

# CHERRYFIELDS

## PLAT OF SUBDIVISION

OF

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SHEET 1 OF 2

PIN #: 15-12-415-008-0000

### SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUB DIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DRAINAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

ILLINOIS REGISTERED PROFESSIONAL ENGINEER \_\_\_\_\_ OWNER OR ATTORNEY FOR OWNER \_\_\_\_\_

### VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

APPROVED BY THE VILLAGE COUNCIL OF FOREST PARK BY ORDINANCE \_\_\_\_\_

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

MAYOR: \_\_\_\_\_

VILLAGE CLERK: \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
VILLAGE OF FOREST PARK  
817 DESPLAINES AVENUE  
FOREST PARK, IL. 60130

#### FORWARD FUTURE TAX BILLS TO:

CHERRYFIELD CONSTRUCTION  
7442 N. MADISON STREET, STE. 1  
FOREST PARK, ILLINOIS, 60130  
708-771-2811

### VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

\_\_\_\_\_, VILLAGE CLERK OF THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE MAYOR AND THE VILLAGE COUNCIL OF SAID VILLAGE AND THAT THE REQUIRED BOND AND OR OTHER GUARANTEE HAD BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED OF SAID VILLAGE.

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

VILLAGE CLERK: \_\_\_\_\_

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS.

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

VILLAGE ENGINEER: \_\_\_\_\_

### SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

THE UNDERSIGNED OWNERS/AGENT OF THE OWNER HEREBY CERTIFIES THAT THE PROPERTY BEING SUBDIVIDED IS LOCATED WITHIN:

SCHOOL DISTRICT NUMBER: \_\_\_\_\_

HIGH SCHOOL DISTRICT NUMBER: \_\_\_\_\_

COLLEGE DISTRICT NUMBER: \_\_\_\_\_

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

OWNER: \_\_\_\_\_

### OWNERS CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.

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

OWNER: \_\_\_\_\_

ATTEST: \_\_\_\_\_

### OWNERS NOTARY

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

I HEREBY CERTIFY THAT \_\_\_\_\_

WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S)

GIVEN UNDER MY HAND AND NOTARIES SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### SURVEYORS CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

THIS IS TO STATE THAT WE, PYRAMID LAND SURVEYORS, INC., ILLINOIS PROFESSIONAL LAND SURVEYORS CORPORATION HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED AS FOLLOWS:

BEING A SUBDIVISION OF LOT 1 IN BLOCK 18 IN RAILROAD ADDITION TO HARLEM, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 0.28820 SQUARE FEET

IRON PIPE SET AT ALL LOT CORNERS AND POINT CHANGES IN ALIGNMENT (UNLESS OTHERWISE NOTED)

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17031C0389 F WITH EFFECTIVE DATE NOVEMBER 6, 2006. IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN ZONE "X" AREA AS IDENTIFIED BY SAID F.I.R.M. MAPS.

WE FURTHER STATE THAT THE PROPERTY AS DESCRIBED LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF JULY, 2007

GENE SCOLA PLS #3384 EXPIRES 11-30-08

WE, PYRAMID LAND SURVEYORS, INC. ILLINOIS PROFESSIONAL LAND SURVEYORS HEREBY GRANT PERMISSION TO THE VILLAGE OF FOREST PARK TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS 17TH DAY OF JULY A.D. 20 07

