

OWNER INFORMATION

Village of Homewood
2020 Chestnut Road
Homewood, IL 60430

UPHAM SUBDIVISION PLAT 2

BEING A RESUBDIVISION OF LOT 1 OF UPHAM SUBDIVISION, IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY, ILLINOIS



CERTIFICATION BY SURVEYOR

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I hereby certify that, at the request of the owner, I have surveyed and subdivided according to the attached Upham Subdivision Plat 2, being a resubdivision of all of Lot 1 as designated upon Upham Subdivision, being a subdivision of the East 583.74 feet of the West 974.00 feet of the North 579.00 feet of the Northwest Quarter of the Northwest Quarter of Section 1, Township 35 North, Range 13 east of the Third Principal Meridian, the plat of which subdivision was recorded July 28, 1970 in Book 824 of Plats on Page 24, as Document number 21221730, in the Recorder's Office of Cook County, Illinois.

All dimensions are given in feet and decimals thereof and bearings shown hereon are for description purposes and are relative only to each other. I further certify that I have subdivided the following property, as shown by the plat, which is a correct representation of said survey and subdivision.

I hereby certify that no part of the property covered by this plat is located within any regulated flood zones according to the Flood Insurance Rate Map (17031C0737) for Cook County, Illinois revised August 19, 2008.

I further certify that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I further certify that the parcel(s) identified above are located in Homewood School District 153 and Homewood Flossmoor Community High School District 233.

Given under my hand and seal this ___ day of ___, 2024.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300 My current license expires: _____



CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND

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

As owner, I/we hereby certify that I/we have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided, and mapped as presented on this Plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the Easement Provisions hereon. I/we further certify that there are no liens or encumbrances on the property contained in this plat except. I/we further certify that the parcels identified above are located in Homewood School District 153 and Homewood Flossmoor Community High School District 233.

Village Of Homewood

By: _____
Signature Printed Name Title

CERTIFICATION BY NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) S.S.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me to be the _____ of _____ and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such person, they signed the foregoing document pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for the purposes therein set forth.

Subscribed and Sworn before me this ___ day of ___, 20__.

Notary Public

CERTIFICATION BY VILLAGE CLERK

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

I, _____ Village Collector of the Village of Homewood, Illinois do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned again the tract of land included in the plat.

Dated at _____, ILLINOIS this ___ day of ___, 20__.

Village Collector

CERTIFICATION OF GUARANTEE OF IMPROVEMENTS

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

This is to certify that provisions have been made in accordance with the Village of Homewood subdivision regulations for guarantee of performance in construction of the public land improvements.

_____ Date _____ Village Manager

CERTIFICATION OF BOARD OF TRUSTEES

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

Approved by action of the Board of Trustees of the Village of Homewood in accordance with the Village Subdivision Regulations at a meeting held on

The ___ day of ___, 20__.

By: _____
President

Attest: _____
Clerk

CERTIFICATION OF PLAN COMMISSION

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

Approved by the Homewood Plan Commission in accordance with the Village of Homewood Subdivision Regulations.

By: _____
Chairman

Date: _____

CERTIFICATION OF CONVEYANCE

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

I hereby certify that proper and satisfactory conveyances of good title to the Village of Homewood have been executed and filed with the Village Clerk applying to Rights-Of-Way for Streets, Alleys and Easements and for reservations applying to lands for Park, Playgrounds and for Other Public Use.

_____ Date _____ Village Attorney

CERTIFICATION OF ENGINEERING APPROVAL

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

This plat has been checked for conformance to Village of Homewood standards and requirements and working drawings and specifications for public improvements have been prepared in conformance with Village of Homewood standards and requirements.

_____ Date _____ Village Engineer

CERTIFICATION OF COUNTY CLERK

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 current taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat, I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Clerk at _____

Illinois This ___ day of ___, 20__.

By: _____
County Clerk

CERTIFICATION OF SURFACE WATER

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

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned in for accordance with generally accepted engineering practices so as to reduce the likelihood for damage to the adjoining property because of the construction of the subdivision.

Dated This ___ day of ___, A.D. 20__.

Engineer

Owner or Attorney

CERTIFICATION OF RECORDING OFFICIAL

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

This Instrument No. _____ was filed for record in the Recorder's Office of

Cook County, Illinois, Aforesaid on the ___ day of ___, 20__, A.D.

at ___ o'clock ___.M.

Recorder, Cook County, Illinois

EASEMENT PROVISIONS

Cross Access Easement Provisions.

A perpetual reciprocal non-exclusive easement is hereby reserved for and granted for vehicular and pedestrian access, ingress and egress over and upon all drive aisles and rights of way now or hereafter located on the Property, for the use and benefit of the Village of Homewood and all present and future owners of the Property and Lots, and their respective successors, assigns, agents, employees, guests, tenants, invitees, contractors, customers, licensees and other similar and related parties. For clarification and the avoidance of doubt, this cross access easement does not include parking rights, except however Purchaser and/or its employees, guests, invitees, tenants, customers and licensees shall be permitted use of the parking lot on for events scheduled at the recreational facilities so long as the same does not interfere with the normal business operations of all lots.

Private Sanitary Sewer Easement Provisions.

The Sanitary Sewer Easement herein created is for the purpose of permitting the Owner of Lot 1 to construct and maintain and repair a private sanitary sewer across the Sanitary Sewer Easement Area. The Owner of Lot 3 agrees that its use of surface of the Sanitary Sewer Easement Area shall not unreasonably interfere with or obstruct the installation, maintenance or repair of such sanitary sewer.