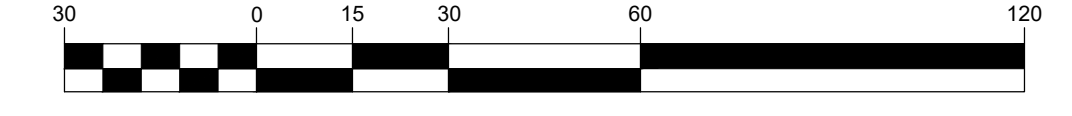


PIN NUMBERS:

- 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.

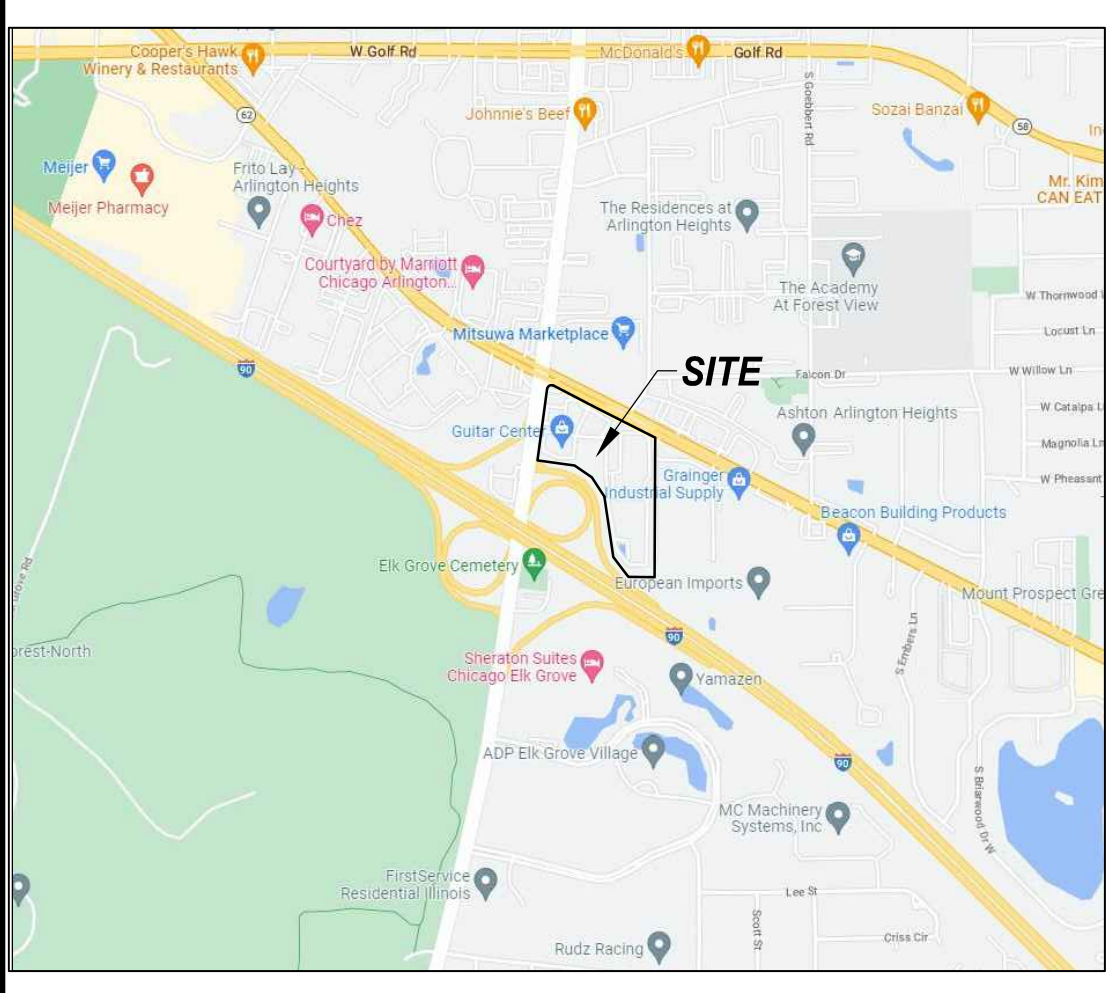
UPON RECORDING, MAIL TO:  
 VILLAGE OF ARLINGTON HEIGHTS  
 33 S. ARLINGTON HEIGHTS ROAD,  
 ARLINGTON HEIGHTS, IL 60005