GENE SCOLA PLS #3384 EXPIRES 11-30-08

CHERRYFIELD'S SUBDIVISION  
FOREST PARK ILLINOIS  
PLAT OF SUBDIVISION

### GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

DESIGN FIRM: #184-002898



**PYRAMID LAND SURVEYORS, INC.**  
*Land Surveyors Illinois and Wisconsin*

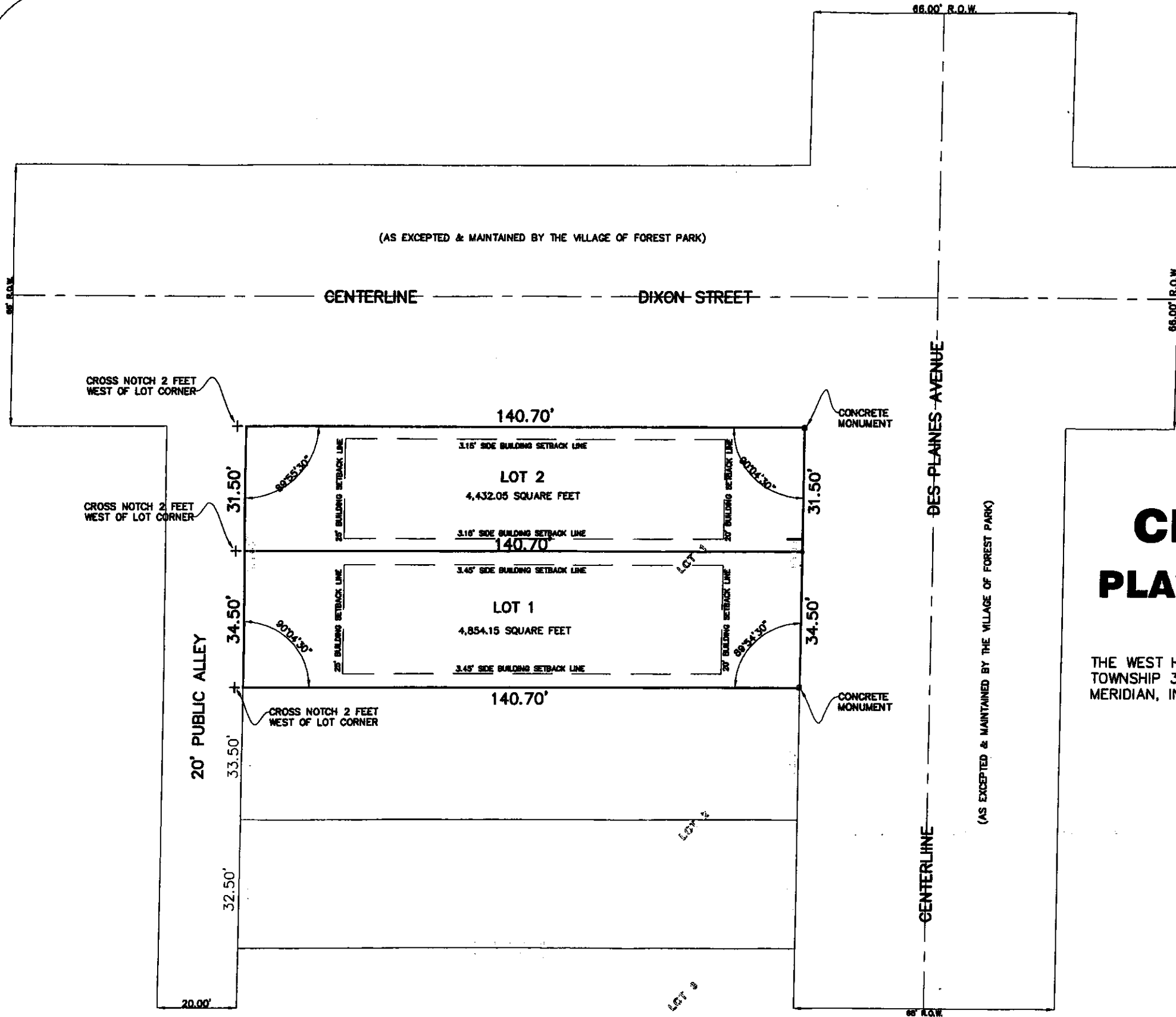
108 GREY FOX COURT, STREAMWOOD ILLINOIS 60107  
PHONE 630-497-1832 FAX 630-497-5340

DRAWN BY: G.V.S.

DRAWING NO: 1722-070689

CHECKED BY: G.V.S.

SCALE: 1"=20'



# CHERRYFIELDS PLAT OF SUBDIVISION

OF

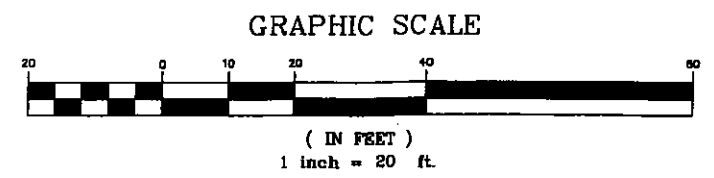
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

