

# UNOFFICIAL COPY



Doc# 2112019047 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 04:48 PM PG: 1 OF 23

STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK )

I, ANDREA M. VALENCIA, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office Dedication, Opening and Vacation of Public Ways in area bounded by E. 116<sup>th</sup> St., S. Avenue O., E. 122<sup>nd</sup> St. and South Chicago and Southern Railroad. Filed under Document Number O2020-6017.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the twenty-sixth (26<sup>th</sup>) day of February, 2021.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:

Yeas 48      Nays 0

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said City Council with her written objections thereto at the next regular meeting of the said City Council occurring not less than five (5) days after the passage of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this twenty-fourth (24<sup>th</sup>) day of March, 2021.

[T.P.]

RECORDING FEE \$88-  
DATE 4/30/21 COPIES 01  
OK BY RVRSO

ANDREA M. VALENCIA, City Clerk

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REPORTS OF COMMITTEES

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The following is said ordinance as passed:

WHEREAS, The City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City can enhance public access, support industrial development, strengthen established industrial areas and expand the city's jobs base by encouraging the growth and modernization of existing industrial facilities through opening new rights-of-way, accepting the dedication of new rights-of-way, and vacating existing rights-of-way for reduced compensation; and

WHEREAS, Many industrial firms adjoin streets and alleys that are no longer required for public use and might more productively be used for plant expansion and modernization, employee parking, improved security, truck loading areas or other industrial uses; and

WHEREAS, The properties at 11601 -- 11659 South Burley Avenue, 11705 -- 11759 South Burley Avenue, and 11801 -- 12159 South Burley Avenue, are owned by NP Avenue O LLC, a Missouri limited liability company (the "Developer"); and

WHEREAS, The Developer proposes to use the small portion of the alley to be vacated herein for inclusion in the overall Avenue O Industrial Park development; and

WHEREAS, Improved conductivity of the remaining public street grid, and an extended and widened South Burley Avenue, through the dedication and opening of new right-of-way, can also serve said industrial park development; and

WHEREAS, The City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of public use and the public interest to be subserved is such as to warrant the acceptance of a private dedication of new public way, the opening of a portion of City owned lots as new public way and the vacation of a portion of a public alley, all as described in this ordinance; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. The Commissioner of the Chicago Department of Transportation (the "Commissioner"), or any of her designees, is each hereby authorized and directed to approve a dedication of certain property owned by the Developer, for use as public way between approximately East 122<sup>nd</sup> Street (public) and East 116<sup>th</sup> Street (private), as shaded and identified by the words "Hereby Dedicated" on the plat hereto attached as Exhibit A, which plat for greater certainty is hereby made a part of this ordinance, and legally described below, as the same is intended for public use and the public interest will be subserved by such dedication:

South Burley Avenue Dedication -- South Of East 118<sup>th</sup> Street:

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That part of the southeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, Cook County, Illinois, being bound and described as follows: commencing at the northeast corner of the southeast quarter of said Section 19; thence south 89 degrees, 47 minutes, 07 seconds west (basis of bearings-Illinois State Plane coordinates east zone (NAD83)) along the north line of the southeast quarter of said Section 19, a distance of 1,353.18 feet to a point on the northerly extension of the western line of the 80-foot wide formerly vacated South Burley Avenue and reservation of easement to the City of Chicago, the Metropolitan Sanitary District of Greater Chicago and Illinois Bell Telephone Company recorded May 2, 1968, as Document Number 20477960 in the Office of the Cook County Recorder; thence south 01 degree, 26 minutes, 12 seconds east along the northerly extension of said western line, 33.01 feet to the northwest corner of said vacated South Burley Avenue and said reservation of easement and being the point of beginning, said point lying 33 feet southerly of (measured perpendicular to) the north line of the southeast quarter of said Section 19; thence continuing south 01 degree, 26 minutes, 12 seconds east along said western line of vacated South Burley Avenue and reservation of easement, 2,231.63 feet to the northwestern corner of NorthPoint's Avenue O Industrial Park Subdivision Number 1 per CDOT number 19-10-19-3887 project legislated and awaiting recording at the Cook County Recorder of Deeds; thence north 88 degrees, 33 minutes, 48 seconds east along the northern line of said NorthPoint's Avenue O Industrial Park Subdivision Number 1, a distance of 80.00 feet to a corner of said NorthPoint's Avenue O Industrial Park Subdivision Number 1, said point on the east line of said vacated South Burley Avenue and said reservation of easement; thence north 01 degree, 26 minutes, 12 seconds west along the east line of said vacated South Burley Avenue and reservation of easement, a distance of 2,159.92 feet; thence north 44 degrees, 10 minutes, 28 seconds east, 97.93 feet to a point on the south right-of-way of East 118<sup>th</sup> Street, said point lying 33 feet south and parallel to said north line of the southeast quarter of said Section 19; thence south 89 degrees, 47 minutes, 07 seconds west along said parallel line, a distance of 150.02 feet to the point of beginning, above described parcel containing 180,912 square feet or 4.153 acres, more or less.

South Burley Avenue Dedication -- North Of East 118<sup>th</sup> Street:

Together with that part of Lots 25 through 33, inclusive, in Block 11 of Indian Ridge Subdivision of part of the northeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, according to the plat thereof recorded September 23, 1869, as Document Number 26596, in Cook County, Illinois, being bound and described as follows: beginning at the southwestern corner of said Lot 25, said point being the intersection of the northern right-of-way line of East 118<sup>th</sup> Street and the eastern right-of-way line of South Burley Avenue; thence north 01 degree, 03 minutes, 23 seconds west (basis of bearings-Illinois State Plane coordinates east zone (NAD83)) along the western lines of said Lots 25 through 33, in Block 11, said line also being the eastern right-of-way line of South Burley Avenue, a distance of 222.00 feet to the southwestern corner of an east/west 16-foot wide public alley dedicated

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September 8, 1933, as Document Number 11279600, said point also being the northwestern corner of said Lot 33; thence north 89 degrees, 47 minutes, 07 seconds east along the southern line of said alley and along the northern line of said Lot 33, a distance of 42.60 feet; thence south 01 degree, 03 minutes, 23 seconds east parallel with the western lines of said Lots 25 through 33, in Block 11, a distance of 152.00 feet; thence south 45 degrees, 38 minutes, 08 seconds east, 99.72 feet to a point on the southern line of said Lot 25, said line also being the northern right-of-way line of East 118<sup>th</sup> Street; thence south 89 degrees, 47 minutes, 07 seconds west along the southern line of said Lot 25, said line also being the northern right-of-way line of East 118<sup>th</sup> Street, a distance of 112.60 feet to the point of beginning, above described parcel containing 11,907 square feet or 0.273 acre, more or less.

## South Burley Avenue Dedication -- South Of East 117<sup>th</sup> Street:

Together with that part of Lots 34 through 47, inclusive, in Block 11 of Indian Ridge Subdivision of part of the northeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, according to the plat thereof recorded September 23, 1869, as Document Number 26596, in Cook County, Illinois, being bound and described as follows: commencing at the northwestern corner of Lot 48 in Block 11 of said Indian Ridge Subdivision, said point is at the intersection of the southern right-of-way line of East 117<sup>th</sup> Street and the eastern right-of-way line of South Burley Avenue; thence south 01 degree, 03 minutes, 23 seconds east (basis of bearings-Illinois State Plane coordinates east zone (NAD83)) along the western lines of said Lot 48 and that part of Lot 47 in Block 11, said line also being the eastern right-of-way line of South Burley Avenue, a distance of 34.50 feet to the northwestern corner of the south half of said Lot 47, said point being the point of beginning; thence continuing south 01 degree, 03 minutes, 23 seconds east along the western lines of said Lots 47 through 34, in Block 11, said line also being the eastern right-of-way line of South Burley Avenue, a distance of 321.50 feet to the northwestern corner of an east/west 16-foot wide public alley dedicated September 8, 1933, as Document Number 11279600; thence north 89 degrees, 47 minutes, 07 seconds east along the northern line of said alley, 42.60 feet; thence north 01 degree, 03 minutes, 23 seconds west parallel with the western lines of said Lots 34 through 47, in Block 11, a distance of 321.50 feet to a point on the northern line of the southern half of said Lot 47; thence south 89 degrees, 47 minutes, 07 seconds west along the northern line of the southern half of said Lot 47, a distance of 42.60 feet to the point of beginning, above described parcel containing 13,696 square feet or 0.314 acre, more or less.

