

**RESOLUTION APPROVING A  
FINAL PLAT OF RESUBDIVISION**

WHEREAS, on February 8, 2017, the Plan Commission of the Village of Arlington Heights conducted a public hearing in Petition Number 16-025 on a request by Southpoint Venture LLC and Villa Boudreaux LLC (collectively the “Petitioner”) to resubdivide the property located at 630-720 East Rand Road, Arlington Heights, Illinois (the “Subject Property”); and

WHEREAS, the Plan Commission has found the final plat of resubdivision 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 resubdivision 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: The final plat of resubdivision for Southpoint Resubdivision, prepared by Haeger Engineering, Illinois registered land surveyors, dated November 8, 2016 with revisions through December 29, 2016, is hereby approved for the property legally described as follows:

Lot 3 in the Cub Addition, being a subdivision in the Northwest ¼ of the Northeast ¼ of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat thereof recorded May 17, 1084 as Document Number 27090321, in Cook County, Illinois.

P.I.N. 03-20-200-005, -006, -010

commonly described as 630-720 E. Rand Road, Arlington Heights, Illinois.

SECTION TWO: The approval of the Final Plat of Resubdivision granted by this Resolution is subject to the following conditions:

1. The Petitioner shall comply with the conditions set forth in the ordinance approving the preliminary plat of resubdivision for Southpoint Resubdivision.
2. The Petitioner shall comply with all Federal, State and local policies, regulations and codes.

SECTION THREE: The Village President and Village Clerk shall execute said 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 6<sup>th</sup> day of March, 2017.

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

ATTEST:

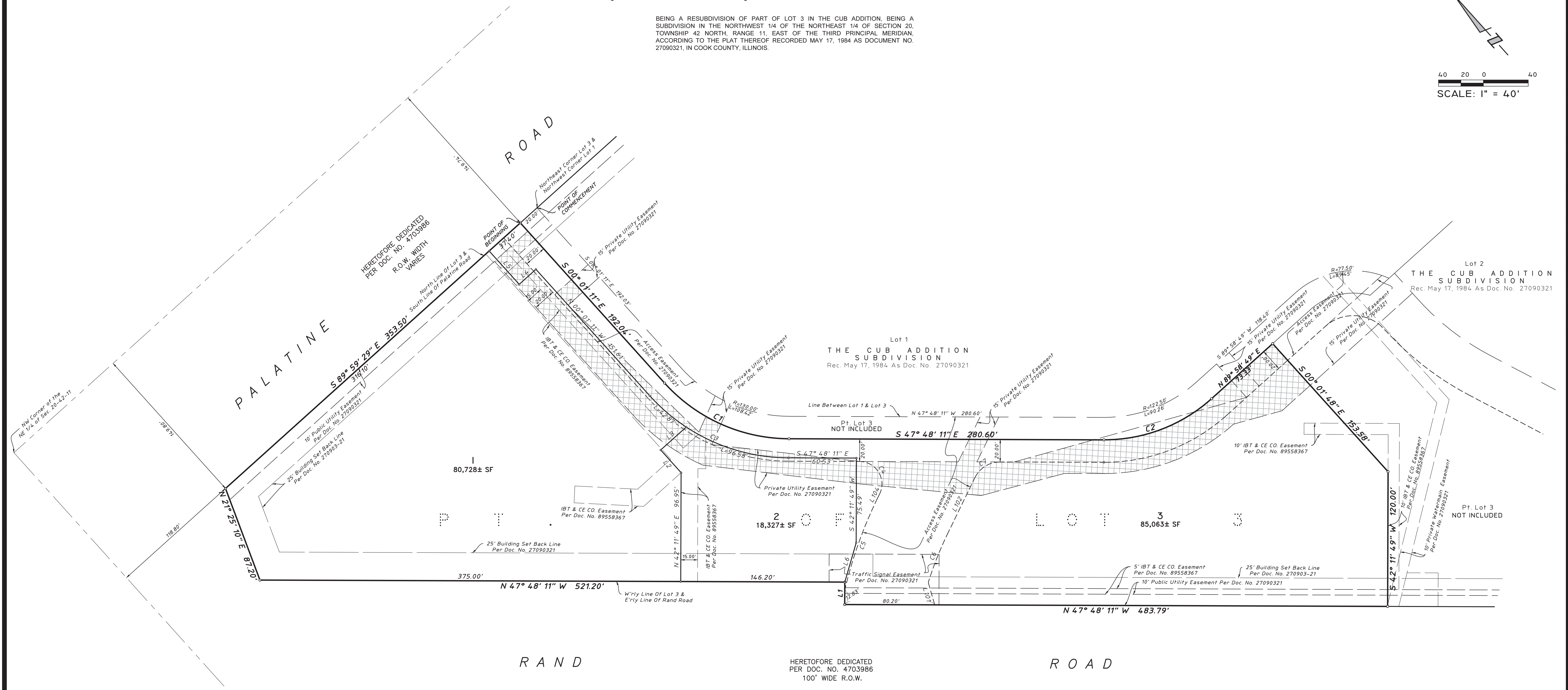
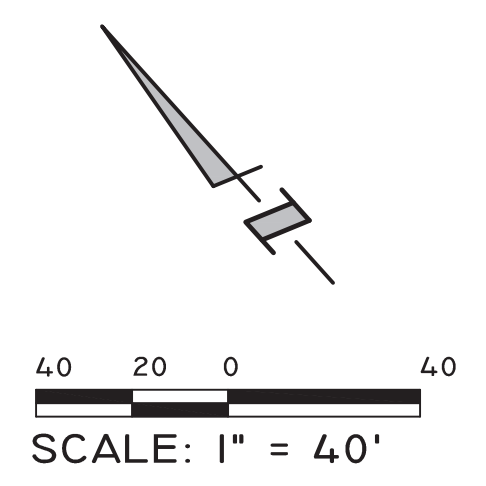
\_\_\_\_\_  
Village Clerk