SHEET 2 OF 2

PIN #: 15-12-415-008-0000

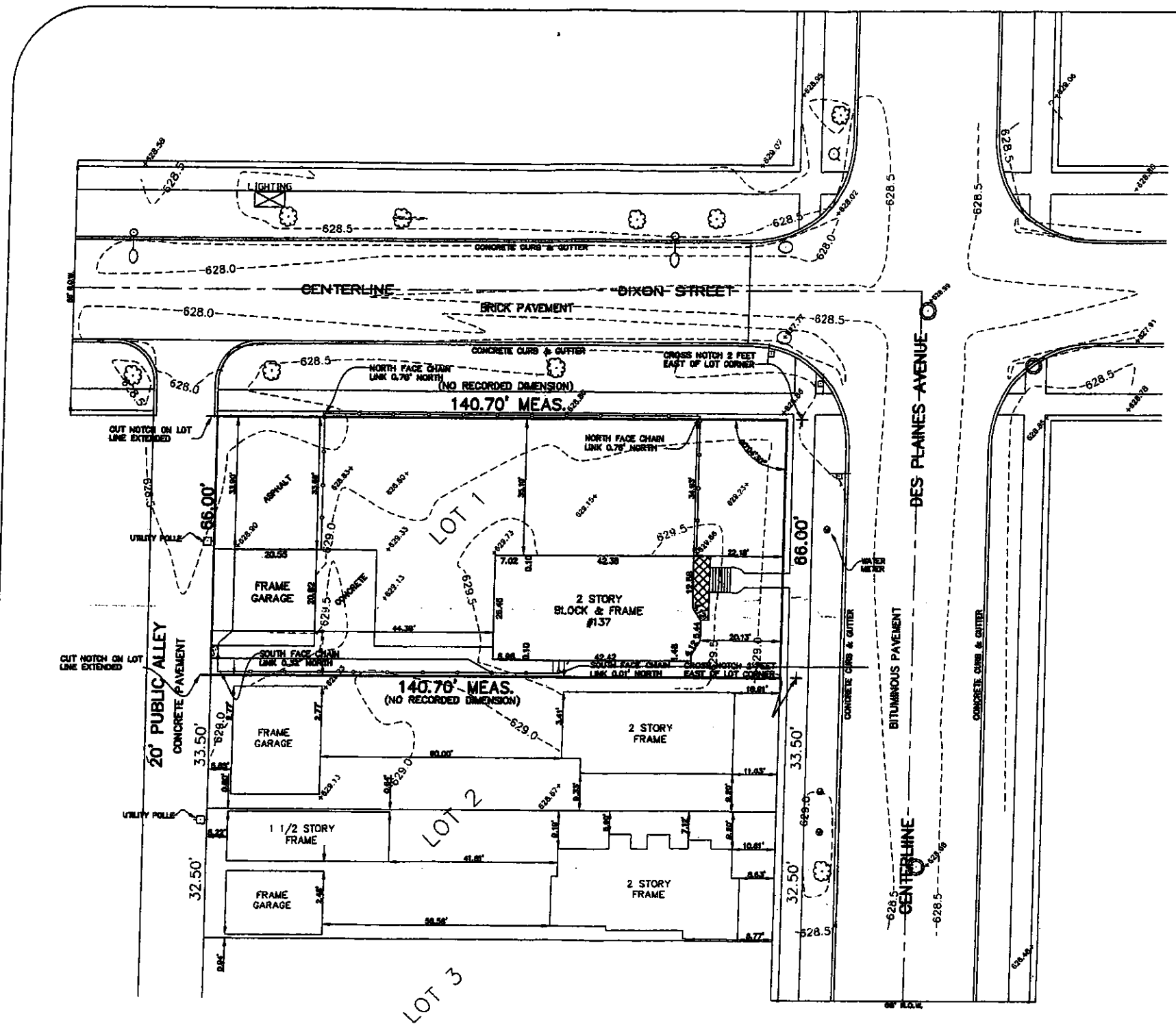
**CHERRYFIELD SUBDIVISION  
FOREST PARK ILLINOIS  
PLAT OF SUBDIVISION**

**DEVELOPER**  
CHERRYFIELD CONSTRUCTION INC.  
7442 WEST MADISON STREET  
FOREST PARK, ILLINOIS 60130  
PHONE: (708) 771-2911  
FAX: (708) 771-2955



**PYRAMID LAND SURVEYORS, INC.**  
*Land Surveyors Illinois and Wisconsin*  
108 GREY FOX COURT, STREAMWOOD ILLINOIS 60107  
PHONE 630-497-1832 FAX 630-497-5340

DRAWN BY: G.V.S.	CHECKED BY: G.V.S.
DRAWING NO: 1722-070689	SCALE: 1"=20'



# PLAT OF SURVEY

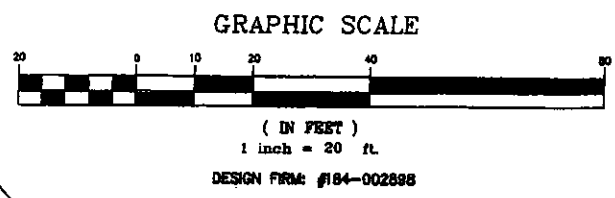
of

LOT 1 IN BLOCK 18 IN RAILROAD ADDITION TO HARLEM, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 137 DES PLAINES AVENUE

9286.20 SQUARE FEET

SYMBOL		DESCRIPTION
PROP.	EXST.	
○	○	MANHOLE
○	○	CATCH BASIN
□	□	INLET
⊕	⊕	FIRE HYDRANT
⊙	⊙	B-BOX
⊗	⊗	WATER VALVE BOX
⊕	⊕	VALVE IN VAULT
⊕	⊕	UTILITY POLE
⊕	⊕	LIGHT POLE
T/F	T/F	TOP OF FOUNDATION
G/F	G/F	GARAGE FLOOR
+700.0	+700.0	GRADE
○	○	LIGHT POLE MAST ARM
○	○	MAST ARM ON POWER POLE
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATER MAIN
—	—	FENCE LINE
---	---	EXST. CONTOUR
---	---	PROP. CONTOUR
---	---	EX. R.O.W. LINE



STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.

ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAME, GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF MARCH 2008.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GENE SCOLA PLS #035-003384 EXPIRES 11-30-08



