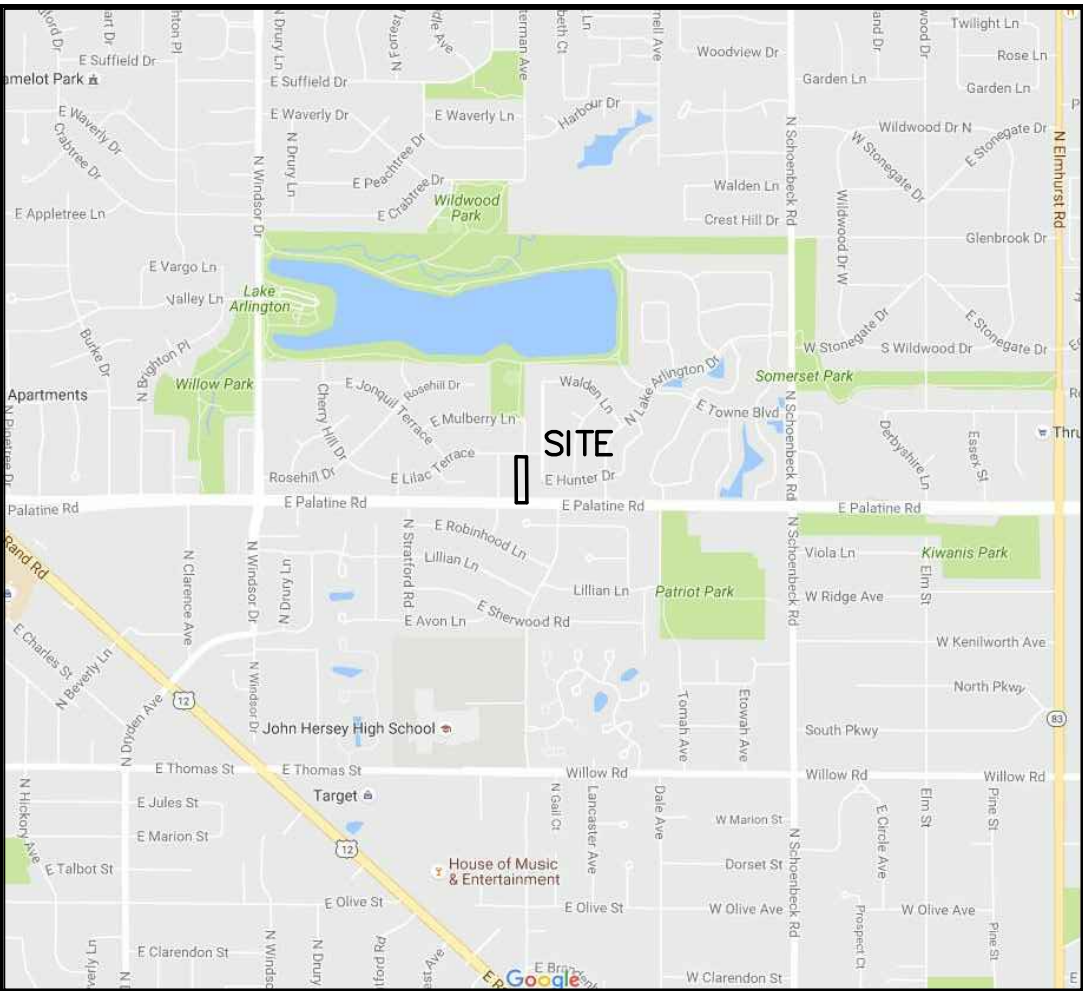




VICINITY MAP
NO SCALE

PRELIMINARY PLAT OF SUBDIVISION OF HOGREVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

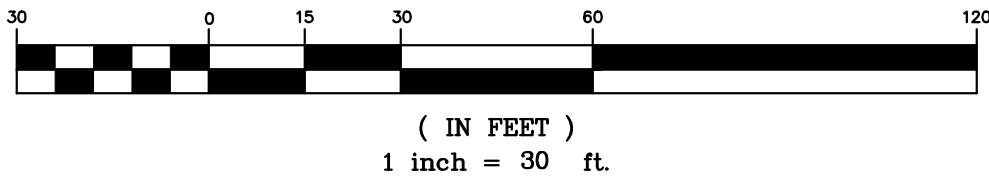
"THIS IS A PRELIMINARY PLAT, OF NO
LEGAL EFFECT AND NOT TO BE RECORDED"