## South Burley Avenue Dedication -- North Of East 117<sup>th</sup> Street:

Together with that part of Lots 13 through 24, inclusive, in Block 2 of Indian Ridge Subdivision of part of the northeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, according to the plat thereof recorded September 23, 1869, as Document Number 26596, and that part of Lots 6 and 7 in the division of the north 102 acres of the northeast quarter of Section 19, Township 37 North,

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Range 15, East of the Third Principal Meridian, according to the plat thereof recorded June 26, 1872, as Document Number 39470, all in Cook County, Illinois, being bound and described as follows: beginning at the southwestern corner of said Lot 13 in Block 2, said point located at the intersection of the northern right-of-way line of East 117<sup>th</sup> Street and the eastern right-of-way line of South Burley Avenue; thence north 01 degree, 03 minutes, 23 seconds west (basis of bearings-Illinois State Plane coordinates east zone (NAD83)) along the western lines of said Lots 13 through 24, in said Block 2, said line also being the eastern right-of-way line of South Burley Avenue, a distance of 294.00 feet to the northwestern corner of said Lot 24; thence south 89 degrees, 47 minutes, 07 seconds west along the northern line of said Indian Ridge Subdivision, 57.42 feet to a point on the southerly projection of the easterly boundary line of property conveyed as Parcel "A" by Republic Steel Corporation to defense plant corporation by deed dated February 17, 1943 and recorded as Document Number 13047028 in the Office of the Cook County Recorder, said easterly boundary line projected southerly being common with the easterly boundary line of a parcel of land conveyed by defense plant corporation to south Chicago and Southern Railroad Company by deed dated June 2, 1945 and recorded as Document 13540700 in the Office of the Cook County Recorder; thence north 00 degrees, 40 minutes, 46 seconds west along said southerly projection line, 378.41 feet to a point on the southern line of a 66-foot wide ingress and egress easement recorded December 1, 1989, as Document 89572950 in the Office of the Cook County Recorder, said line lying 1,283.00 feet southerly of (measured perpendicular to) the north line of the northeast quarter of said Section 19; thence north 89 degrees, 39 minutes, 50 seconds east along said southern line of ingress and egress easement, a distance of 80.00 feet; thence south 00 degrees, 40 minutes, 46 seconds east parallel with and 80 feet easterly of said southerly projection line conveyed as Parcel "A", a distance of 374.61 feet to the intersection with a line lying 42.60 feet easterly of and parallel with the aforesaid western lines of Lots 13 through 24, in said Block 2; thence south 01 degree, 03 minutes, 23 seconds east along said easterly and parallel line, a distance of 297.98 feet to a point on the southern line of said Lot 13, said line also being the northern right-of-way line of East 117<sup>th</sup> Street; thence south 89 degrees, 47 minutes, 07 seconds west along the southern line of said Lot 13, a distance of 42.60 feet to the point of Beginning, above described parcel containing 42,804 square feet or 0.983 acre, more or less, total area described on plat of dedication containing 249,319 square feet or 5.724 acres, more or less.

SECTION 2. That certain property owned by the City of Chicago, and administered by its Department of Planning and Development, at approximately the southeast corner of East 117<sup>th</sup> Street and South Burley Avenue, as shaded and identified by the words "Hereby Opened" on the plat hereto attached as Exhibit B and made a part of this ordinance, and legally described below, is hereby opened for public traffic, as the same is intended for public use and the public interest will be subserved by such opening: that part of Lot 48 and that part of the north half of Lot 47 in Block 11 of Indian Ridge Subdivision of part of the northeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, according to the plat thereof recorded September 23, 1869, as Document Number 26596, in Cook County, Illinois, being bound and described as follows: beginning

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at the northwestern corner of Lot 48 in said Indian Ridge Subdivision, said point located at the intersection of the southern right-of-way line of East 117<sup>th</sup> Street and the eastern right-of-way line of South Burley Avenue; thence north 89 degrees, 47 minutes, 07 seconds east (basis of bearings-Illinois State Plane coordinates east zone (NAD83)) along the northern line of said Lot 48, said line also being the southern right-of-way line of East 117<sup>th</sup> Street, a distance of 42.60 feet; thence south 01 degree, 03 minutes, 23 seconds east parallel with the western line of said Lot 48, a distance of 34.50 feet to a point on the southern line of the north half of said Lot 47; thence south 89 degrees, 47 minutes, 07 seconds west along the southern line of the north half of said Lot 47, a distance of 42.60 feet to the west line of said Lot 47, said point being the southwestern corner of the north half of said Lot 47, said point lying on the eastern right-of-way line of South Burley Avenue; thence north 01 degree, 03 minutes, 23 seconds west along the west lines of said Lots 47 and 48, a distance of 34.50 feet to the point of beginning, in Cook County, Illinois, containing 1,470 square feet or 0.034 acre, more or less.

SECTION 3. That certain alley portion, as shaded and identified by the words "Hereby Vacated" on the plat hereto attached as Exhibit C and made a part of this ordinance, and legally described below, is hereby vacated and closed, as the same is no longer required for public use and the public interest will be subserved by such vacation: that part of the north/south 14-foot wide public alley within Block 11 as dedicated within Indian Ridge Subdivision of part of the northeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, according to the plat thereof recorded September 23, 1869, as Document Number 26596, in Cook County, Illinois, being bound and described as follows: beginning at the southeastern corner of Lot 25 in Block 11 in said Indian Ridge Subdivision, also being on the north right-of-way of East 118<sup>th</sup> Street; thence north 01 degree, 03 minutes, 23 seconds west (basis of bearings Illinois State Plane coordinates east zone (NAD83)) along the eastern lines of Lots 25 through 28, inclusive, in said Block 11, a distance of 97.00 feet to the northeastern corner of said Lot 28, also being and abutting the southern terminus of vacated alley per CDOT Number 19-10-20-3937 project legislated and awaiting recording at the Cook County Recorder of Deeds; thence north 89 degrees, 47 minutes, 07 seconds east along said southern terminus line, 14.00 feet to a point on the western line of Lot 5 of the resubdivision of Lots 20 to 24, and the south 8 feet of Lot 19 in Block 11 in Indian Ridge Subdivision according to the plat thereof recorded May 23, 1918, as Document Number 6328680; thence south 01 degree, 03 minutes, 23 seconds east along the western line of said Lot 5, a distance of 97.00 feet to the southwestern corner of said Lot 5, also on said north right-of-way of East 118<sup>th</sup> Street; thence south 89 degrees, 47 minutes, 07 seconds west along said north right-of-way, 14.00 feet to the point of beginning, all in Cook County, Illinois, said above described parcel containing 1,358 square feet or 0.031 acre, more or less.

