

# PLAT OF SURVEY

## OF DRYDEN ELEMENTARY SCHOOL

**PARCEL 1:** THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE EAST 20 ACRES OF THAT PART OF THE WEST HALF, OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 685.4 FEET OF THE WEST HALF, OF THE SOUTHEAST QUARTER OF SAID SECTION, (EXCEPT THE NORTH 250 FEET), IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** OUTLOTS A, B AND C IN SCARSDALE WOODS, BEING A RESUBDIVISION OF TRAPANI RESUBDIVISION AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

**PARCEL 3:** THE NORTH 194 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THENCE RUNNING NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER 977.07 FEET, THENCE WEST 222.93 FEET, THENCE SOUTH PARALLEL TO SAID EAST LINE, 976.91 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 32, AND THENCE EAST ALONG SAID SECTION LINE, 222.93 FEET TO A PLACE OF BEGINNING (EXCEPT THE SOUTH 50 FEET THEREOF AND EXCEPT THAT PART THEREOF FALLING IN THE HIGHWAY), ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 4:** THAT PART OF THE EAST 20 ACRES OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE NORTH 685.4 FEET OF SAID WEST HALF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST LINE OF SAID WEST HALF AND THE SOUTH LINE OF ROCKWELL STREET (AS SAID STREET WAS LAID OUT, 52.40 FEET IN WIDTH IN "SCARSDALE" SUBDIVISION PLAT OF SAID SUBDIVISION BEING FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1929 AS DOCUMENT 440137); RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID ROCKWELL STREET 33.0 FEET; THENCE SOUTH PARALLEL TO SAID EST LINE OF SAID WEST HALF, 250.0 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID ROCKWELL STREET, 301.41 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE OF SAID WEST HALF 726.82 FEET TO A THREE QUARTER INCH IRON PIPE; THENCE EASTERLY 334.41 FEET TO SAID EAST LINE OF SAID WEST HALF; THENCE NORTH ALONG SAID EAST LINE OF SAID WEST HALF, 977.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**EXCEPTION NOTES:**  
E17. 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 LOCAL PURPOSES.  
E18. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND DEDICATED FOR STREET PURPOSES BY PLAT OF DEDICATION RECORDED AS DOCUMENT 93782808. (PLOTTED ON SURVEY)  
F19. OUR LEGAL DESCRIPTIONS DESCRIBED IN SCHEDULE A IS FOR CONVENIENCE ONLY SUBJECT TO OUR RECEIPT AND REVIEW OF A PROPERLY EXECUTED ALTA SURVEY AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXPECTATIONS AS MAY BE DEEM NECESSARY.  
AF20. SOME OR ALL OF THE RECORDED DOCUMENT NECESSARY FOR OUR REVIEW ARE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS OF CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.  
N21. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SCARSDALE WOOD HOMEOWNER'S ASSOCIATION CONTAINED IN DOCUMENTS 13955982, 14272411 AND 14808216. (AFFECTS PARCEL 2)  
222. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SCARSDALE WOOD HOMEOWNER'S ASSOCIATION CONTAINED IN DOCUMENT 97880748. (AFFECTS PARCEL 2 AND OTHER PROPERTY)  
Q23. A 35 FOOT BUILDING LINE OVER THE WEST LINES LOT 1 AS SHOWN ON PLAT OF RESUBDIVISION AS DOCUMENT 87124857. (AFFECTS UNDERLYING LOT 2)  
Q25. A NON-EXCLUSIVE EASEMENT GRANTED TO CABLENET OF ILLINOIS, INC. ILLINOIS BELL TELEPHONE COMPANY, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS BY DOCUMENT 87124857. (AFFECTS PARCEL 2)  
S26. COVENANTS AND RESTRICTIONS CONTAINED IN THE ESTOPPEL AGREEMENT RECORDED AS DOCUMENT 87124856. (AFFECTS PARCEL 2)  
T27. COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENT 87078857 WHICH RESERVES THE VILLAGE OF ARLINGTON HEIGHTS AND TO ANY PUBLIC UTILITY OWNING PUBLIC SERVICE FACILITIES IN SUCH STREET, ALL RIGHTS OF WAY AND EASEMENTS AS ARE NECESSARY AND DESIRABLE FOR THE CONTINUATION OF PUBLIC SERVICE BY MEANS OF SUCH FACILITIES AND FOR THE MAINTENANCE, RENEWAL AND RECONSTRUCTION THEREOF. (AFFECTS PARCEL 2)  
U28. COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENTS 13955982, 14272411 AND 14808216. (AFFECTS PARCEL 2)  
V29. EASEMENTS IN FAVOR OF ELLIOT HOMEBUILDERS, INC., FOR THE PURPOSE OF POSSESSORY RIGHTS, RECORDED AS DOCUMENT 97525607. (AFFECTS PARCEL 2)  
W30. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF SCARSDALE WOOD HOMEOWNER'S ASSOCIATION, MADE BY BLACKHORN HOME PARTNERSHIP AND WOHLERS FEEDING COMPANY AND MICHAEL J. ELLIOTT RECORDED BY DOCUMENT 98137477. (AFFECTS PARCEL 2)  
AA31. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED ALLEYS.  
RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEYS FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC. (AFFECTS UNDERLYING PARCEL 2)  
Y32. TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND GRANTING CERTAIN VARIATIONS FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED AS DOCUMENT 97589527. (AFFECTS PARCEL 2)  
X33. NOTWITHSTANDING INSURING PROVISION, THIS POLICY DOES NOT INSURE A LEGAL RIGHT OF ACCESS TO LAND TO AND FROM SAID LAND. (AFFECTS PARCEL 2)  
H35. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY. (AFFECTS PARCELS 1, 3 AND 4)  
I36. RIGHTS OF ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED FLOW OF THE WATERS OF ANY STREAM WHICH MAY FLOW ON OR THROUGH THE LAND. (AFFECTS PARCEL 3)

