

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 Resolution or Ordinance (Blue) Waiver of First Requested
 X Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : February 12, 2025 (BOT) Date: February 20, 2025

SUBJECT: PC 23-02: Yorktown Reserve – Final Plat of Subdivision

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Attached is a Final Plat of Subdivision for Yorktown Reserve located at 230 Yorktown Center.

At the Village Board meeting on May 18, 2023, the Board approved PC 23-02, a request for zoning entitlements pertaining to the redevelopment of the former Carson's anchor store at Yorktown Center. The development proposal associated with PC 23-02 includes demolition of the Carson's anchor store and construction of a development consisting of two multifamily buildings, a plaza and green space, façade improvements to Yorktown Center mall, and associated infrastructure. The zoning entitlement approval included approval of a preliminary plat of subdivision. The Village Board reapproved the preliminary plat of subdivision approval on May 16, 2024.

Please place this petition on the February 20, 2025 Village Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the Yorktown Reserve Final Plat of Subdivision.

Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: February 20, 2025

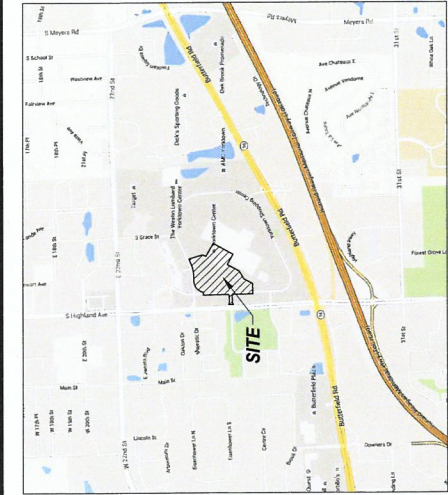
SUBJECT: PC 23-02: Yorktown Reserve – Final Plat of Subdivision

Please find the following items for Village Board consideration as part of the February 20, 2025, Board meeting:

1. Final Plat of Yorktown Reserve

At the Village Board meeting on May 18, 2023, the Board approved PC 23-02, a request for zoning entitlements pertaining to the redevelopment of the former Carson's anchor store at Yorktown Center. The development proposal associated with PC 23-02 includes demolition of the Carson's anchor store and construction of a development consisting of two multifamily buildings, a plaza and green space, façade improvements to Yorktown Center mall, and associated infrastructure. The zoning entitlement approval included approval of a preliminary plat of subdivision. The Village Board reapproved the preliminary plat of subdivision approval on May 16, 2024.

Consistent with the requirements of Village Code Chapter 154, the petitioner is submitting a final plat of subdivision for approval by the Village Board. Please place this petition on the February 20, 2025, Board of Trustees consent agenda for authorization of signatures from the Village President and Village Clerk on the final plat of subdivision.



