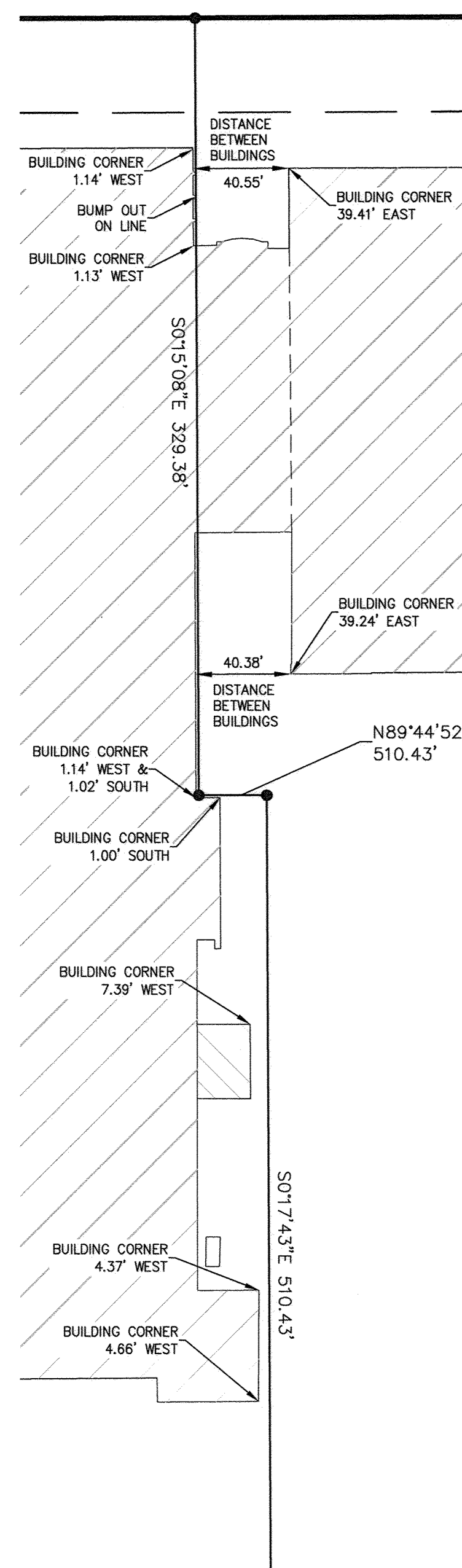
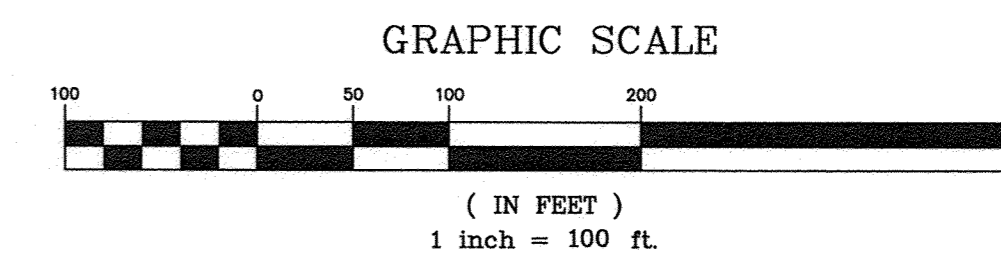


