VICINITY MAP

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM

WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED

AT&T

NORTHERN ILLINOIS GAS COMPANY (NICOR)

ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED

A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF ARLINGTON HEIGHTS

THE VILLAGE OF ARLINGTON HEIGHTS, GRANTEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE

PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATERMAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND

TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION. DATA AND RADIO SIGNALS. TOGETHER

WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT

AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE

PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE TOGETHER WITH THE RIGHT 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, COMMON AREA

OR AREAS. 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 PURPOSED.

OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES FACILITIES OR IN, UPOI

OR OVER THE PROPERTY WITHIN THE DOTED LINES MARKED EASEMENTWITHOUT THE

PRIOR WRITTEN CONSENT OF GRANTEES, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT

UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLY

RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE

OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO

THE TERM ACOMMON 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 APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR

AREAS WITHIN THE PLANNED DEVELOPMENT. EVEN THOUGH SUCH MAY BE

OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS AOUT LOTS, OPEN SPACE, OPEN AREA. COMMON GROUND, PARKING AND COMMON AREA. THE TERM COMMON

AREA OR AREAS INCLUDES 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

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE

VILLAGE OF ARLINGTON HEIGHTS TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR

BY: \_\_\_\_\_\_ DATE: \_\_\_\_\_\_, 20\_\_\_

BY: \_\_\_\_\_\_, 20\_\_\_

BY: \_\_\_\_\_\_, 20\_\_\_

BY: \_\_\_\_\_\_, 20\_\_\_

BY: \_\_\_\_\_\_, 20\_\_\_

INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RETENTION POND, OR MECHANICAL EQUIPMENT.

REMOVE ANY OF THE FOREGOING UTILITIES.

OWNER, UPON WRITTEN REQUEST.

COMMONWEALTH EDISON COMPANY

EASEMENT APPROVED AND ACCEPTED

COMCAST CABLE:

WIDE OPEN WEST, LLC

## OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

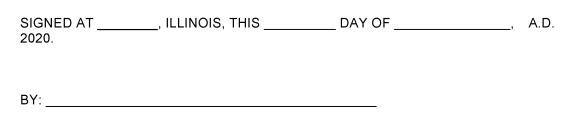
STATE OF ILLINOIS ) COUNTY OF COOK )

P.I.N. No. 03-29-II5-020

WE, THE UNDERSIGNED, VINCENT J. DELIGIO AND CATHLEEN F. DELIGIO, 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. THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "MASTERCRAFT BUILDERS 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 STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 AND 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE 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 ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND. BUT OWNERS OF THE LOT IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OF PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE OWNER OF THE LOT IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WE DO HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN ELEMENTARY SCHOOL DISTRICT 25, HIGH SCHOOL DISTRICT 214, AND COMMUNITY COLLEGE DISTRICT 512.



### NOTARY CERTIFICATE

STATE OF ILLINOIS COUNTY OF COOK )

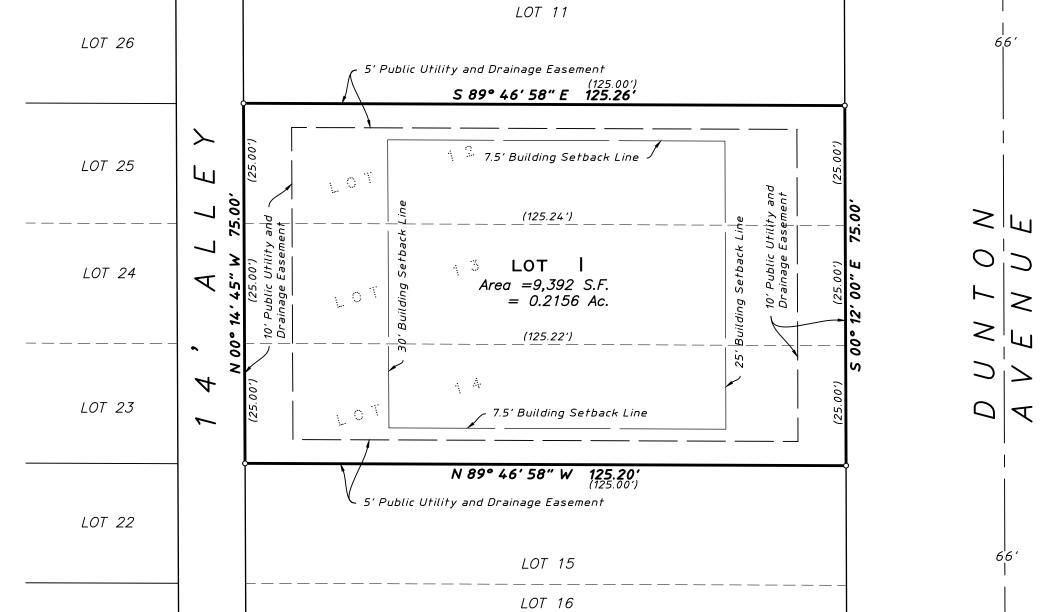
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT VINCENT J. DELIGIO AND CATHLEEN F. DELIGIO. PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_DAY OF\_\_\_\_

