PLAT OF SURVEY THE PREMISES COMMONLY KNOWN AS: 500 S DWYER AVENUE, ARLINGTON HEIGHTS, IL. 60005 PARCEL AREA = 8.744 ACRES, 380,867 S.F. GROSS AREA 7.834 ACRES, 341,246 S.F. NET AREA PINS: 03-31-100-022 WESTGATE ELEMENTARY SCHOOL 03-31-100-043 PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 PARCEL 1: THE EAST 400.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE A POINT ON THE NORTH LINE OF THE SOUTH 7.29 CHAINS OF THE NORTHWEST QUARTER OF SAID DRAWN FROM A POINT IN THE NORTH LINE OF THE SOUTH 7.87 CHAINS OF THE SOUTHWEST QUARTER SECTION 31, 691.96 FEET WEST, AS MEASURED ALONG SAID LINE, OF THE EAST LINE OF SAID OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, WHICH POINT IS 30.16 CHAINS EAST OF THE WEST NORTHWEST QUARTER; THENCE WEST ALONG NORTH LINE OF THE SOUTH 7.29 CHAINS AS AFORESAID, LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 TO A POINT IN THE NORTHWEST QUARTER OF 368.05 FEET TO THE SOUTHEAST CORNER OF LOT 344 IN UNIT T OF REUTER'S WESTGATE SUBDIVISION, SAID SECTION 31, WHICH IS 7.29 CHAINS NORTH OF THE SOUTH LINE AND 10.0 CHAINS WEST OF THE NO. 2, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 31; THENCE SOUTH ALONG AN EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 (EXCEPT THEREFROM THE NORTH EXTENSION OF THE EAST LINE OF SAID LOT 344 EXTENDED SOUTH, 130.0 FEET; THENCE EAST 1319.95 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHWEST QUARTER AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 7.29 CHAINS, AS AFORESAID, 368.84 FEET TO A EXCEPT THE SOUTH 7.29 CHAINS OF SAID NORTHWEST QUARTER) IN COOK COUNTY, ILLINOIS. POINT ON A LINE 691.96 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG A LINE, 130.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. arvard SITE BENCHMARK: COMB. MANHOLE 72"E/W.INV.=674.04 30"W.INV.=680.55 Lot 207 SURVEY CONTROL POINT, CUT CROSS ON THE NORTH SIDE Lot 209 Lot 208 OF SIDEWALK. CATCH BASIN Lot 175 STORM MH. ELEVATION = 692.48 NAVD88 -STORM MH RIM=693.03 SE.INV.=678.08 RIM=693.06 72"E/W.INV.=673.80 12"INV.=688.78 NW.INV.=681.67 RIM=692.56 12"S.INV.=686.24 12"N.INV.=686.21 30"E/W.INV.=679.91 CATCH BASIN-RIM=692.38 12"INV.=688.78 SANITARY MH. -WATER VALVE VAULT RIM=692.48 INV=679.33 STRM/SAN. MH.— RIM=692.68 30"E/W.INV.=681.03 -Street CONCRETE CURE CONCRETE CURB -CATCH BASIN N 89°58'40" I Grove RIM=692.56 JUNCTION 12"INV.=688.76 STRUCTURE 78" Found 1" Iron Pipe-R VALVE VAULT 78" STM. DEPRESSED -CATCH BASIN 10" WATERMAIN SIGN SIGN -CATCH BASIN RIM=692.10 WATER VALVE CONCRETE CURB 12"INV=687.65 Found 1" Iron Pipe GAS A SIGN VALVE SIGN 89°58'40" E Found 3/4" Iron Pipe LIGHT POLE **€** 30" 400.0'rec WATER VALVE VAULT--WATER VALVE VAULT **{**}326" -CATCH BASIN SIGN Lot 24 12"S.INV.=687.83 STORM MH.— RIM=692.82 18"S.INV.=687.57 -STORM MH. Lot 334 SIGN II 8"NE.INV.=688.68 RIM=692.19 N/S.INV.