SECTION 4. The Commissioner is hereby authorized to accept and approve a restrictive covenant or similar instrument restricting the use and improvement of the public way vacated in Section 3 of this ordinance to industrial uses and for such uses and improvements that are accessory as that term is defined in the Chicago Zoning Ordinance. The restriction on use and improvement in the restrictive covenant or similar instrument shall be for a term of 40 years and upon breach of such restriction the public way herein

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vacated shall revert to the City and be subject to the terms and conditions of the dedication by which it has been heretofore held by the City.

SECTION 5. The dedication herein provided for is accepted upon the express conditions that the Developer is responsible for the installation of any newly required water mains in South Burley Avenue, that such work is completed at the Developer's sole expense, that such work must be done in compliance with Chicago Department of Water Management-Water Section engineering standards, and that such work is subject to the express written approval of the Chicago Department of Water Management-Water Section prior to the initiation of work, as detailed further in the attached correspondence dated October 20, 2020, hereby attached and made a part of this ordinance as Exhibit E.

SECTION 6. The Developer acknowledges that any private sewers, appurtenances and connections within the area herein dedicated shall be sealed, removed or relocated to private property at the Developer's sole expense, in accordance with the standard procedures of the Department of Water Management-Sewer Section, or established as public pursuant to an ordinance passed by the City Council. In the event that any sewer is abandoned, the abandonment plans must be reviewed, approved and permitted by the Department of Water Management-Sewer Design Section prior to the initiation of work. The Developer also acknowledges its responsibility to provide proper drainage and lay new sewer main and associated structures, at its sole expense in the street herein dedicated, in accordance with plans reviewed, approved and permitted by the Department of Water Management-Sewer Design Section, prior to the initiation of work. Acceptance of new public sewers is contingent upon submittal of as-built drawings, and physical and videotape inspections provided by the Developer to the Department of Water Management, within 30 days of completion. All sewer work in both the public way and on private property must be performed by a licensed drainlayer, with the applicable permit, as secured through the Department of Buildings-Sewer Permit Section, all as detailed further in Exhibit E.

SECTION 7. The dedication, opening and vacation herein provided for are made under the express condition that the Developer, and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to said dedication, vacation and opening, as depicted in Exhibits A, B and C.

SECTION 8. The dedication of public way, opening for public way, and vacation of public way, each as set forth in this ordinance, are approved subject to the express condition that the Developer shall within 180 days after the passage of this ordinance, and prior to recording: 1) deposit in the City Treasury of the City of Chicago, a quoted sum as a security deposit to defray the cost of work for public paving, curbs, and related appurtenances associated with its project, in the event that it defaults on its obligation to construct the directed improvements in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices, and in accordance with the executed Duty to Build Agreement attached herein and made a part of this ordinance as Exhibit D; and 2) submit for field inspection and approval of its construction of said improvements, to the CDOT Division of Infrastructure Management, Construction Compliance Unit, Room 905, City Hall, prior to the return of the monies deposited there (minus service fee).

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SECTION 9. The actions herein provided for are made with the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file, or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance, together with the attached plat of dedication, plat of opening and plat of vacation, each as approved by the Department of Transportation's Superintendent of Maps and Plats, and the fully-executed restrictive covenant or similar instrument referred to in Section 3 as approved by the Department of Law as to form and legality.

SECTION 10. This ordinance shall take effect and be in force from and after its passage and approval. The dedication, opening and vacation shall take effect and be in force from and after the recording of the ordinance, the three (3) plats and the fully-executed restrictive covenant (or similar instrument).

Approved:

Dedication, Opening and Vacation  
Approved:

(Signed) Gia Biagi  
Commissioner

Approved as to Form and Legality:

(Signed) Arthur Dolinsky  
Senior Counsel

Introduced By:

(Signed) Susan Sadlowski Garza  
Alderman, 10<sup>th</sup> Ward

[Exhibits "A", "B" and "C" referred to in this ordinance printed  
on pages 28022 through 28032 of this *Journal*.]

Exhibits "D" and "E" referred to in this ordinance read as follows:



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Exhibit "D".

## Duty To Build Agreement For Creation Of A New Street.

NP AVENUE O, LLC  
4825 NW 41st Street, Suite 500  
Riverside, MO 64150

### DUTY TO BUILD AGREEMENT FOR CREATION OF A NEW STREET

The signatory, an authorized agent of NP Avenue O LLC ("Developer") agrees to construct the section of S. Burley Avenue between approximately E. 116th Street (private) and E. 122nd Street; S. Burley Avenue being widened by dedication from the Developer in a pending application to the Department of Transportation. The Developer agrees to the below terms of the dedication:

Ref file #: 19-10-20-3945 (NP 3)

*J*

I am aware that I am responsible for the construction of all new public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication.

*J*

I further understand that all rights of way (both public and private) must be built to City specifications as detailed in CDOT's Regulation for Openings, Construction and Repair in the Public Way.

*J*

Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub par or that do not adhere to the City's standards.

NP Avenue O, LLC  
By: NPD Management, LLC, its manager  
By: \_\_\_\_\_  
Nathaniel Hagedorn, Manager

Organization: NP Avenue O, LLC

Address: 4825 NW 41st Street, Suite 500, Riverside, MO Zip: 64150

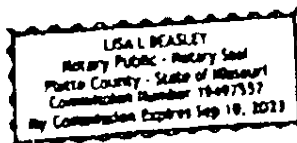
Phone/fax: 331-251-3111 / \_\_\_\_\_

Email: chuback@northpointkc.com

Subscribed and sworn to before me this 8<sup>th</sup> day of July 2020.

*Lisa L. Beasley*

Notary Public



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Exhibit "E".

Department Of Water Management Letter.  
(Page 1 of 3)



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

October 20, 2020

City of Chicago  
Department of Transportation  
Division of Infrastructure Management  
Office of Underground Coordination  
30 North LaSalle Street, 3<sup>rd</sup> Floor  
Chicago, Illinois 60602

Attn: Mr. Jai Kalayil  
Coordinator of Street Permits

Re: Proposed Vacation Ordinance  
10<sup>th</sup> Ward  
For: NorthPoint Development

Dedication and Opening of S. Burley Avenue from E. 116<sup>th</sup> Street to E. 122<sup>nd</sup> Street  
Vacation of alley east of S. Burley Avenue and north of E. 118<sup>th</sup> Street

OUC File No. VD-105120  
M&P Project No. 19-10-20-3945  
Water Atlas Page 707 & 719  
Sewer Atlas Page 37-2-11 & 37-2-12

Dear Mr. Kalayil:

This letter is in response to your inquiry dated July 31, 2020 concerning the proposed dedication, opening and vacation. After reviewing our records, we have determined the following:

**D) The Department of Water Management - Water Section**

The following water mains and appurtenances are located within or adjacent to the proposed dedication and opening:

1. S. Burley Avenue ROW from E. 117<sup>th</sup> Street to approximately 300' to the north  
An 8-inch cast iron water main installed in 1923.
2. S. Burley Avenue ROW from E. 117<sup>th</sup> Street to E. 118<sup>th</sup> Street  
A 12-inch water main installed in 1899 and a 24-inch water main installed in 1953
3. S. Burley Avenue vacated ROW from E. 118<sup>th</sup> Street to E. 122<sup>nd</sup> Street  
A 12-inch water main installed in 1899 and a 24-inch water main installed in 1953

These water mains and appurtenances must be retained. The Water Section approves of the proposed dedication, opening and vacation, subject to the following conditions:

- a. The proposed paving plans are currently under review under OUC EFP-10.16. These proposed paving plans must be reviewed and approved by the Water Section prior to construction.

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Exhibit "E".

Department Of Water Management Letter.  
(Page 2 of 3)

LOCAL FILE NO. 19-110312A  
October 20, 2020  
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- b. All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM Standards.

