

FINAL PLAT OF SUBDIVISION

ALBION AT OAK PARK

BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

EXISTING BOUNDARY INFORMATION

NOTE A:
EXTEND CLEAR HEIGHT BETWEEN ELEVATION 52 FEET 0 (ZERO) INCHES AND ELEVATION 65 FEET 9 INCHES ACCORDING TO THE DATUM AND ELEVATIONS AS SHOWN ON SURVEY PREPARED BY EDMUND M. BURKE AND ASSOCIATES, DATED JUNE 10, 1965.

BX = BUILDING CORNER
(M) = MEASURED
(R1) = PER DOCUMENT 1006854030 AND DOCUMENT 1422516032
(R2) = PER DOCUMENT 1422516032

PER SURVEYOR'S OPINION TYPED IN PARCEL 2 LEGAL DESCRIPTION, DISTANCE ALONG NORTH FACE OF BUILDING IN PARCEL 1, LEGAL DESCRIPTION IS 138.70' AND PARCEL 2 CALLS THE DISTANCE 138.0' WHICH APPEARS TO BE AN ERROR.

PIN:
16-07-120-031-0000
16-07-120-030-0000

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, AS CHAIRPERSON OF THE PLAN COMMISSION OF THE VILLAGE OF OAK PARK DO HEREBY CERTIFY THAT SAID PLAN COMMISSION HAD APPROVED THIS

DOCUMENT THIS _____ DAY OF _____, 20____.

PLAN COMMISSION CHAIRPERSON

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, AS PRESIDENT OF THE BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK, DO HEREBY APPROVE THIS DOCUMENT THIS _____ DAY OF _____, 20____.

PRESIDENT OF THE BOARD OF TRUSTEES

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK, ILLINOIS

ON THIS _____ DAY OF _____, 20____.

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THE VILLAGE COLLECTOR HAS VERIFIED THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL TAXES OR ASSESSMENTS ON THE PROPERTY SHOWN

HEREON THIS _____ DAY OF _____, 20____.

VILLAGE COLLECTOR

COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, AS DIRECTOR OF DEVELOPMENT CUSTOMER SERVICES OF THE VILLAGE OF OAK PARK DO HEREBY APPROVE THIS DOCUMENT

THIS _____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT CUSTOMER SERVICES

PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, AS DIRECTOR OF PUBLIC WORKS OF THE VILLAGE OF OAK PARK, DO HEREBY APPROVE THIS DOCUMENT

THIS _____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS

COUNTY CLERK'S CERTIFICATE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT WE HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THAT PART OF BLOCK 1 IN AUSTIN'S ADDITION TO OAK PARK IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE JUNCTION OF THE NORTH LINE OF LAKE STREET WITH THE WEST LINE OF FOREST AVENUE, RUNNING THENCE WEST ALONG THE NORTH LINE OF LAKE STREET 140.29 FEET MEASURED; THENCE NORTH ON A LINE EXTENDED ALONG THE WEST FACE OF A BRICK BUILDING 114.72 FEET RECORDED (113.63 FEET MEASURED); TO A POINT BEING THE NORTHWEST CORNER OF SAID BRICK BUILDING AND LOCATED 139.01 FEET RECORDED (138.70 FEET MEASURED) WEST OF THE WEST LINE OF FOREST AVENUE; THENCE EAST ALONG THE NORTH FACE OF SAID BRICK BUILDING AND THE LINE EXTENDED EAST 139.01 FEET (138.70 FEET MEASURED) TO THE WEST LINE OF FOREST AVENUE; THENCE SOUTH ALONG THE WEST LINE OF FOREST AVENUE 114.88 FEET RECORDED (111.00 FEET MEASURED) MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 1 IN AUSTIN'S ADDITION TO OAK PARK IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE JUNCTION OF THE NORTH LINE OF LAKE STREET WITH THE WEST LINE OF FOREST AVENUE, RUNNING THENCE WEST ALONG THE NORTH LINE OF LAKE STREET TO A POINT WHICH IS 170 FEET EAST OF THE WEST LINE OF SAID BLOCK 1 TO THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH ALONG A LINE PARALLEL WITH AND DISTANCE 170 FEET FROM THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 200 FEET TO THE SOUTH LINE OF A 20 FOOT ALLEY; THENCE EAST ALONG THE SOUTH LINE OF SAID ALLEY TO THE WEST LINE OF FOREST AVENUE; THENCE SOUTH ON THE WEST LINE OF FOREST AVENUE, A DISTANCE OF 85.16 FEET RECORDED (89.00 FEET MEASURED) TO THE POINT OF INTERSECTION OF THE WEST LINE OF FOREST AVENUE WITH THE NORTH FACE OF A BRICK BUILDING EXTENDED EAST; THENCE WEST ALONG THE NORTH FACE OF SAID BUILDING, A DISTANCE OF 139.01 FEET RECORDED (138.70 FEET MEASURED) FEET TO THE NORTHWEST CORNER OF SAID BUILDING; THENCE SOUTH ALONG THE WEST FACE OF SAID BUILDING TO THE NORTH LINE OF LAKE STREET, A DISTANCE OF 114.72 FEET RECORDED (113.63 FEET MEASURED); THENCE WEST ALONG THE NORTH LINE OF LAKE STREET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK PARK, WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP, AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER CERTIFY THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0389J, AN INDEX, MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT SAID PROPERTY LIES WITHIN COMMUNITY PANEL NUMBER #17031C0395J. SAID INDEX CONTAINS NOTATION "PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS" AS IDENTIFIED BY SAID F.I.R.M. MAP.

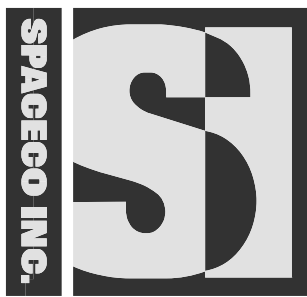
WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 20____ IN ROSEMONT, ILLINOIS.

GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2018
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS:
03/22/2017 G.P.



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 02/27/2017
JOB NO: 8571
FILENAME: 8571SUB-01
SHEET 2 OF 2

FOR REVIEW
PURPOSES ONLY

NORTH MARION STREET
HEREFORE DEDICATED

FOREST AVENUE
ALSO KNOWN AS ELLEN STREET
HEREFORE DEDICATED

FOREST AVENUE
HEREFORE DEDICATED

LAKE STREET
HEREFORE DEDICATED

PREPARED FOR:
ALBION RESIDENTIAL
188 WEST RANDOLPH, SUITE 202
CHICAGO, IL 60601