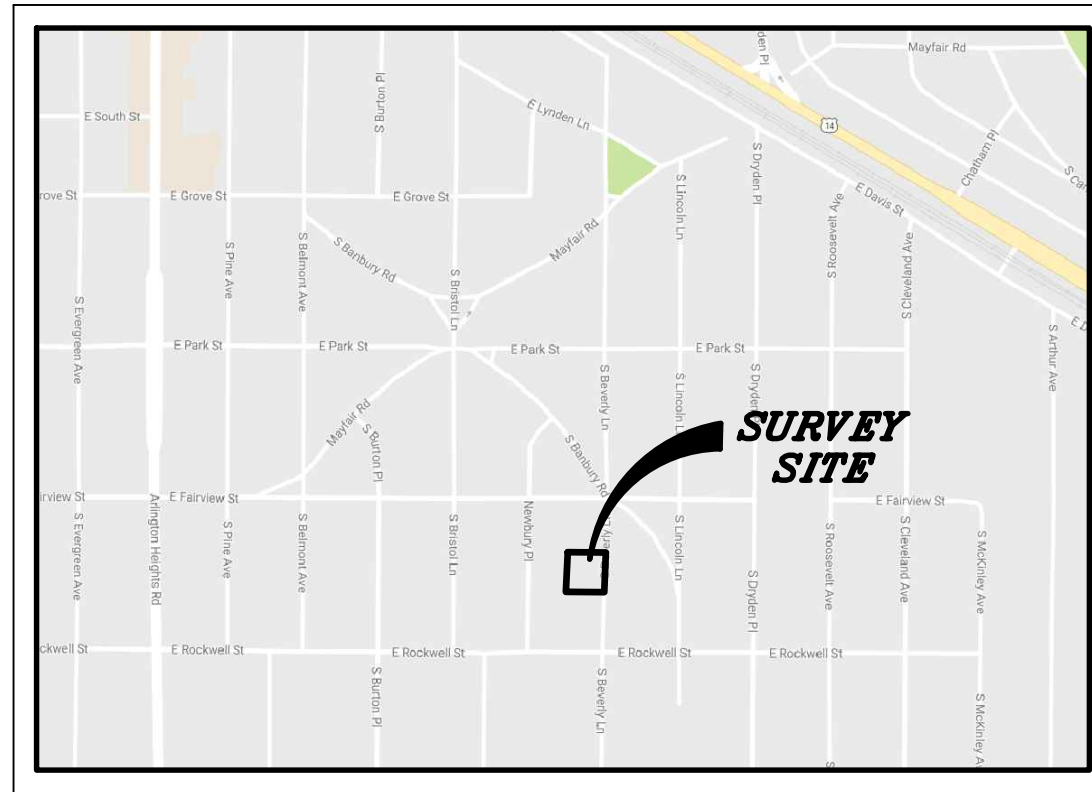
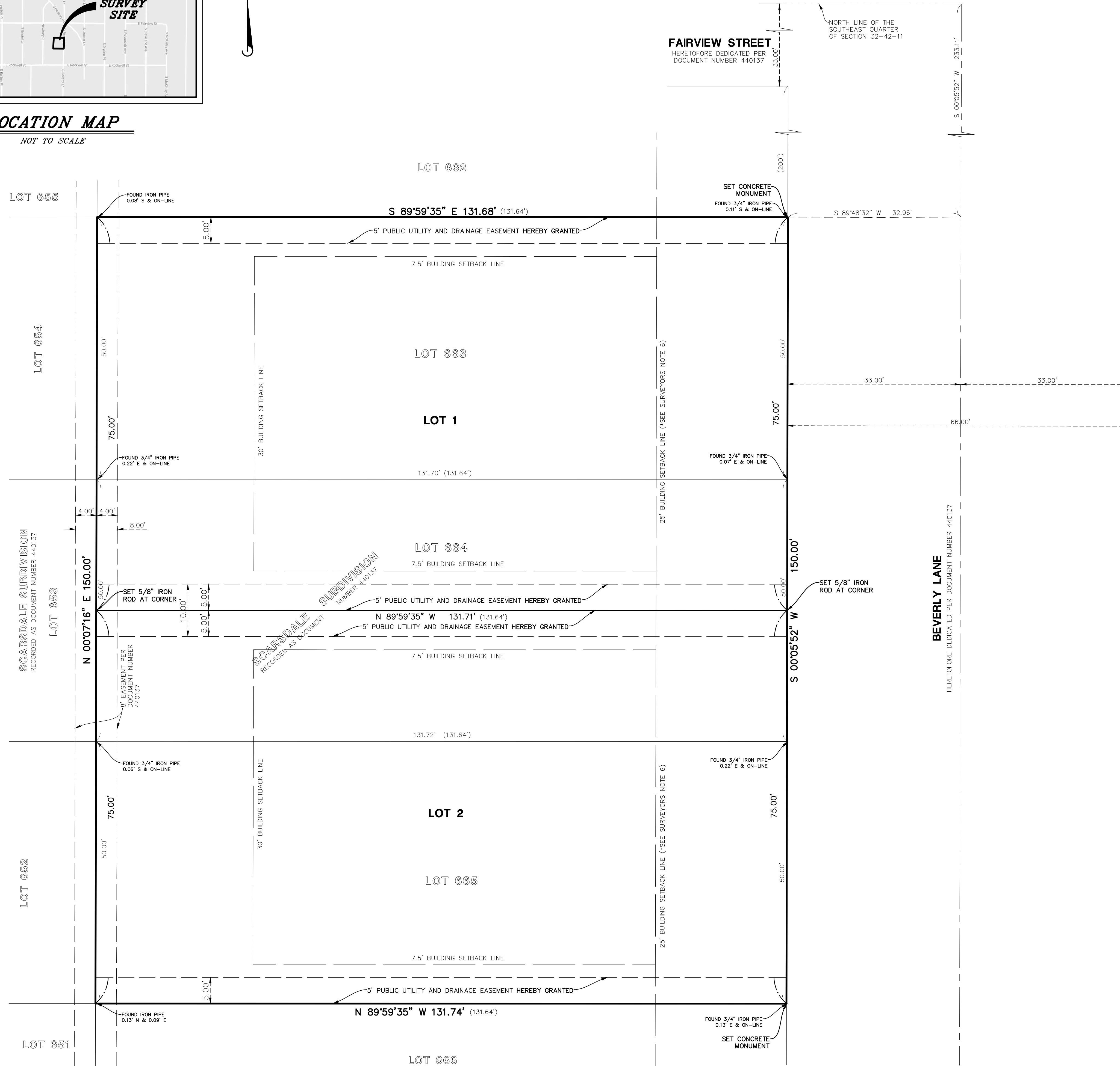


