

**RESOLUTION APPROVING A
FINAL PLAT OF SUBDIVISION**

WHEREAS, on February 9, 2022, in Petition Number 21-010, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by HTG Illinois Developer LLC, (the “Petitioner”), to subdivide the property located at the 310 W. Rand Road, 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 Crescent Place Subdivision, prepared by Professional Land Surveying, Inc., Illinois registered land surveyors, dated April 8, 2021 with revisions through January 7, 2022, attached hereto and made a part hereof, is hereby approved for the property legally described as follows:

Parcel 1:

That part of the South 150 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, lying Northeasterly of the centerline of Rand Road and Southeasterly of a line drawn at right angles to said centerline of Rand Road 94.89 feet Northwesterly (as measured along said centerline) of the intersection of said centerline and the South line of the Northeast $\frac{1}{4}$ of Section 18, in Cook County, Illinois.

PIN 03-18-204-008-0000

Parcel 2:

Lot D in First Addition to Stonebridge Hill Apartments, being a subdivision in the Northeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

(Stonebridge Hill Apartments plat recorded as Document 21837755)

PIN 03-18-204-024-0000

and commonly described as 310 W. Rand Road, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of subdivision granted by this Resolution is subject to the following condition, to which the Petitioner has agreed:

1. Prior to approval of a Certificate of Occupancy for Crescent Place, a Plat of Dedication shall be recorded with the Cook County Clerk, which dedicates as IDOT right-of-way that portion of the Subject Property as noted on the Final Plat of Subdivision.

SECTION THREE: The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION FOUR: 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 FIVE: 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 7th day of March, 2022.

Village President

ATTEST:

Village Clerk

FINALPLAT:Crescent Place

FINAL PLAT OF SUBDIVISION

CRESCENT PLACE SUBDIVISION

OF

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
310 W. RAND ROAD
ARLINGTON HEIGHTS, IL

PLAN COMMISSION AND VILLAGE BOARD 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 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

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

VILLAGE COLLECTOR

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER

STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

ILLINOIS, THIS _____ DAY OF _____, A.D. 20____
APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY

UTILITY APPROVAL AND ACCEPTANCE

COMMONWEALTH EDISON COMPANY EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____ 20____

TITLE: _____

AMERITECH/SBC EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____ 20____

TITLE: _____

NICOR GAS EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____ 20____

TITLE: _____

COMCAST CABLE EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____ 20____

TITLE: _____

WYDE OPEN WEST, LLC EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____ 20____

TITLE: _____

SEND FUTURE TAX BILL TO:

HTG ARLINGTON LP
3225 AVIATION AVENUE, 6TH FLOOR
COCONUT GROVE, FL 33133

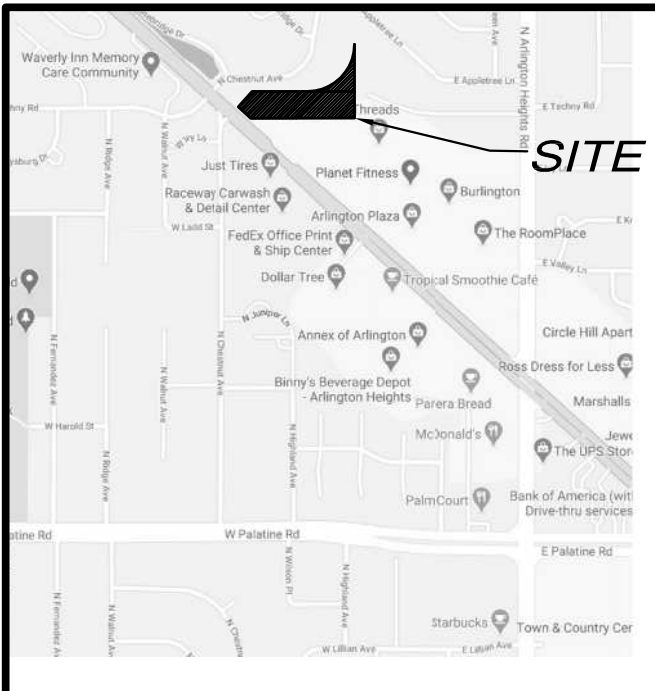
COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

I, _____ DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID, CURRENT GENERAL TAXES DELINQUENT, SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

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

COUNTY CLERK



VICINITY MAP
~ NO SCALE ~

SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S NAIL ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL EASEMENTS ARE HERETOFORE DEDICATED UNLESS OTHERWISE NOTED.

ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED COORDINATE SYSTEM AND ARE INTENDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES.

R=RECORD
M=MEASURED
D=DEED

AREA OF SURVEY

LOT 1 = 101.166 ± S.F. = 2.322 ACRES
IDOT DEDICATION = 6.142 ± S.F. = 0.141 ACRES
TOTAL = 107.308 ± S.F. = 2.463 ACRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF:

PARCEL 1:

THAT PART OF THE SOUTH 150 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTERLINE OF RAND ROAD AND SOUTHEASTERLY OF A LINE DRAWN AT RIGHT ANGLES TO SAID CENTERLINE OF RAND ROAD 94.89 FEET NORTHWESTERLY (AS MEASURED ALONG SAID CENTERLINE) OF THE INTERSECTION OF SAID CENTERLINE AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 18, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT D IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS PLAT RECORDED MARCH 16, 1972 AS DOCUMENT 21837755)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HERON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 170310201V, EFFECTIVE DATE OF AUGUST 19, 2006.

DATED THIS _____ DAY OF _____, A.D. 2021.



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

PROFESSIONAL LAND SURVEYING, INC.
3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plsisile.com

PREPARED FOR: HTG ILLINOIS DEVELOPER, L.L.C.
ADDRESS: 310 W. RAND ROAD, ARLINGTON HEIGHTS, IL
BOOK & PG: 245/38 DATE: 4/8/21 JOB NO.: 2019018
DRAWN BY: SMR CHECK BY: GLK
REVISED: 4/14/2021/ GLK PER CLIENT REVIEW
5/12/2021/ SMR PER VILLAGE REVIEW
5/18/2021/ JRP PER IDOT REVIEW
6/3/2021/ GLK PER CLIENT REVIEW 12/08/2021/ GLK PER IDOT REVIEW
10/14/2021/ JRP TO FINAL PLAT 12/13/2021/ GLK PER VILLAGE REVIEW
11/11/2021/ GLK PER VILLAGE REVIEW 1/7/2022/ GLK PER CLIENT REVIEW

SCHOOL DISTRICT

TO THE BEST OF OUR KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH TRACK, PARCEL, LOT OF BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

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

COUNTY RECORDER CERTIFICATE

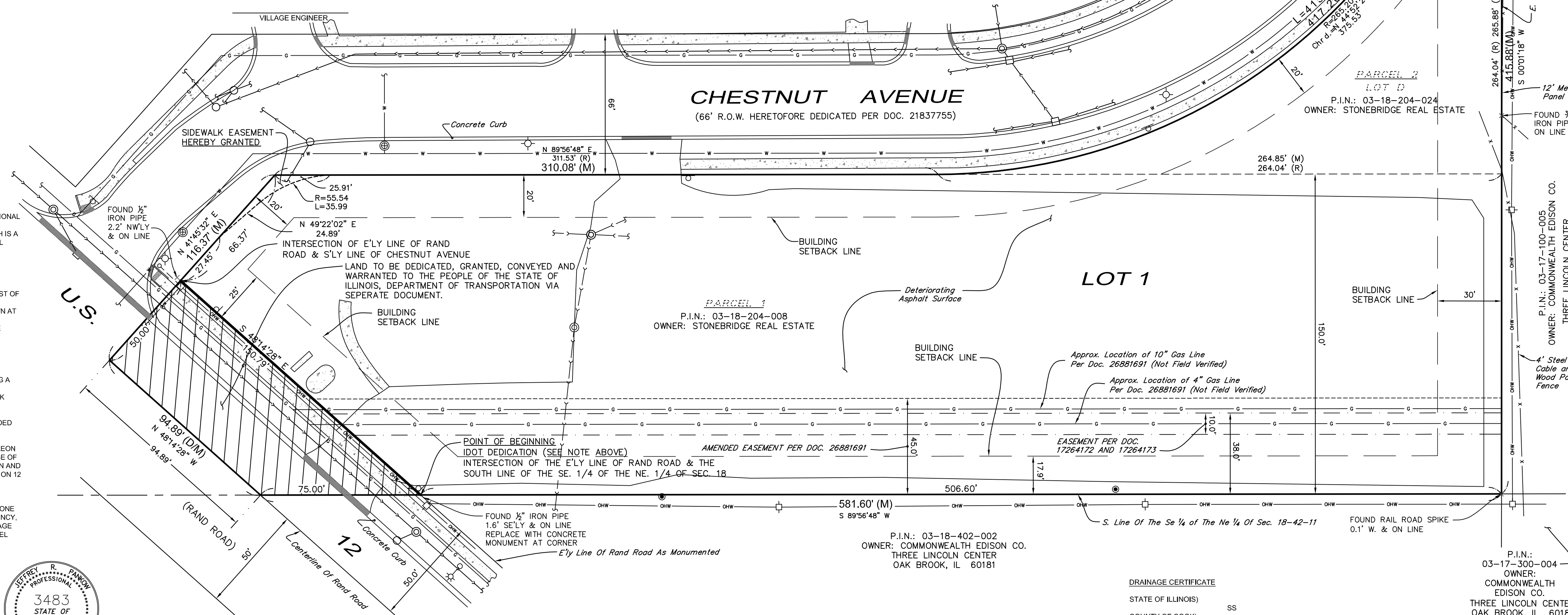
STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M.

