

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING A PRELIMINARY PLAT OF SUBDIVISION  
(1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, and  
2355 S. Arlington Heights Road)

WHEREAS, IHP AH Redevelopment, LLC and AHP Arlington Heights, LLC (collectively, the “Owners”) are the owners of record of those certain parcels of real property, commonly known as 1 E. Algonquin Road, 15 E. Algonquin Road, 111 E. Algonquin Road, 2355 S. Arlington Heights Road, Arlington Heights, Illinois (collectively, the “Property”); and

WHEREAS, the Owners desire to consolidate the Property into one lot; and

WHEREAS, TR Management and Consulting, LLC (“Applicant”) on behalf of the Owners, submitted an application to the Village to consolidate the Property into one lot, as depicted on that certain plat entitled Lot 1 Bradford Allen Subdivision, prepared by V3 Companies, Ltd., consisting of three sheets and dated November 20, 2023, a copy of which is attached to and, by this reference, made a part of this Resolution as Exhibit A (“*Preliminary Plat of Subdivision*”); and

WHEREAS, the Applicant has applied for approval of the Preliminary Plat of Subdivision pursuant to Section 29-201 of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended (“*Village Code*”); and

WHEREAS, pursuant to notice duly published in the *Daily Herald* on November 14, 2023, the Plan Commission of the Village of Arlington Heights (“*Plan Commission*”) conducted a public hearing on November 29, 2023, concerning approval of the Preliminary Plat of Subdivision; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees approve the Preliminary Plat of Subdivision, with certain specified development condition as set forth in this Ordinance; and

WHEREAS, having considered the findings and recommendations of the Plan Commission, the President and Board of Trustees have found and determined that it will serve and be in the best interest of the Village and its residents to approve the Preliminary Plat of Subdivision for the Property;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF PRELIMINARY PLAT OF SUBDIVISION. The Preliminary Plat of Subdivision for the Property is hereby approved pursuant to Section 29-203 of the Village Code and the home rule powers of the Village.

SECTION 3. SUBMISSION OF FINAL PLAT OF SUBDIVISION. Pursuant to and in accordance with Section 29-204 of the Village Code, the adoption of this Resolution authorizes the Owners, or the Applicant on their behalf, to submit a final plat of subdivision for the Property (“*Final Plat of Subdivision*”) to the Board of Trustees. The Final Plat of Subdivision must comply with the requirements

in Section 4 below and must be submitted by the Owners, or the Applicant on their behalf, for review and approval by the Village no later than 12 months after the effective date of this Resolution, or such extended date as may be approved by the Board of Trustees, in accordance with and pursuant to Section 29-204.c of the Village Code.

**SECTION 4. EFFECT OF APPROVALS.** Pursuant to Section 29-204 of the Village Code, the approval of the Preliminary Plat of Subdivision for the Property, as set forth in Section 2 of this Resolution, is not to be deemed or interpreted as authorizing or entitling the Owners to approval of a Final Plat of Subdivision or to any other approval, or to the issuance of any permit, until after all of the standards and procedures for such other approvals or permits have been satisfied. Further, the Board of Trustees will have no obligation to consider or approve a Final Plat of Subdivision unless and until:

- A. Village Code Compliance. The Owners comply with the applicable procedures for review and approval of a final plat of subdivision for the Property, as set forth in the Village Code.
- B. Public Sidewalk Easement. The Owners must include a public sidewalk easement in the Final Plat of Subdivision over the public sidewalks along the South Arlington Heights Road and East Algonquin Road boundaries of the Property in a location, and with terms, acceptable to the Village Manager or their designee.
- C. Mechanical Screening. No later than submittal of the proposed Final Plat of Subdivision to the Village, the Owners must provide detail on the proposed mechanical unit screening on the southern side of the proposed building to be developed on the Property (“*Screening*”). The Screening must be tall enough to adequately screen the mechanical units and must be constructed of materials that match the proposed building. The proposed Screening location, height, and materials are subject to approval by the Village Manager or their designee.

**SECTION 5. CONDITIONS OF APPROVAL.** Approval of the Final Plat of Subdivision will be expressly conditioned upon the following provisions, conditions, and restrictions, along with those additional provisions, conditions, and restrictions deemed appropriate by the Board of Trustees in its sole discretion:

- A. Plat of Abrogation, Confirmation and Grant of New Easements. Prior to recording the Final Plat of Subdivision, the Owners must cause the execution and recording of the Plat of Abrogation, Confirmation and Grant of New Easements, prepared by V3 Companies, Ltd., consisting of five sheets and dated November 20, 2023, a copy of which is attached to and, by this reference, made a part of this Resolution as Exhibit B (“*Plat of Abrogation*”), with such changes as are approved by the Village Manager or their designee. The Plat of Abrogation must include:
  - 1. A perpetual ingress and egress easement for the benefit of Lots 1, 2 and 3, in the Lincoln Executive Plaza Subdivision permitting ingress and egress over the east to west access road near the southern border of the Property and over that portion of the east to west access road near the northern border of Lot 3 in August Busse's Subdivision, the “Guitar Center” property, commonly known as 2375 South Arlington Heights Road, Arlington Heights, Illinois (“*2375 Property*”).
  - 2. A perpetual ingress and egress easement for the benefit of the 2375 Property permitting ingress and egress over the east to west access road near the southern border of the Property.

- B. Amendments. Any substantive amendments to the Village-approved Final Plat of Subdivision will require an amendment to the planned unit development for the Property granted in Ordinance No. 2024-\_\_\_\_, including, without limitation, if the use of the Property changes from rental dwellings to condominium dwellings. Minor amendments to the Village-approved Final Plat of Subdivision, such as non-material changes to the locations of easement areas, will not require an amendment to the planned unit development for the Property granted in Ordinance No. 2024-\_\_\_\_.

SECTION 6. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Village President

ATTEST:

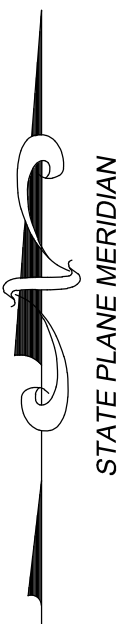
\_\_\_\_\_  
Village Clerk

EXHIBIT A

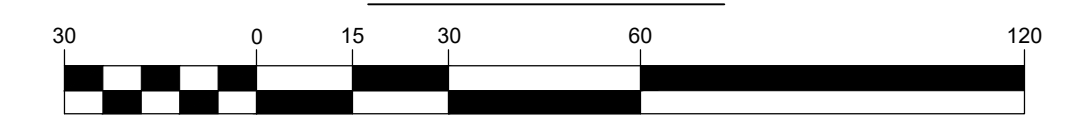
PRELIMINARY PLAT OF SUBDIVISION

PIN NUMBERS:

- 08-16-401-018
- 08-16-401-030
- 08-16-401-036
- 08-16-401-039
- 08-16-401-043
- 08-16-401-045
- 08-16-401-046



GRAPHIC SCALE



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 42° 02' 33.36921" N LONGITUDE 87° 58' 52.65087" W ELLIPSOIDAL HEIGHT: 597.165 FT GROUND SCALE FACTOR 1.0000430461 ALL MEASUREMENTS ARE ON THE GROUND.