**NOTE:**  
\*\* SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: CCH2205211LD  
COMMITMENT DATE: AUGUST 29, 2022  
\*\* 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 FALLS WITHIN A ZONE "X" AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0203J, EFFECTIVE DATE: AUGUST 19, 2008)

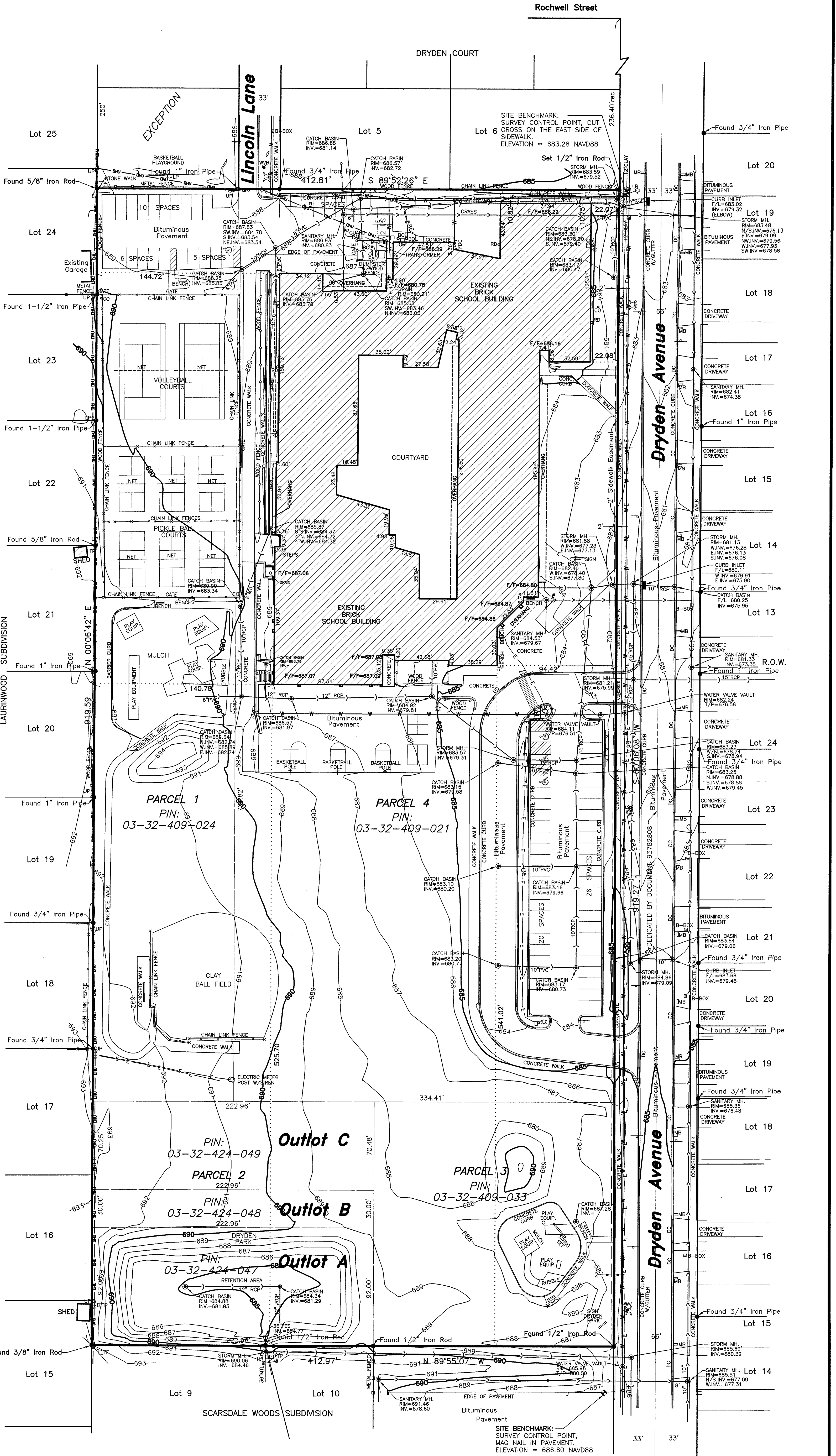
### LEGEND

- BOLLARD
- UTILITY POLE
- SIGN
- MAILBOX
- FIRE HYDRANT
- ROOF DRAIN
- TELEPHONE PEDESTAL
- CURB INLET
- FLARED END SECTION
- LIGHT POLE
- HANDICAP SYMBOL
- CLEAN OUT
- EXISTING TREE
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- FLAG POLE
- GAS METER
- DEPRESSED CURB

STATE OF ILLINOIS  
COUNTY OF LAKE

S.S.

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 TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
DATED AT GRAYSLAKE, ILLINOIS THIS 20TH DAY OF OCTOBER, 2022.  
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
MY LICENSE EXPIRES 11-30-22  
PROFESSIONAL DESIGN FIRM NO. 184-002732



