RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISON

WHEREAS, on February 26, 2020, in Petition Number 19-014, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by Cathleen F. Degilio, to subdivide the property located at 710 N Dunton 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 Mastercraft Builders Subdivision, prepared by Haeger Engineering, Illinois registered land surveyors, dated January 22, 2020, is hereby approved for the property legally described as follows:

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

P.I.N. 03-29-115-020, -021, -022

and commonly described as 710 N Dunton 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 APPROVEI	O this 18th of May, 2020.	
	Village President	
ATTEST:		
 Village Clerk		
village Clerk		

FINALPLAT:710 N Dunton Ave

VICINITY MAP

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

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

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

WE DO HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE, THAT THE LAND

INCLUDED HEREIN FALLS WITHIN ELEMENTARY SCHOOL DISTRICT 25, HIGH

LOT IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

SCHOOL DISTRICT 214, AND COMMUNITY COLLEGE DISTRICT 512.

TO THE RIGHTS OF THE PUBLIC UTILITIES.

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

03-29-115-021

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

PUBLIC UTILITY EASEMENT PROVISIONS

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 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 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 INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

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 RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF ARLINGTON HEIGHTS TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES.

BY: ______, 20___

BY: _______ DATE: _______, 20___

BY: ______, 20___

COMMONWEALTH EDISON COMPANY EASEMENT APPROVED AND ACCEPTED

COMCAST CABLE:

WIDE OPEN WEST, LLC

EASEMENT APPROVED AND ACCEPTED

EASEMENT APPROVED AND ACCEPTED

SIGNED AT 2020.	, ILLINOIS, THIS	DAY OF,	A.D.	AT&T EASEMENT APPROVED AND ACCEPTED
BY:				BY:

NOTARY CERTIFICATE

STATE OF ILLINOIS COUNTY OF COOK)

STATE OF ILLINOIS)

COUNTY OF COOK)

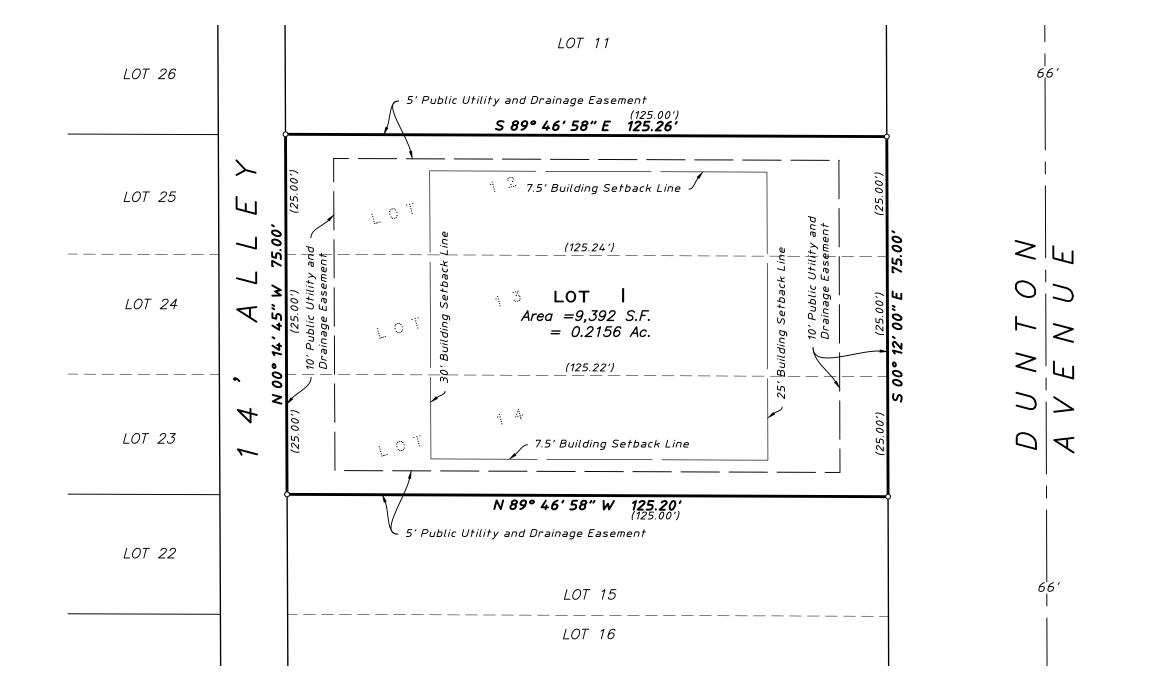
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT VINCENT J. DELIGIO AND CATHLEEN F. DELIGIO. PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, 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.

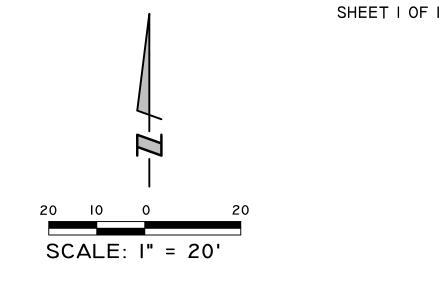
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF____

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.





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 NULL AND VOID.

APPROVED	BY THE PLAN COMMISSION AT A MEETING HELD				
		_, A.D., 20			
3Y:	CHAIRPERSON				
ATTEST:	SECRETARY				
APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD					
		_, A.D., 20			
BY:	PRESIDENT				
ATTEST:	VILLAGE CLERK				
APPROVED	BY THE DIRECTOR OF ENGINEERING ON				

, A.D., 20____

, A.D., 20____

VILLAGE ENGINEER

APPROVED BY THE VILLAGE TREASURER ON

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

ııı.	JEFFREY W.	
* PROFESSION	JEFFREY W. GLUNT 035-3695 SCHAUMBURG, ILLINOIS	HILEYOR *SI
•	AMMINITURE.	
EXPI	RES 11-30-	-20

MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. SCHAUMBURG, ILLINOIS JANUARY 22, 2020

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



Tel: 847.394.6600 Fax: 847.394.6608 Illinois Professional Design Firm License No. 184-003152

BY: ______, 20___ EASEMENT APPROVED AND ACCEPTED BY: ______, 20___

SURVEYOR'S NOTES:

SEND TAX BILL TO:

CATHLEEN DELIGIO

1000 GEORGE STREET

BARRINGTON, IL 60010

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

3. A TITLE COMMITMENT POLICY WAS NOT PROVIDED FOR THIS SURVEY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS NOT

COMPANY'S RTK NETWORK. PROVIDED TO THE SURVEYOR PRIOR TO THE COMPLETION OF THIS SURVEY.

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

STATE OF ILLINOIS)

COUNTY OF COOK)

CONSOLIDATED PLAT.

CONNECTION WITH THE ATTACHED PLAT.

COUNTY CLERK CERTIFICATE

HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO

REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN

, COUNTY CLERK OF COOK COUNTY ILLINOIS, DO

www.haegerengineering.com Plot Date: Jan 22, 2020 - 1:44pm Plotted By: mike-a Layout: Plat of Sub © 2020 Haeger Engineering, LLC