

**RESOLUTION APPROVING A
FINAL PLAT OF RESUBDIVISION**

WHEREAS, on April 28, 2021, in Petition Number 21-004, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by the Village of Arlington Heights, to resubdivide the property located at the northeast corner of Cambridge Street and Yale Avenue, 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 Happiness Park Resubdivision, prepared by Christopher B. Burke, Engineering, Ltd., Illinois registered land surveyors, dated February 19, 2021, is hereby approved for the property legally described as follows:

Lots 72 through 75 inclusive in Arlington Meadows Subdivision, being a subdivision in the Southwest $\frac{1}{4}$ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 14, 1978 as Document No. 24324934 and that part of vacated North Yale Avenue adjoining said Lots 72 through 75 and adjoining Lot 76 in said Arlington Meadows Subdivision in Cook County, Illinois.

PIN 03-18-302-020, -021, -022, -023

and commonly described as the northeast corner of Cambridge Street and Yale Avenue, 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 Cook County Clerk. 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 May, 2021.

Village President

ATTEST:

Village Clerk

FINALPLAT:Happiness Park

HAPPINESS PARK RESUBDIVISION

LOTS 72 THRU 75 INCLUSIVE IN ARLINGTON MEADOWS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1978 AS DOCUMENT NO. 24324934 AND THAT PART OF VACATED NORTH YALE AVENUE ADJOINING SAID LOTS 72 THRU 75 IN COOK COUNTY, ILLINOIS.

- LEGEND**
- 5/8" REBAR & CAP SET
 - IRON PIPE FOUND (IPF)
 - 00.00 MEASURED
 - (00.00) RECORD
 - PROPERTY LINE
 - - - R.O.W. LINE
 - - - BUILDING SETBACK LINE
 - - - EASEMENT LINE

SEND TAX BILL TO:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT OF RESUBDIVISION. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE RESUBDIVISION.

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

COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT I, THE VILLAGE OF ARLINGTON HEIGHTS IS/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON PLAT OF RESUBDIVISION AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF RESUBDIVISION HAVE DETERMINED TO THE TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OF BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:

COMMONWEALTH EDISON COMPANY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS _____ DAY OF _____, A.D., 20 ____.

COMMONWEALTH EDISON COMPANY

BY: _____

TITLE: _____

NICOR GAS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS _____ DAY OF _____, A.D., 20 ____.

NICOR GAS

BY: _____

TITLE: _____

ILLINOIS BELL TELEPHONE DBA AT&T, IL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS _____ DAY OF _____, A.D., 20 ____.

AT&T CORPORATION

BY: _____

TITLE: _____

COMCAST CABLE COMMUNICATIONS, INC.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS _____ DAY OF _____, A.D., 20 ____.

COMCAST CABLE COMMUNICATIONS, INC.

BY: _____

TITLE: _____

VILLAGE CERTIFICATE OF APPROVAL

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 COLLECTOR _____

APPROVED BY THE VILLAGE ENGINEER _____

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:

- BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF BUILDING.
- BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 01-22-2021.

COMMONWEALTH EDISON COMPANY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS _____ DAY OF _____, A.D., 20 ____.

COMMONWEALTH EDISON COMPANY

BY: _____

TITLE: _____

NICOR GAS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS _____ DAY OF _____, A.D., 20 ____.

NICOR GAS

BY: _____

TITLE: _____

ILLINOIS BELL TELEPHONE DBA AT&T, IL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS _____ DAY OF _____, A.D., 20 ____.

AT&T CORPORATION

BY: _____

TITLE: _____

COMCAST CABLE COMMUNICATIONS, INC.