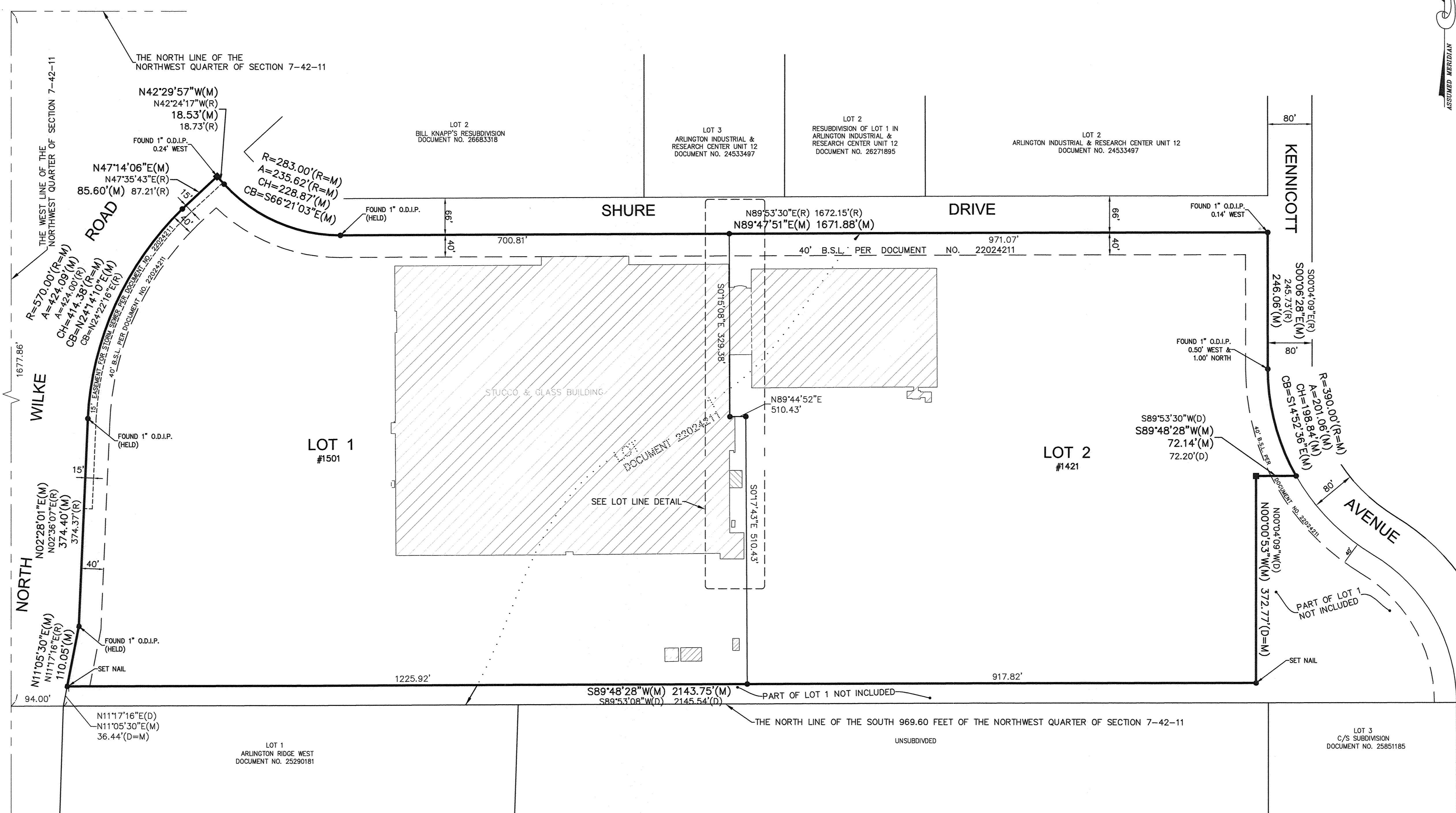
# FINAL PLAT OF SUBDIVISION OF NORTHWEST CROSSINGS

IN 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



**LOT LINE DETAIL**  
SCALE: 1" = 50'



**ABBREVIATIONS**

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = BEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- S.F. = SQUARE FEET

**LINE LEGEND**

- SUBDIVISION BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

**LEGEND**

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT
- + CROSS IN CONCRETE

**SPACE FOR I.D.O.T. STAMP**

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

JOHN A. FORTMANN, P.E.  
DEPUTY DIRECTOR OF HIGHWAYS,  
REGION ONE ENGINEER

**NOTE**

THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOT 1 TO NORTH WILKE ROAD.

**AREA SUMMARY**

LOT 1	957,688 SQUARE FEET	OR	21.986 ACRES
LOT 2	767,895 SQUARE FEET	OR	17.628 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
<b>NET AREA</b>	<b>1,725,583 SQUARE FEET</b>	<b>OR</b>	<b>39.614 ACRES</b>
	(TO HEAVY LINES)		
	(BASED ON MEASURED VALUES)		

SEND TAX BILL TO:

TORBURN NORTH CAMPUS, L.L.C.  
1033 SKOKIF BOULEVARD, SUITE 480  
NORTHBROOK, ILLINOIS 60062

NO.	DATE	BY	REVISIONS
1	8/31/15	MRA	REVERSE PER CLIENT COMMENTS
2	9/10/15	MRA	ADD DOT CERTIFICATION
3	11-11-15	AH	PER CLIENT COMMENTS
4	11-20-15	AH	PER VILLAGE COMMENTS

PROJECT	NORTHWEST CROSSINGS Arlington Heights, Illinois
CLIENT	KIMLEY HORN & ASSOCIATES 100 Warrenville Road, Suite 350 Lisle, IL 60532

**COMPASS SURVEYING LTD**

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
A LOROK, IL 60402  
2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60402  
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

# FINAL PLAT OF SUBDIVISION OF NORTHWEST CROSSINGS

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

### OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THIS IS TO CERTIFY THAT TORBURN NORTH CAMPUS, LLC, A \_\_\_\_\_ LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT TO THE BEST OF OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF CONSOLIDATED COMMUNITY SCHOOL DISTRICT 21 AND TOWNSHIP HIGH SCHOOL DISTRICT 214.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_

