

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

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

GRAPHIC SCALE 1 inch = 10 ft.

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		
PIIN	(feet)		
03-32-401-025	21.4		
03-32-401-026	24.1		
03-32-401-016	N/A (PART OF 026		
03-32-401-034	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

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. 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

4. THIS SURVEY WAS PREPARED FOR KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON OCTOBER 4, 2016.

5. CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH THE FINAL PLAT OF SUBDIVISION. 6. 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(a) 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.

7. 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.

8. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM,

PROJ. MGR.: <u>ERV</u> PROJ. ASSOC.: AAS 10/20/16 <u>1"=10'</u> SCALE: SHEET

663

LOTS

OF

RESUBDIVISION

ILLINOIS

HEIGHTS,

ARLINGTON

04/03/17 REVISED PER VILLAGE REVIEW 02/28/17 REVISED PER VILLAGE REVIEW 01/30/17 REVISED PER CLIENT REVIEW 01/10/17 REVISED PER VILLAGE REVIEW

KDAAHIL01

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LESLIE A KARR TRUST IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, LESLIE A KARR TRUST, OWNERS OF THE REAL EASTATE 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 SCARSDALE RESUBDIVISION OF LOTS 663-665, IN 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. THERE ARE STRIPS OF GROUND, 5 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

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.

LOT	NUMBER(S)

SCHOOL DISTRICT

GRADE SCHOOL DISTRICT NO. 25 HIGH SCHOOL DISTRICT NO. 214 JUNIOR COLLEGE DISTRICT NO. 512

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В١	′:		 				

OWNER'S NAME AND ADDRESS

LESLIE A KARR TRUST 2420 FOREST GLEN RIVERWOODS, ILLINOIS 60015

NOTARY PUBLIC
STATE OF
COUNTY OF

PRINTED NAME AND TITLE

) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT ______ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF THE VILLAGE

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 20__.

ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE

SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 2017.

MORTGAGEE'S NAME AND ADDRESS PRINTED NAME AND TITLE _____

PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

COUNTY OF ______)

____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

__ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D. 2017.

FINAL PLAT

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.

<u>SEND</u>	TAX	BILL	<u>TO:</u>	

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 _____, 2017.

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

HELD _____, 2017.

VILLAGE CLERK APPROVED BY THE VILLAGE COLLECTOR

ON _____, 2017. VILLAGE COLLECTOR

APPROVED BY THE DIRECTOR OF ENGINEERING ON _____, 2017.

DIRECTOR OF ENGINEERING

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK)

COUNTY CLERK

_, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO UNPAID FORFEITED TAXES. AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY. ILLINOIS. THIS _____, A.D., 2017.

WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF ARLINGTON HEIGHTS.

COMMONWEALTH EDISON COMPANY

BY: _____ DATE: _____

AMERITECH/SBC

BY: _____ DATE: _____

BY: _____ DATE: _____

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND ALSO AS A NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS INCLUDING, BUT NOT LIMITED TO, AT&T/SBC/AMERITECH COMPANY, COMCAST CABLE, WIDE OPEN WEST, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTEE) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE "THE PUBLIC UTILITY" TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF ARLINGTON HEIGHTS, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT. TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE "PUBLIC UTILITY". THE GRANTEE OR GRANTEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE, TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT SHALL NOT BE LIABLE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE, THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS. GARDENS. SHRUBS LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES

BY: _____ DATE: _____

COMCAST CABLE EASEMENT APPROVED AND ACCEPTED

WIDE OPEN WEST, LLC EASEMENT APPROVED AND ACCEPTED

UTILITY EASEMENT CERTIFICATE

EASEMENT APPROVED AND ACCEPTED

EASEMENT APPROVED AND ACCEPTED

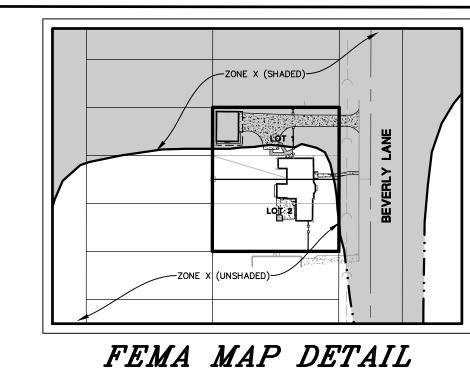
EASEMENT APPROVED AND ACCEPTED

TITLE: ______

BY: ______ DATE: _____

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

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



SCALE 1"=100

PERMISSION TO RECORD

STATE OF ILLINOIS 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) 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

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 CHANCEFLOOD 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

DATE OF FIELD SURVEY: OCTOBER 4, 2016

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



PER PER

99

LOTS

HEIGHTS, ILLINOIS

ARLINGTON \mathbf{C}

SUBDIVISION

PROJ. MGR.: ERV PROJ. ASSOC.: AAS 10/20/16 SCALE: N/A

SHEET OF KDAAHIL01