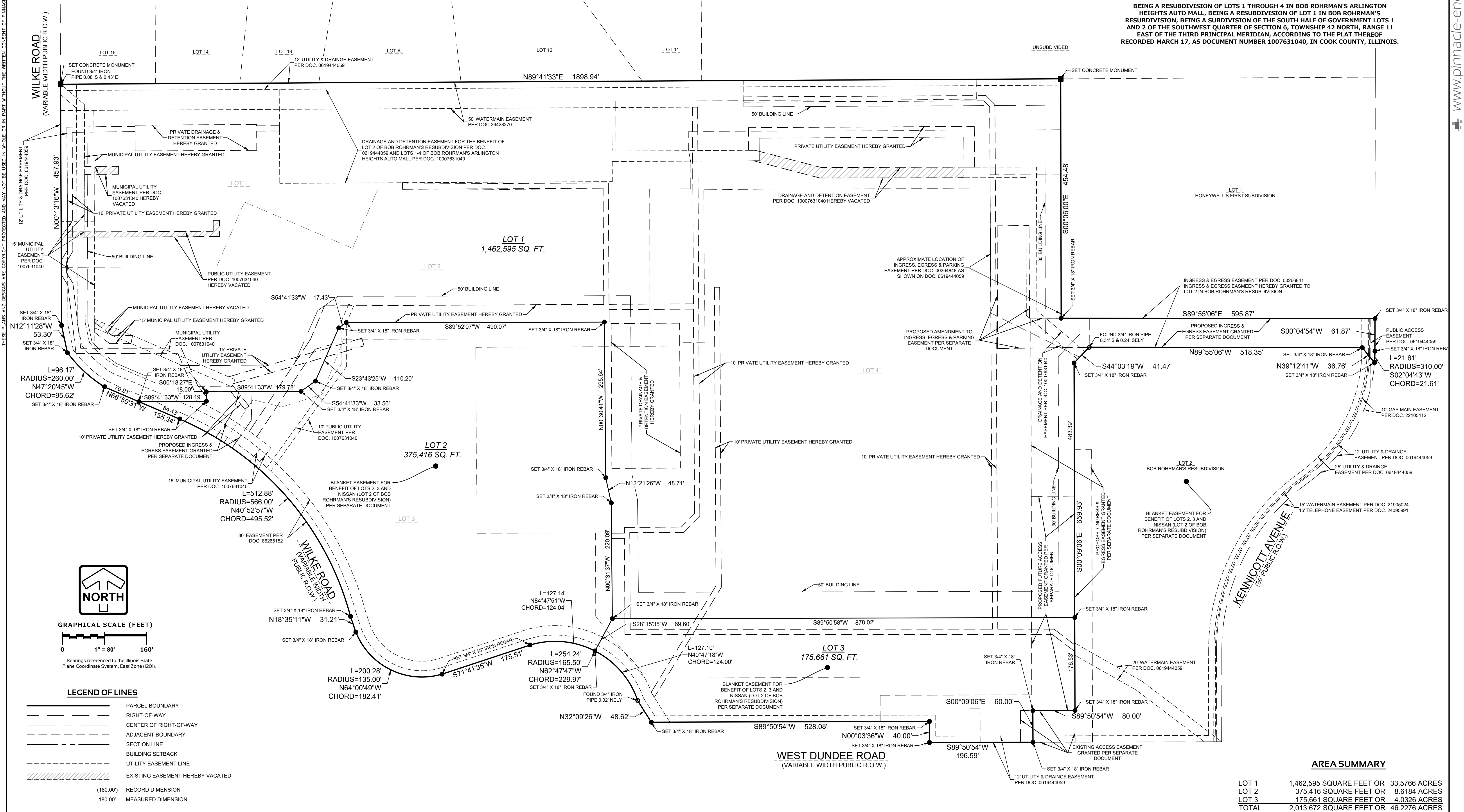


THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

PRELIMINARY PLAT OF SUBDIVISION 1ST AMENDMENT TO BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL

BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RESUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RESUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, AS DOCUMENT NUMBER 1007631040, IN COOK COUNTY, ILLINOIS.



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

1ST AMENDMENT TO BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL ARLINGTON HEIGHTS, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

REVISIONS	
1	Village comments 5/18/2021
2	Village comments 6/24/2021
3	Add proposed Ingress & Egress 6/30/2021
4	Add existing & future access 7/07/2021
5	Village comments 7/29/2021

REG. JOB NO. 2283.00
REG. F.W. JB
DATE 4/30/2021
SCALE 1"=80'
SHEET 1 & 2
© COPYRIGHT 2021

SURVEY

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

CORPORATE OWNER'S CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

This is to certify that _____ is the owner of the land described on the plat hereon drawn and shown hereon as subdivided; that he (they) has (have) caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded provided by law; and to the best of my (our) knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the 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 be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Also to the best of my knowledge, the lots that are hereby created by the annexed Plat are within the School Districts known as:

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

In witness where I (we) have hereunder set my (our) hand (s) of
Seal (s) this _____ day of _____, A.D., 20 _____.