For questions regarding water facilities, please contact Andrew McFarland at [andrew.mcfarland@cityofchicago.org](mailto:andrew.mcfarland@cityofchicago.org).

## II) The Department of Water Management - Sewer Section

1. **Dedication of strips and intersection strips, for widening of S Burley Ave between E 116th St and E 122nd St:** There are 24-inch to 27-inch City sewers on S Burley Ave from E 116th St to approx. 300 feet south of south line of E 116th St and within the proposed area to be dedicated. The Sewer Section has no objection to the proposed dedication, provided the following are part of the dedication ordinance:
  - a. Private structures are not allowed in the public right of way without an ordinance established by the City Council. Existing private structures must be relocated into private property, abandoned or established through a City Council ordinance.
  - b. If and when the existing private drainage structures and associated drains are abandoned, the abandonment plans must meet the Department of Water Management, Sewer Design Section's requirements.
  - c. It is the development's responsibility to provide proper drainage in the areas to be dedicated. New sewer and drainage facilities will be constructed at the development's expense. When the final plans are available, the development's engineer's staff must discuss those plans with Sewer Design Section.
  - d. The maintenance of the public sewers and sewer structures will be accepted by the Department of Water Management only after physical and videotape inspection approved by the Department of Water Management.
  - e. Permits are required to be obtained by a Licensed Drainlayer from the Department of Buildings - Sewer Permit Section for all underground sewer work, in both the public way and on private property. As-built plans of the public sewer and combined public main sewers indicating the street location of the main sewer(s) and appurtenances must be submitted to the Department of Water Management for record purposes within 30 days of completion.
2. **Opening of a piece of S Burley Ave at the Southeast corner of Burley and 117th St:** Based on sewer records, there are no public sewer facilities within the limits of the area proposed for vacation. Therefore, the Sewer section has no objection to the proposed opening.
3. **Vacation of the north-south alley stub returning to 118th Street in the block bounded by S Burley Ave, E 117th St, S Buffalo Ave, and E 118th St:** Based on sewer records, there are no public sewer facilities within the limits of the area proposed for vacation. Therefore, the Sewer section has no objection to the proposed vacation.

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*Exhibit "E".*

*Department Of Water Management Letter.  
(Page 3 of 3)*

OUC File No. VD-105120  
October 20, 2020  
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If there are any questions regarding the sewer facilities, contact Sid Osakada at Sid.Osakada@CityofChicago.org or Anupam Verma at Anupam.Verma@CityofChicago.org.

Very truly yours,

  
Randy Conner  
Commissioner

Property of Cook County Clerk's Office

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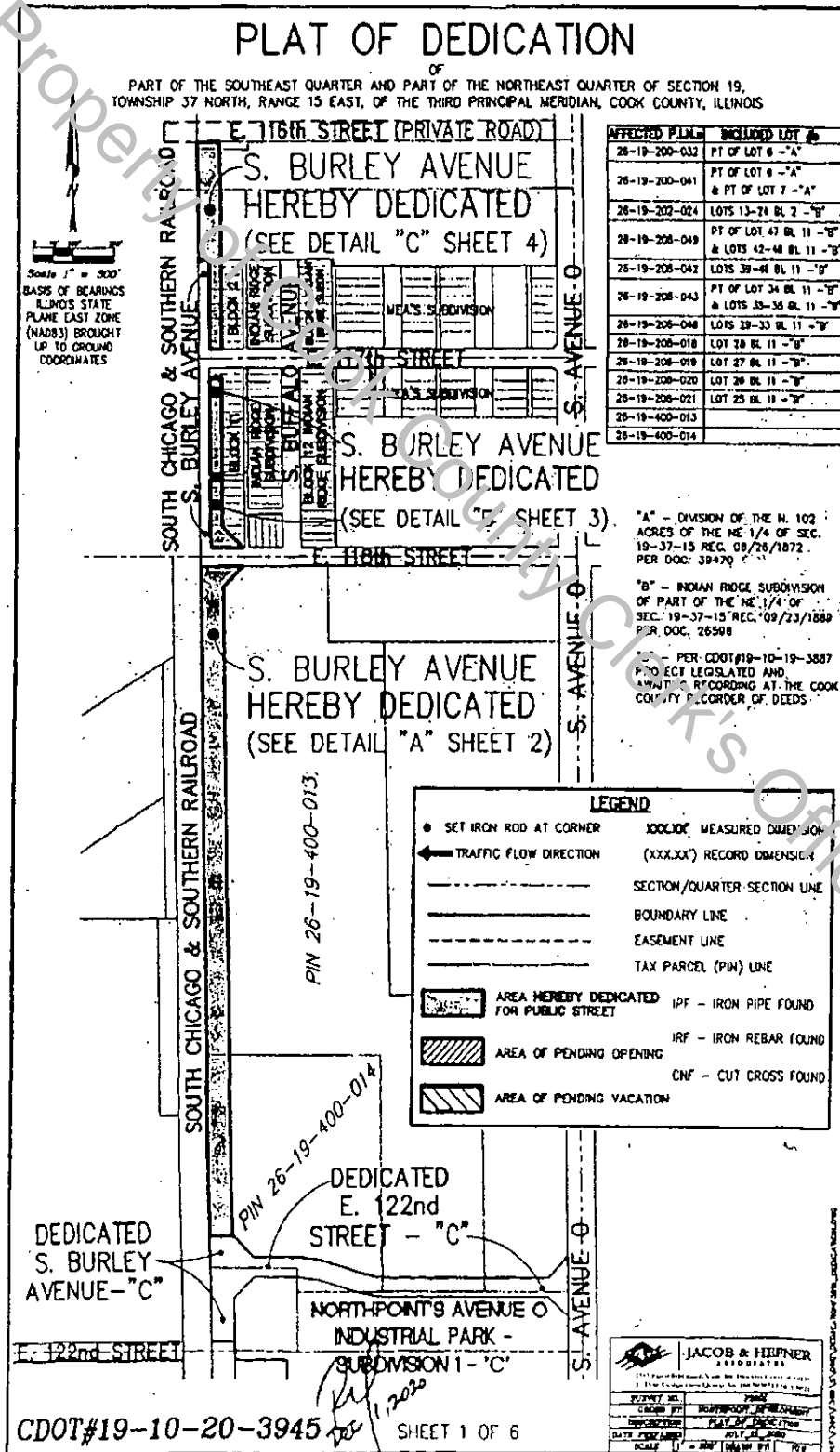
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Exhibit "A".

Plat Of Dedication.  
(Page 1 of 6)