**PYRAMID LAND SURVEYORS, INC.**  
Land Surveyors Illinois and Wisconsin

108 GREY FOX COURT, STREAMWOOD ILLINOIS 60107  
PHONE 630-497-1832 FAX 630-497-5340

DRAWN BY: G.V.S.	CHECKED BY: G.V.S.
DRAWING NO: 117-080275	SCALE: 1"=20'
BOOK NO: 0511-46	ORDERED BY: BARNEY O'REILLY

**135 DESPLAINES**

LOT SIZE  
32 X 140.69 4502.08

COVERAGE  
ALLOWED 45% 2025.936  
ACTUAL HOUSE 24 47 1128  
GARAGE 24 20 480  
TOTAL 1608  
36%

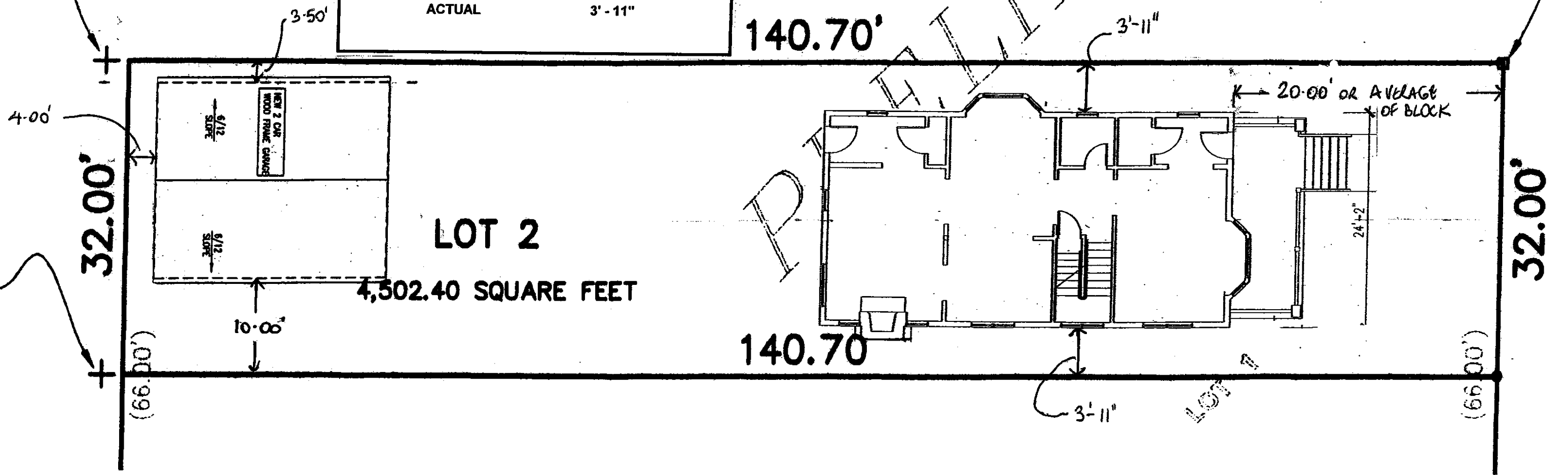
SETBACKS  
FRONT  
REQUIRED 20' OR AVERAGE OF BLOCK  
ACTUAL AVERAGE OF BLOCK  
SIDE  
REQUIRED 10% 3' - 2 3/8"  
ACTUAL 3' - 11"

**DIXON STREET**

*PRELIMINARY*

FEET  
NER

FEET  
NER



**LOT 2**  
4,502.40 SQUARE FEET

140.70'

140.70'

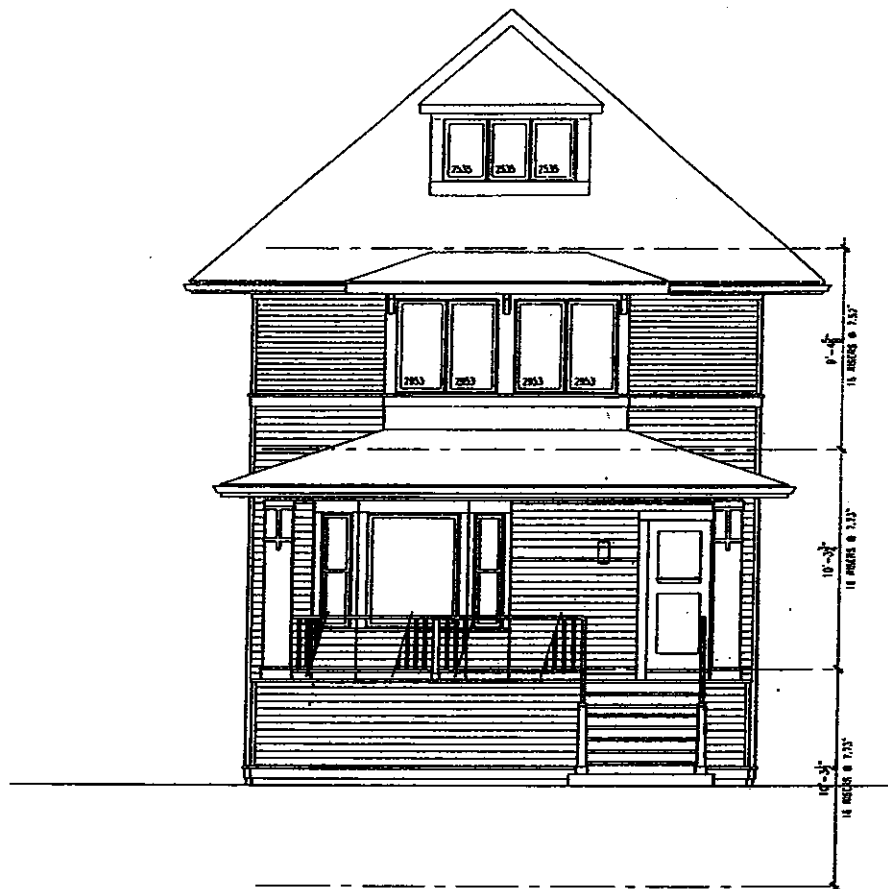
32.00'

32.00'