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

# FINAL 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

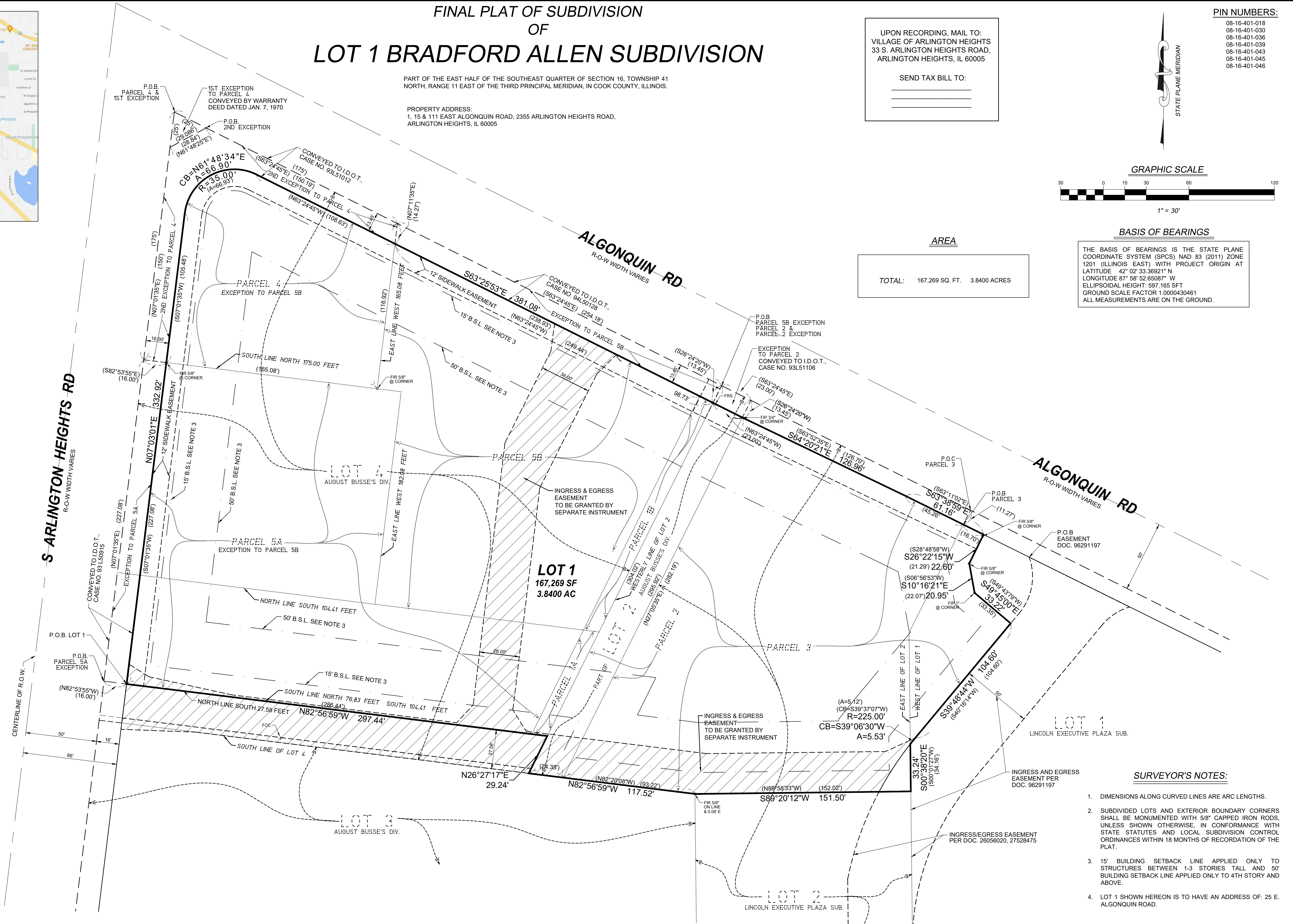
TOTAL: 167,269 SQ. FT. 3.8400 ACRES

**PROJECT TEAM**

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

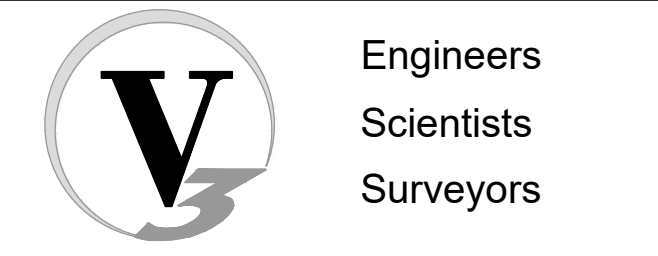
**DEVELOPER**  
 Mocer + Roszak  
 145 S. Wells Street, Suite 700  
 Chicago, Illinois 60606  
 312 423 7989

**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.
4. LOT 1 SHOWN HEREON IS TO HAVE AN ADDRESS OF: 25 E. ALGONQUIN ROAD.



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	7	03-05-24	REVISED PER VILLAGE COMMENTS
2	11-20-23	REVISED PER CLIENT COMMENTS			
3	11-28-23	REVISED PER CLIENT COMMENTS			
4	01-31-24	REVISED PER CLIENT COMMENTS			
5	02-05-24	REVISED PER CLIENT COMMENTS			
6	02-13-24	REVISED TYPO PAGE 1			

FINAL 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	Group No:	VP04.1
SHEET NO.		1 of 3	



# FINAL 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 ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED 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 \_\_\_\_\_, A.D., 20\_\_\_\_.

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

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

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

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

**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

**PUBLIC SIDEWALK EASEMENT PROVISIONS**

A PERMANENT PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, ITS SUCCESSORS AND ASSIGNS OVER THE AREAS MARKED "SIDEWALK EASEMENT" OR "S.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, AND REPAIR THE PUBLIC SIDEWALK WITHIN THE SUBJECT EASEMENT AREA TOGETHER WITH ANY AND ALL NECESSARY STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR PEDESTRIAN TRAFFIC AND FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE USE OF THE PUBLIC SIDEWALK.



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					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10-19-23	REVISED PER CLIENT COMMENTS	7	03-05-24	REVISED PER VILLAGE COMMENTS
2	11-20-23	REVISED PER CLIENT COMMENTS			
3	11-28-23	REVISED PER CLIENT COMMENTS			
4	01-31-24	REVISED PER CLIENT COMMENTS			
5	02-05-24	REVISED PER CLIENT COMMENTS			
6	02-13-24	REVISED TYPO PAGE 1			

**FINAL 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

