

# FINAL PLAT OF SUBDIVISION PINGREE GROVE BUSINESS PARK - FIRST RESUBDIVISION VILLAGE OF PINGREE GROVE

BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN PINGREE GROVE BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND  
SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED JANUARY 12, 2009 AS DOCUMENT NO. 2009K001915, VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS.

THIS SURVEY PREPARED FOR:  
GROVE DEVELOPMENT, INC.  
29W271 SHAGBARK DRIVE  
WEST CHICAGO, ILLINOIS 60185

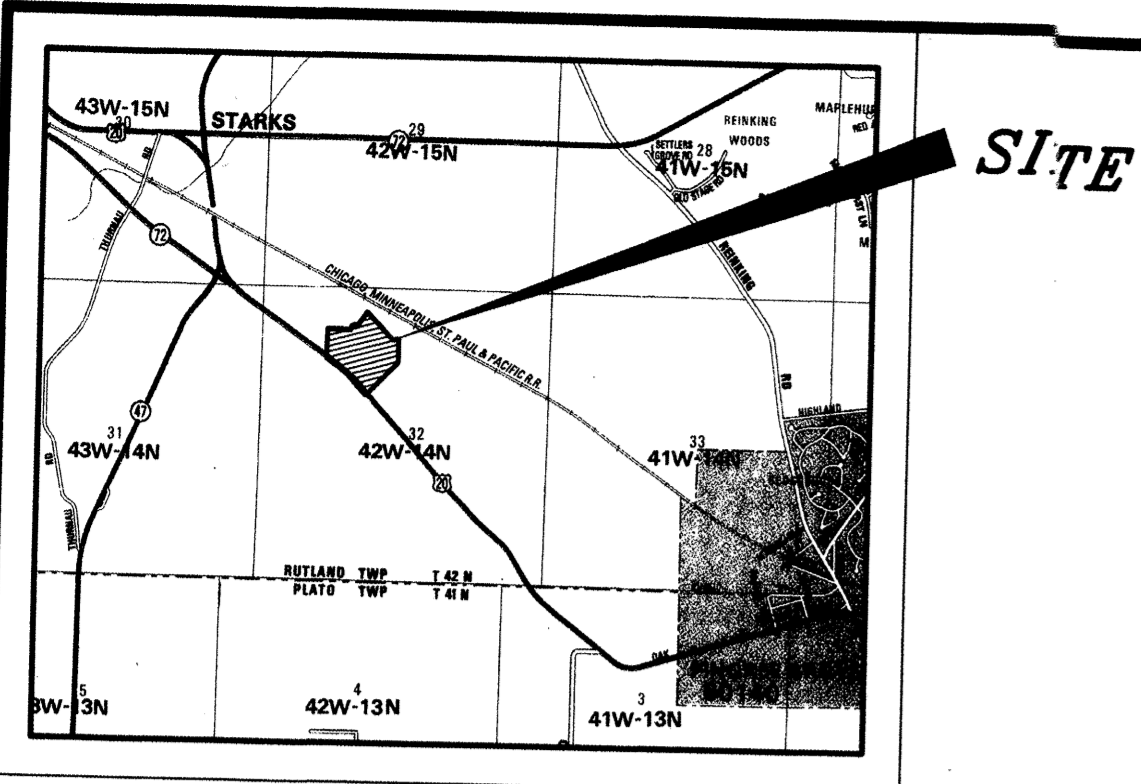
CURRENT P.I.N.: 02-32-126-002  
02-32-126-003  
02-32-127-001