VICINITY MAP
NOT TO SCALE

FINAL PLAT OF YORKTOWN RESERVE

PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

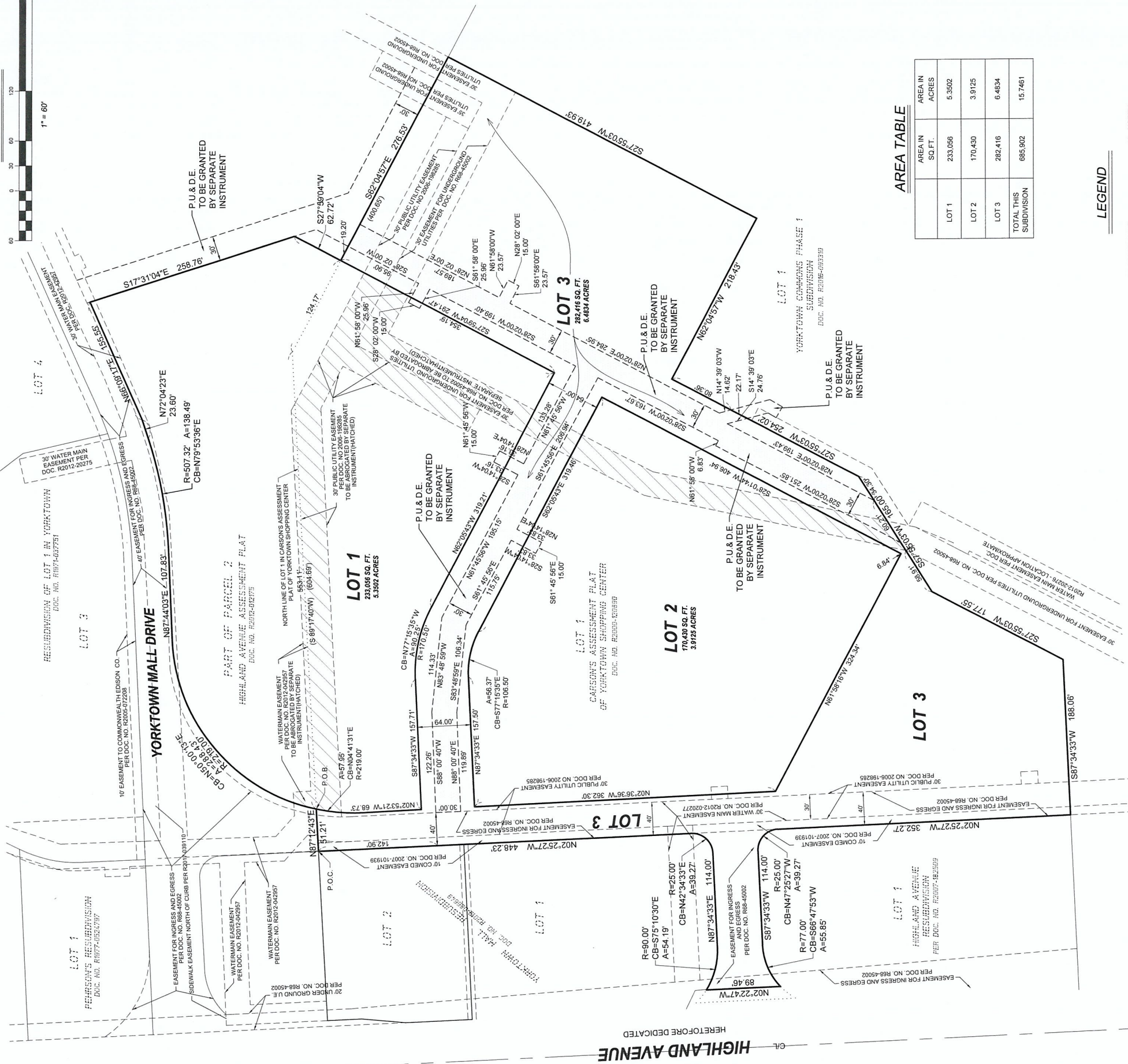
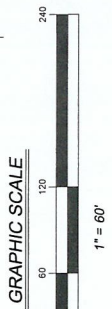
P.I.N.: 06-29-101-038
06-29-101-044

THIS INSTRUMENT PREPARED BY:
V3 COMPANIES, LTD.
7325 JAMES AVENUE, SUITE 100
WOODBRIDGE, ILLINOIS 60517

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF LOMBARD CITY CLERK
ADDRESS: 255 EAST WILSON AVENUE
LOMBARD, ILLINOIS 60148
(630) 620-5758

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE ILLINOIS STATE
PLANE SYSTEM - EAST ZONE
DIFFERENCE BETWEEN STATE PLANE SYSTEM AND
RECORD BEARING SYSTEM IS 2°04'57".



AREA TABLE		
	AREA IN SQ. FT.	AREA IN ACRES
LOT 1	233,056	5.3592
LOT 2	170,430	3.9125
LOT 3	282,416	6.4834
TOTAL THIS SUBDIVISION	685,902	15.7461

