

THE ORCHARD EVANGELICAL FREE CHURCH PLAT OF CONSOLIDATION

IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PLAT PREPARED BY:
WEBSTER, MCGRATH & AHLBERG, LTD.
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: 630.668.7603
DATE OF FINAL PREPARATION OF THE FINAL PLAT: 8-4-2022

PERMANENT INDEX NUMBERS

03-20-304-003
03-20-304-004
03-20-304-005
03-20-304-016
03-20-304-017
03-20-304-018
03-20-304-019
03-20-304-022
03-20-304-028
03-20-311-001

SEND TAX BILL TO:

THE ORCHARD EVANGELICAL FREE CHURCH
1330 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL 60004

RESERVED FOR COOK COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)SS

THIS IS TO CERTIFY THAT THE ORCHARD EVANGELICAL FREE CHURCH IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE EASEMENTS FOR PUBLIC UTILITIES, SANITARY SEWER, DRAINAGE, TEMPORARY AND WATER MAIN OF SAID PROPERTY, SHOWN HEREON.

WE FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

HARPER COLLEGE DISTRICT #512
TOWNSHIP HIGH SCHOOL DISTRICT 214 ARLINGTON HEIGHTS
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

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

SIGNATURE _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN AFORESAID INSTRUMENT.

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

BY: _____
NOTARY

PRINT NAME _____

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)SS

I, JOEL C. VIETTI HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND THAT THIS PLAT REPRESENTS A SURVEY COMPLETED BY ME ON APRIL 2, 2013, AND THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT I HAVE SHOWN THE MATERIALS THAT THEY ARE MADE OF.

LEGAL DESCRIPTION

THE NORTH 264 FEET OF LOT 28 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) RECORDED OCTOBER 19, 1906 AS DOCUMENT NO. 3941663, IN COOK COUNTY, ILLINOIS.

LOTS 1, 2, 3, 4, 7 AND THE NORTH 4.9 FEET OF LOT 5 IN GIA'S RESUBDIVISION OF THE SOUTH 66 FEET OF LOT 28 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) AND THE NORTH HALF OF LOT 30 (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) ALL IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 25, 1974 AS DOCUMENT NO. 22806349, IN COOK COUNTY, ILLINOIS.

LOT 1 IN LE-MANS SUBDIVISION, A RESUBDIVISION OF THE SOUTH HALF OF LOT 30 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

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

AND THAT THE PROJECT IS IN ZONE X (UNSHADED) AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) 17031C0201J FOR THE VILLAGE OF ARLINGTON, ILLINOIS, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, AND ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE FLOOD.

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

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

WEBSTER, MCGRATH AND AHLBERG, LTD.

BY: _____

IL, PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
2100 MANCHESTER ROAD, BUILDING A, SUITE 203
WHEATON, ILLINOIS 60187
(630) 668-7603

Rev	Date	Description	By
1	6-1-2022	REVISED PER VILLAGE REVIEW	JCV
2	8-4-2022	REVISED PER VILLAGE REVIEW	JCV
3	8-22-2022	REVISED PER VILLAGE REVIEW	JCV
4	8-24-2022	REVISED PER VILLAGE REVIEW	JCV

LOCATION: 1330 N. DOUGLAS AVE. ARLINGTON HEIGHTS, IL

PREPARED FOR: THE ORCHARD EVANGELICAL FREE CHURCH 1330 N. DOUGLAS AVE. ARLINGTON HEIGHTS, IL 60004 PHONE: 847.392.4840

JOB #: 43267 DATE: 6-2-2022 SCALE: 1"= 40'