FINALPLAT:Southpoint Resubdivision

MAIL PLAT TO:  
 HAEGER ENGINEERING LLC  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 100 EAST STATE PARKWAY  
 SCHAMBURG, IL 60173

# FINAL PLAT OF SOUTHPOINT RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, IN COOK COUNTY, ILLINOIS.



- LEGEND**
- Permentant Monument to be set per section 29-205(a) of the Village of Arlington Heights Municipal Code where applicable.
  - Iron Pipe to be set per section 29-205(b) of the Village of Arlington Heights Municipal Code.
  - Underlying Subdivision Lot No.
  - ▭ New Subdivision Lot No.
  - Existing Easement
  - Set Back Lines
  - New Lot Lines
  - Boundary Line
  - ▨ That portion of the Private Utility Easement Per Doc. No. 27090321 located in the land being subdivided.

LINE TABLE		
Line	Direction	Length
L1	S 42° 11' 49" W	20.00'
L2	N 00° 01' 11" W	27.17'
L3	N 89° 58' 49" E	30.57'
L4	S 89° 58' 49" W	20.00'
L5	N 00° 01' 11" W	40.00'
L101	N 26° 00' 00" E	20.83'
L102	N 67° 56' 49" E	55.50'
L104	N 67° 56' 49" E	5.58'

CURVE TABLE				
Curve	Length	Radius	Chord	Chord Bearing
C1	125.10'	150.00'	121.50'	S 23° 54' 41" E
C2	105.00'	142.50'	102.64'	S 68° 54' 41" E
C3	139.44'	167.34'	135.44'	S 23° 54' 51" E
C4	40.40'	20.00'	33.88'	N 10° 04' 19" E
C5	85.98'	385.00'	85.80'	S 61° 32' 56" W
C6	46.66'	315.00'	46.62'	S 63° 42' 11" W
C7	28.03'	25.00'	26.58'	N 79° 55' 11" W

**HAEGER ENGINEERING**  
 consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173  
 Tel: 847.394.6600 Fax: 847.394.6608  
 Illinois Professional Design Firm License No. 184-003152  
 www.haegerengineering.com

MAIL PLAT TO:  
HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAUMBURG, IL 60173

# FINAL PLAT OF SOUTHPOINT RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, IN COOK COUNTY, ILLINOIS.

### PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS }  
                          } SS  
COUNTY OF COOK }

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS \_\_\_\_\_

BY: \_\_\_\_\_  
JEFFREY W. GLUNT  
IL. PROF. LAND SURVEYOR NO. 35-3695  
LICENSE EXPIRES 11/30/2016 AND IS RENEWABLE

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
                          } SS  
COUNTY OF COOK }