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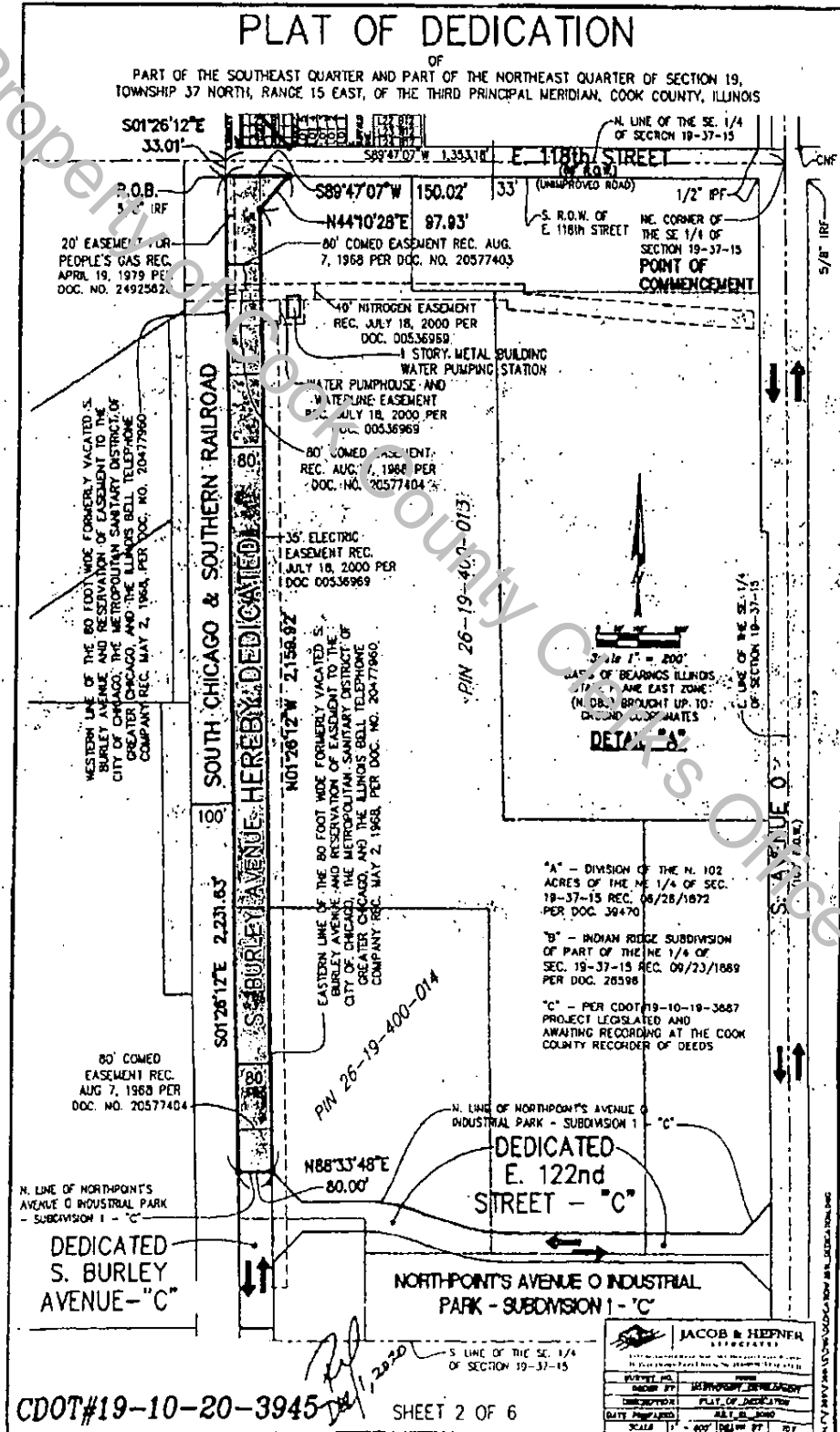
2/26/2021

REPORTS OF COMMITTEES

28023

Exhibit "A".

Plat Of Dedication.  
(Page 2 of 6)









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28026

JOURNAL--CITY COUNCIL--CHICAGO

2/26/2021

Exhibit "A".

Plat Of Dedication.

(Page 5 of 6)

**PLAT OF DEDICATION**

OF  
PART OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 37 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

**LEGAL DESCRIPTION**

**S. BURLEY AVENUE DEDICATION - SOUTH OF 118th STREET (AS DEPICTED ON SHEET 2)**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, BEING BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1,353.18 FEET TO A POINT ON THE MATHEMATICALLY EXTENSION OF THE WESTERN LINE OF THE 80 FOOT WIDE FORMERLY VACATED S. BURLEY AVENUE AND RESERVATION OF EASEMENT TO THE CITY OF CHICAGO, POLICE DISTRICT OF GREATER CHICAGO AND ILLINOIS BELL TELEPHONE COMPANY RECORDED MAY 2, 1984, AS DOCUMENT NUMBER 20477660 IN THE OFFICE OF THE COOK COUNTY RECORDER; THENCE SOUTH 01 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID WESTERN LINE 33.01 FEET TO THE NORTHWEST CORNER OF SAID VACATED S. BURLEY AVENUE AND SAID RESERVATION OF EASEMENT AND BEING THE POINT OF BEGINNING; SAID POINT IS 33 FEET SOUTHWESTLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE CONTINUING SOUTH 01 DEGREES 26 MINUTES 12 SECONDS EAST ALONG SAID WESTERN LINE OF VACATED S. BURLEY AVENUE AND RESERVATION OF EASEMENT 2,131.83 FEET TO THE NORTHWEST CORNER OF NORTHPOINT'S AVENUE D INDUSTRIAL PARK - SUBDIVISION NO. 1 PER CD0019-10-19-2087 PROJECT LEGISLATED AND APPROVED BY ORDINANCE AT THE COOK COUNTY RECORDER'S DEEDS; THENCE NORTH 28 DEGREES 33 MINUTES 48 SECONDS EAST ALONG THE NORTHERN LINE OF SAID NORTHPOINT'S AVENUE D INDUSTRIAL PARK - SUBDIVISION NO. 1, A DISTANCE OF 80.00 FEET TO A CORNER OF SAID NORTHPOINT'S AVENUE D INDUSTRIAL PARK SUBDIVISION NO. 1; SAID POINT ON THE EAST LINE OF SAID VACATED S. BURLEY AVENUE AND SAID RESERVATION OF EASEMENT; THENCE NORTH 01 DEGREES 26 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID VACATED S. BURLEY AVENUE AND RESERVATION OF EASEMENT, A DISTANCE OF 2,136.82 FEET; THENCE NORTH 44 DEGREES 23 MINUTES 28 SECONDS EAST 87.83 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF E. 118th STREET; SAID POINT LYING 33 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 150.02 FEET TO THE POINT OF BEGINNING ABOVE DESCRIBED PARCEL CONTAINING 100,812 SQUARE FEET OR 4.153 ACRES, MORE OR LESS.

**S. BURLEY AVENUE DEDICATION - NORTH OF 118th STREET (AS DEPICTED ON SHEET 3)**

TOGETHER WITH THAT PART OF LOTS 33 THROUGH 35, INCLUSIVE, IN BLOCK 11 OF INDIAN RIDGE SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1984, AS DOCUMENT NUMBER 205386, IN COOK COUNTY, ILLINOIS, BEING BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF SAID LOT 33, SAID POINT BEING THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF E. 118th STREET AND THE EASTERN RIGHT OF WAY LINE OF S. BURLEY AVENUE; THENCE NORTH 01 DEGREES 03 MINUTES 23 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE WESTERN LINES OF SAID LOTS 25 THROUGH 33 IN BLOCK 11, SAID LINE ALSO BEING THE EASTERN RIGHT OF WAY LINE OF S. BURLEY AVENUE, A DISTANCE OF 222.00 FEET TO THE SOUTHWESTERN CORNER OF AN EAST-WEST 18 FOOT WIDE PUBLIC ALLEY DEDICATED SEPTEMBER 1, 1933, AS DOCUMENT NUMBER 11279600, SAID POINT ALSO BEING THE NORTHWESTERN CORNER OF SAID LOT 33; THENCE NORTH 88 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE SOUTHERN LINE OF SAID ALLEY AND ALONG THE NORTHERN LINE OF SAID LOT 33, A DISTANCE OF 42.80 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 23 SECONDS EAST PARALLEL WITH THE WESTERN LINES OF SAID LOTS 22 THROUGH 33 IN BLOCK 11, A DISTANCE OF 150.00 FEET; THENCE SOUTH 45 DEGREES 30 MINUTES 08 SECONDS EAST 84.72 FEET TO A POINT ON THE SOUTHERN LINE OF SAID LOT 25, SAID LINE ALSO BEING THE NORTHERN RIGHT OF WAY LINE OF E. 118th STREET; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST ALONG THE SOUTHERN LINE OF SAID LOT 25, SAID LINE ALSO BEING THE NORTHERN RIGHT OF WAY LINE OF E. 118th STREET, A DISTANCE OF 112.90 FEET TO THE POINT OF BEGINNING ABOVE DESCRIBED PARCEL CONTAINING 11,907 SQUARE FEET OR 0.273 ACRES, MORE OR LESS.