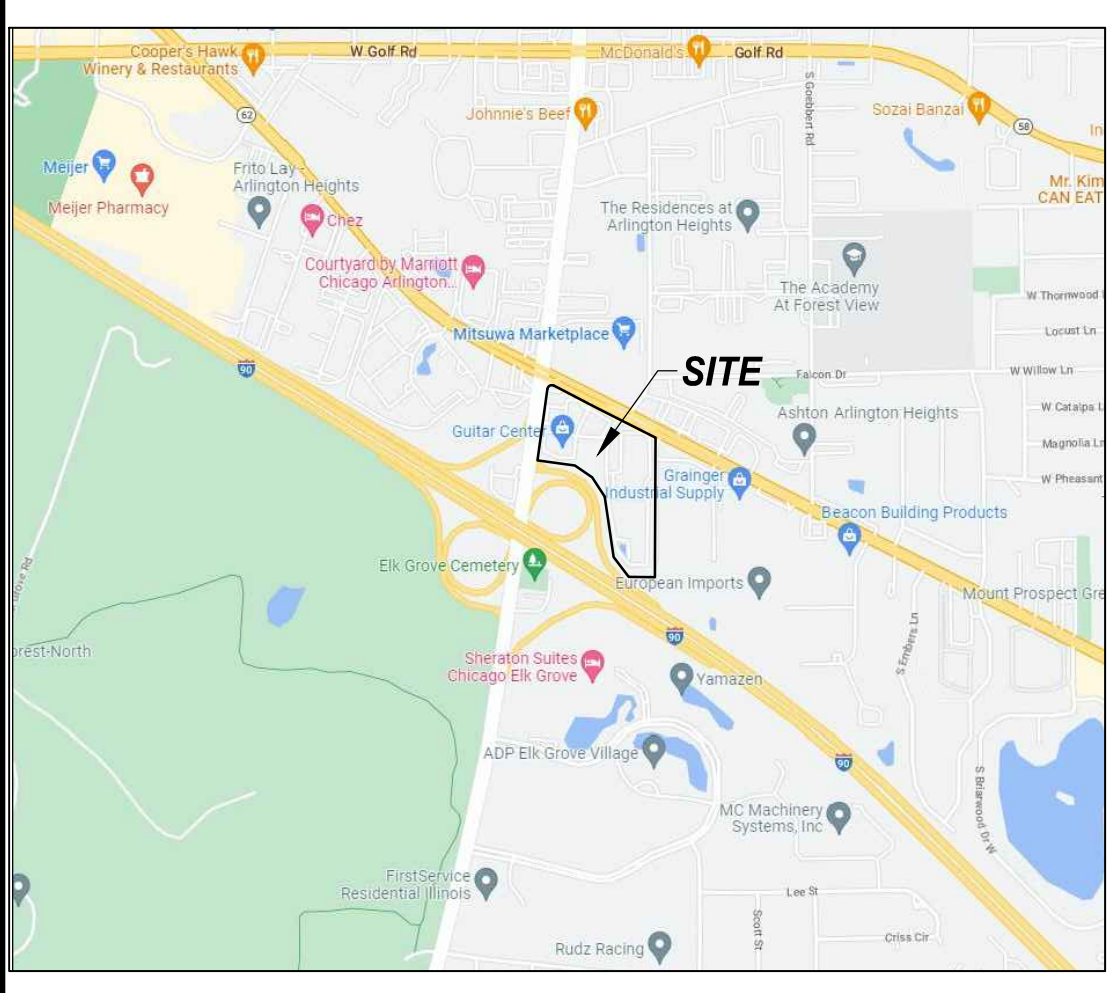
UPON RECORDING, MAIL TO:  
 VILLAGE OF ARLINGTON HEIGHTS  
 33 S. ARLINGTON HEIGHTS ROAD,  
 ARLINGTON HEIGHTS, IL 60005

SEND TAX BILL TO:  
 \_\_\_\_\_  
 \_\_\_\_\_

# PRELIMINARY PLAT OF SUBDIVISION OF LOT 1 BRADFORD ALLEN SUBDIVISION

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:  
 1, 15 & 111 EAST ALGONQUIN ROAD, 2355 ARLINGTON HEIGHTS ROAD,  
 ARLINGTON HEIGHTS, IL 60005



VICINITY MAP  
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY LINE
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - SECTION LINE
- - - FLOODWAY/FLOODPLAIN LINE (SCALED FROM FEMA MAP)
- B.S.L. BUILDING SETBACK LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- (0.00') RECORD DATUM
- 0.00' CALCULATED DATUM
- FIP ○ FOUND IRON PIPE
- FIR ○ FOUND IRON ROD
- SCM SET CONCRETE MONUMENT