**BENCHMARK:**  
SOURCE BENCHMARK:  
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK  
RECOVERY SHEET  
BENCHMARK DESIGNATION: 52  
AT CAMBELL STREET AND WILKE ROAD.  
ELEVATION = 707.58 NAVD88

### GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.  
File No. 141-22  
F14122 ALTA2022.DWG

THE PREMISES COMMONLY KNOWN AS:  
722 S. DRYDEN PLACE, ARLINGTON HEIGHTS, IL  
PARCEL AREA = 8.715 ACRES, 379,623 S.F.  
PINS: 03-32-409-021  
03-32-409-024  
03-32-409-033  
03-32-424-047  
03-32-424-048  
03-32-424-049

FIELDWORK COMPLETED: 09-29-2022  
CLIENT NAME: Arlington Heights School District  
ADDRESS: 1200 S. Dunton Avenue  
Arlington Heights, IL 60005

NOTES:  
PLAT IS VOID IF THE IMPRESSED SURVEYORS SEAL DOES NOT APPEAR.  
Only those Bolding Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

**R.E. ALLEN AND ASSOCIATES, LTD.**  
PROFESSIONAL LAND SURVEYORS  
1015 N. CORPORATE CIRCLE, SUITE C  
GRAYSLAKE, ILLINOIS 60030  
PHONE: 847-223-0914 FAX: 847-223-0980