2014K038178

SANDY WEGMAN  
RECORDER - KANE COUNTY, IL  
RECORDED: 8/5/2014 11:08 AM  
REC FEE: 72.00 RHSPS FEE: 9.00

PAGES: 2

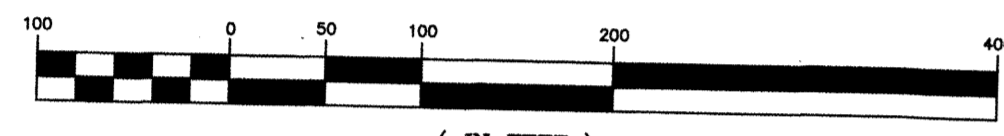
SUBJECT TO THE PROVISIONS OF THE SUBDIVISION COVENANTS  
RECORDED AS DOCUMENT NUMBER 2014K038178  
AND  
PROCUREMENT OF ANY CONSENTS REQUIRED THEREIN, ANY OWNER OF  
ONE OR MORE LOTS MAY RE-SUBDIVIDE THOSE LOTS, AND/OR  
COMBINE SUCH LOTS IN COMPLIANCE WITH THE ORDINANCES OF THE  
VILLAGE OF PINGREE GROVE, ILLINOIS WITHOUT THE CONSENT OF THE  
OWNER OF ANY OTHER LOTS WHICH ARE NOT THEREBY BEING  
FURTHER SUBDIVIDED OR COMBINED AS PART OF THAT PROCEDURE.



LOCATION MAP  
(NOT TO SCALE)



GRAPHIC SCALE



BASIS OF BEARINGS: THE BEARING SYSTEM FOR THIS PLAT IS BASED ON  
THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BELL COURT DEDICATED ON  
THE FINAL PLAT OF SUBDIVISION FOR PINGREE GROVE BUSINESS PARK  
RECORDED JANUARY 12, 2009 AS DOCUMENT NO. 2009K001915.  
BEARING OF SAID RIGHT-OF-WAY LINE: N 44°45'37" W.

**GENERAL NOTES:**

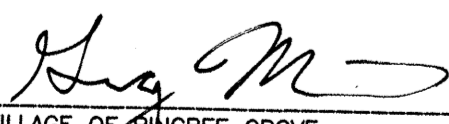
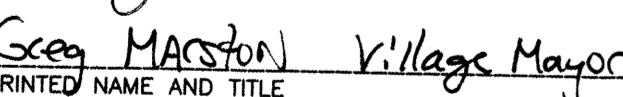
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"x 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE.
- SET 6" x 36" CONCRETE MONUMENTS AS SHOWN.
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
- M.U.E. DENOTES MUNICIPAL UTILITY AND DRAINAGE EASEMENT.
- B.S.L. DENOTES BUILDING SETBACK LINE.
- \* DENOTES BUILDING SETBACK LINE OR MUNICIPAL UTILITY & DRAINAGE EASEMENT ESTABLISHED & GRANTED PER THE FINAL PLAT OF SUBDIVISION FOR PINGREE GROVE BUSINESS PARK RECORDED AS DOC. 2009K001915.
- THERE IS NO LOTS 1-4 IN THIS RESUBDIVISION. NUMBERING BEGINS AT LOT 5 TO CONTINUE NAMING FROM THE UNDERLYING SUBDIVISION.

LINE	BEARING	LENGTH
L1	S42°41'01"E	11.92'
L2	S00°14'00"W	67.67'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	80.00'	175.25'	N63°04'01"E	142.25'
C2	967.00'	22.98'	N45°55'13"E	22.98'
C3	1033.00'	24.55'	N45°55'13"E	24.55'
C4	1717.28'	54.08'	S43°35'09"E	54.08'