COOK COUNTY RECORDER

PUBLIC SIDEWALK EASEMENT LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF RAND ROAD (ALSO KNOWN AS ILLINOIS STATE ROUTE 12), AS MONUMENTED, AND THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE NORTH 48 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE OF RAND ROAD, A DISTANCE OF 150.79 FEET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AS DEDICATED BY THE FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1972 AS DOCUMENT 21837755; THENCE NORTH 41 DEGREES 45 MINUTES 32 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 27.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 41 DEGREES 45 MINUTES 32 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 38.92 FEET TO THE SOUTHERLY LINE SAID CHESTNUT AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 25.91 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 55.54 FEET, A DISTANCE OF 35.99 FEET; AND WHOSE CHORD LENGTH OF 35.37 FEET BEARS SOUTH 88 DEGREES 41 MINUTES 13 SECONDS WEST; THENCE SOUTH 49 DEGREES 22 MINUTES 02 SECONDS WEST A DISTANCE OF 24.89 FEET TO THE POINT OF BEGINNING. ALL LYING IN COOK COUNTY, ILLINOIS.



P.I.N.: 03-18-200-004
OWNER: COMMONWEALTH EDISON CO.
THREE LINCOLN CENTER OAK BROOK, IL 60181

P.I.N.: 03-17-100-004
OWNER: COMMONWEALTH EDISON CO.
THREE LINCOLN CENTER OAK BROOK, IL 60181

P.I.N.: 03-18-204-024
OWNER: STONEBRIDGE REAL ESTATE

P.I.N.: 03-18-402-002
OWNER: COMMONWEALTH EDISON CO.
THREE LINCOLN CENTER OAK BROOK, IL 60181

P.I.N.: 03-17-100-005
OWNER: COMMONWEALTH EDISON CO.
THREE LINCOLN CENTER OAK BROOK, IL 60181

P.I.N.: 03-17-300-004
OWNER: COMMONWEALTH EDISON CO.
THREE LINCOLN CENTER OAK BROOK, IL 60181

P.I.N.: 03-17-300-004
OWNER: COMMONWEALTH EDISON CO.
THREE LINCOLN CENTER OAK BROOK, IL 60181

OWNER: STONEBRIDGE REAL ESTATE COMPANY, LLC
BY: MARIA MAGNUS, MANAGER

ADDRESS: 230 E. OHIO STREET, SUITE 400, CHICAGO, ILLINOIS 60611

NOTARY CERTIFICATE

STATE OF _____)
 SS
COUNTY OF _____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

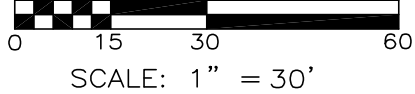
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
TITLE: _____

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20____.

OWNER: STONEBRIDGE REAL ESTATE COMPANY, LLC
BY: MARIA MAGNUS, MANAGER

ADDRESS: 230 E. OHIO STREET, SUITE 400, CHICAGO, ILLINOIS 60611



SCALE: 1" = 30'
PERMANENT TAX INDEX NUMBER
03-18-204-008
03-18-204-024

VEHICULAR ACCESS NOTES:
1. THERE SHALL BE NO VEHICULAR ACCESS TO US 12 (RAND ROAD) FROM LOT 1.
2. ALL VEHICULAR ACCESS SHALL BE VIA INTERNAL CIRCULATION.

ILLINOIS DEPARTMENT OF TRANSPORTATION APPROVAL
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF 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.

BY: JOSE RIOS, P.E.
REGION ONE ENGINEER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

I, _____ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND 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. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____, A.D. 20____.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

PROPERTY OWNER'S SIGNATURES

BY: _____ OWNER OR ATTORNEY BY: _____ OWNER OR ATTORNEY

PRINT NAME PRINT NAME