

**RESOLUTION APPROVING A  
FINAL PLAT OF SUBDIVISION**

WHEREAS, on December 9, 2015, the Plan Commission of the Village of Arlington Heights conducted a public hearing in Petition Number 15-007 on a request by Torburn Partners, to subdivide the property located at 1421 and 1501 West Shure Drive Arlington Heights, Illinois (the "Subject Property"); and

WHEREAS, the Plan Commission has found the final plat of subdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of subdivision would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the final plat of subdivision for Northwest Crossings, prepared by Compass Surveying Ltd., Illinois registered land surveyors, dated July 9, 2015 with revisions through November 20, 2015, is hereby approved for the property legally described as follows:

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.

P.I.N. 03-07-100-005, -006

commonly described as 1421 and 1501 West Shure Drive, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of subdivision granted by this Resolution is subject to the condition that the Reciprocal Easement Agreement (REA) must be recorded within 30 days of the final plat being recorded. If the recording of the REA does not occur within that 30 day period, approval of the final plat shall be deemed null and void.

SECTION THREE: The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION FOUR: The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Recorder of Cook County. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION FIVE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of January, 2015.

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

ATTEST:

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

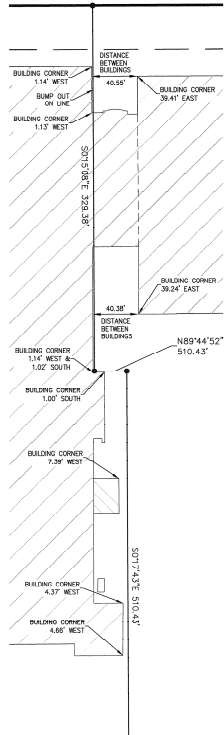
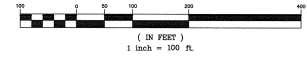
FINALPLAT:Northwest Crossings Subdivision