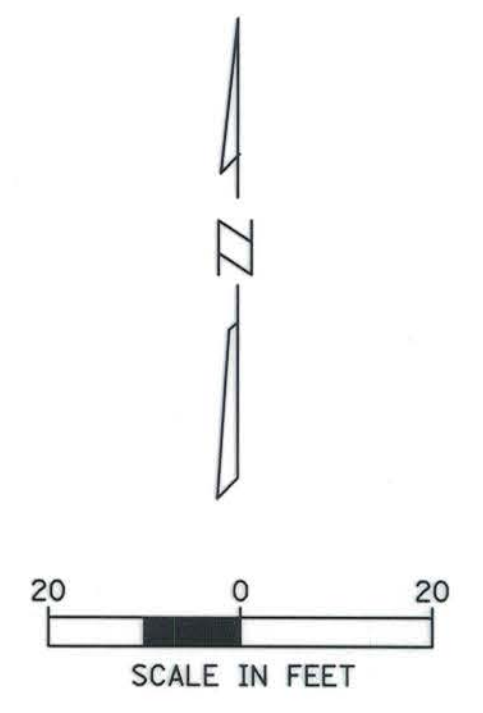
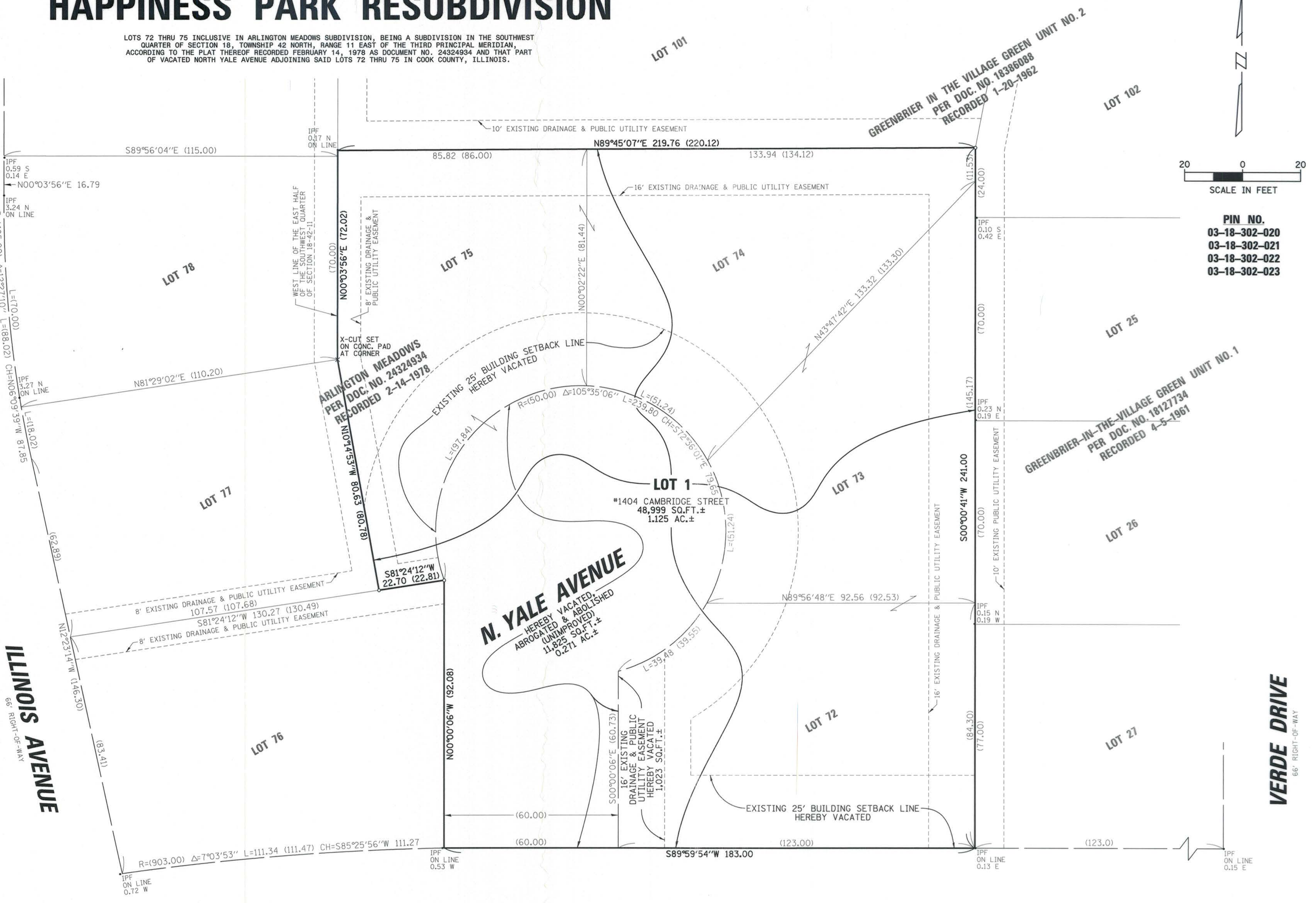
STATE OF ILLINOIS)
COUNTY OF COOK) SS

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS _____ DAY OF _____, A.D., 20 ____.

COMCAST CABLE COMMUNICATIONS, INC.

BY: _____

TITLE: _____



PIN NO.
03-18-302-020
03-18-302-021
03-18-302-022
03-18-302-023

CAMBRIDGE STREET

PLAT AUTHORIZATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00175, HEREBY DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS TO RECORD THIS PLAT OF RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER SECTION 2 OF THE ILLINOIS PLAT ACT, 765 ILLINOIS COMPILATED STATUTES 205/2.

GIVEN UNDER OUR HAND AND SEAL AT ROSEMONT, ILLINOIS.

THIS 19 DAY OF February, 20 21 A.D.

KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00175, DO HEREBY STATE THAT WE HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY AS FOLLOWS:

LOTS 72 THRU 75 INCLUSIVE IN ARLINGTON MEADOWS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1978 AS DOCUMENT NO. 24324934 AND THAT PART OF VACATED NORTH YALE AVENUE ADJOINING SAID LOTS 72 THRU 75 IN COOK COUNTY, ILLINOIS.

WE FURTHER DECLARE THAT ALL THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 - 5/8" X 24" REBAR & CAP ARE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS NOTED OTHERWISE.

THIS IS TO FURTHER CERTIFY THAT THE PROPERTY DESCRIBED IS LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170310201, DATED AUGUST 19, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM.

THIS 19 DAY OF February, 20 21 A.D.

KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

HAPPINESS PARK RESUBDIVISION
IN
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
VILLAGE OF ARLINGTON HEIGHTS

CALC.	KJR	PROJECT NO.
DWN.	AJK	210040
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1" = 20'	DRAWING NO.
DATE:	02-19-2021	RESUB210040A

