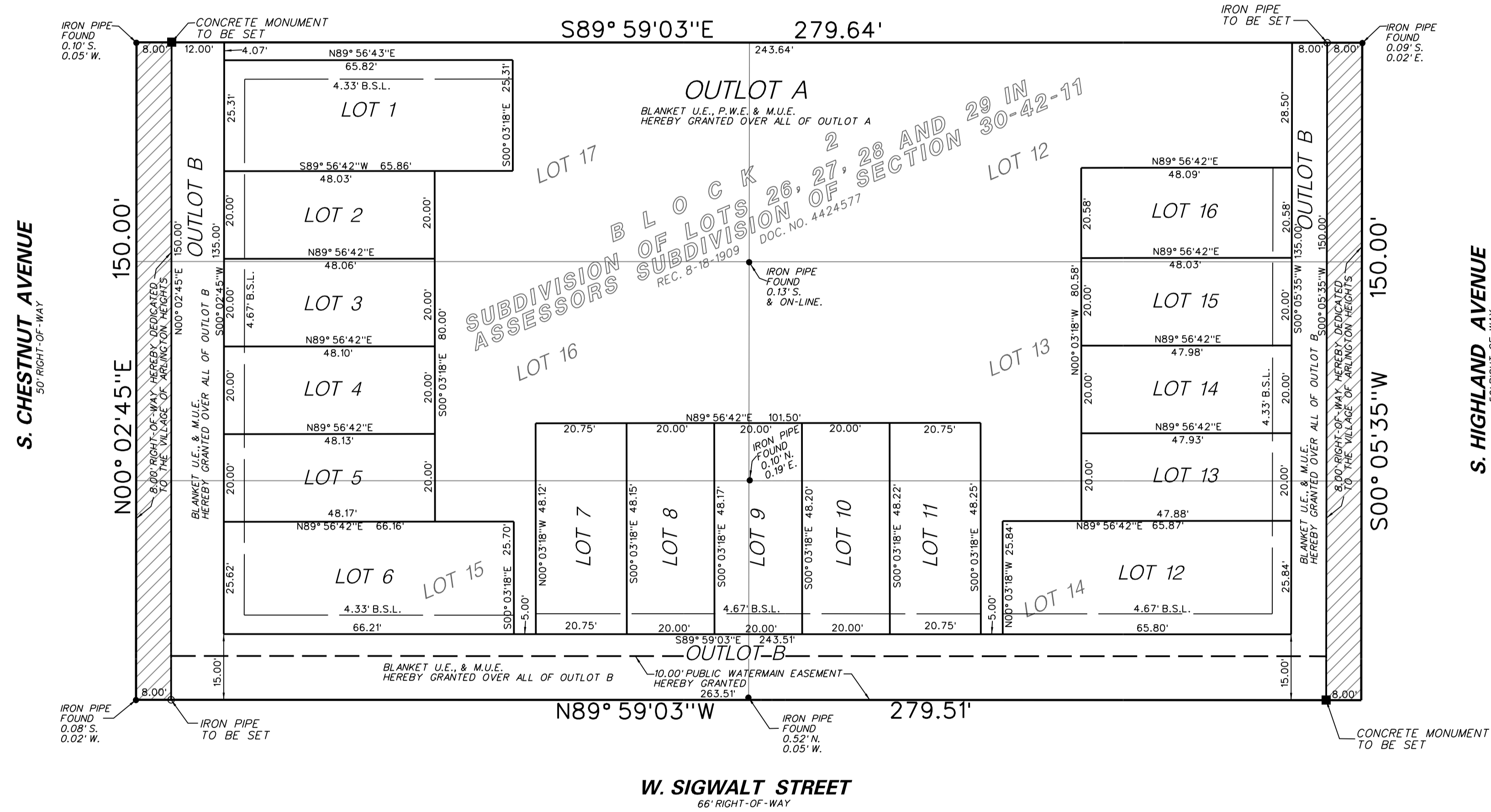
FINAL PLAT OF RESUBDIVISION SIGWALT 16 SUBDIVISION

BEING A RESUBDIVISION OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PROPOSED SUBDIVISION "ARLINGTON 425"

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	1,666	0.038
LOT 2	961	0.022
LOT 3	962	0.022
LOT 4	962	0.022
LOT 5	963	0.022
LOT 6	1,698	0.039
LOT 7	999	0.023
LOT 8	963	0.022
LOT 9	964	0.022
LOT 10	964	0.022
LOT 11	1,001	0.023
LOT 12	1,704	0.039
LOT 13	958	0.022
LOT 14	959	0.022
LOT 15	960	0.022
LOT 16	989	0.023
OUTLOT A	15,212	0.349
OUTLOT B	6,654	0.153
CHESTNUT AVE. DEDICATION	1,200	0.027
SIGWALT ST. DEDICATION	1,200	0.027
TOTAL	41,939 +/-	0.96 +/-