FINAL PLAT OF SCARSDALE RESUBDIVISION OF LOTS 663-665

BEING A RESUBDIVISION OF LOTS 663, 664 AND 665 IN SCARSDALE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 440137, IN COOK COUNTY, ILLINOIS.

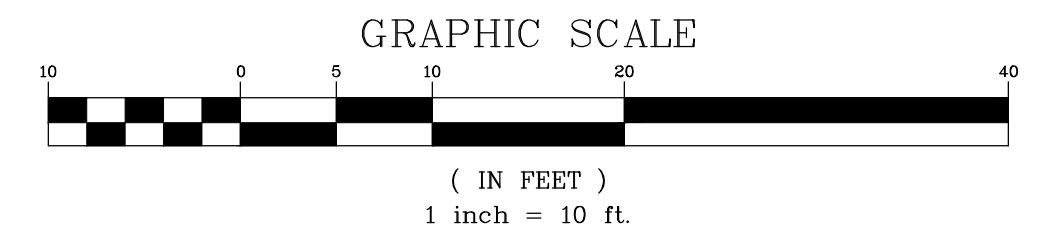


LOCATION MAP
NOT TO SCALE



COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

EXISTING BLOCK SETBACKS

EXISTING HOUSE FRONT SETBACKS ALONG BEVERLY LANE HAVE BEEN SHOWN HEREON BASED ON MEASUREMENTS OBTAINED FROM COOK COUNTY GIS. THESE SETBACKS ARE ONLY APPROXIMATE AND THE ACTUAL FRONT YARD SETBACKS ALONG THE FRONTAGE SHALL BE VERIFIED BY THE VILLAGE OF ARLINGTON HEIGHTS.

PIN	Front Setback (feet)
03-32-401-025	21.4
03-32-401-026	24.1
03-32-401-016	N/A (PART OF 026)
03-32-401-024	22.1
03-32-401-020	20.2
03-32-401-021	N/A (PART OF 020)
03-32-401-022	N/A (PART OF 020)
03-32-401-023	21.8
03-32-401-024	22.5
Average=	22.0

SURVEY PREPARED FOR

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC
2550 W GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

SUBMITTED BY/RETURN TO:

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC
2550 W GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

EXISTING PROPERTY AREA

LOT 663 = 6,584 SQ. FT. (0.151 ACRES)
LOT 664 = 6,586 SQ. FT. (0.151 ACRES)
LOT 665 = 6,586 SQ. FT. (0.151 ACRES)
TOTAL AREA = 19,756 SQ. FT. (0.453 ACRES)

EXISTING PIN

03-32-401-034

PROPOSED PROPERTY AREA

PROPOSED LOT 1 = 9,877 SQ. FT. (0.226 ACRES)
PROPOSED LOT 2 = 9,879 SQ. FT. (0.227 ACRES)
TOTAL AREA = 19,756 SQ. FT. (0.453 ACRES)

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS SURVEY WAS PREPARED FOR KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON OCTOBER 4, 2016.
- CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH THE FINAL PLAT OF SUBDIVISION.
- THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 25 FEET AS PERSCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY SECTION 5.1-3.6(g) OF CHAPTER 28 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH FRONT YARDS OF MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER ACCEPTABLE, THE 25 FEET REQUIRED FRONT YARD MAY BE APPLIED.
- UNLESS NOTED OTHERWISE EASEMENTS AND SETBACKS SHOWN HEREON ARE HEREBY GRANTED. EASEMENTS AND SETBACKS PER SCARSDALE SUBDIVISION HAVE BEEN SHOWN HEREON IN APPROXIMATE LOCATION AS THE PLAT OF SUBDIVISION IS ILLEGIBLE.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.