**S. BURLEY AVENUE DEDICATION - SOUTH OF 117th STREET (AS DEPICTED ON SHEET 3)**

TOGETHER WITH THAT PART OF LOTS 34 THROUGH 42, INCLUSIVE, IN BLOCK 11 OF INDIAN RIDGE SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1984, AS DOCUMENT NUMBER 205386, IN COOK COUNTY, ILLINOIS, BEING BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 48 IN BLOCK 11 OF SAID INDIAN RIDGE SUBDIVISION, SAID POINT IS AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF E. 117th STREET AND THE EASTERN RIGHT OF WAY LINE OF S. BURLEY AVENUE; THENCE SOUTH 01 DEGREES 03 MINUTES 23 SECONDS EAST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE WESTERN LINES OF SAID LOT 48 AND THAT PART OF LOT 47 IN BLOCK 11, SAID LINE ALSO BEING THE EASTERN RIGHT OF WAY LINE OF S. BURLEY AVENUE, A DISTANCE OF 34.80 FEET TO THE NORTHWESTERN CORNER OF THE SOUTHERN HALF OF SAID LOT 47; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 03 MINUTES 23 SECONDS EAST ALONG THE WESTERN LINES OF SAID LOTS 47 THROUGH 54 IN BLOCK 11, SAID LINE ALSO BEING THE EASTERN RIGHT OF WAY LINE OF S. BURLEY AVENUE, A DISTANCE OF 327.50 FEET TO THE NORTHWESTERN CORNER OF AN EAST-WEST 18 FOOT WIDE PUBLIC ALLEY DEDICATED SEPTEMBER 1, 1933, AS DOCUMENT NUMBER 11279600; THENCE NORTH 89 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE NORTHERN LINE OF SAID ALLEY 42.80 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 23 SECONDS WEST PARALLEL WITH THE WESTERN LINES OF SAID LOTS 34 THROUGH 47 IN BLOCK 11, A DISTANCE OF 327.50 FEET TO A POINT ON THE NORTHERN LINE OF THE SOUTHERN HALF OF SAID LOT 47; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST ALONG THE NORTHERN LINE OF THE SOUTHERN HALF OF SAID LOT 47 A DISTANCE OF 42.80 FEET TO THE POINT OF BEGINNING ABOVE DESCRIBED PARCEL CONTAINING 13,690 SQUARE FEET OR 0.314 ACRES, MORE OR LESS.

**S. BURLEY AVENUE DEDICATION - NORTH OF 117th STREET (AS DEPICTED ON SHEET 4)**

TOGETHER WITH THAT PART OF LOTS 13 THROUGH 24, INCLUSIVE, IN BLOCK 2 OF INDIAN RIDGE SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1984, AS DOCUMENT NUMBER 205386, AND THAT PART OF LOTS 6 AND 7 IN THE DIVISION OF THE NORTH 102 ACRES OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1972, AS DOCUMENT NUMBER 39470, ALL IN COOK COUNTY, ILLINOIS, BEING BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF SAID LOT 13 IN BLOCK 2, SAID POINT LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF E. 117th STREET AND THE EASTERN RIGHT OF WAY LINE OF S. BURLEY AVENUE; THENCE NORTH 01 DEGREES 03 MINUTES 23 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE WESTERN LINES OF SAID LOTS 13 THROUGH 24 IN SAID BLOCK 2, SAID LINE ALSO BEING THE EASTERN RIGHT OF WAY LINE OF S. BURLEY AVENUE, A DISTANCE OF 294.00 FEET TO THE NORTHWESTERN CORNER OF SAID LOT 24; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST ALONG THE NORTHERN LINE OF SAID INDIAN RIDGE SUBDIVISION 37.41 FEET TO A POINT ON THE SOUTHERLY PROJECTION OF THE EASTERLY BOUNDARY LINE OF PROPERTY CONVEYED AS PARCEL "A" BY REPUBLIC STEEL CORPORATION TO DEFENSE PLANT CORPORATION BY DEED DATED FEBRUARY 17, 1943 AND RECORDED AS DOCUMENT NUMBER 13047028 IN THE OFFICE OF THE COOK COUNTY RECORDER, SAID EASTERLY BOUNDARY LINE PROJECTED SOUTHERLY BEING COMMON WITH THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED BY DEFENSE PLANT CORPORATION TO SOUTH CHICAGO AND SOUTHERN RAILROAD COMPANY BY DEED DATED JUNE 2, 1945 AND RECORDED AS DOCUMENT 13540700 IN THE OFFICE OF THE COOK COUNTY RECORDER; THENCE NORTH 00 DEGREES 40 MINUTES 46 SECONDS WEST ALONG SAID SOUTHERLY PROJECTION LINE 378.41 FEET TO A POINT ON THE SOUTHERN LINE OF A 80 FOOT WIDE EXPRESS CROSSING EASEMENT RECORDED DECEMBER 1, 1899, AS DOCUMENT 88572950 IN THE OFFICE OF THE COOK COUNTY RECORDER, SAID LINE LYING 1,261.00 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERN LINE OF EXPRESS CROSSING EASEMENT A DISTANCE OF 80.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 46 SECONDS EAST PARALLEL WITH AND 80 FEET EASTERLY OF SAID SOUTHERLY PROJECTION LINE CONVEYED AS PARCEL "A", A DISTANCE OF 374.81 FEET TO THE INTERSECTION WITH A LINE LYING 42.80 FEET EASTERLY OF AND PARALLEL WITH THE AFORESAID WESTERN LINES OF LOTS 13 THROUGH 24 IN SAID BLOCK 2; THENCE SOUTH 01 DEGREES 03 MINUTES 23 SECONDS EAST ALONG SAID EASTERLY AND PARALLEL LINE A DISTANCE OF 217.84 FEET TO A POINT ON THE SOUTHERN LINE OF SAID LOT 13, SAID LINE ALSO BEING THE NORTHERN RIGHT OF WAY LINE OF E. 117th STREET; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST ALONG THE SOUTHERN LINE OF SAID LOT 13 A DISTANCE OF 42.80 FEET TO THE POINT OF BEGINNING ABOVE DESCRIBED PARCEL CONTAINING 42,804 SQUARE FEET OR 0.983 ACRES, MORE OR LESS. TOTAL AREA DESCRIBED ON PLAT OF DEDICATION CONTAINING 248,719 SQUARE FEET OR 5.774 ACRES, MORE OR LESS.

JACOB & HEFNER  
1311 North Dearborn Street, Suite 100, Chicago, IL 60610  
PUPPET NO. 1558  
DRAWN BY: NORTHPOINT DEVELOPMENT  
DATE PREPARED: 02/11/2021  
SCALE: 1/4" = 100'

CDOT#19-10-20-3945 SHEET 5 OF 6

# UNOFFICIAL COPY

2/26/2021

REPORTS OF COMMITTEES

28027

Exhibit "A".