AREA

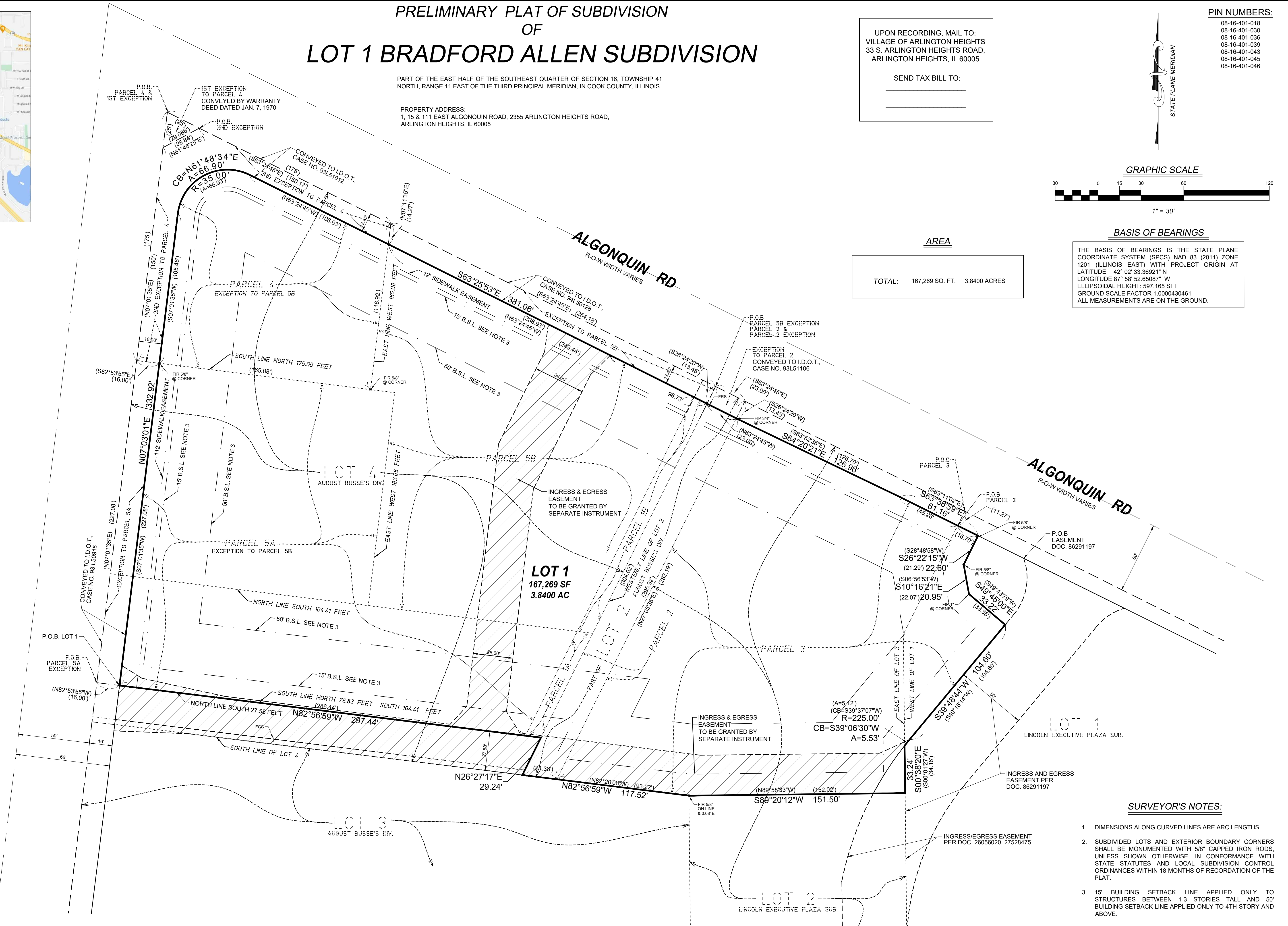
TOTAL: 167,269 SQ. FT. 3.8400 ACRES

**PROJECT TEAM**

**OWNER**  
 Bradford Allen  
 300 S. Wacker Drive, 35th Floor  
 Chicago, Illinois 60606  
 312 994 5700

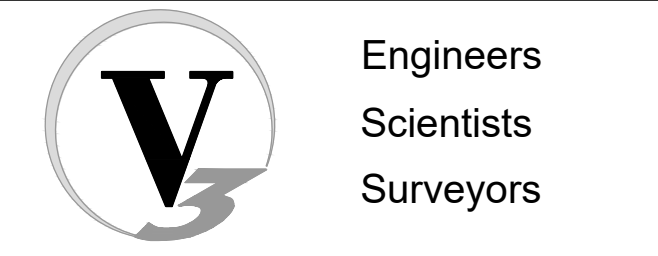
**DEVELOPER**  
 Mocerri + Roszak  
 145 S. Wells Street, Suite 700  
 Chicago, Illinois 60606  
 312 423 7989

**SURVEYOR**  
 V3 Companies, Ltd.  
 7325 Janes Avenue  
 Woodridge, Illinois 60517  
 630 724 9200  
 Project Manager: Anthony Strickland  
 tstrickland@v3co.com



SURVEYOR'S NOTES:

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" CAPPED IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
3. 15' BUILDING SETBACK LINE APPLIED ONLY TO STRUCTURES BETWEEN 1-3 STORIES TALL AND 50' BUILDING SETBACK LINE APPLIED ONLY TO 4TH STORY AND ABOVE.



7325 Janes Avenue, Suite 100  
 Woodridge, IL 60517  
 630.724.9200 voice  
 630.724.0384 fax  
 v3co.com

PREPARED FOR:  
 THOMAS ROSZAK ARCHITECTURE  
 145 S. WELLS STREET  
 CHICAGO, IL 60606  
 773.516.3501

NO.		DATE		DESCRIPTION	
1	10-19-23	REVISED PER CLIENT COMMENTS			
2	11-20-23	REVISED PER CLIENT COMMENTS			

PRELIMINARY PLAT OF SUBDIVISION					
LOT 1 BRADFORD ALLEN SUBDIVISION, ARLINGTON HEIGHTS, IL					
DRAFTING COMPLETED:	10/12/23	DRAWN BY:	ADS/SPK	PROJECT MANAGER:	AJS
FIELD WORK COMPLETED:	N/A	CHECKED BY:	AJS	SCALE:	1" = 30'
Project No:	230084				SHEET NO.
Group No:	VP04.1				1 of 3

# PRELIMINARY PLAT OF SUBDIVISION OF LOT 1 BRADFORD ALLEN SUBDIVISION

**PIN NUMBERS:**

08-16-401-018  
08-16-401-030  
08-16-401-036  
08-16-401-039  
08-16-401-043  
08-16-401-045  
08-16-401-046

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41  
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
 )SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT BRADFORD ALLEN ARLINGTON HEIGHTS DEVELOPMENT, LLC. IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

DATED AT \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

**NOTARY PUBLIC**

STATE OF ILLINOIS )  
 )SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_ (TITLE) \_\_\_\_\_ AND  
\_\_\_\_\_ (TITLE) \_\_\_\_\_ OF

\_\_\_\_\_ WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**DEED OF DEDICATION CERTIFICATE**

STATE OF ILLINOIS )  
 )SS  
COUNTY OF \_\_\_\_\_ )

WE, THE UNDERSIGNED, BRADFORD ALLEN ARLINGTON HEIGHTS DEVELOPMENT, LLC., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LOT 1 BRADFORD ALLEN SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. 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.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

**NOTARY PUBLIC**

STATE OF ILLINOIS )  
 )SS  
COUNTY OF \_\_\_\_\_ )

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 \_\_\_\_\_, A.D., 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**SCHOOL DISTRICT CERTIFICATE**

STATE OF ILLINOIS )  
 )SS  
COUNTY OF \_\_\_\_\_ )