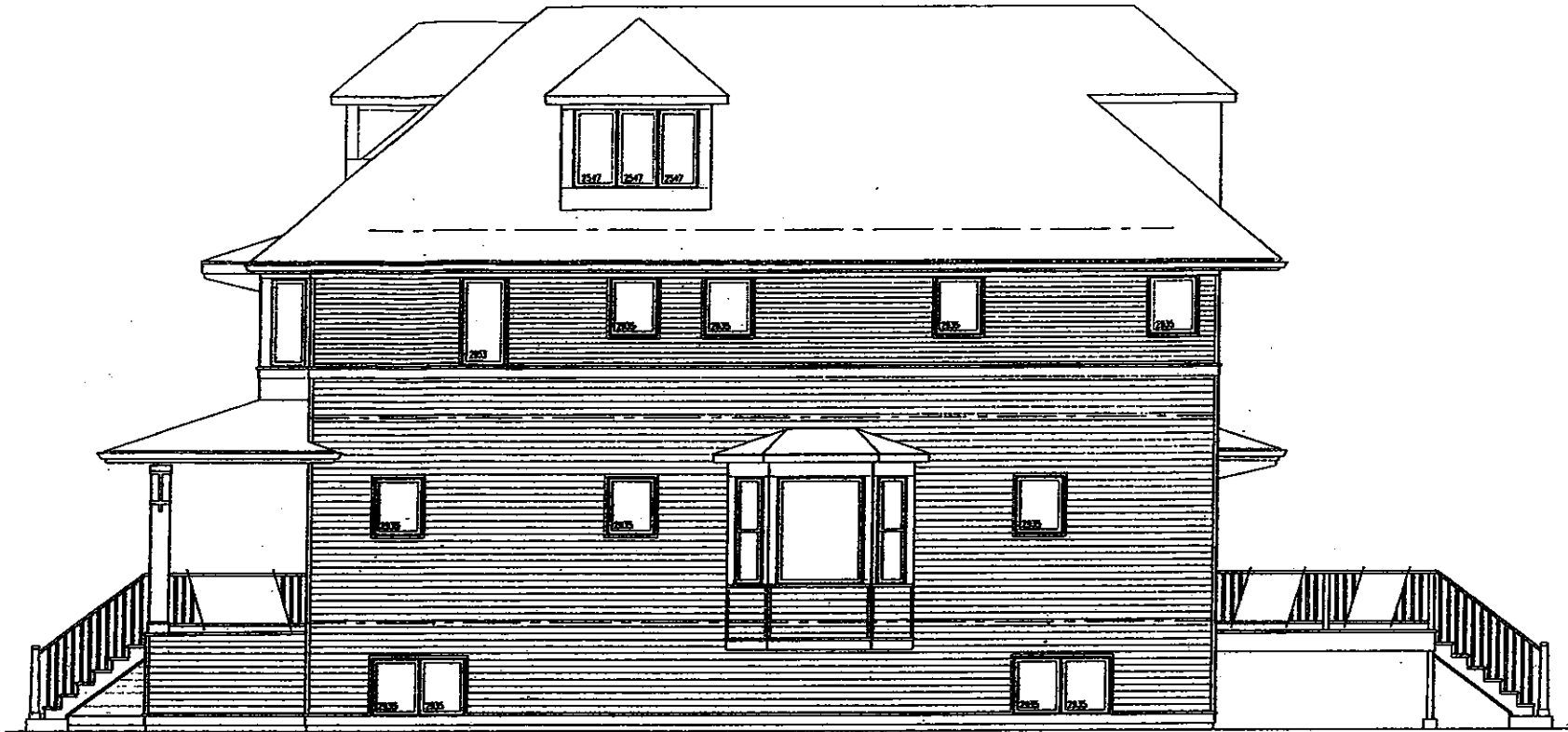
(66.00')

(66.00')