TORBURN NORTH CAMPUS, LLC, A \_\_\_\_\_ LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ A \_\_\_\_\_ LIMITED LIABILITY COMPANY, ITS MANAGER

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

NAME: \_\_\_\_\_  
A MANAGING DIRECTOR

AND

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

NAME: \_\_\_\_\_  
A MANAGING DIRECTOR

### NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, A MANAGING DIRECTOR AND \_\_\_\_\_, A MANAGING DIRECTOR, BOTH OF \_\_\_\_\_, A \_\_\_\_\_ LIMITED LIABILITY COMPANY, AND THE MANAGER OF \_\_\_\_\_, A DELAWARE LIMITED LIABILITY COMPANY, WHO ARE BOTH PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE 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 LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY

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

BY: \_\_\_\_\_ NOTARY PUBLIC

### MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } SS

\_\_\_\_\_, AS MORTGAGEE UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_

AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY,

ILLINOIS, AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY

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

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

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

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ (TITLE) AND \_\_\_\_\_

(TITLE) OF \_\_\_\_\_ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY

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

BY: \_\_\_\_\_ NOTARY PUBLIC

### DEED OF DEDICATION CERTIFICATE

WE, THE UNDERSIGNED, TORBURN NORTH CAMPUS, 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 NORTHWEST CROSSINGS, 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 ERCTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THE FOREGOING COVENANTS AND RESTRICTIONS, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 20\_\_\_\_ AT WHICH TIME SAID COVENANTS AND 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 AND 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 AND RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS AND 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 ERCTED 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 \_\_\_\_\_, 20\_\_\_\_

OWNER \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

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 \_\_\_\_\_, 20\_\_\_\_

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

### CERTIFICATE OF APPROVAL

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 AT A MEETING HELD \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD \_\_\_\_\_

PRESIDENT \_\_\_\_\_

VILLAGE CLERK \_\_\_\_\_

APPROVED BY THE VILLAGE COLLECTOR \_\_\_\_\_

APPROVED BY THE DIRECTOR OF ENGINEERING \_\_\_\_\_

### COVENANTS, CONDITIONS AND RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST CROSSINGS, CONSISTING OF \_\_\_\_\_ PAGES,

HAS BEEN RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_\_\_, A.D. AS DOCUMENT NUMBER \_\_\_\_\_

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

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, \_\_\_\_\_ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREON DRAWN.

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

COUNTY CLERK \_\_\_\_\_

### SURVEYORS SUB PLAT CERTIFICATION

STATE OF ILLINOIS }  
COUNTY OF KANE } SS

I, SCOTT KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

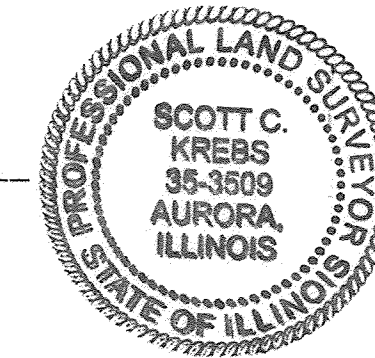
THAT PART OF LOT 1 IN ARLINGTON INDUSTRIAL & RESEARCH CENTER-UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211 IN THE RECORDER OF DEEDS OF COOK COUNTY, 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 1703100044J AND BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17056 0063 J, MAP NUMBER 1703100063J EACH HAVING A REVISED DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS 20<sup>th</sup> DAY OF NOVEMBER, 2015

COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2017

BY: Scott Krebs  
SCOTT KREBS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509  
LICENSE EXPIRES 11/30/16



### SURVEYOR'S AUTHORIZATION TO RECORD

I HEREBY DESIGNATE \_\_\_\_\_ AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS 20<sup>th</sup> DAY OF NOVEMBER, 2015, AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2017

BY: Scott Krebs  
SCOTT KREBS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509  
LICENSE EXPIRES 11/30/16



NO.	DATE	BY	BOOK	PAGE	REVISIONS
1	8/23/15	MRA			REVISE PER CLIENT COMMENTS
2	10/16/15	MRA			ADD CLIENT COMMENTS
3	11-20-15	MRA			PER VILLAGE COMMENTS

PROJECT	CLIENT
NORTHWEST CROSSINGS Arlington Heights, Illinois	KIMLEY HORN & ASSOCIATES 1100 W. 15th Street, Suite 350 Lib, IL 60531

**COMPASS SURVEYING LTD**  
ALTA SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING  
2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502  
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CCLSURVEYING.COM

SCALE: none