# 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.

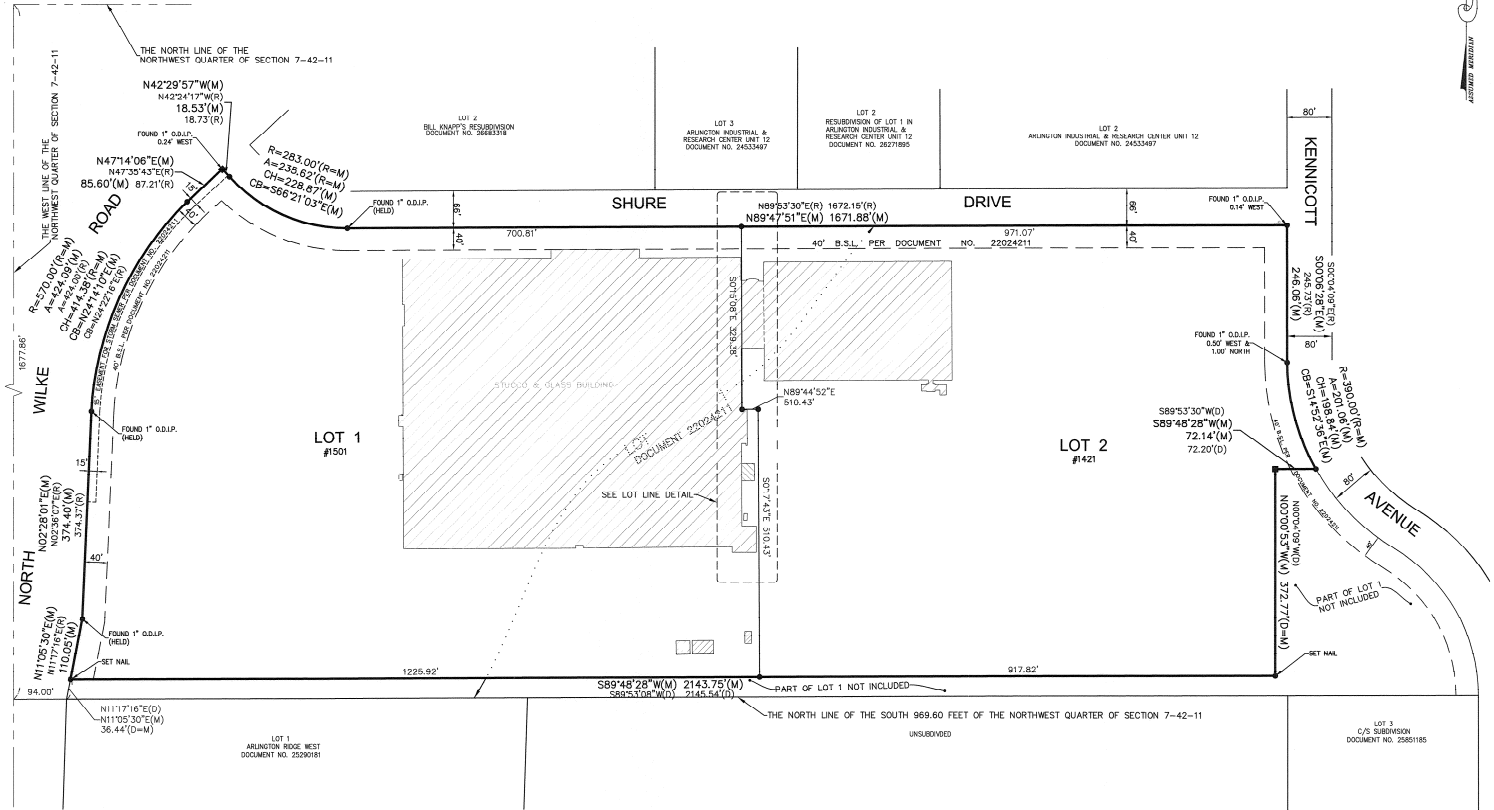
PIN: 03-07-100-005  
PIN: 03-07-100-006

GRAPHIC SCALE



LOT LINE DETAIL

SCALE: 1" = 50'



**ABBREVIATIONS**  
 O.D.P. = OUTSIDE DIAMETER IRON PIPE  
 (R) = RECORD BEARING OR DISTANCE  
 (M) = MEASURED BEARING OR DISTANCE  
 (C) = CALCULATED BEARING OR DISTANCE  
 (D) = DEED BEARING OR DISTANCE  
 A = ARC LENGTH  
 # = HOLE  
 CH = CHORD  
 CB = CHORD BEARING  
 B.S.L. = BUILDING SETBACK LINE  
 U.C. = 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

**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, BREEZEWAYS 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  |
| NET AREA          | 1,725,583 SQUARE FEET OR 39.614 ACRES<br>(TO HEAVY LINES)<br>(BASED ON MEASURED VALUES) |

SEND TAX BILL TO:  
 TORBURN NORTH GAMCUS, L.L.C.  
 1033 SKOKIE DOULLYVARD, SUITE 400  
 NORTHBROOK, ILLINOIS 60062

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

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
  - ADJACENT BOUNDARY LINE
  - EASEMENT LHP
  - CENTERLINE
  - BUILDING SETBACK LINE
  - SECTION LINE

| DATE | BY | REVISION |
|------|----|----------|
|      |    |          |
|      |    |          |
|      |    |          |
|      |    |          |
|      |    |          |

PROJECT: NORTHWEST CROSSINGS  
 CLIENT: KIMLEY-HORN & ASSOCIATES  
 DATE: 11-15-11

COMPASS SURVEYING LTD.  
 2041 GRENOR WOODS PARKWAY, STE 100  
 AURORA, IL 60002  
 PHONE: (630) 891-1000 FAX: (630) 891-1001  
 WWW.COMPASSSURVEYING.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 PLATED 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 OWNER'S 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

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 OF 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 OF \_\_\_\_\_ (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 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 \_\_\_\_\_

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

### DEED OF DEDICATION CERTIFICATE

WE, THE UNDESIGNED, 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 ERECTED 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 RETURN 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 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 \_\_\_\_\_, 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.

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 RETURNED WITH THE COOK COUNTY RECORDER OR 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 17031C0044I AND BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17056 0063 J, MAP NUMBER 17031C0063J EACH HAVING A REVISED DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS 2<sup>nd</sup> DAY OF NOVEMBER, 2015

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



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

| DATE     | TIME     | BY | BOOK | PAGE | NO. |
|----------|----------|----|------|------|-----|
| 8/27/15  | 11:30 AM | SK |      |      |     |
| 11-13-15 | AM       | SK |      |      |     |
| 11-26-15 | AM       | SK |      |      |     |

PROJECT: NORTHWEST CROSSINGS  
DRAWN BY: SK  
CHECKED BY: SK  
REVISIONS:  
REVISED PER CLIENT COMMENTS  
FOR CLIENT COMMENTS  
FOR VILLAGE COMMENTS

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

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