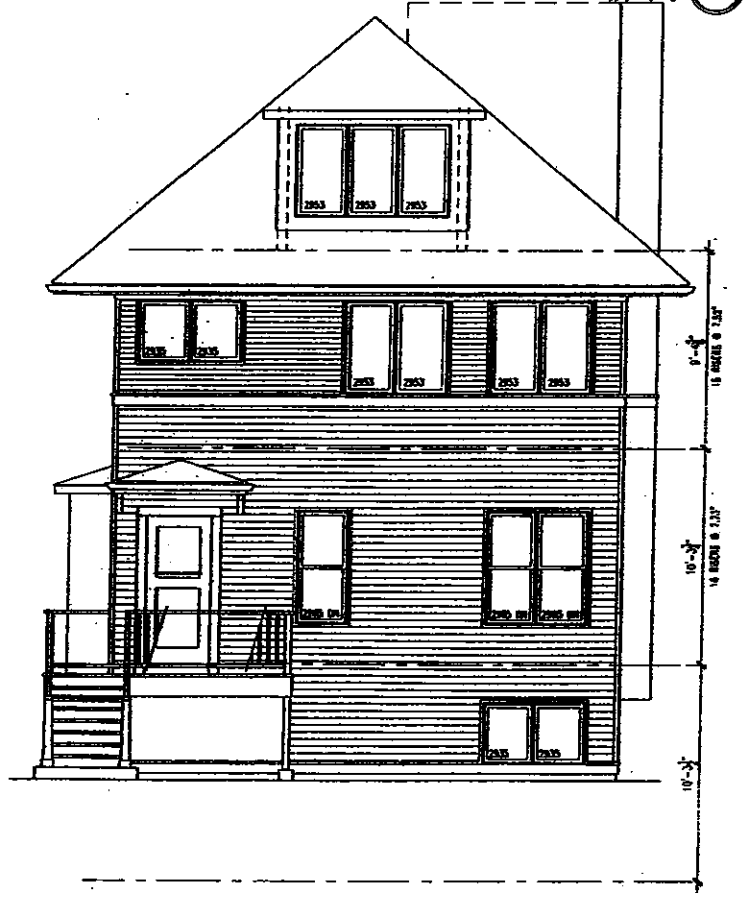
**LOT 1**



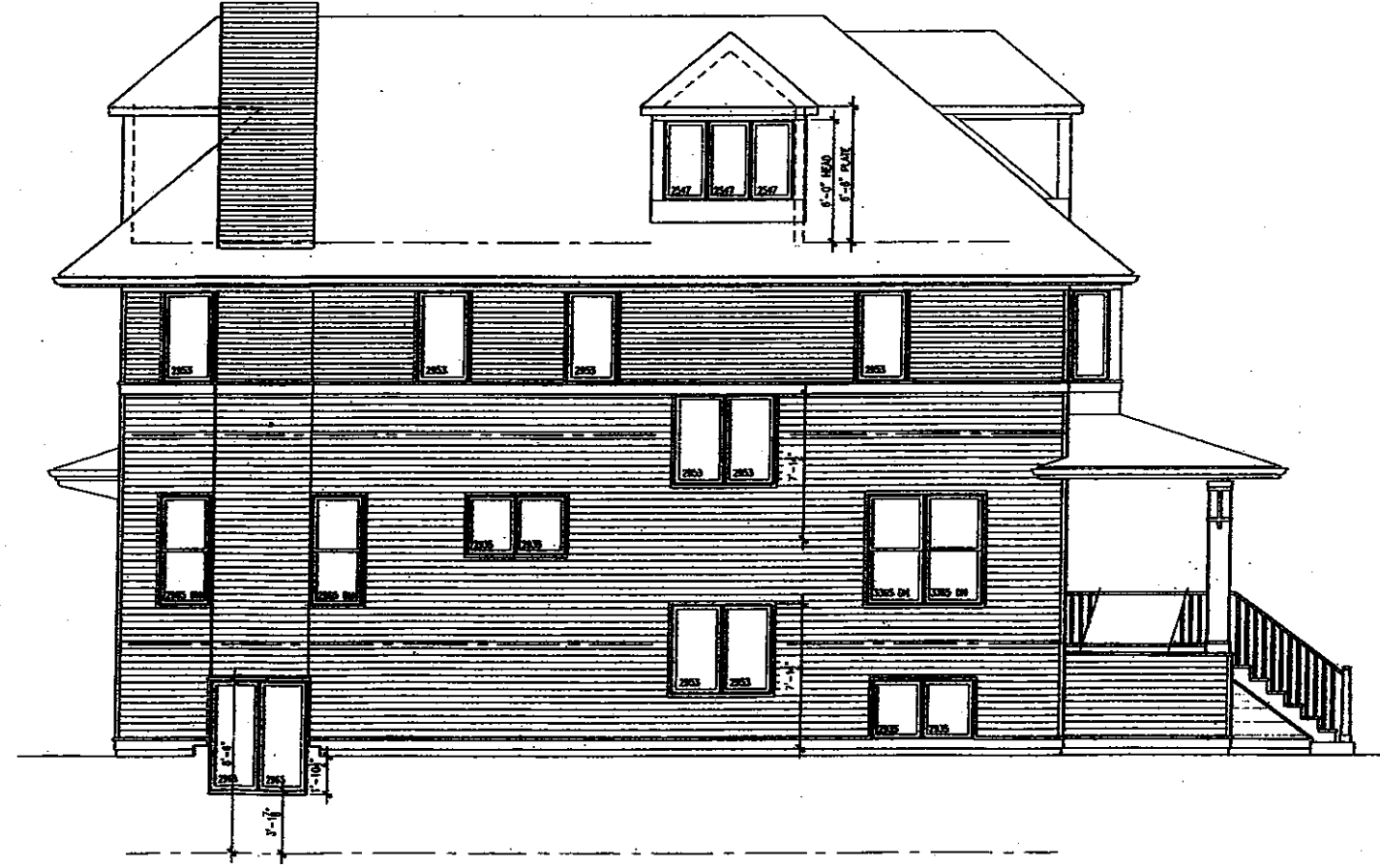
EAST ELEVATION 4  
1/4"=1'-0"



NORTH ELEVATION 2  
1/4"=1'-0"



WEST ELEVATION 3  
1/4"=1'-0"