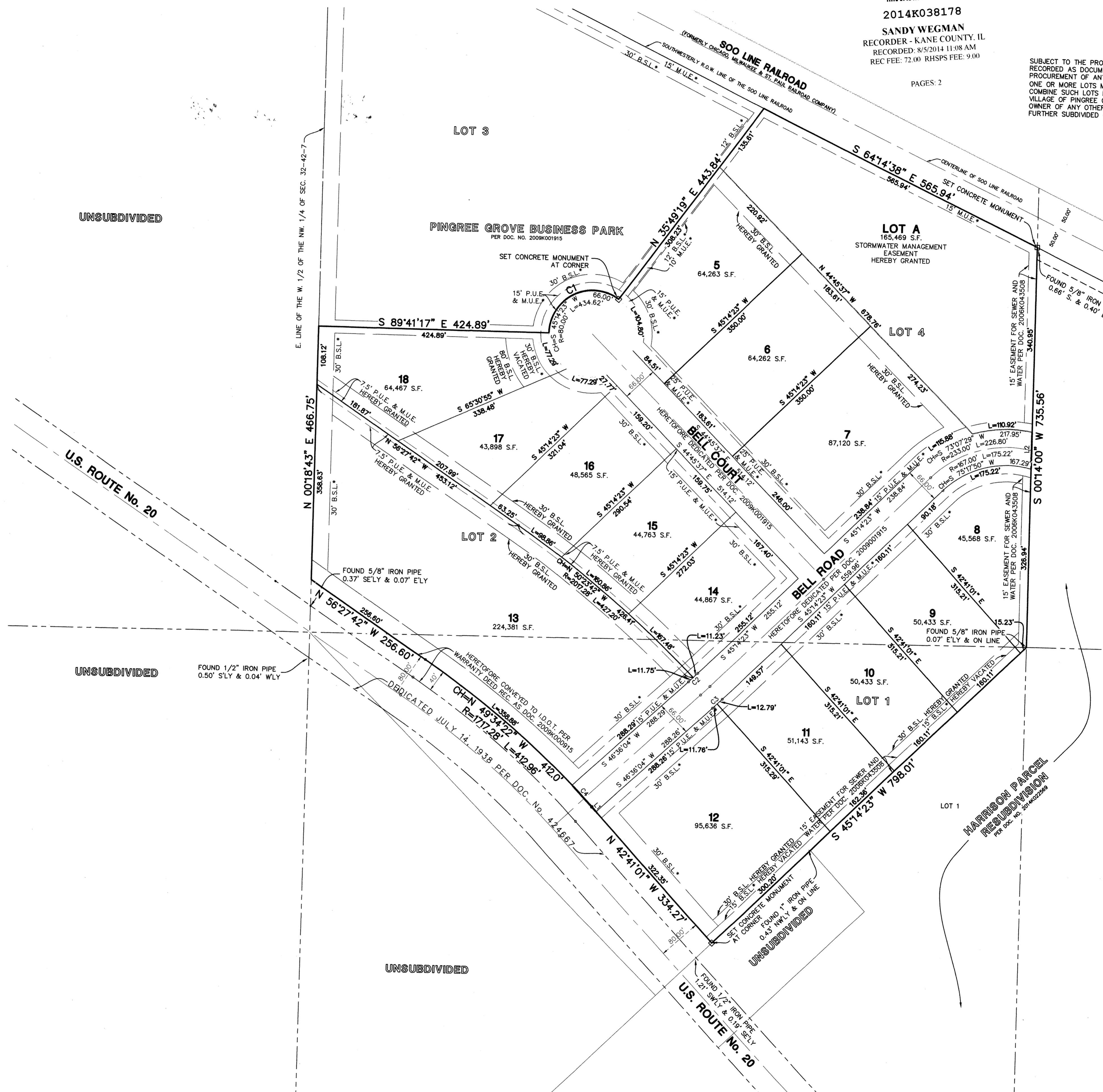
**ABROGATION OF BUILDING SETBACK LINES APPROVED AND ACCEPTED**

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THOSE PORTIONS OF THE BUILDING SETBACK LINES ALONG THE REAR LINE OF LOTS 8-12 AND FRONT OF LOT 18, AS SHOWN HEREON.

ACCEPTED:  DATE: 7/31/14  
VILLAGE OF PINGREE GROVE  
 Village Mayor  
PRINTED NAME AND TITLE

**AREA TABLE**

LOTS 5-18:	22.516 ACRES (980,807 S.F.)
LOT A:	3.798 ACRES (165,469 S.F.)
DEDICATED R.O.W.:	2.836 ACRES (123,519 S.F.)
<b>TOTAL:</b>	<b>29.150 ACRES (1,269,795 S.F.)</b>



DATE	REVISIONS	BY	DATE
07-18-14	REVISED PER VILLAGE COMMENTS DATED 07-14-14	S.P.	07-18-14
07-02-14	REVISED PER VILLAGE COMMENTS DATED 07-01-14	S.P.	07-02-14

**Manhard CONSULTING**  
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Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PINGREE GROVE BUSINESS PARK - FIRST RESUBDIVISION  
VILLAGE OF PINGREE GROVE, ILLINOIS  
FINAL PLAT OF RESUBDIVISION

PROJ. MGR.: SDR  
PROJ. ASSOC.: S.P.  
DRAWN BY: S.P.  
DATE: 06-25-14  
SCALE: 1"=100'

SHEET  
**1** OF **2**  
BLPG 060267

DATE PLOTTED: 08-20-2014 08:20 User: Manhard, P:\Village\Manhard\Projects\2014\2014\_08\_20\2014\_08\_20\2014\_08\_20.dwg Plotter: By: Manhard