OWNERS CERTIFICATE

THIS IS TO CERTIFY AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS LOT 1 BRADFORD ALLEN SUBDIVISION, TO THE BEST OF OUR KNOWLEDGE, IS ENTIRELY LOCATED WITHIN THE BOUNDARIES OF CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25, TOWNSHIP HIGH SCHOOL DISTRICT #214, AND HARPER COMMUNITY COLLEGE DISTRICT #512 IN COOK COUNTY, ILLINOIS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**SCHOOL DISTRICT NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
 )SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ LOCATED AT \_\_\_\_\_, ILLINOIS, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING SCHOOL DISTRICT CERTIFICATE, APPEARED BEFORE ME, THIS DAY, IN PERSON, AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

**ILLINOIS DEPARTMENT OF TRANSPORTATION:**

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

\_\_\_\_\_  
JOSE RIOS, P.E.  
REGION ONE ENGINEER



Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
**THOMAS ROSZAK ARCHITECTURE**  
145 S. WELLS STREET  
CHICAGO, IL 60606  
773.516.3501

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS			
2	11-20-23	REVISED PER CLIENT COMMENTS			

**PRELIMINARY PLAT OF SUBDIVISION**

LOT 1 BRADFORD ALLEN SUBDIVISION, ARLINGTON HEIGHTS, IL

DRAFTING COMPLETED: 10/12/23 DRAWN BY: ADS/SPK PROJECT MANAGER: AJS  
FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = N/A

Project No: 230084

Group No: VP04.1

SHEET NO.  
2 of 3



EXHIBIT B

PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS

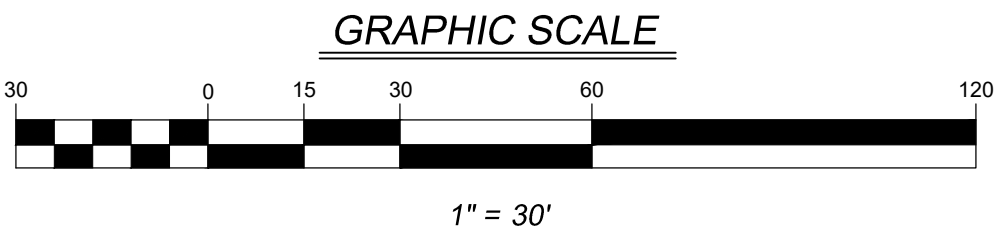


# PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS

## FOR

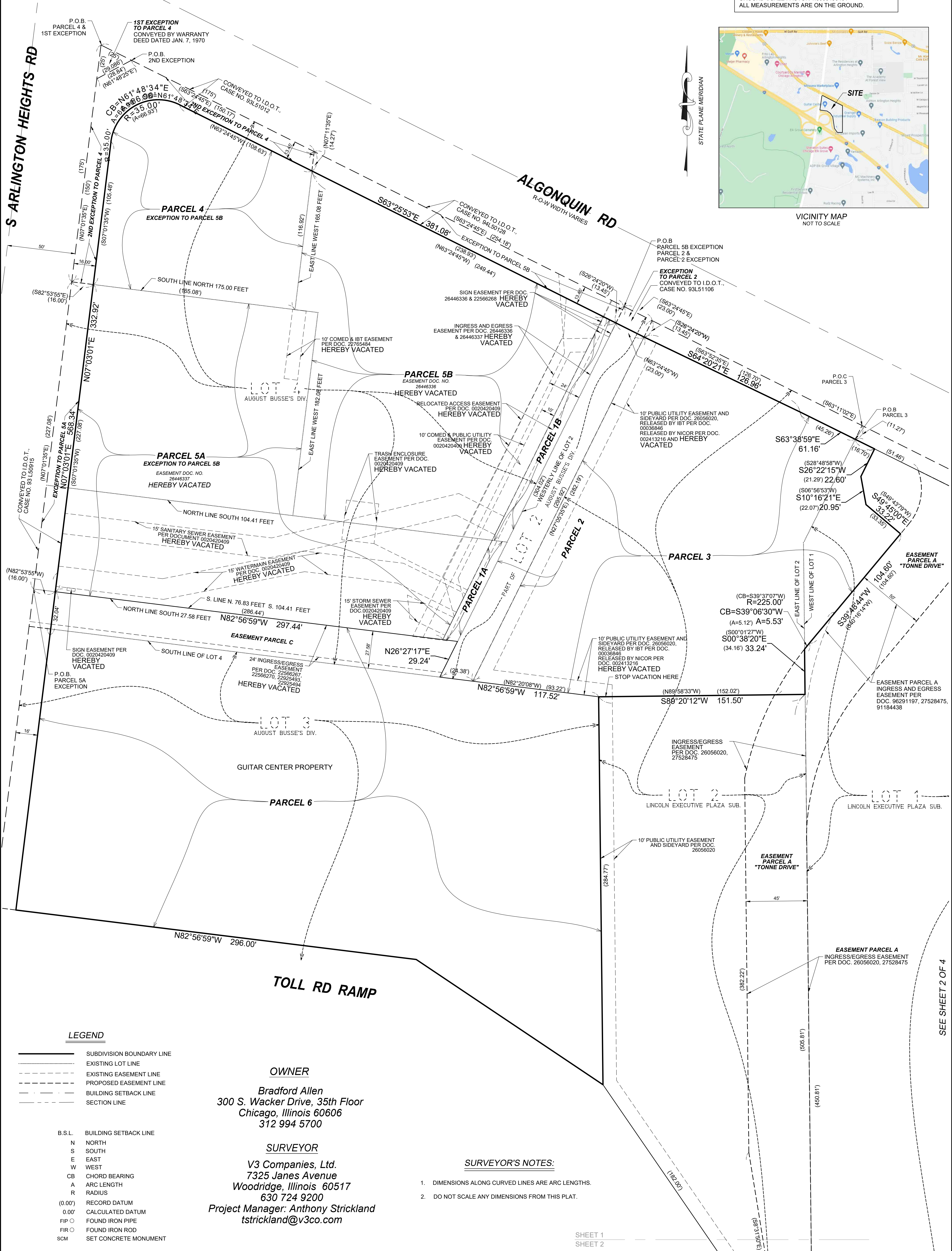
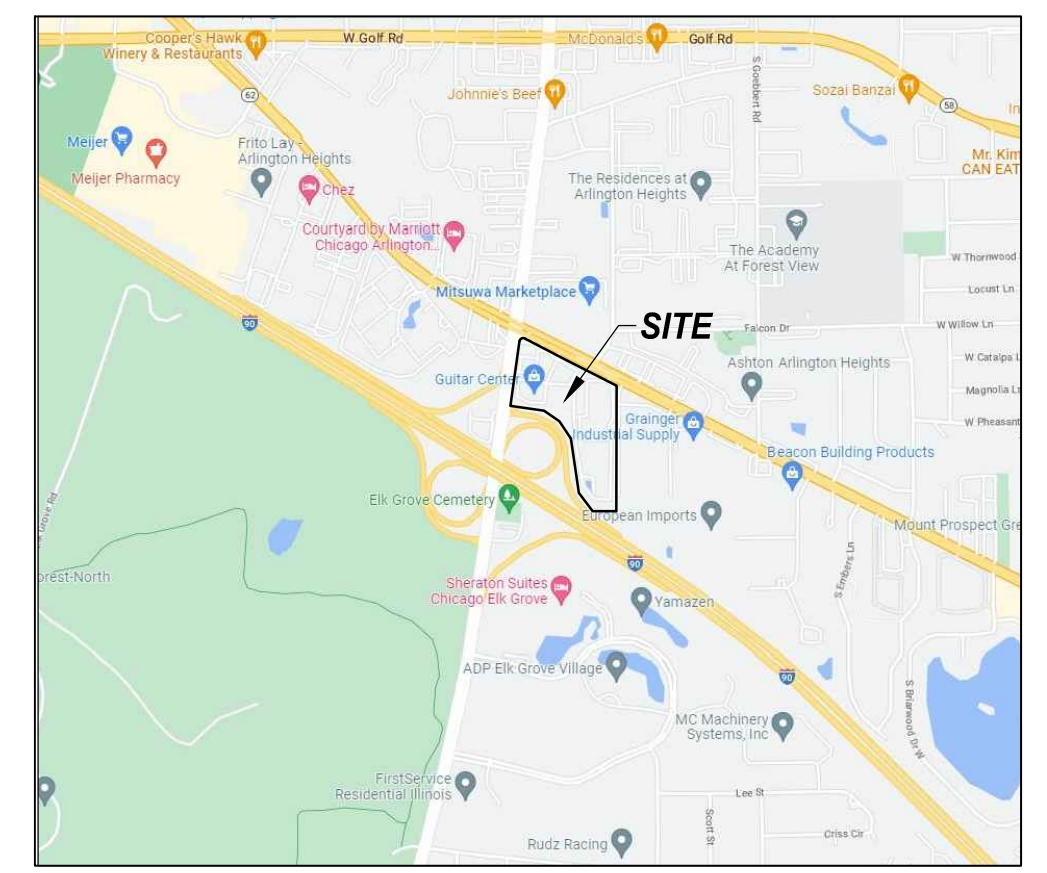
### ARLINGTON HEIGHTS RESIDENTIAL