PROJECT NO. 5451
SHEET 1 OF 2
DRAWING NO. 5451-PLN.DGN

TITLE:
SIGWALT 16 SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS

DSCN. WJL
DWN. DMS
CHKD. SCALE: 1" = 20'
DATE: 5-8-2019

REVISIONS:
2. 06-05-19 REVISED PER VILLAGE COMMENTS
1. 05-15-19 REVISED PER VILLAGE COMMENTS
NO. DATE NATURE OF REVISION

CLIENT:
TAYLOR MORRISON OF ILLINOIS, INC.
1834 WALDEN OFFICE SQUARE
SUITE 300
SCHAUMBURG, ILLINOIS 60173

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Melrose Park, IL 60166
TEL: (847) 318-9799
FAX: (847) 318-9792
wjl@thomsonltd.com

FINAL PLAT OF RESUBDIVISION

SIGWALT 16 SUBDIVISION

BEING A RESUBDIVISION OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SEND TAX BILLS TO: TAYLOR MORRISON OF ILLINOIS, INC. 1834 WALDEN OFFICE SQUARE SUITE 300 SCHAUMBURG, ILLINOIS 60173

RETURN TO:

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

P.I.N.s: 03-30-425-012-0000 (LOT 17) 03-30-425-013-0000 (LOT 16) 03-30-425-014-0000 (LOT 15) 03-30-425-021-0000 (LOT 12) 03-30-425-022-0000 (LOT 13) 03-30-425-023-0000 (LOT 14)

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS COUNTY OF COOK)

I, _____ DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON. ADDITIONALLY, I HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: CONSOLIDATED COMMUNITY SCHOOL DISTRICT #25 HIGH SCHOOL DISTRICT: TOWNSHIP HIGH SCHOOL DISTRICT #214 HARPER COMMUNITY COLLEGE DISTRICT #512

DATED THIS _____ DAY OF _____, A.D. 2019.

OWNER SIGNATURE _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) SS COUNTY OF COOK)

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

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 _____

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: _____

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

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____.

VILLAGE COLLECTOR _____

PUBLIC WATERMAIN EASEMENT PROVISIONS (P.W.E.)

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER, WATER AND STORM SEWER IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION AND OWNERS AND OCCUPANTS OF SAID PROPERTY AND THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, SANITARY SEWER, WATER AND STORM SEWER FACILITIES UNDER AND UPON THE SURFACE OF THE PROPERTY DESIGNATED ON THIS PLAT AS "SEWER AND WATER EASEMENT" OR "S.W.E.", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF SUCH AREA TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS 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, EXCEPT FOR PAVED PARKING, DRIVEWAYS, SIDEWALKS, PATIOS, MONUMENT SIGNS AND LANDSCAPING SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN SAID EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO UNREASONABLY INTERFERE PRIOR TO WRITTEN CONSENT OF THE OWNERS OF THE PROPERTY.

THE VILLAGE OF ARLINGTON HEIGHTS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO REPAIR OR MAINTAIN SAID SEWER, WATER MAINS AND DRAINAGE FACILITIES IN THE EVENT THE OWNERS OF THE SUBJECT PROPERTY FAIL TO PROPERLY MAINTAIN SAME.

NOTWITHSTANDING ANY OF THE FOREGOING EASEMENT PROVISIONS SET FORTH ON THIS PLAT: (1) THE INSTALLATIONS OF ANY AND ALL UTILITY FACILITIES AND OTHER IMPROVEMENTS OF ANY KIND BY ANY GRANTEE HEREUNDER SHALL BE SUBJECT TO THE PRIOR WRITTEN APPROVAL OF THE OWNERS OF THE SUBJECT PROPERTY AS TO LOCATION, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD; (2) NO OVERHEAD LINES OR OTHER ABOVE-GROUND UTILITY FACILITIES OR IMPROVEMENTS WILL BE LOCATED ON OR AT THE PLATTED PROPERTY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNERS OF THE SUBJECT PROPERTY.

MUNICIPAL UTILITY EASEMENT PROVISIONS (M.U.E.)

AN EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED AREAS HEREON NOTED AS "MUNICIPAL UTILITY EASEMENT" TO THE VILLAGE OF ARLINGTON HEIGHTS, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WATERMAINS, ABOVE AND UNDERGROUND, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SAID REAL ESTATE AND ADJOINING LANDS WITH WATER SERVICE, ALSO THERE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN THE SAID REAL ESTATE SAID MANHOLES, WATER VALVES, PIPES AND OTHER EQUIPMENT; NO PERMANENT BUILDINGS SHALL HEREAFTER BE PLACED ON THE SAID EASEMENT, AS DETERMINED, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT THEN OR LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED.