SURV: JCV DRAWN: JCV DESIGN: XXX

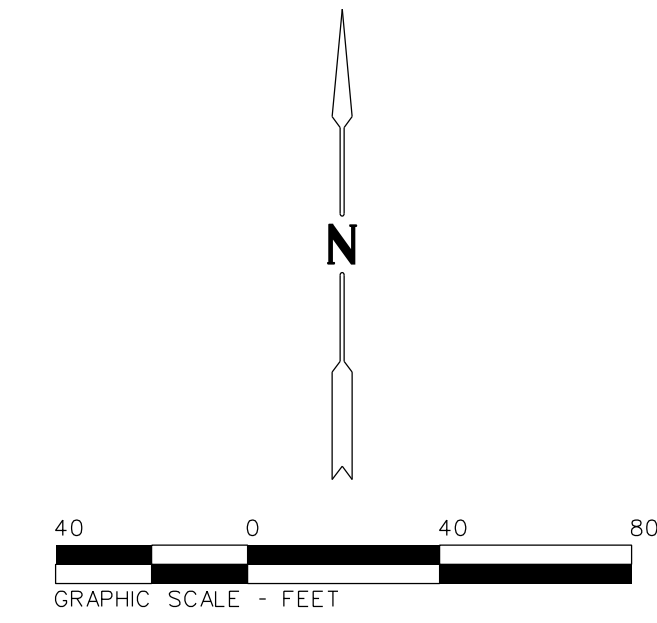
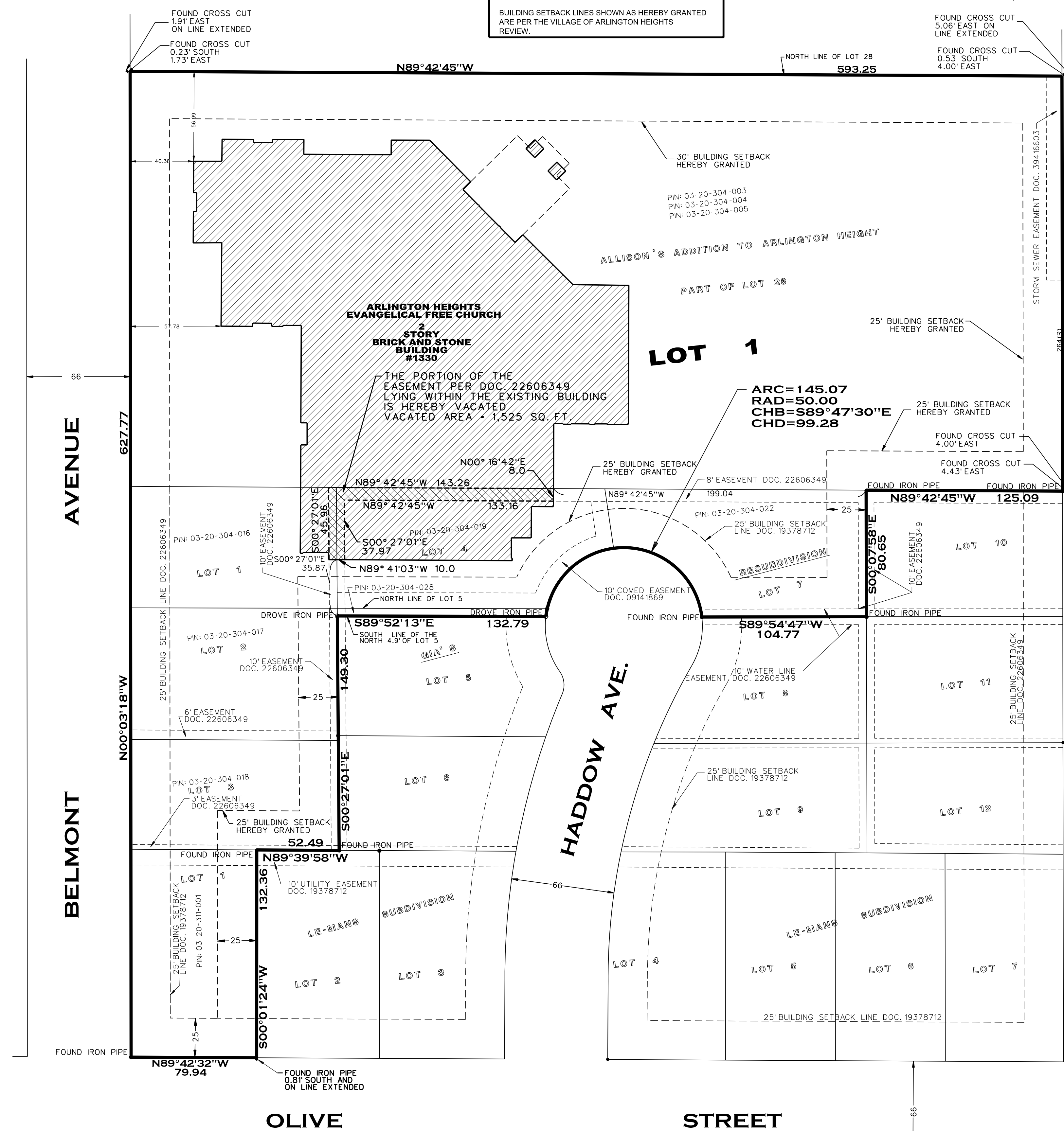
FILE #: COOK CO. 20-42-11 CONSOLIDATION SHEET # 1 of 1

