

Doc 2 1225878 074

PRELIMINARY AND FINAL PLANNED DEVELOPMENT PLAN WESTERN SPRINGS MEDICAL CENTER

BEING A RESUBDIVISION OF LOT 1 COMMERCIAL CENTER, A SUBDIVISION IN THE NORTH HALF OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, AS SHOWN ON THE PLAT RECORDED AS DOCUMENT 00107029, IN COOK COUNTY, ILLINOIS.

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS)
COUNTY OF COOK) 55

WSMC PARTNERS LLC, DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF RECORD TITLE TO THE HEREIN DESCRIBED PROPERTY AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREOF.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE PROPERTY DESCRIBED HEREON LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:
- FOREST HILLS ELEMENTARY SCHOOL DISTRICT 104
- LYONS TOWNSHIP HIGH SCHOOL DISTRICT 204

DATED THIS 23rd DAY OF Sept. 2011.

BY: *[Signature]*
TITLE: *[Title]*
ATTEST: *[Signature]*
TITLE: *[Title]*

NOTARY PUBLIC
STATE OF ILLINOIS)
COUNTY OF COOK) 55

THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID COUNTY, DO STATE AND BELIEVE THAT THE ABOVE SIGNED INSTRUMENT IS THE ACT AND DEED OF THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PERSONS, AND THAT THE SAID INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF Sept. 2011.
[Signature]
NOTARY PUBLIC



VILLAGE CLEEN CERTIFICATION
STATE OF ILLINOIS)
COUNTY OF COOK) 55

I, *[Signature]*, Village Clerk for the Village of Western Springs do hereby certify that there are no delinquent or unpaid current or foreclosed special assessments or ordered installments thereof that have been apportioned against the tract of land included in this plat.

DATED AT WESTERN SPRINGS, ILLINOIS, THIS 23rd DAY OF October 2011.
[Signature]
VILLAGE CLERK
(SEAL)

DESIGN ENGINEER'S CERTIFICATE AS TO DRAINAGE
STATE OF ILLINOIS)
COUNTY OF COOK) 55

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE 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 DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE DEVELOPER 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 20th DAY OF Sept. 2011.
[Signature] *[Signature]*
OWNER REGISTERED ENGINEER



PLAN COMMISSION APPROVAL
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTERN SPRINGS ACCORDING TO ITS SUBDIVISION REGULATIONS THIS 11th DAY OF October 2011.
BY: *[Signature]*
CHIEF

VILLAGE BOARD APPROVAL
APPROVED THIS 23rd DAY OF October, A.D. 2011, BY THE PRESIDENT AND TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS.
BY: *[Signature]*
PRESIDENT
ATTEST: *[Signature]*
VILLAGE CLERK
(SEAL)

VILLAGE ENGINEER APPROVAL
APPROVED BY *[Signature]*, THE VILLAGE ENGINEER, VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, APPROVED THIS 23rd DAY OF October, A.D. 2011.
BY: *[Signature]*
VILLAGE ENGINEER



COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) 55

I, COUNTY CLERK FOR COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORECLOSED TAXES AND NO REDEMPTION TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT, GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF Sept. 2011.
COUNTY CLERK

COUNTY RECORDER CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) 55

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS 23rd DAY OF Sept. 2011, AT 10:00 O'CLOCK A.M. AS DOCUMENT NO. 00107029.

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002894, HEREBY GRANT PERMISSION TO RECORD THIS PLAT OF SUBDIVISION DATED THIS 23rd DAY OF Sept. 2011.

DATE: 9-23-2011
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-000097
LICENSE EXPIRES NOVEMBER 30, 2012



SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) 55

THIS IS TO CERTIFY THAT WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002894, HAVE SURVEYED THE PROPERTY IN THE LEGAL DESCRIPTION BELOW AND THAT WE HAVE SUBDIVIDED AND RESUBDIVIDED INTO LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

LEGAL DESCRIPTION:
LOT 1 COMMERCIAL CENTER, A SUBDIVISION IN THE NORTH HALF OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED AS DOCUMENT 00107029 AND RECORDED AS DOCUMENT 00107029, IN COOK COUNTY, ILLINOIS.
THE TOTAL AREA INCLUDED IN THIS SUBDIVISION IS 4.3332 ACRES (MORE OR LESS) ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA. THE HEREIN DESCRIBED PROPERTY FALLS WITHIN ZONE "A" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN, 1% ANNUAL CHANCE FLOOD PORTIONS OF ZONE "A" SPECIAL FLOOD HAZARD AREA SUBJECT TO 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED PER COMMUNITY PANS NO. 17031002848 WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. SUBJECT TO OUR INTERPRETATION AND CALCULATION, PORTION OF THE PROPERTY HAS BEEN REMOVED FROM THE FLORA CREEK FLOODWAY PER LETTER FROM THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES OFFICE OF WATER RESOURCES DATED JANUARY 11, 2009.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF Sept. 2011, IN ROSEMONT, ILLINOIS.

DATE: 9-23-2011
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-000097
LICENSE EXPIRES NOVEMBER 30, 2012



THE STATE HAS APPROVED THE COUNTY CLERK'S CERTIFICATE AND THE COUNTY CLERK HAS APPROVED THE PLAT.
DATE: 9-4-12



CLIENT: WSMC PARTNERS LLC
35 EAST WACKER DRIVE, SUITE 3300
CHICAGO, ILLINOIS 60601
(312) 761-2088 (312) 761-2710

DATE	REVISION	BY
06-14-11	REVISED PER VILLAGE COMMENTS	AJM
	DESCRIPTION OF REVISION	

DESIGNED: AJM
DRAWN: WMH
APPROVED: NTB
DATE: 01-31-11
SCALE: 1" = 40'

PROJECT NUMBER: 9334
MACKIE CONSULTANTS LLC 2011
ILLINOIS PROFESSIONAL ENGINEER LICENSE 184-002894

SHEET 2 OF 2