=670.09 CATCH BASIN-12"E.INV.=684.59 115.57 Lot 333 RIM=693.14 8"INV=686.54 CONCRETE 51.70' 41.96 T/F= **694.01** 127.41' T/F= 693.84 CATCH BAS RIM=693.57, INV=685.52 **18.03**′ -CATCH BASIN RIM=693.16 SUBDIVISION 12"INV.=688.41 EXISTING BUILDING -CATCH BASIN STORM MH.— RIM=693.76 8"INV.=685.14 12"W.INV.=682.54 WESTGATE ELEMENTARY SCHOOL RIM = 693.1712"INV.=689.17 Lot 23 51.06' SOIL BORING 2 LIGHT POLE 🌣 POLE F/F=694.03 Found 1-1/8" Iron Pipe Bituminous T/F=693.96 FIBER OPTIC HANDHOLE Bituminous 7.84' -STORM MH. RIM=691.12 4"NW.INV.=688.09 Pavement Lot 22 Lot 335 6"S.INV.=687.35 F/F=691.50 ₹<sup>24</sup>" SANITARY MH RIM=692.66 20**".....** (23) JNV=685.24 Found 1-1/8" Iron Pipe SIGN , ♦ E 24" SOIL BORING 5 Bituminous Pavement Lot 336 Venu Lot 21 LIGHT POLE STORM MH. RIM=690.71 6"N.INV.=685.09 12"E.INV.=685.09 UTILITY POLE YDRANT SIGN Pavement 30" 📆 -YARD DRAIN LIGHT POLE Lot 337 Lot 20 F/F= 691.36 RIM=688.79 12"INV.=684.25 ĺΠ Princeton UTILITY POLE CHAIN LINK FENCE Found 1-1/8" Iron Pipe Found 1" Iron Pipe 0 TRANSFORMER RIM=686.88 12"INV.=682.36 Concrete FLAG POLE SANITARY MH Lot 338 RIM=690.99 Lot 19 F/F = 691.36- SANITARY MH. RIM=690.66 42"N/S.INV.=677.32 10"W.INV.=679.23 8"SE.INV.=681.06 UTILITY POLE Found 1" Iron Pipe CHAIN LINK FENT -STORM MH. RIM=686.23 CATCH BASIN-EXISTING BUILDING N/S.INV.=668.23 RIM=688.99 8"INV.=683.36 WESTGATE ELEMENTARY SCHOOL **EXCEPTION NOTES:** SIGN -CATCH BASIN K17. DUE TO COVID-19 PANDEMIC, SOME OR ALL OF THE Lot 339 Lot 18 RIM=685.52 18"INV.=682.12 RECORDED DOCUMENTS NECESSARY FOR OUR REVIEW WERE PARCEL 1 NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. F/F= 691.38 AS SUCH, THE TITLE FINDING IS FOR CONVENIENCE ONLY. STORM MH.-RIM=686.78 12"N.INV.=682.01 T/F= 691.25 PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO F/F= 691.33 RIM = 685.3512"INV.=678.20 ound 1" Iron Pipe M19. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF 12"E.INV.=681.66 4"W.INV.=681.91 CHAIN LINK FENÇEZ -CATCH BASIN RIM=685.61 12"N.INV.=682.41 CURB INLET-F/L=685.42 INV=678.61 ANY, TAKEN OR USED FOR ROAD PURPOSES FOR GROVE STREET AND THAT PART OF DWYER AVENUE ON PETITION OF THE VILLAGE OF ARLINGTON HEIGHTS CONDEMNED IN COUNTY 66.81 -STORM MH. RIM=685.90 12"W.INV.=681.50 CASE 61360 WITH JUDGMENT RENDERED AUGUST 5, 1929 us Pavement Lot 340 N20. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF CATCH BASIN-21"E/S.INV.=681.45 Lot 17 ANY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, RIM=687.26 8"N.INV.=681.96 SEWERS AND OTHER FACILITIES. 42"S.INV.=679.36 T/F = 690.4032" ( ) R21. EASEMENT FOR PURPOSE UTILITY EASEMENT AS Bituminous 36"W.INV.=680.01 JUNCTION DOCUMENT 03049913. (PLOTTED ON SURVEY) Pavement S22. TERMS, COVENANTS AND RESTRICTIONS CONTAINED IN THE PLAT OF VACATION BY DOCUMENT 03049914. CONCRETE F/F = 690.42SOIL BORING 1 CHAIN LINK FENC Found 1" Iron Pipe SUBDIV -CATCH BASIN 600 ું ot/F= 690.40 RIM=688.90 8"INV.=683.97 6"SW.INV.=681.76 6"NW.INV.=681.96 NOTE:
\*\* SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY RIM=686.68 21"N/21"S.INV.=681.35 12"E.INV.=681.78 COMMITMENT NO.: CCHI2205215LD Lot 341 COMMITMENT DATE: JULY 29, 2022 CLEANOUT. Lot 16 \*\* BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY SHED FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON Found 1" Iron Pipe FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0203J, EFFECTIVE DATE: AUGUST 19, 2008. **ESTGATE BENCHMARK:** -SANITARY MH. RIM=689.20 INV=682.36 SOURCE BENCHMARK: RUBBER VILLAGE OF ARLINGTON HEIGHTS BENCHMARK Lot 342 RECOVERY SHEET 12 YARD DE RIM=687.02 INV.=685.2 -STORM MH. RIM=687.06 21"N/S.INV.=681.89 12"W.INV.=682.86 MATTING F/F= 690.37 Lot 15 BENCHMARK DESIGNATION: 52 AT CAMBELL STREET AND WILKE ROAD. ELEVATION= 707.58 NAVD88 21.06' METAL FENCE "YARD DRAIN 18'19'E rec. 287.20' Doc. 0304991 UTILITY POLE S LEANOUTO Lot 343 SOIL � BORING 8 Lot 14 à 12"YARD DRAIN RIM=686.95 INV.=685.10 39.84 -WATER VALVE VAULT 6"INV=685.55 Lot 13 Lot 344 15' Bituminous Pavement WATER VALVE VAULT -LIGHT POLE W/ARM UTILITY POL PEDESTA Found 1" Iron Pipe 368.05'rec. -NORTH LINE OF THE SOUTH 7.29 CHAINS -CATCH BASIN RIM=688.77 SOIL BORING 10 12"INV=685.56 Utility Easement by Doc. 03049913 RIM=689.27 21"N/S.INV.=682.89 Lot 21 CATCH BASIN RIM=688.53 12"INV.=685.00 12"E.INV:=687.47 CONCRETE CURB GRAPHIC SCALE PARCEL 2 ound 1" Iron Pipe PEDESTALE ( IN FEET ) Lot 11 1 inch = 40 ft.File No. 10-17 Lot 20 12" (%) F1017-2022.DWG N 89'42'36" WOOD FENCE -UTILITY PEDESTALS Found 1" Iron Pipe Found 1" Iron Pipe-Found 1" Iron Pipe Lot 2 Lot 3 Lot 1 Lot 4 Lot 10 Lot 19 CASTINO'S THOMAS ADDITION ARLINGTON HEIGHTS NO. TO STATE OF ILLINOIS COUNTY OF LAKE 09-22-2022 FIELDWORK COMPLETED: CLIENT NAME: Arlington Heights School District 25 MANUAL LAND I, BRYAN J. LEE , AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS ADDRESS: 1200 S. Dunton Avenue MAL LAVO Lot 5 Arlington Heights, IL. 60005 NOTES: PLAT IS VOID if the Impressed Surveyors Seal does not appear. Found 1" Iron Pipe BRYAN J. LEE : 12 = Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A ordinances before building. THE OF ILLESTRATE BOUNDARY SURVEY. Compare your description and site markings with this plat and DATED AT GRAYSLAKE, ILLINOIS THIS 29th DAY OF AT ONCE report any discrepancies which you may find. Avenue UNDERGROUND UTILITY LINE LEGEND A.D. 20 22 . R.E. ALLEN AND ASSOCIATES, LTD. PROFESSIONAL LAND SURVEYORS 1015 N. CORPORATE CIRCLE, SUITE C — E — = ELECTRIC ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616 GRAYSLAKE, ILLINOIS 60030 MY LICENSE EXPIRES 11-30-24 PHONE: 847-223-0914 FAX: 847-223-0980 PROFESSIONAL DESIGN FIRM NO. 184-002732 REVISED SURVEY WITH TITLE POLICY 12-30-2022 B.J.L.