Plat Of Dedication.  
(Page 6 of 6)

**PLAT OF DEDICATION**

OF  
PART OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 37 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

**OWNER'S CERTIFICATE**

STATE OF Missouri  
COUNTY OF Clay

NP AVENUE 0, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY ARE THE OWNER OF THE AREAS SHOWN HEREON AS AREAS HEREBY DEDICATED FOR PUBLIC RIGHT OF WAY, AS DESCRIBED AND DEPICTED ON THE ATTACHED PLAT, AND THAT THEY HAVE CAUSED THE SURVEYOR TO SURVEY AND MAP THE AREAS AS PRESENTED ON THIS PLAT. IN WITNESS WHEREOF SAID OWNER HAS SIGNED, OR CAUSED TO BE SIGNED ON ITS BEHALF BY ITS DULY AUTHORIZED AGENT, THIS CERTIFICATE ON

THIS 2 DAY OF April, 2021

NP AVENUE 0, LLC, A MISSOURI LIMITED LIABILITY COMPANY  
170 NORTHPOINT  
4823 NW 41st STREET  
SUITE 500  
RIVERSIDE, MO 64110

BY: [Signature] PRINTED: Nathan Hays

STATE OF Missouri NOTARY PUBLIC  
COUNTY OF Clay

[Signature] A NOTARY PUBLIC IN AND FOR THE COUNTY OF Clay AND THE STATE OF Missouri DO HEREBY

CERTIFY THAT Nathan Hays PERSONALLY KNOWN TO ME, TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND DELIVERED SAID INSTRUMENT AND (GENERALLY) ACKNOWLEDGED THAT HE (THEY) SIGNED, SEALED AS HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

CHICAGO DEPARTMENT OF TRANSPORTATION

CHICAGO DEPARTMENT OF FINANCE

COOK COUNTY

OPEN UNDER MY HAND AND NOTARIAL SEAL  
THIS 2 DAY OF April, A.D. 2021

[Signature] 2-14-23  
NOTARY PUBLIC COMMISSION EXPIRES

**HEATHER R. PFENDER**  
Notary Public - Notary Seal  
Clay County - State of Missouri  
Commission Number 13633521  
My Commission Expires Feb 24, 2023

See full sized Plat of Dedication  
Dept. of Finance  
Approval Stamp: RDC/CDR  
CHICAGO DEPARTMENT OF FINANCE

**SURVEYOR'S NOTES:**

1. ALL BEARINGS IS ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83) BROUGHT UP TO GROUND COORDINATES.  
2. DATE OF COMPLETION OF FIELD WORK: MARCH 23, 2020.  
3. ALL DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.  
4. THE HEREIN DESCRIBED LAND AND ADJOINING LANDS ARE SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHICAGO, ILLINOIS, AND IS ZONED "M-1.5 MANUFACTURING" PER THE CITY OF CHICAGO ZONING AND LAND USE MAP AS OF NOVEMBER 23, 2020.  
5. THE 1 STORY METAL WATER PUMP/HOUSE BUILDING ON P.M. 28-19-400-203 (SEE SHEET 1) LAND USE ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS ALL VACANT LAND WITH NO BUILDINGS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEDICATING RIGHT OF WAY FOR PUBLIC STREETS AND HIGHWAYS AS GIVEN IN FEET AND DECIMALS OF A FOOT.  
MY PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF DEDICATION WITH THE COOK COUNTY RECORDER'S OFFICE.  
GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF NOVEMBER, A.D. 2020.

[Signature]  
TIMOTHY G. WOLFE  
JACOB & HESNER ASSOCIATES, INC.  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 33-003333  
MY LICENSE EXPIRES NOVEMBER 30, 2022

DATE: 2/30/2021  
Maps File # 19-3945  
City Council Approved 2/26/21

PREPARED FOR:  
NORTHPOINT DEVELOPMENT  
7010 HIGHLAND PARKWAY, SUITE 440  
OWNERS GROVE, IL 60515

SEND TO:  
DLA PIPER, LLP  
444 WEST LAKE STREET, SUITE 900  
CHICAGO, IL 60606-0089

CDOT#19-10-20-3945 SHEET 6 OF 6

JACOB & HESNER  
1111 North Dearborn Street, Suite 100, Chicago, IL 60610  
Tel: (773) 462-1111 Fax: (773) 462-1112  
WWW.JH-SURVEYING.COM

PROJECT NO.	PLAT
SUBJECT TO	BOUNDARY SURVEY
DESCRIPTION	PLAT OF DEDICATION
DATE PREPARED	02/26/2021
SCALE	1" = 100' (GRAPHIC) 1" = 10'

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATE: 1-29-21  
COUNTY CLERK

CITY OF CHICAGO  
APPROVED  
RICHARD E. LILJE  
SUPERINTENDENT OF MAPS & PLATS

EXAMINER  
OF DIVISIONS  
COOK COUNTY, ILLINOIS

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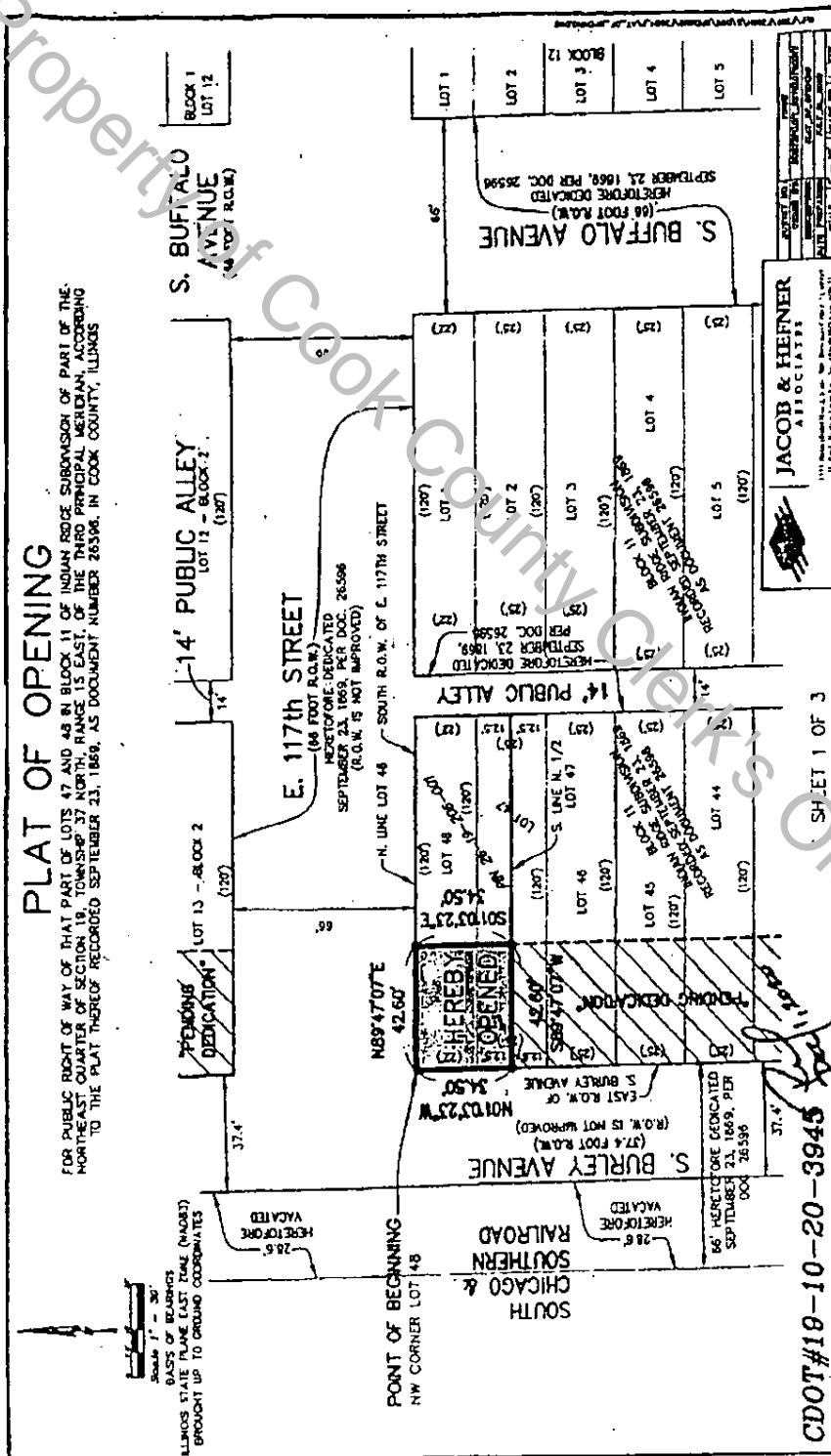
28028

JOURNAL--CITY COUNCIL--CHICAGO

2/26/2021

Exhibit "B".

