PRELIMINARY PLAT OF SUBDIVISION PIN: 03-07-100-005 PIN: 03-07-100-006 NORTHWEST CROSSINGS GRAPHIC SCALE BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (IN FEET) 1 inch = 100 ft. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7-42-11 DISTANCE BETWEEN **BUILDINGS** BUILDING CORNER 1.14' WEST RESUBDIVISION OF LOT 1 IN ARLINGTON INDUSTRIAL & RESEARCH CENTER UNIT 12 N42°29'57"W(M) BUILDING CORNER ARLINGTON INDUSTRIAL & RESEARCH CENTER UNIT 12 DOCUMENT NO. 24533497 BUMP OUT N42°24'17"W(R) ARLINGTON INDUSTRIAL & RESEARCH CENTER UNIT 12 DOCUMENT NO. 24533497 ON LINE DOCUMENT NO. 26271895 18.53'(M) BUILDING CORNER 18.73'(R) 1.13' WEST FOUND 1" O.D.I.P. LOT 2 PIN: 03-07-102-007 LOT 2 PIN: 03-07-102-013 R=283.00'(R=M) A=235.62'(R=M) LOT 2 PIN: 03-07-102-011 PIN: 03-07-102-008 N47°14'06"E(M) N47°35'43"E(R)~ 85.60'(M) 87.21'(R) SHURE DRIVE FOUND 1" O.D.I.P._ FOUND 1" O.D.I.P. N89⁵3'30"E(R) 1672.15'(R) 0.14' WEST -N89°47'51"E(M) 1671.88'(M)-22024211 BUILDING CORNER ີ39.24' EAST DISTANCE BETWEEN BUILDINGS N89°44'52"E FOUND 1" O.D.I.P. 0.50' WEST &-BUILDING CORNER 1.00' NORTH 1.14' WEST &-1.02' SOUTH BUILDING CORNER / N89°44'52"E 1.00' SOUTH S89°53°30"W(D) SEE LOT LINE DETAIL— S89'48'28"W(M) FOUND 1" O.D.I.P. PIN: 03-07-100-005 PIN: 03-07-100-006 LOT 72.14'(M) BUILDING CORNER OWNER: TORBURN NORTH CAMPUS, LLC 7.39' WEST 1033 SKOKIE BLVD, SUITE 480 10' UTILITY EASEMENT (TYP.) NORTH BUILDING CORNER 4.37' WEST BUILDING CORNER_ FOUND 1" O.D.I.P. S89°48'28"W(M) 2143.75'(M) S89°53'30"W(D) 2145.54'(D) PART OF LOT 1 NOT INCLUDED-N11°17'16"E(D) -THE NORTH LINE OF THE SOUTH 969.60 FEET OF THE NORTHWEST QUARTER OF SECTION 7-42-11 ─N11°05'30"E(M) 36.44'(D=M) PIN: 03-07-100-015 LOT 3 PIN: 03-07-100-012 OWNER: THE GC NET LEASE LOT 1 PIN: 03-07-100-020 LOT LINE DETAIL (ARLINGTON HEIGHTS) INVESTORS, LLC DOCUMENT #1322645043 SCALE: 1" = 50'1455 W. SHURE DRIVE ARLINGTON HEIGHTS, IL **ABBREVIATIONS** O.D.I.P. = OUTSIDE DIAMETER IRON PIPE (R) = RECORD BEARING OR DISTANCE AREA SUMMARY (M) = MEASURED BEARING OR DISTANCE (C) = CALCULATED BEARING OR DISTANCE LOT 1 957,688 SQUARE FEET OR 21.986 ACRES (D) = DEED BEARING OR DISTANCE A = ARC LENGTHLOT 2 767,895 SQUARE FEET OR 17.628 ACRES R = RADIUSR.O.W. DEDICATION O SQUARE FEET OR O ACRES CH = CHORDCB = CHORD BEARING NET AREA 1,725,583 SQUARE FEET OR 39.614 ACRES B.S.L. = BUILDING SETBACK LINE (TO HEAVY LINES) LINE LEGEND U.E. = UTILITY EASEMENT LEGEND (BASED ON MEASURED VALUES) SUBDIVSION BOUNDARY LINE D.E. = DRAINAGE EASEMENT ------ ADJACENT BOUNDARY LINE P.U.E. = PUBLIC UTILITY EASEMENT ● SET 7/8" O.D.I.P. P.O.C. = POINT OF COMMENCEMENT UNLESS OTHERWISE NOTED ———— EASEMENT LINE P.O.B. = POINT OF BEGINNING ———— CENTERLINE P.U. & D.E. = PUBLIC UTILITY AND CONCRETE MONUMENT — — BUILDING SETBACK LINE DRAINAGE EASEMENT + CROSS IN CONCRETE — -- SECTION LINE S.F. = SQUARE FEET SCALE: 1'' = 100'1 OF 2 G: \Psdata\2015 Projects\15.0090\15.0090-03 Plat of Sub\R2103 15.0090-03 PO SUBD.dwg PROJ. NO.: 15.0090-03

PRELIMINARY PLAT OF SUBDIVISION OF NORTHWEST CROSSINGS

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-07-100-005 PIN: 03-07-100-006

SUBDIVISION CERTIFICATION

WE, THE UNDERSIGNED, (NAMES), 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 (NAME), AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL 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 ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, (NUMBER) FEET IN WIDTH, 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 ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 20 [25 YEAR PERIOD IS SUGGESTED], AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

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 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.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH PROPOSED SUBDIVISION LIES ARE:

ELEMENTARY AND MIDDLE SCHOOL DISTRICT 21

HIGH SCHOOL DISTRICT 214 JUNIOR COLLEGE DISTRICT 512

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 (NAMES), 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

SURVEYORS SUB PLAT CERTIFICATION

STATE OF ILLINOIS)
)S
COUNTY OF KANE)

I, _____, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. ____, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THAT PART OF LOT 1 IN ARLINGTON INDUSTRIAL & RESEARCH CENTER-UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211 IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, SAID PART LYING NORTH AND WEST OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 08 SECONDS EAST, 2145.54 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, 372.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET TO THE EAST LINE OF LOT 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

THIS SUBDIVISION IS WITHIN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17056 0044 J, MAP NUMBER 17031C0044J AND BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17056 0063 J, MAP NUMBER 17031C0063J EACH HAVING A REVISED DATE OF AUGUST

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS THIS_____ DAY OF ______,

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2015

BY: ______ PRINTED NAME ILLINOIS PROFESSIONAL LAND SURVEYOR NO._____ LICENSE EXPIRES_____ 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 A	AT A	MEETING H	HELD	

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _______

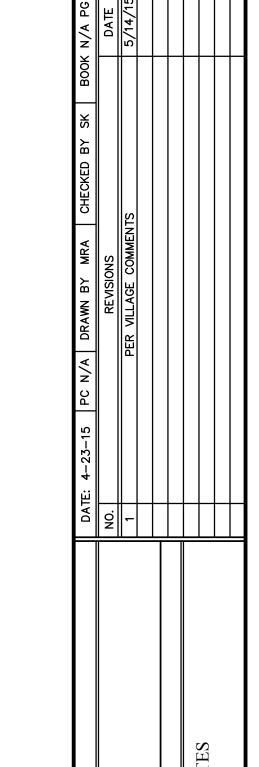
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

PRESIDENT

APPROVED BY THE DIRECTOR OF ENGINEERING

G:\Psdata\2015 Projects\15.0090\15.0090-03 Plat of Sub\R2103 15.0090-03 PO SUBD.dwg





SCALE: none

PROJ. NO.: 15.0090**-**03