<u>RESOLUTION APPROVING A</u> FINAL PLAT OF SUBDIVISION

WHEREAS, on June 28, 2017, in Petition Number 17-002, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request by Elroy and Corrine Hogreve, to subdivide the property located at 2214 E. Palatine Road, 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 Hogreve Subdivision, prepared by Compass Surveying Ltd., Illinois registered land surveyors, dated November 15, 2016 with revisions through May 31, 2017, is hereby approved for the property legally described as follows:

That part of the East ¼ of the South ½ of the Southwest ¼ of Section 16, Township 42 North, Range 11, East of the Third Principal Meridian, being the East ½ 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 ¼ of Section 16, Township 42 North, 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 ¼, being the center line of Palatine Road, for a distance of 100 feet, thence East and parallel to the East line of the Southwest ¼ for a distance of 100 feet to an intersection with the East line of the Southwest ¼ 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, in Cook County, Illinois.

P.I.N. 03-16-303-004

commonly described as 2214 E. Palatine Road, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of subdivision granted by this Resolution is subject to the condition the Petitioner shall comply with all conditions of approval as outlined within Ordinance Number 17-002, as well as Federal, State and local policies, regulations and codes, to which the Petitioner has agreed.

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:

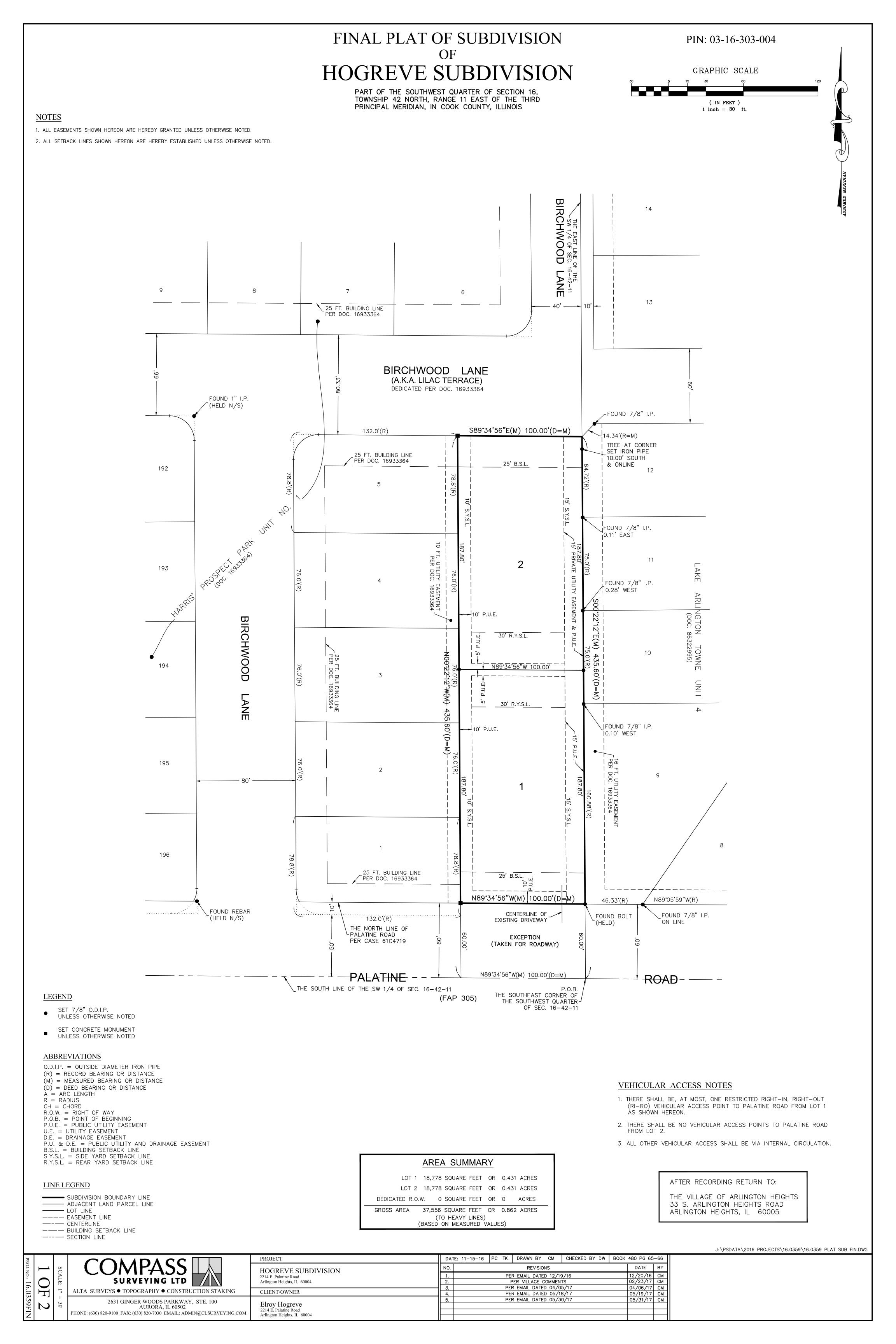
PASSED AND APPROVED this 17th day of July, 2017.