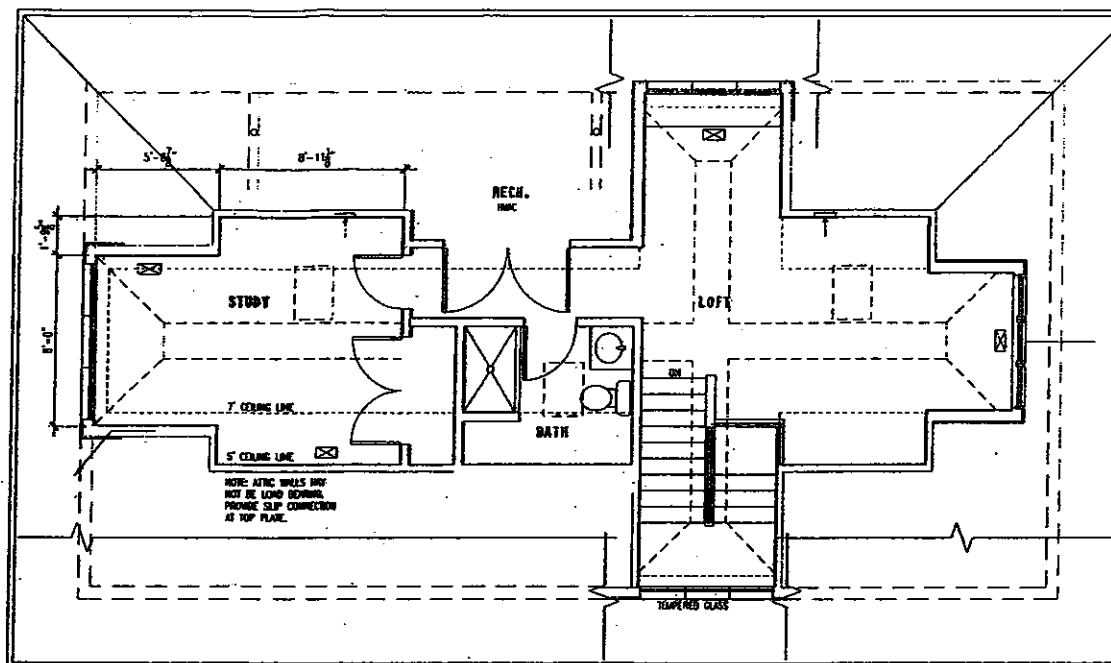


SOUTH ELEVATION 1  
1/4"=1'-0"

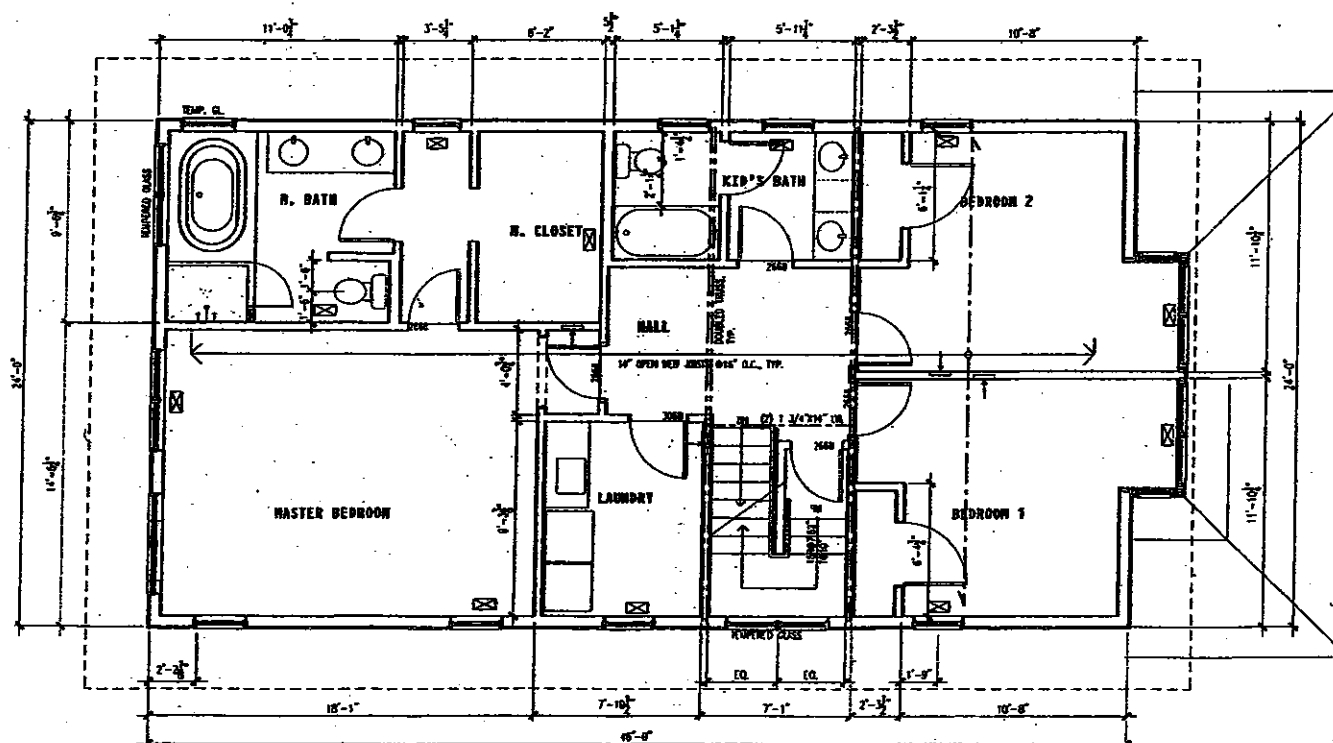
NEW SINGLE FAMILY RESIDENCE  
for CHERRYFIELD CONSTRUCTION  
135 DES PLAINES  
FOREST PARK.

ELEVATIONS

A2.1



ATTIC FLOOR PLAN 2  
1/4"=1'-0"