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



#### BASIS OF BEARINGS

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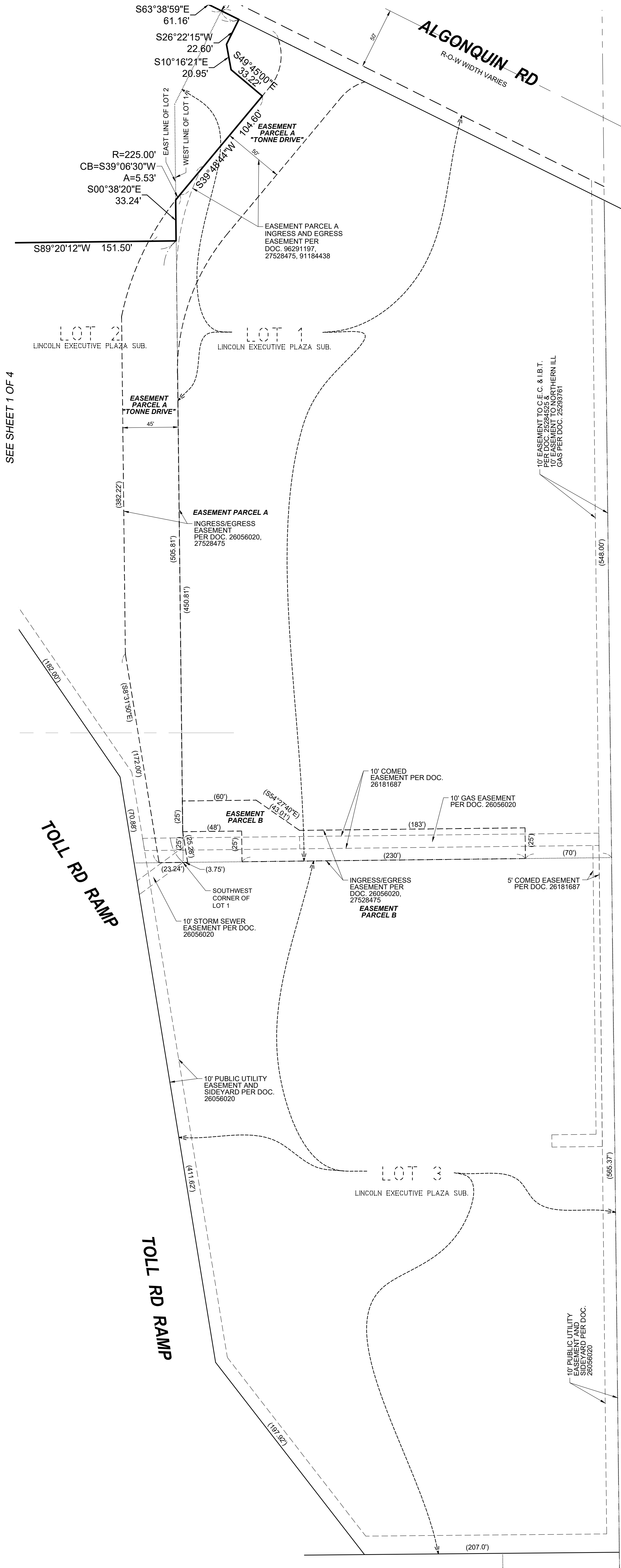
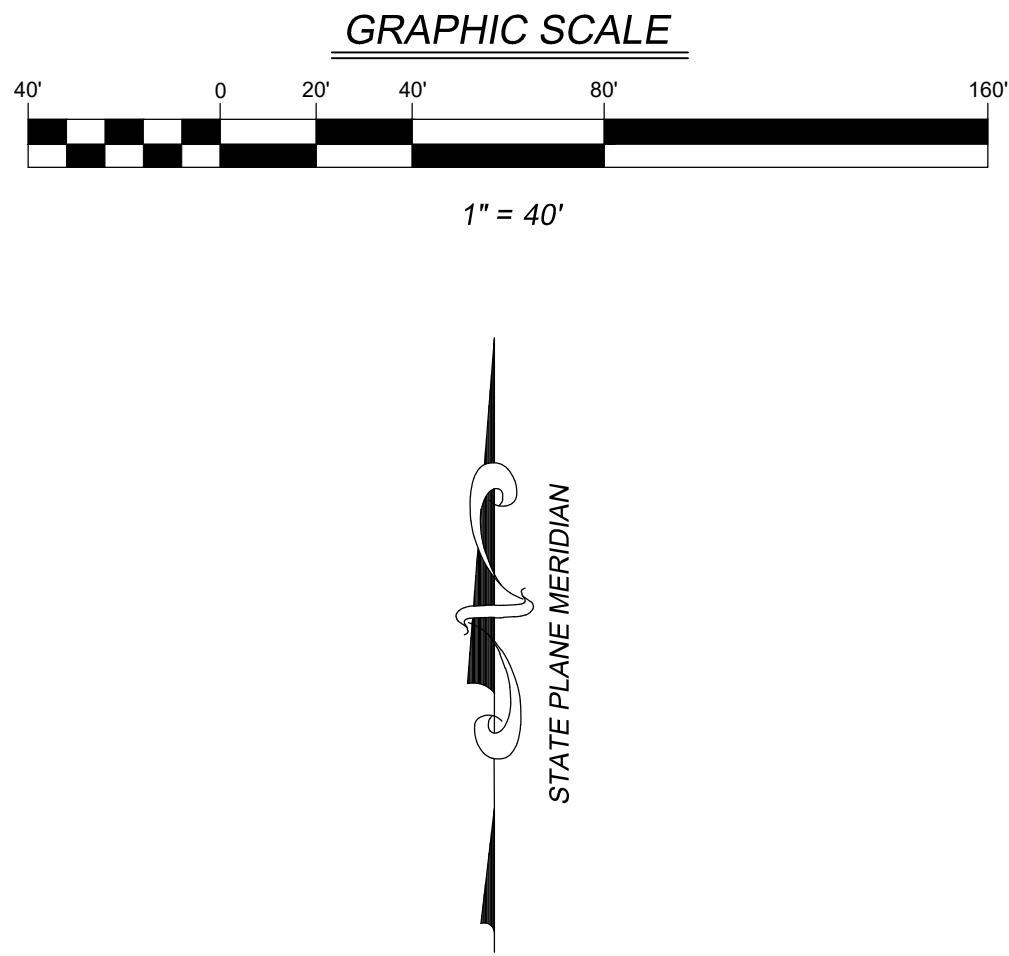