Village President

ATTEST:

Village Clerk

FINALPLAT:Hogreve-2214 E. Palatine Road



FINAL 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

OWNER'S CERTIFICATE

STATE OF _____) SS COUNTY OF _____)

WE, THE UNDERSIGNED, ELROY HOGREVE AS TRUSTEE OF THE ELROY HOGREVE DECLARATION OF TRUST DATED NOVEMBER 5, 1992 AS TO AN UNDIVIDED ½ INTEREST, AND CORINNE HOGREVE, AS TRUSTEE OF THE CORINNE HOGREVE DECLARATION OF TRUST DATED NOVEMBER 5, 1992 AS TO AN UNDIVIDED ½ INTEREST, 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 "HOGREVE SUBDIVISION", 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. THERE ARE STRIPS OF GROUND FIVE, TEN AND FIFTEEN 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 THE PROPER AUTHORITIES AND TO THE EASEMENT 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 FORGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2043, AT WHICH TIME SAID COVENANTS (OR 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 (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISION 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, HIS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF SEVERAL LOTS IN THIS SUBDIVISION AN TO THEIR HEIRS AND ASSIGNS.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF HIGH SCHOOL DISTRICT 214, CONSOLIDATED COMMUNITY SCHOOL DISTRICT 23 AND HARPER COMMUNITY COLLEGE DISTRICT #512.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 20___.

BY: ___

ELROY HOGREVE AS TRUSTEE OF THE ELROY HOGREVE DECLARATION OF TRUST DATED NOVEMBER 5, 1992

ADDRESS

BY:

CORINNE HOGREVE, AS TRUSTEE OF THE CORINNE HOGREVE DECLARATION OF TRUST DATED NOVEMBER 5, 1992

ADDRESS

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 DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

> ANTHONY J. QUIGLEY, P.E. REGION ONE ENGINEER

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_____

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING

HELD_

NOTARY'S CERTIFICATE

STATE OF _____) ss COUNTY OF _____

I, ______, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ELROY HOGREVE, AS TRUSTEE OF THE ELROY HOGREVE DECLARATION OF TRUST DATED NOVEMBER 5, 1992, AND CORINNE HOGREVE, AS TRUSTEE OF THE CORINNE HOGREVE DECLARATION OF TRUST DATED NOVEMBER 5, 1992, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE AS SUCH TRUSTEE'S APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____, 20____,

BY:

NOTARY PUBLIC

PUBLIC UTILITY EASEMENT PROVISIONS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") AND ITS FRANCHISEES, FOR ALL AREAS HEREON PLATTED AND DESIGNATED 'PUBLIC UTILITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATERMAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GASMAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC UTILITY EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGE FRANCHISEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

COMMONWEALTH EDISON COMPANY

EASEMENT APPROVED AND ACCEPTED

BY: ______ DATE: _____, 20____,

TITLE: _____

AMERITECH/SBC

EASEMENT APPROVED AND ACCEPTED

BY: ______ DATE: _____, 20____,

TITLE: _____

NICOR GAS

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

APPROVED BY THE DIRECTOR OF ENGINEERING

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS))SS COUNTY OF KANE)

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

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 FOR A DISTANCE OF 435.6 FEET TO THE PLACE OF BEGINNING; EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES; ALL 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, MAP NUMBER 17031C0202J HAVING A REVISED DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA . ILLINOIS

EASEMENT APPROVED AND ACCEPTED

BY: _____, 20____,

TITLE: _____

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____,

TITLE: _____

WIDE OPEN WEST, LLC EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____.

TITLE: _____

PRIVATE UTILITY EASEMENT PROVISIONS

IN ADDITION TO THE PUBLIC EASEMENT, THE OWNER OF LOT 2, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS A PRIVATE EASEMENT FOR THE BENEFIT OF THE OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS, TO USE, MAINTAIN, IMPROVE, REPAIR, REPLACE AND UPGRADE THE WATER CONNECTION LINE THROUGH THE EAST EASEMENT AREA, THIS EASEMENT TO RUN WITH THE LAND.

THIS_____ DAY OF _____, 20____,

COMPASS SURVEYING LTD PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184–002778 LICENSE EXPIRES 4/30/2019

BY: _____ DANIEL W. WALTER ILLINOIS PROFESSIONAL LAND SURVEYOR NO.3585 LICENSE EXPIRES 11/30/18

SURVEYOR'S AUTHORIZATION TO RECORD

I HEREBY DESIGNATE <u>CHICAGO TITLE INSURANCE COMPANY</u>, 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 _____ DAY OF _____, 20____, AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184–002778 LICENSE EXPIRES 4/30/2019

MAIL TAX BILLS TO:

ELROY HOGREVE 1280 VILLAGE DRIVE, UNIT 355A ARLINGTON HEIGHTS, IL 60004 BY: _____ DANIEL W. WALTER ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585 LICENSE EXPIRES 11/30/18

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

PR				PROJECT	DA	TE: 11–15–16 PC TK DRAWN BY CM CHECKED BY DW	BOOK 480 PG 65-66
oj. no.: 16.0359FIN	2 (SCA		HOGREVE SUBDIVISION 2214 E. Palatine Road Arlington Heights, IL 60004	NO.	REVISIONS	DATE BY
					1. 2. 3	PER EMAIL DATED 12/19/16	12/20/16 CM
	\bigcirc	LE:				PER VILLAGE COMMENTS PER EMAIL DATED 04/05/17	-02/23/17 CM 04/06/17 CM
		Z	ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING	CLIENT/OWNER	4.	PER EMAIL DATED 05/18/17	05/19/17 CM
	2	Ĭ Ă	2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	Elroy Hogreve 2214 E. Palatine Road Arlington Heights, IL 60004	5.	PER EMAIL DATED 05/30/17	05/31/17 CM
							<u> </u>