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/4 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 N, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE EAST 1/2 OF LOT 14 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16 TOWNSHIP 42 N RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO BEING THE SOUTHEAST CORNER OF LOT 14 OF SCHOOL TRUSTEE'S SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4, BEING THE CENTER LINE OF PALATINE ROAD, FOR A DISTANCE OF 100 FEET, THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 435.6 FEET, THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 100 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 435.6 FEET TO THE PLACE OF BEGINNING; EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES; ALL IN COOK COUNTY, ILLINOIS.

PIN: 03-16-303-004

GRAPHIC SCALE



AREA SUMMARY

LOT 1	18,778 SQUARE FEET	OR	0.431 ACRES
LOT 2	18,778 SQUARE FEET	OR	0.431 ACRES
GROSS AREA	37,556 SQUARE FEET	OR	0.862 ACRES
(TO HEAVY LINES)			
(BASED ON MEASURED VALUES)			

NOTES

- THIS SITE IS ZONED R-1 (ONE FAMILY DWELLING DISTRICT)
- IMPERVIOUS AREA INFORMATION:
EXISTING IMPERVIOUS AREA FOR LOT 1 = 3,827 SQUARE FEET

THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR LOT 2:

FROM CHAPTER 28 ZONING REGULATIONS, SECTION 5.1-1.8
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE:

MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR LOTS GREATER
THAN 6,600 SQUARE FEET IN AREA: TOTAL LOT MAXIMUM OF
50 PERCENT, AS PART OF THAT 50 PERCENT, NO MORE THAN
50 PERCENT OF THE FRONT YARD SHALL BE IMPERVIOUS SURFACE.

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
P.O.B. = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U. & D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
S.Y.S.L. = SIDE YARD SETBACK LINE
R.Y.S.L. = REAR YARD SETBACK LINE

LEGEND

- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- GUY POLE
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- HAND HOLE
- ELECTRIC BOX
- VALVE BOX
- B/BOX
- SGN
- LIGHT
- LIGHT POLE
- MAILBOX
- OVERHEAD WIRES
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- STORM SEWER
- SANITARY SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- EXISTING CONTOUR

- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- BRICK SURFACE

BENCHMARKS

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT 6E
PID #DM3905
(NAVD 88 DATUM)

SURVEY DISK SET IN TOP ON CONCRETE MONUMENT.
THE STATION IS 36' NORTH OF THE CENTERLINE OF
ANDERSON DRIVE, 17' EAST OF THE CENTERLINE OF
REYNOLDS DRIVE, 2.5' WEST OF BACK OF SIDEWALK.

ELEVATION=719.51

VILLAGE CERTIFICATION

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

PRESIDENT

VILLAGE CLERK

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
(SS
COUNTY OF KANE)

I HAVE PREPARED THIS PLAT FROM EXISTING RECORDS, MAPS,
PLATS AND FIELD MEASUREMENTS.

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

BY: _____ DATE: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11-30-2018

PROJ. NO. 16.0359PRE

1 OF 2

SCALE: 1" = 30'



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

HOGREVE SUBDIVISION
2214 E. Palatine Road
Arlington Heights, IL 60004

CLIENT/OWNER

Elroy Hogreve
2214 E. Palatine Road
Arlington Heights, IL 60004

DATE: 11-15-16 PC TK

DRAWN BY CM

CHECKED BY DW

BOOK 480 PG 65-66

NO.

REVISIONS

DATE

BY

1.

PER EMAIL DATED 12/19/16

12/23/16

CM

2.

PER VILLAGE COMMENTS

02/23/17

CM

3.

PER EMAIL DATED 04/05/17

04/06/17

CM

J:\PSDATA\2016 PROJECTS\16.0359\16.0359 PLAT SUB PRE.DWG

PART OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