Plat Of Opening.  
(Page 1 of 3)



# UNOFFICIAL COPY

2/26/2021

REPORTS OF COMMITTEES

28029

Exhibit "B".

Plat Of Opening.  
(Page 2 of 3)

**PLAT OF OPENING**

FOR PUBLIC RIGHT OF WAY OF THAT PART OF LOTS 47 AND 48 IN BLOCK 11 OF INDIAN RIDGE SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1889, AS DOCUMENT NUMBER 28594, IN COOK COUNTY, ILLINOIS

**LEGAL DESCRIPTION**

THAT PART OF LOT 48 AND THAT PART OF THE NORTH HALF OF LOT 47 IN BLOCK 11 OF INDIAN RIDGE SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1889, AS DOCUMENT NUMBER 28594, IN COOK COUNTY, ILLINOIS, BEING BOUND AND DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF LOT 48 IN SAID INDIAN RIDGE SUBDIVISION, SAID POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF E. 117TH STREET AND THE EASTERN RIGHT OF WAY LINE OF S. BURLY AVENUE, THENCE NORTH 89 DEGREES 17 MINUTES 07 SECONDS EAST (BEARS 05 - ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE NORTHERN LINE OF SAID LOT 48, SAID LINE ALSO BEING THE SOUTHERN RIGHT OF WAY LINE OF E. 117TH STREET, A DISTANCE OF 47.50 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 23 SECONDS EAST PARALLEL WITH THE WESTERN LINE OF SAID LOT 48, A DISTANCE OF 3.50 FEET TO A POINT ON THE SOUTHERN LINE OF THE NORTH WEST CORNER OF SAID LOT 47; THENCE SOUTH 89 DEGREES 17 MINUTES 07 SECONDS WEST ALONG THE WESTERN LINE OF SAID LOT 47, A DISTANCE OF 2.60 FEET TO THE WEST LINE OF SAID LOT 47; SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID LOT 47, SAID POINT LYING ON THE EASTERN RIGHT OF WAY LINE OF S. BURLY AVENUE; THENCE NORTH 01 DEGREES 03 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 47 AND 48, A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING, ABOVE DESCRIBED PARCEL CONTAINING 1,970 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.


**DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

MAYOR D. COX COMMISSIONER OF

THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR THE CITY OF CHICAGO, DO HEREBY CERTIFY THAT I AM THE AUTHORIZED AGENT FOR THE TITLE HELD BY THE CITY OF CHICAGO, A MUNICIPAL CORPORATION OF THE PROPERTY DESCRIBED HEREON AND THAT I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND OPENED FOR PUBLIC WAY AS SHOWN HEREON.

THIS 21 DAY OF FEBRUARY 2021

BY: 

PRINTED: MAYOR D. COX

COMMISSIONER  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

SHEET 2 OF 3

CDOT#19-10-20-3945

*John J. ...*

JACOB & HEFNER ASSOCIATES  
11100 PULASKI AVE. SUITE 1000 CHICAGO, IL 60642

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JOURNAL--CITY COUNCIL--CHICAGO

2/26/2021

Exhibit "B".

Plat Of Opening.  
(Page 3 of 3)

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

*Wesley Soren*  
DEPT. OF FINANCE-CHICAGO

BY *Roxann Garcia* 3/31/2021

**PLAT OF OPENING**

FOR THE PART OF THAT PART OF LOTS 27 AND 48 IN BLOCK 11 OF MURKIN BROOK SUBDIVISION OF PART OF THE NORTH BRANCH OF THE CHICAGO RIVER, AND THE LAND THEREON, AS SHOWN ON THE PLAT OF THE SAID SUBDIVISION, ACCORDING TO THE RECORD MAP OF THE SAID SUBDIVISION, MADE AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF COOK, ILLINOIS, ON SEPTEMBER 23, 1896, AS DOCUMENT NUMBER 21894, IN COOK COUNTY, ILLINOIS.

**LEGEND**

- SET IRON ROD WITH CAP AT CORNER
- SECTION/QUARTER SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- TAX PARCEL (P#) LINE
- MEASURED DIMENSION (DASHED)
- RECORDED DIMENSION (SOLID)
- TRAFFIC FLOW DIRECTION

**CHICAGO DEPARTMENT OF FINANCE**

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

**SURVEYOR'S CERTIFICATE**

I, THE UNDERSIGNED, AT THE REQUEST OF THE OWNER, HAVE PREPARED THIS PLAT OF OPENING FOR THE PURPOSE OF OPENING LAND FOR A PUBLIC STREET. THE MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS OF A FOOT. THE PLAT IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE ILLINOIS SURVEYING ACT, AS AMENDED, AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT, AS AMENDED. I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF OPENING WITH THE CLERK OF THE COUNTY OF COOK, ILLINOIS, FOR PUBLIC RECORD AND SEAL THIS 20TH DAY OF MARCH, A.D. 2021.

*Wesley Soren*  
WESLEY S. SOREN  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 38-003303  
MY LICENSE EXPIRES NOVEMBER 30, 2023

**CHICAGO DEPARTMENT OF FINANCE**

BASES OF BEARINGS IS ILLINOIS STATE PLANE EAST ZONE (NAD83) BROUGHT UP TO GROUND COORDINATES.

DATE OF COMPLETION OF FIELD WORK: MARCH 25, 2021.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.

THE HEREON DESCRIBED LAND AND ADJOINING LANDS ARE SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHICAGO, ILLINOIS, AND IS ZONED "PLANNED MANUFACTURING" PER THE CITY OF CHICAGO ZONING AND U/G USE MAP AS OF NOVEMBER 20, 2020.

LAND USE ON THE SUBJECT PROPERTY (ALL OF THE PARCELS IDENTIFIED WITH A PLAT NUMBER) AND ADJOINING LAND AT THE TIME OF THE SURVEY WAS ALL VACANT LAND WITH NO BUILDINGS.

**PREPARED FOR:**  
HORIZON DEVELOPMENT  
3010 HIGHLAND PARKWAY, SUITE 440  
DOWNERS GROVE, IL 60515

**SEND TO:**  
DIA PIPER, LLP  
444 WEST LAKE STREET, SUITE 900  
CHICAGO, IL 60606-0089

DATE: *Apr 29 2021* CLERK

DATE: *3/30/2021*

CDOT #19-10-20-3945

SHEET 3 OF 3

JACOB & HIEFNER ASSOCIATES

**CITY OF CHICAGO**  
**APPROVED**

*RICHARD E. WILKINS*  
COMPTROLLER OF FINANCE

**COOK COUNTY, ILLINOIS**

Date: 3/30/2021

Maps File # 19-3945

City Council Approved 2/26/21

ATTACHED P.L.M.#  
26-19-208-001