GENERAL PUBLIC UTILITY EASEMENT PROVISIONS (U.E.)

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH COMMUNICATIONS AND GAS IS HEREBY RESERVED FOR AND GRANTED TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS, INCLUDING, BUT NOT LIMITED TO NORTHERN ILLINOIS GAS COMPANY, COMCAST AND WIDE OPEN WEST, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF SOUNDS AND SIGNALS AND GAS MAINS UNDER THE SURFACE OF THE PROPERTY DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U.E." TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF SUCH AREA TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS 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, EXCEPT FOR PAVED PARKING, DRIVEWAYS, SIDEWALKS, PATIOS AND LANDSCAPING SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN SAID EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO UNREASONABLY INTERFERE PRIOR TO WRITTEN CONSENT OF THE OWNERS OF THE PROPERTY.

APPROVED: _____ DATE: _____ NORTHERN IL GAS CO

APPROVED: _____ DATE: _____ COMCAST

APPROVED: _____ DATE: _____ WIDE OPEN WEST

NICOR GAS COMPANY PLAT STAMP

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.

EASEMENT PROVISIONS 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 and SBC Telephone Company, Grantees.

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, 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", "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 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 Grantee's 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 Grantee's. 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, 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", 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.

APPROVED: _____ DATE: _____ COMMONWEALTH EDISON

APPROVED: _____ DATE: _____ AMERITECH / SBC

DEED DEDICATION CERTIFICATE

WE, THE UNDERSIGNED, _____, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SIGWALT 16 SUBDIVISION, 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, (NUMBER) 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 HEREIN 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.

ALL OF THE PROPERTY INCLUDED IN THIS SUBDIVISION SHALL BE HELD, TRANSFERRED AND CONVEYED SUBJECT TO THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" TO BE RECORDED AND AMENDED FROM TIME TO TIME.

EASEMENTS SHOWN AND GRANTED ON THIS PLAT FOR THE PRIVATE INGRESS/EGRESS EASEMENTS, ENTRANCE TREATMENT EASEMENT AREA, PUBLIC PEDESTRIAN INGRESS/EGRESS EASEMENT AND FENCE EASEMENT ARE FURTHER DEFINED IN AND GOVERNED BY THE DECLARATION OF CCR'S.

SAID DECLARATION OF CCR'S SHALL GRANT CROSS ACCESS AND SHARED PARKING EASEMENTS OVER THE ENTIRE PROPERTY. SAID EASEMENTS BOTH BENEFIT AND BURDEN THE SUBDIVIDED PROPERTY. FOR PARTICULARS SEE DOCUMENT.

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 _____, A.D. 2019.

By: _____ NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) SS COUNTY OF COOK)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ 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 _____, A.D. 2019.

NOTARY PUBLIC _____

PROPERTY DESCRIPTION:

LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSORS SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SPACE RESERVED FOR COUNTY CLERK'S STAMP

SPACE RESERVED FOR COUNTY RECORDER'S STAMP

Table with project information: PROJECT NO. 5451, SHEET 2 OF 2, DRAWING NO. 5451-PLN.DGN, TITLE: SIGWALT 16 SUBDIVISION ARLINGTON HEIGHTS, ILLINOIS, DSCN, DWN, CHKD, SCALE, DATE, REVISOR, REVISED PER VILLAGE COMMENTS, REVISOR, REVISED PER VILLAGE COMMENTS, NATURE OF REVISION, CLIENT: TAYLOR MORRISON OF ILLINOIS, INC. 1834 WALDEN OFFICE SQUARE SUITE 300 SCHAUMBURG, ILLINOIS 60173, Thomson Surveying Ltd. 9575 W. Higgins Road, Suite 850, Schaumburg, IL 60195, TEL: 815/318-9000, FAX: 815/318-9192, www.thomsonid.com

STATE OF ILLINOIS) COUNTY OF COOK)

THIS IS TO CERTIFY THAT WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-02769, IN THE STATE AND COUNTY AFORESAID HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THE ABOVE DESCRIBED PROPERTY. THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

SAID PROPERTY CONTAINS 41,939 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF ARLINGTON HEIGHT 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 17031C0203J, EFFECTIVE AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP, SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF MAY A.D., 2019, AT ROSEMONT, ILLINOIS.

WALTER J. LUTZ 3518 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS FOR REVIEW PURPOSES ONLY

WALTER J. LUTZ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003576 LICENSE EXPIRES NOVEMBER 30, 2020 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.