President

Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

_____, personally known to me to be the
_____ of _____ corporation,
and _____ personally known to me to be the
_____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally
acknowledged that as such _____ and
_____ signed and delivered the said instrument as

_____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, Given under my hand and Notarial

Seal this _____ day of _____, A.D., 20 _____.

Notary Public My Commission Expires _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

I, _____, County Clerk in Cook County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.
Given under my hand and seal of the County at _____, Illinois,
this _____ day of _____, 20____, A.D.

Cook County Clerk

EXISTING OWNERS PER COOK COUNTY GIS

LOT 1 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

LOT 2 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

LOT 3 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

LOT 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROHRMAN GENERAL LLC
3900 SOUTH ST
LAFAYETTE, IN 47905-4882

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

I hereby certify that on _____ the annexed plat was presented to and duly approved by the Planning & Zoning Commission of the Village of Arlington Heights and that said plat conforms in all respects to the requirements of the Subdivision Control Ordinance of the Village of Arlington Heights, Illinois.

Chairman, Planning and Zoning Commission

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

I, _____, Village Clerk of the Village of Arlington Heights, Illinois hereby certify that the Annexed Plat was presented to and by resolution duly approved by the Board of Trustees of said Village

at its meeting held on _____ 20____, and that all dedications to the Village of Arlington Heights, Illinois depicted thereon, were accepted by the Village Board of Trustees on said date, and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of the Village. In witness whereof, I have hereunder set my hand and seal of the Village of Arlington Heights,

Illinois, this _____ day of _____, 20_____.

Village Clerk

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

I, _____, Village Engineer of the Village of Arlington Heights, Illinois, certify that the land improvements described in the Annexed Plat and the Plans and specifications therefore, meet the minimum requirements of said Village. Dated at Arlington Heights, Cook County, Illinois,

this _____ day of _____, 20_____.

Village Engineer

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

I, _____, Village Treasurer of the Village of Arlington Heights, Illinois, 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.

Dated at Arlington Heights, Cook County, Illinois,

this _____ day of _____, 20_____.

SUPERINTENDENT CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

I certify that I have reviewed the related plans and specifications as they relate to the area of my responsibility and that the water and sewer lines, storm sewers, streets, sidewalks, meet with my approval subject to such recommendations that I have made in writing to the Village Board.

Director of Public Works _____
Chief of Police _____
Director of Community Development _____
Arlington Heights Fire Protection District _____

SURFACE WATER DRAINAGE CERTIFICATE

I, _____, owner, and
I, _____, Licensed Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this Subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood or damage to the adjoining property because of the construction of the Subdivision.

By: _____

Title: _____

Attest: _____

Title: _____

By: _____
Licensed Professional Engineer of Illinois

Name: _____

Address: _____

WASTEWATER LAND TREATMENT CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

I, _____, a Professional Engineer of the State of Illinois, do hereby certify that the wastewater land treatment facility servicing this subdivision has been designed in accordance with generally accepted engineering practices so as (1) to properly treat the wastewater from the service area under all conditions, (2) to prevent any groundwater contamination, (3) to prevent the movement of any effluent from the application site either as runoff or surface flow or as mist and (4) to prevent causing any condition of ill-being to any person.

Registered Professional Engineer of Illinois

PUBLIC UTILITY CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF DUPAGE)

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON
APPROVED AND ACCEPTED.

COMMONWEALTH EDISON COMPANY

BY: _____
SIGNATURE

ITS: _____
TITLE

AMERITECH/SBC

BY: _____
SIGNATURE

ITS: _____
TITLE

COMCAST CABLE

BY: _____
SIGNATURE

ITS: _____
TITLE

WIDE OPEN WEST, LLC

BY: _____
SIGNATURE

ITS: _____
TITLE

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)) S.S.
COUNTY OF COOK)

This instrument filed for record in the Recorder's Office of Cook
County, Illinois, on this _____ day of
_____, 20____, A.D.,
at _____ o'clock _____ M. and recorded as Document number _____

Cook County Recorder

ILLINOIS DEPARTMENT OF TRANSPORTATION

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Paragraph 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Anthony J. Quigley, P.E.
Region One Engineer

PRELIMINARY PLAT OF SUBDIVISION
1ST AMENDMENT TO BOB ROHRMAN'S
ARLINGTON HEIGHTS AUTO MALL

BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RESUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RESUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, AS DOCUMENT NUMBER 1007631040, IN COOK COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT PROVISIONS:

Commonwealth Edison Company, NICOR and SBC/Ameritech Telephone Company, Grantees and Cable Television Company or Franchisees,

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, 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 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 Grantees' 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 Grantees. 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 apportionment 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.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RE-SUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RE-SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, AS DOCUMENT NO. 1007631040, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,013,672 SQUARE FEET OR 46.2276 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS AND MAG NAILS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, AND I FURTHER CERTIFY THAT PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA ZONE "AE", WITH THE REMAINDER SITUATED IN ZONE "X", AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0063J & 17031C0044J, MAP REVISED AUGUST 19, 2009.

DATED AT EAST DUNDEE, ILLINOIS, THIS 30th DAY OF APRIL, 2021.

FOR REVIEW

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2023