AREA BEING CONSOLIDATED

221,984 SQ. FT. OR 5.096 ACRES

BUILDING SETBACKS

BUILDING SETBACK LINES SHOWN AS HEREBY GRANTED ARE PER THE VILLAGE OF ARLINGTON HEIGHTS REVIEW.



COMMONWEALTH EDISON COMPANY
STATE OF ILLINOIS)
COUNTY OF)SS
COMMONWEALTH EDISON COMPANY EASEMENTS APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20____
TITLE: _____

AT&T
STATE OF ILLINOIS)
COUNTY OF)SS
AT&T EASEMENTS APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20____
TITLE: _____

NICOR
STATE OF ILLINOIS)
COUNTY OF)SS
NICOR EASEMENTS APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20____
TITLE: _____

COMCAST
STATE OF ILLINOIS)
COUNTY OF)SS
COMCAST EASEMENTS APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20____
TITLE: _____

WIDE OPEN WEST
STATE OF ILLINOIS)
COUNTY OF)SS
WIDE OPEN WEST EASEMENTS APPROVED AND ACCEPTED
BY: _____ DATE: _____, 20____
TITLE: _____

OWNER AND SUBDIVIDER
THE ORCHARD EVANGELICAL FREE CHURCH
1330 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL 60004
PHONE: 847.392.4840

ADJACENT OWNERS
SCOTT A HAGEN
1314 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
P.I.N. 03-20-304-021-0000

MARK AND LISA RUDY
1318 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
PART LOT 5-LEMANS SUBDIVISION
P.I.N. 03-20-304-029-0000

JEFFREY & STACEY HARTM
406 E. OLIVE ST.
ARLINGTON HEIGHTS, IL 60004
LOT 24-LEMANS SUBDIVISION
P.I.N. 03-20-311-002

D & S LAVIN
1317 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 8-LEMANS SUBDIVISION
P.I.N. 03-20-304-023

S & H SAFFORD
1320 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL 60004
LOT 10-LEMANS SUBDIVISION
P.I.N. 03-20-304-025

ABBREVIATIONS
HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R=RECORD MEASUREMENT

LINE LEGEND
_____ = BOUNDARY LINE
_____ = LOT LINE
----- = EASEMENT LINE
----- = SETBACK LINE

MARION ST.

AVENUE DOUGLAS

PLAN COMMISSION AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS
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 _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, AS COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

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

COUNTY CLERK _____
PLEASE TYPE/PRINT NAME _____

DEED OF DEDICATION

STATE OF ILLINOIS)
COUNTY OF)SS

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOUT, PLAT AND CONSOLIDATE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS PLAT SHALL BE KNOWN AND DESIGNATED AS THE ORCHARD EVANGELICAL FREE CHURCH PLAT OF CONSOLIDATION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL PUBLIC 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 STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, VARIOUS WIDTHS, AS SHOWN ON THIS PLAT AND MARKED "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 ERRECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNER OF THE LOT IN THIS CONSOLIDATION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF ANY OTHER LOTS IN THIS SUBDIVISION.

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

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED,
AND EACH SEPARATELY AND SEVERALLY 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 20____

NOTARY PUBLIC _____