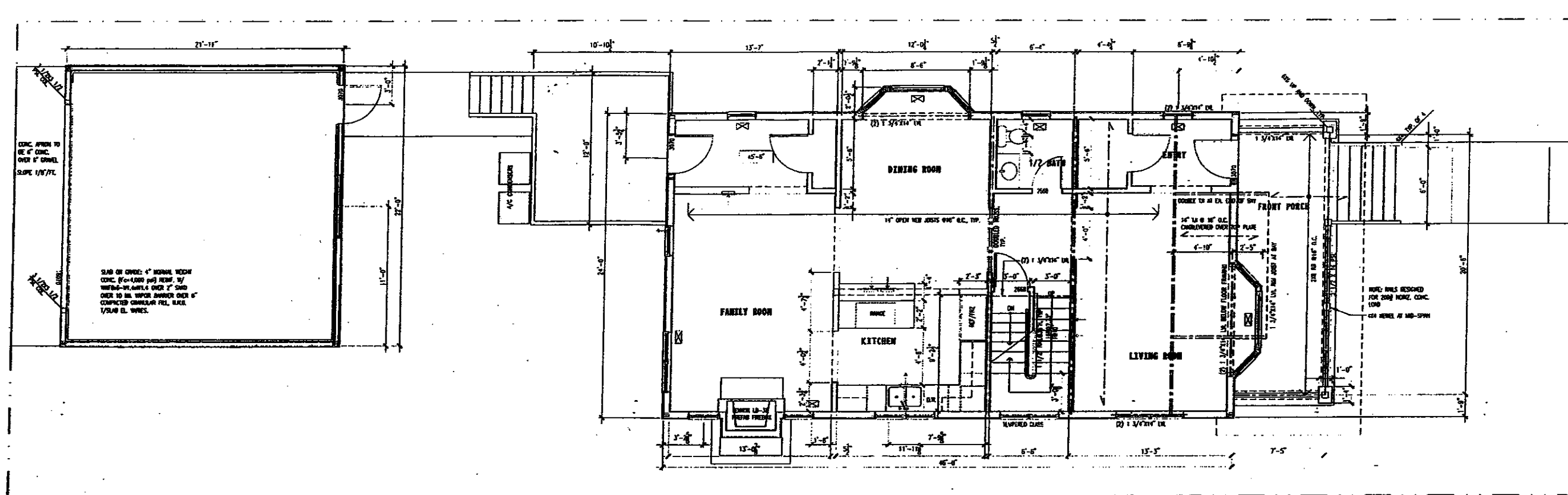


SECOND FLOOR PLAN 1  
1/4"=1'-0"

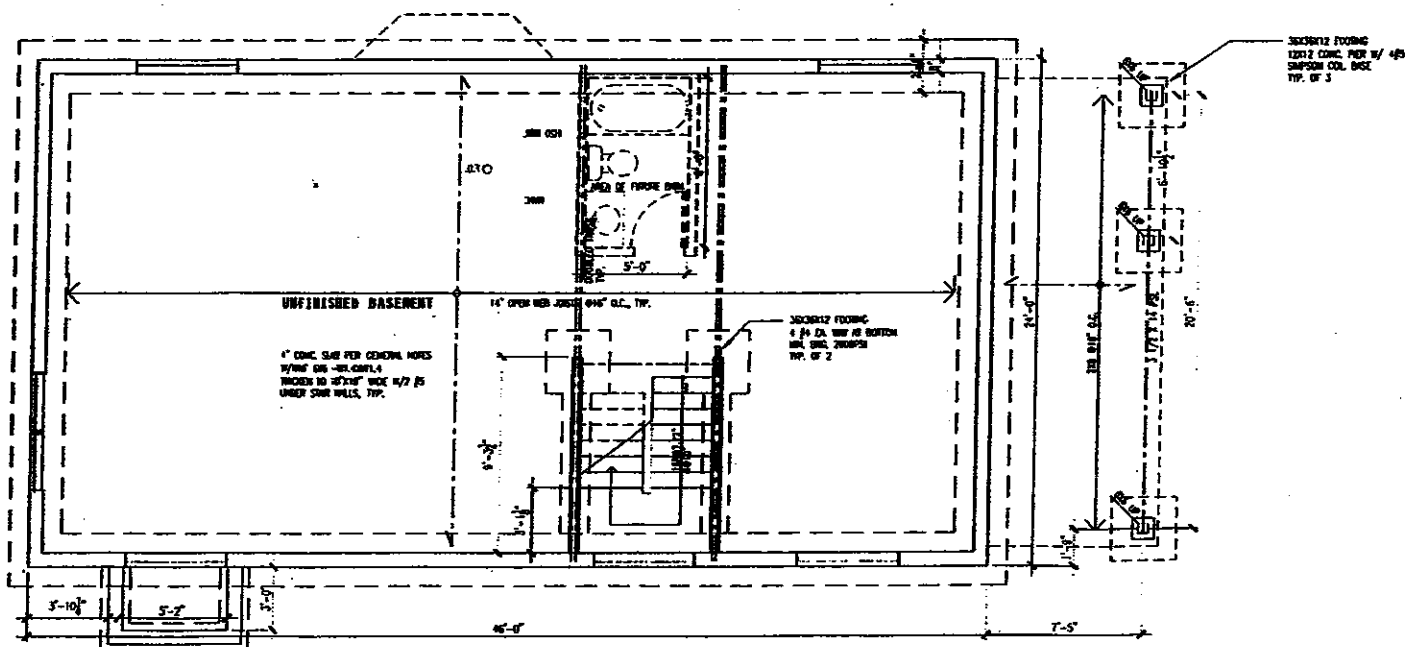
NEW SINGLE FAMILY RESIDENCE  
for CHERRYFIELD CONSTRUCTION  
135 DES PLAINES  
FOREST PARK

SECOND AND ATTIC  
FLOOR PLANS

A1.2



FIRST FLOOR PLAN  
1/4"=1'-0" ②



BASEMENT/FOUNDATION PLAN  
1/4"=1'-0" ①

NEW SINGLE FAMILY RESIDENCE  
for CHERRYFIELD CONSTRUCTION  
135 DES PLAINES  
FOREST PARK

BASEMENT AND 1ST  
FLOOR PLANS

A1.1