SHEET 1  
SHEET 2

SEE SHEET 2 OF 4

<p>Engineers 7325 Janes Avenue, Suite 100 Woodridge, IL 60517                  Scientists 630.724.9200 voice 630.724.0384 fax                  Surveyors v3co.com</p>	<p>PREPARED FOR:  <b>THOMAS ROSZAK ARCHITECTURE</b>                  145 S. WELLS STREET                  CHICAGO, IL 60606                  773.516.3501</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10-19-23</td> <td>REVISED PER CLIENT COMMENTS</td> </tr> <tr> <td>2</td> <td>11-10-23</td> <td>REVISED PER CLIENT COMMENTS</td> </tr> <tr> <td>3</td> <td>11-20-23</td> <td>REVISED PER CLIENT COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	10-19-23	REVISED PER CLIENT COMMENTS	2	11-10-23	REVISED PER CLIENT COMMENTS	3	11-20-23	REVISED PER CLIENT COMMENTS	<p>PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS</p> <p><b>ARLINGTON HEIGHTS RESIDENTIAL</b></p> <p>DRAFTING COMPLETED: 10/13/23 DRAWN BY: SPK PROJECT MANAGER: AJS                  FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = 30'</p>	<p>Project No: 230084                  Group No: VP10.1                  SHEET NO. 1 of 5</p>
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# PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS FOR ARLINGTON HEIGHTS RESIDENTIAL



### LEGEND

- SUBDIVISION BOUNDARY LINE
- ..... EXISTING LOT LINE
- EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- ..... BUILDING SETBACK LINE
- SECTION LINE

- B.S.L. BUILDING SETBACK LINE
- N NORTH
- S SOUTH
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- W WEST
- CB CHORD BEARING
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- R RADIUS
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- FIP ○ FOUND IRON PIPE
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- SCM SET CONCRETE MONUMENT

PREPARED FOR:

**THOMAS ROSZAK ARCHITECTURE**  
145 S. WELLS STREET  
CHICAGO, IL 60606  
773.516.3501

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PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS

ARLINGTON HEIGHTS RESIDENTIAL

DRAFTING COMPLETED: 10/13/23 DRAWN BY: SPK PROJECT MANAGER: AJS  
FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = 40'

Project No: 230084

Group No: VP10.1

SHEET NO.  
2 of 5



Engineers 7325 Janes Avenue, Suite 100  
Scientists Woodridge, IL 60517  
Surveyors 630.724.9200 voice  
630.724.0384 fax  
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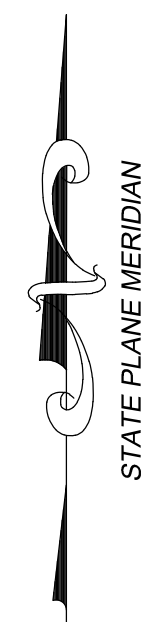
# PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS FOR ARLINGTON HEIGHTS RESIDENTIAL

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41  
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE



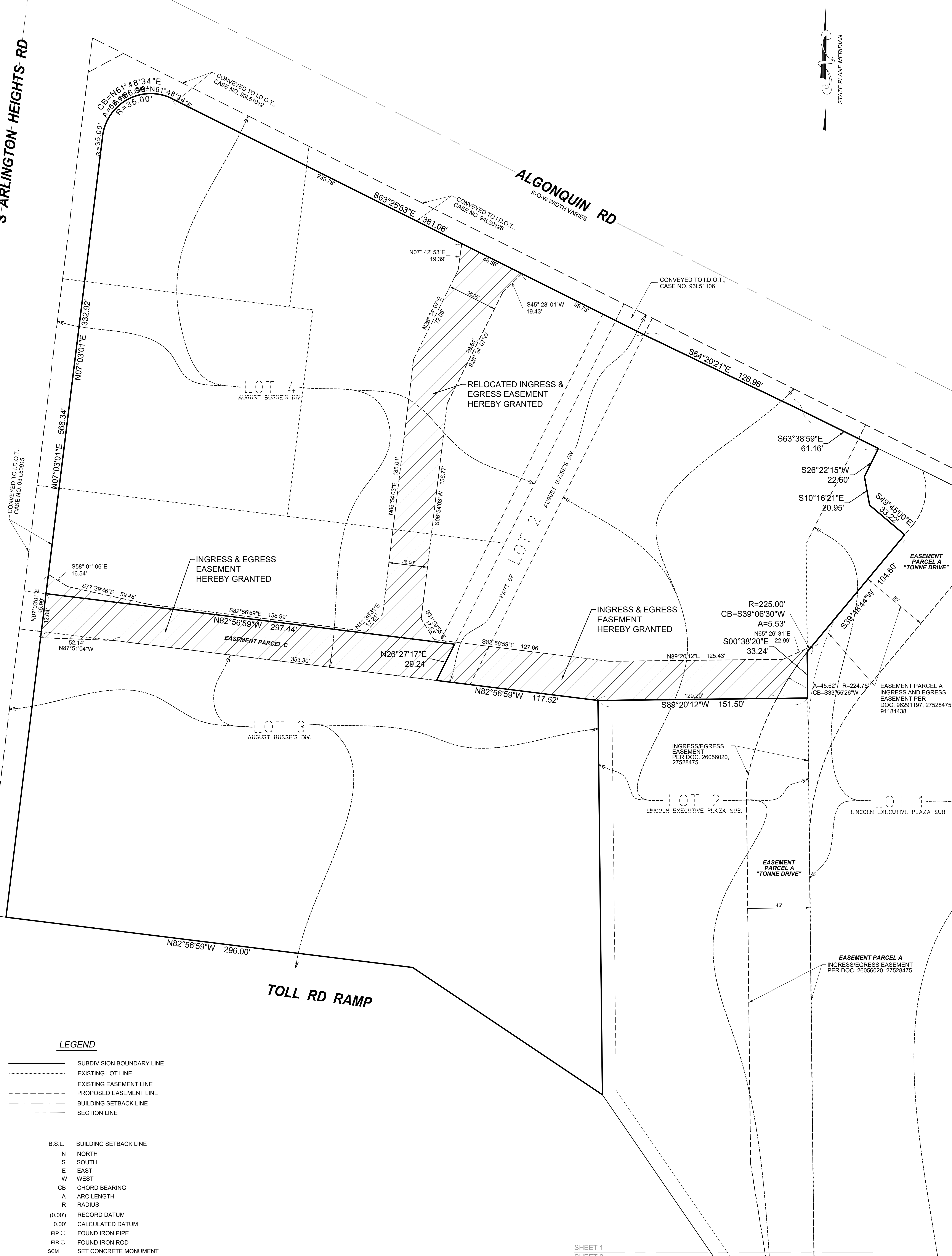
1" = 30'



S ARLINGTON HEIGHTS RD

ALGONQUIN RD  
R.O.W WIDTH VARIES

TOLL RD RAMP



**LEGEND**

- SUBDIVISION BOUNDARY LINE
  - EXISTING LOT LINE
  - EXISTING EASEMENT LINE
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SHEET 1  
SHEET 2

	Engineers Scientists Surveyors	7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com	PREPARED FOR: <b>THOMAS ROSZAK ARCHITECTURE</b> 145 S. WELLS STREET CHICAGO, IL 60606 773.516.3501	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10-19-23</td> <td>REVISED PER CLIENT COMMENTS</td> </tr> <tr> <td>2</td> <td>11-10-23</td> <td>REVISED PER CLIENT COMMENTS</td> </tr> <tr> <td>3</td> <td>11-20-23</td> <td>REVISED PER CLIENT COMMENTS</td> </tr> </tbody> </table>	REVISIONS			NO.	DATE	DESCRIPTION	1	10-19-23	REVISED PER CLIENT COMMENTS	2	11-10-23	REVISED PER CLIENT COMMENTS	3	11-20-23	REVISED PER CLIENT COMMENTS	PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS  ARLINGTON HEIGHTS RESIDENTIAL	Project No: 230084 Group No: VP10.1
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DRAFTING COMPLETED: 10/13/23 FIELD WORK COMPLETED: N/A		DRAWN BY: SPK CHECKED BY: AJA		PROJECT MANAGER: AJA SCALE: 1" = 30'		SHEET NO. <b>3</b> of <b>5</b>															

# PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS FOR ARLINGTON HEIGHTS RESIDENTIAL

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PARCELS A AND B TAKEN AS A TRACT, LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF:

PARCEL A:  
THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

### PARCEL B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 185.00 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

### PARCEL 2:

THAT PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NO. 10023115 IN BOOK 258 OF PLATS, PAGE 32, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 2, BEING THE SOUTHERLY LINE OF ALGONQUIN ROAD, FOR 23 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 2 FOR 295.92 FEET TO A POINT IN A SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF SAID LOT 2 FOR 24.38 FEET TO THE MOST WESTERLY CORNER OF LOT 2; THENCE NORTHEASTERLY ALONG A WESTERLY LINE OF LOT 2 FOR 304.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 14, 1994 IN CASE NO. 93L51106 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 26 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

### PARCEL 3:

THAT PART OF LOTS 1 AND 2 IN LINCOLN-EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26050620, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED 16.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A STRAIGHT LINE DRAWN FROM SAID POINT ON THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET, AS MEASURED ALONG SAID WESTERLY LINE SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.18 FEET AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 28 DEGREES 48 MINUTES 58 SECONDS WEST, 21.29 FEET; THENCE SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 22.07 FEET; THENCE SOUTH 49 DEGREES 43 MINUTES 46 SECONDS EAST, 33.35 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, 104.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 5.12 FEET); THENCE SOUTH 00 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, BEING ALSO THE EAST LINE OF SAID LOT 2, 34.16 FEET TO A POINT 505.81 FEET, AS MEASURED ALONG SAID EAST LINE OF LOT 2, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, 152.02 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 82 DEGREES 20 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, 93.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 27 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 282.19 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 52 MINUTES 35 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 126.70 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 45.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN SAID BUSSE'S DIVISION RUNNING THENCE SOUTHERLY ALONG EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET, THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE PLACE OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ROAD, 175 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY WARRANTY DEED DATED JANUARY 7, 1970 TO THE STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN THE SUBDIVISION; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 175 FEET, TO THE POINT OF BEGINNING; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AFOREMENTIONED SUBDIVISION, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 25 FEET, TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.086 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD, WHICH IS 25 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 25 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION PROCEEDINGS AS SET FORTH IN FINAL JUDGMENT ORDER NO. 93 L 51012, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON MAY 2, 1996, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST 14.27 FEET TO A POINT 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 108.63 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 35.00 FEET, CENTRAL ANGLE 109 DEGREES 33 MINUTES 40 SECONDS, 66.93 FEET TO A POINT 16.00 FEET NORMALLY DISTANT EASTERLY OF THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 105.48 FEET; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST 16.00 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 150.00 FEET; THENCE NORTH 61 DEGREES 48 MINUTES 25 SECONDS EAST 28.84 FEET, TO THE POINT OF BEGINNING.

### PARCEL 5A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

### PARCEL 5B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCELS 5A AND 5B ABOVE A TRACT OF LAND LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF IN COOK COUNTY, ILLINOIS.