### FINAL PLAT OF SUBDIVISION

# MASTERCRAFT BUILDERS SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SEND TAX BILL TO: CATHLEEN DELIGIO 1000 GEORGE STREET BARRINGTON, IL 60010

#### **SURVEYOR'S NOTES:**

- 1. FIELD WORK WAS COMPLETED ON JUNE 19, 2019. 2. THE BASIS OF BEARING SHOWN HEREON IS BASED ON NAD 83(2011) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA
- COMPANY'S RTK NETWORK. 3. A TITLE COMMITMENT POLICY WAS NOT PROVIDED FOR THIS SURVEY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS NOT PROVIDED TO THE SURVEYOR PRIOR TO THE COMPLETION OF THIS SURVEY.

COUNTY CLERK CERTIFICAT	E

STATE OF ILLINOIS	) ) SS:
COUNTY OF COOK	)

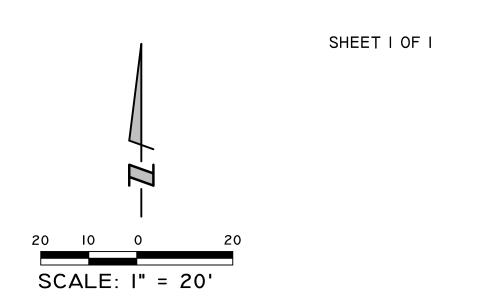
COUNTY CLERK

, COUNTY CLERK OF COOK COUNTY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE CONSOLIDATED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN

GIVEN UNDER MY HAND	AND SEAL OF THE	COUNTY CLERK AT,
ILLINOIS, DATED THIS _	DAY OF	, A.D. 20

CONNECTION WITH THE ATTACHED PLAT.

EXPIRES 11-30-20



#### VILLAGE CERTIFICATE

#### STATE OF ILLINOIS 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 NITLL AND VOID

INE VILLA	GE BOARD, OTHERWISE IT IS NOLL AI	ND VOID.
APPROVEI	D BY THE PLAN COMMISSION AT A ME	ETING HELD
		, A.D., 20
BY:	CHAIRPERSON	
	CHAIRPERSON	
ATTEST: _	SECRETARY	
APPROVEI	D BY THE VILLAGE BOARD OF TRUSTE	EES AT A MEETING HELD
		, A.D., 20
RV.		
Б1	PRESIDENT	
ATTEST: _	VILLAGE CLERK	

## APPROVED BY THE DIRECTOR OF ENGINEERING ON <u>,</u> A.D., 20\_\_\_\_

BY:		
_	VILLAGE ENGINEER	

#### APPROVED BY THE VILLAGE TREASURER ON

BY:		
	VILLAGE TREASURER	

# STATE OF ILLINOIS )

COUNTY OF COOK )

I. JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

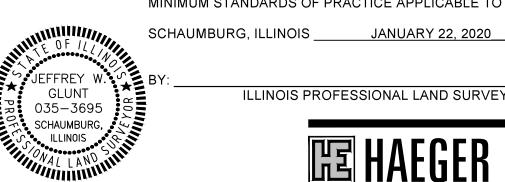
LOTS 12, 13, AND 14 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT. AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17031 C0203J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

consulting engineers •

100 E. State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608 Illinois Professional Design Firm License No. 184-003152 www.haegerengineering.com

Plot Date: Jan 22, 2020 - 1:44pm Plotted By: mike-a Layout: Plat of Sub

, A.D., 20\_\_\_\_