FINAL PLAT OF SUBDIVISION PIN: 16-07-120-031-0000 16-07-120-030-0000 ALBION AT OAK PARK NOTE A:
EXTEND CLEAR HEIGHT BETWEEN ELEVATION 52 FEET O (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. PLAN COMMISSION CERTIFICATE COMMUNITY DEVELOPMENT CERTIFICATE 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 STATE OF ILLINOIS) STATE OF ILLINOIS) BX = BUILDING CORNER (M) = MEASURED (R1) = PER DOCUMENT 1006854030 AND DOCUMENT 1422516032 (R2) = PER DOCUMENT 1422516032 **EXISTING BOUNDARY INFORMATION** COUNTY OF COOK ) COUNTY OF COOK ) PER SURVEYOR'S OPINION TYPO 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. I,\_\_\_\_\_\_\_, AS CHAIRPERSON OF THE PLAN COMMISSION OF THE VILLAGE OF OAK PARK DO HEREBY CERTIFY THAT SAID PLAN COMMISSION HAD APPROVED THIS I,\_\_\_\_\_\_\_, AS DIRECTOR OF DEVELOPMENT CUSTOMER SERVICES OF THE VILLAGE OF OAK PARK DO HEREBY APPROVE THIS DOCUMENT THIS\_\_\_\_\_\_ DAY OF\_\_\_\_\_\_\_\_, 20\_\_\_\_. DOCUMENT THIS\_\_\_\_\_\_ , 20\_\_\_\_\_, FOUND CROSS 4.00'S &5.52'E SCALE 1" = 20' ONTARIO STREET (ALSO KNOWN AS ELIZABETH STREET) DIRECTOR OF DEVELOPMENT CUSTOMER SERVICES HERETOFORE DEDICATED 20 PLAN COMMISSION CHAIRPERSON / SOUTH LINE OF ONTARIO STREET (ALSO KNOWN AS ELIZABETH STREET) ASSUMED BEARING SYSTEM 415.1′(R) 415.07′(M) 197.54′ PUBLIC WORKS CERTIFICATE STATE OF ILLINOIS) BOARD OF TRUSTEES CERTIFICATE FOUND CROSS 5.00'N & ON-LINE PER MORADI SUBDIVISION RECORDED NOVEMBER 21, 2005 AS DOCUMENT 0526410099 COUNTY OF COOK ) STATE OF ILLINOIS) COUNTY OF COOK ) I,\_\_\_\_\_\_\_, AS DIRECTOR OF PUBLIC WORKS OF THE VILLAGE OF OAK PARK, DO HEREBY APPROVE THIS DOCUMENT I,\_\_\_\_\_\_\_, AS PRESIDENT OF THE BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK, DO HEREBY APPROVE THIS\_\_\_\_\_\_\_ DAY OF\_\_\_\_\_\_\_\_, 20\_\_\_\_\_. THIS DOCUMENT THIS\_\_\_\_\_ DAY OF\_\_\_\_\_, 20\_\_\_. SET CROSS 4.00'E & ON-LINE— PUBLIC ALLEY
HERETOFORE DEDICATED N87°56′12′′E 246.04′ -SOUTH LINE OF ALLEY SET CROSS AT CORNER DIRECTOR OF PUBLIC WORKS PRESIDENT OF THE BOARD OF TRUSTEES COUNTY CLERK'S CERTIFICATE 1.15' RETAININ WALL EASEME PER DOCUMEN 15886967 VILLAGE CLERK'S CERTIFICATE 89.00'(R2) 85.16'(R1) 501°51'18"E 89.15'(M) STATE OF ILLINOIS) S ADDITION TO OAK PARP SDED OCTOBER 5, 1874 DOCUMENT 188700 COUNTY OF COOK ) STREET 33′ APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK, ILLINOIS -PARCEL 2 -MARION
OF OF DEDICATE ON THIS\_\_\_\_\_\_ , 20\_\_\_\_. POINT OF INTERSECTION OF THE WEST LINE OF FOREST AVENUE WITH THE NORTH FACE OF A BRICK BUILDING \ -INGRESS, EGRESS AND LOADING DOCK EASEMENT PER DOCUMENT 19872400 (SEE NOTE A) 138.70′(R2) 139.01′(R1) N89°01′08′′E 138.48′(M) - LINE 170' EAST OF AND
PARALLEL WITH THE
WEST LINE OF BLOCK 1 IN
AUSTIN'S ADDITION TO VILLAGE CLERK RTH HERE OAK PARK AS OCCUPIED NORTHWEST CORNER OF NORTH FACE OF BRICK BUILDING SURVEYOR'S CERTIFICATE: CERTIFICATE AS TO SPECIAL ASSESSMENTS STATE OF ILLINOIS) COUNTY OF COOK ) STATE OF ILLINOIS) WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT WE HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: COUNTY OF COOK ) THE VILLAGE COLLECTOR HAS VERIFIED THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL TAXES OR ASSESSMENTS ON THE PROPERTY SHOWN FOREST / KNOWN AS HFRETOFORE 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 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF LAKE STREET 140.21 FEET RECORDED (140.29 MEASURED); THENCE NORTH ON A LINE EXTENDED ALONG THE WEST FACE OF A BRICK BUILDING 114.72 FEET RECORDED (113.63 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. ✓ WEST FACE OF BRICK BUILDING HEREON THIS\_\_\_\_\_\_ DAY OF\_\_\_\_\_\_\_, 20\_\_\_\_, PARCEL 1 VILLAGE COLLECTOR 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 FOREST AVENUE, THENCE SOUTH ON THE WEST LINE OF FOREST AVENUE, THENCE SOUTH ON 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. WEST LINE OF BLOCK 1 OF AUSTIN'S ADDITION TO OAK PARK AS /EAST LINE OF MARION STREET POINT OF BEGINNING PARCEL 2 POINT 170' EAST OF THE WEST LINE OF BLOCK 1 OF AUSTIN'S ADDITION 2.19'N & 4.42'E 5.34'N & 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. 5.94W & FOUND CROSS 0.47'N &-5.68'E 4.00'E 0.08'S & 0.87' FOUND CROSS ON-LINE 4.23'S & 0.10'W-1.98'W 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. -NORTH LINE\_OF S87°56′12′′W LFOUND CROSS S87°56'12"W 2.80'S & 0.01'W POINT OF COMMENCEMENT-∠ FOUND CROSS AT CORNER WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS. PER LAKE AND FOR PARCELS 1 & 2 MARION SUBDIVISION RECORDED APRIL 29, 2013 AS DOCUMENT 1311934036 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. LAKE STREET HERETOFORE DEDICATED GABRIELA PTASINSKA, I.P.L.S. No. 035-3893 LICENSE EXPIRES: 11-30-2018 (VALID ONLY IF EMBOSSED SEAL AFFIXED) AVENU FOUND CROSS-0.76'S **CONSULTING ENGINEERS** DATE: 02/27/201 ORESTOR 3/22/2017 G.P. SITE DEVELOPMENT ENGINEERS JOB NO: 8571 FOR REVIEW
PURPOSES ONLY LAND SURVEYORS PREPARED FOR:
ALBION RESIDENTIAL
188 WEST RANDOLPH, SUITE 202 8571SUB-01 9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 SHEET CHICAGO, IL 60601

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