DATE	REVISIONS
04/03/17	REVISED PER VILLAGE REVIEW
07/28/17	REVISED PER VILLAGE REVIEW
01/30/17	REVISED PER CLIENT REVIEW
01/07/17	REVISED PER VILLAGE REVIEW

Manhard CONSULTING LTD.
800 Westchester Parkway, Suite 100, Rolling Meadows, IL 60008
Civil Engineers • Surveyors • Water Resources Engineers • Wetland Engineers • Planners
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SCARSDALE RESUBDIVISION OF LOTS 663-665
ARLINGTON HEIGHTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ERV
PROJ. ASSOC.: AAS
DRAWN BY: AAS
DATE: 10/20/16
SCALE: 1"=10'
SHEET
1 OF **2**
KDAAH101

April 3, 2017 - 09:57 Doc Name: P:\kdaah101\01\Subdiv\Plat of Scarpsdale\Plat of Scarpsdale\01-KDAAH101-FS.dwg, Updated By: Evesky

SUBMITTED BY/RETURN TO:

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC
2550 W GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

EXISTING ADDRESS

620 SOUTH BEVERLY LANE

PROPOSED ADDRESSES

PROPOSED LOT 1: _____ BEVERLY LANE
PROPOSED LOT 2: _____ BEVERLY LANE

FINAL PLAT

OF

SCARSDALE RESUBDIVISION OF LOTS 663-665

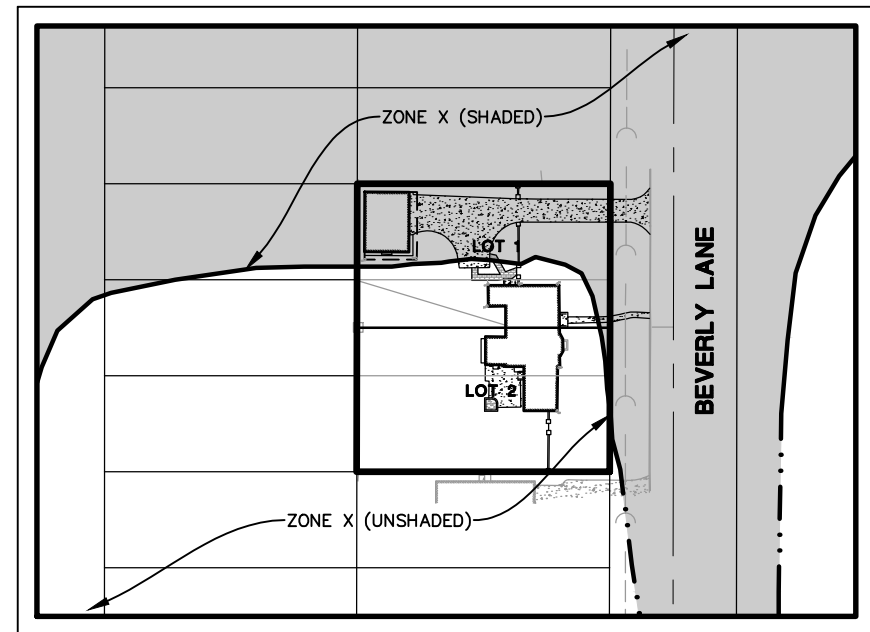
BEING A RESUBDIVISION OF LOTS 663, 664 AND 665 IN SCARSDALE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 440137, IN COOK COUNTY, ILLINOIS.

SEND TAX BILL TO: _____

COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

DATE	REVISIONS
	REVISED PER VILLAGE REVIEW
	REVISED PER VILLAGE REVIEW
	REVISED PER CLIENT REVIEW
	REVISED PER VILLAGE REVIEW

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)



FEMA MAP DETAIL

SCALE 1"=100'

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, ERIC R. VESELY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE JUNE 30, 2017. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 3RD DAY OF APRIL, A.D. 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2018



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 663, 664 AND 665 IN SCARSDALE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 440137, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 0.453 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0203J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (SHADED) AND ZONE X (UNSHADED). ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF APRIL, A.D. 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2017

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: OCTOBER 4, 2016



SCARSDALE RESUBDIVISION OF LOTS 663-665
ARLINGTON HEIGHTS, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR:	ERV
PROJ. ASSOC.:	AAS
DRAWN BY:	AAS
DATE:	10/20/16
SCALE:	N/A
SHEET	
2 OF 2	
KDAAH101	

February 28, 2017 - 15:13 D:\New\Pa\Kdaha\01\New\Survey\Final Drawings\Plat of Subdivision\02-KDAAH101-FS.dwg Updated By: Evesely