I, JEFFREY W. GLUNT, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON NOVEMBER 6, 2014 THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT I HAVE ACCURATELY SHOWN THE MATERIALS THAT THEY ARE MADE OF, AND THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:  
THAT PART OF LOT 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION, THENCE NORTH 89 DEGREES 58 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 11 DEGREES EAST, 192.04 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 125.09 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50 FEET, AND A BEARING OF SOUTH 23 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE SOUTH 47 DEGREES 48 MINUTES 11 SECONDS EAST 280.60 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.89 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.64 FEET, AND A BEARING OF SOUTH 88 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 73.33 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 48 SECONDS EAST, 163.58 FEET; THENCE SOUTH 42 DEGREES 11 MINUTES 49 SECONDS WEST, 120.00 FEET TO THE WESTERLY LINE OF SAID LOT 3; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 4 COURSES: 1.) NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST, 483.79 FEET, 2.) NORTH 42 DEGREES 11 MINUTES 49 SECONDS EAST, 20.00 FEET, 3.) NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST, 521.20 FEET, AND 4.) NORTH 21 DEGREES 25 MINUTES 10 SECONDS EAST, 87.20 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 59 MINUTES 29 SECONDS EAST ALONG SAID NORTH LINE, 353.50 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING AN AREA OF 4.229 ACRES MORE OR LESS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. IRON PIPES, (OR REBARS WITH PLASTIC CAPS), AND CONCRETE MONUMENTS HAVE BEEN SET AT CORNERS IN ACCORDANCE WITH CURRENT STATE STATUTES AND VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS.

I DO HEREBY FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND ALSO THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0202J, DATED AUGUST 19, 2008, PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

SCHAUMBURG, ILLINOIS \_\_\_\_\_ November 10, 2016

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-18

### VILLAGE CERTIFICATE

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

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

ATTEST:  
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD \_\_\_\_\_, A.D. 20\_\_\_\_.

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

ATTEST:  
VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING ON \_\_\_\_\_, A.D. 20\_\_\_\_.

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

PREPARED FOR:  
**INLAND SOUTHPOINT VENTURE, L.L.C.**  
2901 BUTTERFIELD ROAD  
OAK BROOK, IL 60523

SEND SUBSEQUENT TAX BILLS TO:  
**INLAND SOUTHPOINT**  
P O BOX 3666  
OAK BROOK, IL 60522-3666

SITE DATA:  
SCHOOL DISTRICTS:  
ELEMENTARY SCHOOL DISTRICT NO. 25  
HIGH SCHOOL DISTRICT NO. 214  
HARPER COMMUNITY COLLEGE DISTRICT 512

THIS PLAT SUBMITTED FOR RECORDING BY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS }  
                          } SS  
COUNTY OF COOK }

WE THE UNDERSIGNED, \_\_\_\_\_, A DELAWARE LIMITED LIABILITY COMPANY OWNERS OF AN UNDIVIDED 24% 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 SOUTHPOINT RESUBDIVISION AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY.

THIS IS TO FURTHER CERTIFY THAT TO THE BEST OF THE OWNER'S KNOWLEDGE THE LAND HEREIN DESCRIBED IS WITHIN THE FOLLOWING SCHOOL DISTRICTS:  
1. ELEMENTARY SCHOOL DISTRICT NO. 25  
2. TOWNSHIP HIGH SCHOOL DISTRICT NO. 214  
3. HARPER COMMUNITY COLLEGE DISTRICT 512

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

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

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

STATE OF ILLINOIS }  
                          } SS  
COUNTY OF COOK }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

PRINT NAME \_\_\_\_\_

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

COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)

### OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS }  
                          } SS  
COUNTY OF COOK }

WE THE UNDERSIGNED, \_\_\_\_\_, A DELAWARE LIMITED LIABILITY COMPANY OWNERS OF AN UNDIVIDED 76% 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 SOUTHPOINT RESUBDIVISION AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY.

THIS IS TO FURTHER CERTIFY THAT TO THE BEST OF THE OWNER'S KNOWLEDGE THE LAND HEREIN DESCRIBED IS WITHIN THE FOLLOWING SCHOOL DISTRICTS:  
1. ELEMENTARY SCHOOL DISTRICT NO. 25  
2. TOWNSHIP HIGH SCHOOL DISTRICT NO. 214  
3. HARPER COMMUNITY COLLEGE DISTRICT 512

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

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

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

STATE OF ILLINOIS }  
                          } SS  
COUNTY OF COOK }

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GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

PRINT NAME \_\_\_\_\_

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

COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)

SPACE RESERVED FOR COUNTY CLERK'S STAMP

SPACE RESERVED FOR COUNTY RECORDER'S STAMP