

# 45 S. CHESTNUT SUBDIVISION

BEING A SUBDIVISION OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



( IN FEET )  
1 Inch = 20 Ft

### EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and Communication service is hereby reserved for and granted to Commonwealth Edison Company, and SBC Telephone Company, Grantees,

Their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cable, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common Area or Areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 805/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlets", "common elements", "open space", "open area", "common ground", "parking" and "common area". The terms "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, service, business district or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written consent.

### COMMONWEALTH EDISON COMPANY EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
TITLE: \_\_\_\_\_

### AMERITECH/SBC EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
TITLE: \_\_\_\_\_

### NICOR GAS EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
TITLE: \_\_\_\_\_

### COMCAST CABLE EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
TITLE: \_\_\_\_\_

### WIDE OPEN WEST, LLC EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_  
TITLE: \_\_\_\_\_

### DEED OF DEDICATION

I, THE UNDERSIGNED, \_\_\_\_\_ OWNER 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 45 S. CHESTNUT 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 ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, \_\_\_\_\_ 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 HEREBY RESERVED, NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED 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 FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNLESS, KNOWN AND DESIGNATED AS 45 S. CHESTNUT SUBDIVISION, 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 JUDGMENT 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 PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED 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.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED \_\_\_\_\_ AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

### PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023  
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712  
TEL. (847) 675-3000 FAX (847) 675-2167  
e-mail: pa@professionalsassociated.com  
www.professionalsassociated.com

ORDERED NO: 17-91627  
REVISED: SEPTEMBER 11, 2017, (SETBACKS LINE)  
REVISED: JANUARY 19, 2018  
REVISED: JANUARY 22, 2018  
REVISED: FEBRUARY 6, 2018.

PERMANENT INDEX NUMBER: 03-30-425-021-0000  
03-30-425-022-0000  
03-30-425-023-0000  
03-30-425-014-0000  
03-30-425-013-0000  
03-30-425-012-0000

### PLAT SUBMITTED FOR RECORDING BY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### SENT TAX BILL TO:

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) S.S.  
\_\_\_\_\_, DO HEREBY  
CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED HEREON  
AND THAT I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED  
AS SHOWN HEREON. ADDITIONALLY, I HEREBY CERTIFY THAT THE PROPERTY HEREON  
DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:  
ELEMENTARY SCHOOL DISTRICT: \_\_\_\_\_ CONSOLIDATED COMMUNITY SCHOOL DISTRICT #25  
HIGH SCHOOL DISTRICT: \_\_\_\_\_ TOWNSHIP HIGH SCHOOL DISTRICT #214  
HARPER COMMUNITY COLLEGE DISTRICT #512  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

### OWNER SIGNATURE

\_\_\_\_\_

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.  
I, \_\_\_\_\_, A NOTARY  
PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT  
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO  
THE FOREGOING INSTRUMENT, AS OWNER OF THE PROPERTY DESCRIBED HEREON, APPEARED  
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED SHE/HIS SIGNED THE SAID INSTRUMENT  
AS HER/HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC

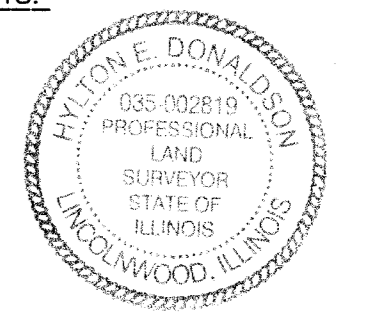
### LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )  
I, HYLTON E. DONALDSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I  
HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:  
LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN  
ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IRON PIPES OR OTHER MONUMENTATION AS NOTED WERE FOUND OR SET AT ALL THE LOT  
CORNERS OF THE CONSOLIDATION.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL FLOOD  
HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FLOOD  
INSURANCE RATE MAP, PANEL NUMBER 0203 J, COMMUNITY NUMBER 170056, EFFECTIVE DATE  
AUGUST 19, 2008, ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL  
CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS  
THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID  
SURVEY AND SUBDIVISION AND THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE  
CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.  
DATED THIS 6TH DAY OF FEBRUARY, A.D., 2018.

Hylton E. Donaldson  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2819  
LICENSE EXPIRATION DATE NOVEMBER 30, 2018.



### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.  
I, \_\_\_\_\_, COUNTY CLERK OF COOK  
COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO  
UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE  
LAND INCLUDED IN THE ATTACHED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION  
WITH THE ATTACHED PLAT.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

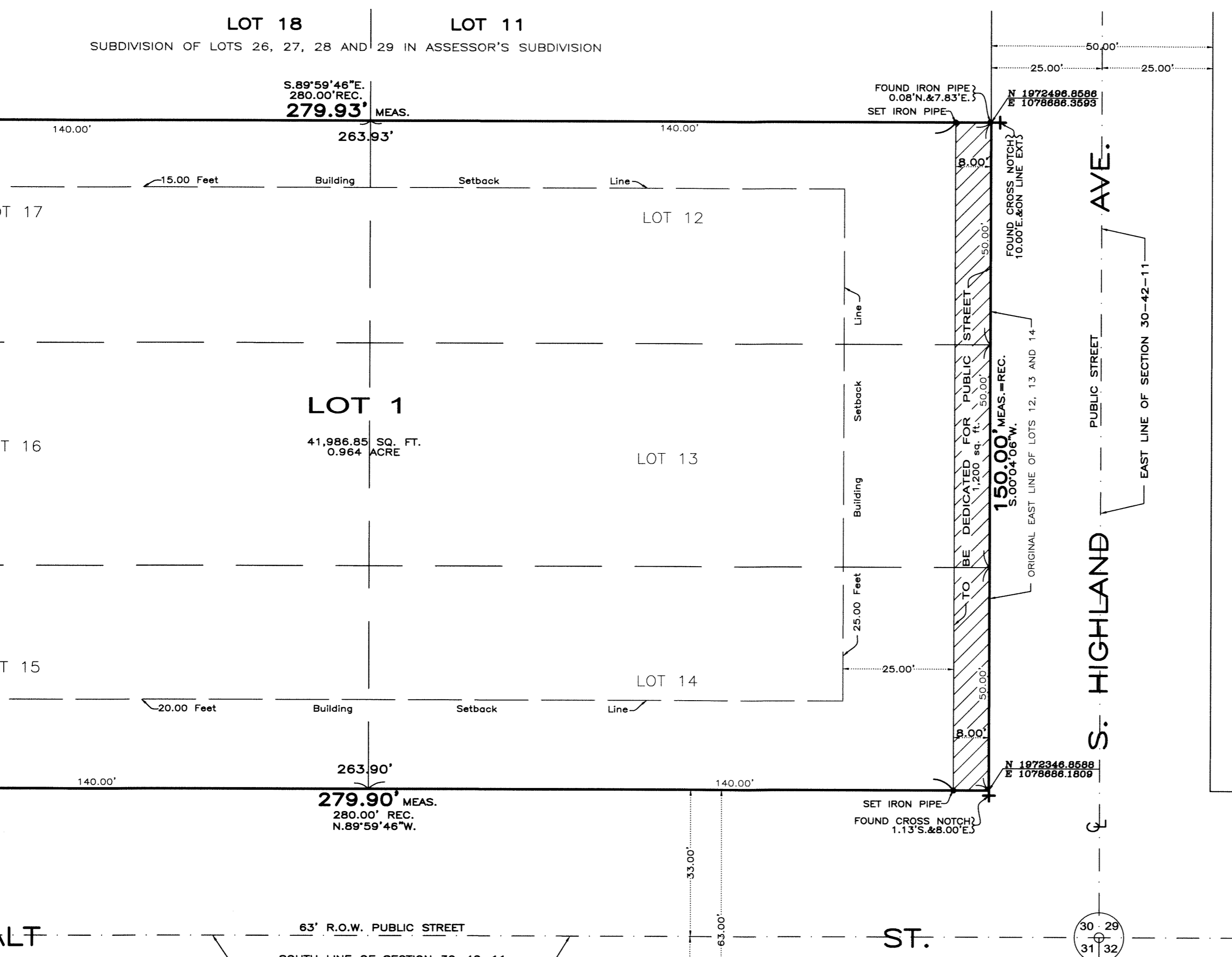
\_\_\_\_\_  
COUNTY CLERK

### VILLAGE COLLECTOR

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.  
I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS  
DUE AGAINST THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE COLLECTOR



NOTE:  
COORDINATES AT LOT CORNERS SHOWN HEREON ARE REFERENCED  
TO ILLINOIS STATE PLANE SYSTEM COORDINATES, EAST ZONE,  
ESTABLISHED THROUGH VRS TRIMBLE NETWORK

ERROR OF CLOSURE  
North: 1972496.8588 East: 1078686.3593  
Line Course: N 89-59-46 W Length: 279.93  
North: 1972496.8778 East: 1078406.4293  
Line Course: S 00-03-31 W Length: 150.00  
North: 1972346.8777 East: 1078406.2759  
Line Course: S 89-59-46 E Length: 279.90  
North: 1972346.8587 East: 1078686.1759  
Line Course: N 00-04-06 E Length: 150.00  
North: 1972496.8586 East: 1078686.3548  
Perimeter: 859.82 Area: 41,986.84 sq.ft. 0.9630 acres  
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0045 Course: S 89-40-13 W  
Error North: -0.00003 East: -0.00455