### PARCEL 6

THE SOUTH 27.58 FEET, AS MEASURED ALONG THE WESTERLY LINE OF LOT 4 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF LOT 3 OF SAID AUGUST BUSSE'S DIVISION LYING NORTH OF THE FOLLOWING DESCRIBED PORTION OF SAID LOT 3:

COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 16; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 1083.34 FEET TO THE NORTH EAST CORNER OF LOT 1 OF SAID AUGUST BUSSE'S DIVISION, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 500.00 FEET TO THE SOUTH EAST CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 93.3 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE FORMING AN ANGLE OF 57 DEGREES 45 MINUTES TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 607.3 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE FORMING AN ANGLE OF 65 DEGREES, 25 MINUTES, AND 40 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 506.9 FEET TO A POINT; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 312.0 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 26 DEGREES 43 MINUTES 30 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 165.5 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 691.1 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

 **Engineers**  
**Scientists**  
**Surveyors**

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REVISIONS			
NO.	DATE	DESCRIPTION	
1	10-19-23	REVISED PER CLIENT COMMENTS	
2	11-10-23	REVISED PER CLIENT COMMENTS	
3	11-20-23	REVISED PER CLIENT COMMENTS	

PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS

**ARLINGTON HEIGHTS RESIDENTIAL**

DRAFTING COMPLETED: 10/13/23    DRAWN BY: SPK    PROJECT MANAGER: AJS  
FIELD WORK COMPLETED: N/A    CHECKED BY: AJS    SCALE: 1" = N/A

Project No: 230084

Group No: VP10.1

SHEET NO.  
**4** of **5**

# PLAT OF ABROGATION, CONFIRMATION AND GRANT OF NEW EASEMENTS FOR ARLINGTON HEIGHTS RESIDENTIAL

**PIN NUMBERS:**  
08-16-401-018  
08-16-401-019  
08-16-401-030  
08-16-401-033  
08-16-401-036  
08-16-401-039  
08-16-401-042  
08-16-401-043  
08-16-401-045  
08-16-401-046

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

THIS IS TO CERTIFY THAT BRADFORD ALLEN ARLINGTON HEIGHTS DEVELOPMENT, LLC, IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

**NOTARY PUBLIC**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, (TITLE) \_\_\_\_\_ AND  
\_\_\_\_\_, (TITLE) \_\_\_\_\_ OF

\_\_\_\_\_, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

THIS IS TO CERTIFY THAT BRADFORD ALLEN ARLINGTON HEIGHTS DEVELOPMENT PHASE II, LLC, IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

**NOTARY PUBLIC**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, (TITLE) \_\_\_\_\_ AND  
\_\_\_\_\_, (TITLE) \_\_\_\_\_ OF

\_\_\_\_\_, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**COUNTY RECORDER CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AS

DOCUMENT NUMBER \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

**EASEMENT VACATION APPROVED AND ACCEPTED**

**COMMONWEALTH EDISON COMPANY**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

**AMERITECH / SBC**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

**NICOR GAS**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

**COMCAST CABLE**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

**WIDE OPEN WEST, LLC**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

**INGRESS & EGRESS EASEMENT PROVISIONS**

THE INGRESS AND EGRESS EASEMENT SHOWN ACROSS THE PLATTED AREA DEFINED HEREIN AS "EASEMENT PARCEL C" SHALL BE A NON-EXCLUSIVE, PERPETUAL AND CONTINUOUS CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN USE, INGRESS, EGRESS AND ACCESS OVER AND ACROSS EASEMENT PARCEL C, WHICH EASEMENT SHALL BE APPURTENANT TO AND INURE TO THE BENEFIT OF THE OWNERS OF LOTS 2, 3 AND 4 (OR ANY PART THEREOF) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, INCLUDING THE OWNERS OF LOTS 1, 2 AND 3 IN LINCOLN EXECUTIVE PLAZA RESUBDIVISION (OR ANY PART THEREOF) ACCORDING TO THE PLAT RECORDED ON NOVEMBER 12, 1981 AS DOCUMENT NO. 26056020 IN COOK COUNTY, ILLINOIS. THE RIGHT TO USE EASEMENT PARCEL C BY THE OWNERS OF RECORD OF LAND FOR WHICH SUCH EASEMENT IS APPURTENANT SHALL EXTEND TO THEIR RESPECTIVE AGENTS, CONTRACTORS, GUESTS, VISITORS, TENANTS, EMPLOYEES AND INVITEES. THE USE OF THE EASEMENT FOR THESE PURPOSES IS NOT CONFINED TO THE PRESENT USES OF THE LAND TO WHICH SUCH EASEMENT IS APPURTENANT, THE PRESENT BUILDINGS THEREON, OR THE PRESENT MEANS OF TRANSPORTATION. THE RIGHT TO USE EASEMENT PARCEL C IS NON-EXCLUSIVE, AND EACH OWNER OF RECORD OF LAND ON WHICH A PORTION OF EASEMENT PARCEL C IS LOCATED SHALL HAVE THE RIGHT TO USE SUCH OWNER'S PORTION OF EASEMENT PARCEL C IN ANY MANNER THAT DOES NOT BLOCK OR RESTRICT ACCESS AND THE FREE FLOW OF TRAFFIC TO ANY PROPERTY TO WHICH SUCH EASEMENT IS HEREBY MADE APPURTENANT. THE VILLAGE OF ARLINGTON HEIGHTS AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER ALL OR ANY PORTION OF THE LAND FOR WHICH EASEMENT PARCEL C IS AN APPURTENANT EASEMENT ARE HEREBY GRANTED ACCESS OVER EASEMENT PARCEL C FOR INGRESS AND EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING ACCESS FOR POLICE, FIRE AND EMERGENCY SERVICES, AND FOR WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

**SURVEYOR'S CERTIFICATE**

STATE OF INDIANA )  
 ) SS  
COUNTY OF LAKE )

I, ANTHONY J. STRICKLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF OCTOBER, A.D., 2023.

*Anthony J. Strickland*  
ANTHONY J. STRICKLAND  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437  
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.  
tstrickland@v3co.com



**V** Engineers | 7325 Janes Avenue, Suite 100  
Scientists | Woodridge, IL 60517  
Surveyors | 630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
**THOMAS ROSZAK ARCHITECTURE**  
145 S. WELLS STREET  
CHICAGO, IL 60606  
773.516.3501

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS
2	11-10-23	REVISED PER CLIENT COMMENTS
3	11-20-23	REVISED PER CLIENT COMMENTS

PLAT OF ABROGATION, CONFIRMATION, GRANT OF EASEMENTS  
ARLINGTON HEIGHTS RESIDENTIAL

Project No: 230084  
Group No: VP10.1

DRAFTING COMPLETED: 10/13/23 DRAWN BY: SPK PROJECT MANAGER: AJS  
FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = N/A

SHEET NO. 5 of 5