LEGEND

PROPERTY LINE	N NORTH
EXISTING RIGHT-OF-WAY LINE	S SOUTH
EXISTING LOT LINE	E EAST
PROPOSED LOT LINE	W WEST
EXISTING CENTERLINE	CB CHORD BEARING
EXISTING EASEMENT LINE	A ARC LENGTH
PROPOSED EASEMENT LINE	R RADIUS
BUILDING SETBACK LINE	U.E. UTILITY EASEMENT
UNDERLYING LOT LINE	P.U.E. PUBLIC UTILITY EASEMENT
EXISTING EASEMENT	D.E. DRAINAGE EASEMENT
HEREBY ABROGATED	P.U.&D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
P.U. & D.E.	(0.00') RECORD DATUM
HEREBY GRANTED	0.00' CALCULATED DATUM
	SDM SET CONCRETE MONUMENT
	SIP SET IRON PIPE
	FIP FOUND IRON PIPE
	FIR FOUND IRON ROD

OWNER / DEVELOPER
RESERVE AT YORKTOWN, LLC
2037 West Carroll Street
Chicago, IL 60612
312-243-3770

ENGINEER/SURVEYOR
V3 Companies, Ltd.
7325 James Avenue, Suite 100
Woodridge, Illinois 60517
630-724-9200

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
- SEE PROPOSED ENGINEERING PLANS PREPARED BY V3 COMPANIES FOR PROPOSED UTILITIES AND GRADING INFORMATION.



Engineers
Scientists
Surveyors
7325 James Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0364 fax
v3co.com

PREPARED FOR:
SYNERGY CONSTRUCTION GROUP
2037 WEST CARROLL STREET
CHICAGO, IL 60612
312-243-3770

REVISIONS		
NO.	DATE	DESCRIPTION
1.	05-23-23	REVISED PER REVIEW
2.	09-26-24	REVISED PER COMMENT - P.U&D.E PER SEPARATE DOC.
3.	10-04-24	REVISED PER COMMENT
4.	10-08-24	REVISED PER COMMENT
5.	10-16-24	REVISED PER COMMENT
6.	02-10-25	ADD MORTGAGEE CERTIFICATE

FINAL PLAT

YORKTOWN RESERVE, LOMBARD, ILLINOIS

Project No: 15147.MF
Group No: VP04.2
PROJECT MANAGER: EJM
DRAWN BY: MLP/SPK
CHECKED BY: EJM
SCALE: 1" = 60'
SHEET NO. 1 of 2

FINAL PLAT
OF

YORKTOWN RESERVE

PART OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-29-101-038
06-29-101-044

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF LOMBARD CITY CLERK
ADDRESS: 355 EAST WILSON AVENUE
LOMBARD, ILLINOIS 60148
(815) 620-5758

UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD, INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, ILLINOIS BELL, TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, CONTINENTAL CABLEVISION, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED, "EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERHEAD DRAINAGE, STORM DRAINAGE, AND SANITARY SEWER LINES, AND TO INSTALL, MAINTAIN, REPAIR, REPLACE, AND REPLACE BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES, OVER UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NOTICE TO THE EASEMENT OR THE EASEMENTOR. THE EASEMENTOR SHALL MAINTAIN THE OPERATION OF THE SEWERS OR OTHER UTILITIES, AND PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM, AND SANITARY SEWER SERVICE AND MAINTENANCE.

EASEMENTS ALSO ARE RESERVED FOR CABLE COMMUNICATION COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF)

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. AS SUCH, NO DRAINAGE OR DRAINAGE EASEMENT HAS BEEN PLACED ON THE PLAT. THE DRAINAGE OF SURFACE WATERS HAS BEEN PLANNED FOR THE CONVECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVISION 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 DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 20____.

OWNER: RESERVE AT YORKTOWN, LLC
2037 W. CARROLL STREET
CHICAGO, IL 60612

BY: _____
PRINTED NAME: _____
ITS: _____

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE SURFACE WATER STATEMENT CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID PERSON HAS BEEN PLACED ON THE PLAT FOR THE CONVECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVISION 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 DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC
PRINTED NAME
AFFIX SEAL

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK
PRINTED NAME

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK ____ M.

BY: _____
RECORDER OF DEEDS

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D. 20____.

OWNER: RESERVE AT YORKTOWN, LLC
2037 W. CARROLL STREET
CHICAGO, IL 60612

BY: _____
PRINTED NAME: _____
ITS: _____

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL HAS BEEN PLACED ON THE PLAT FOR THE CONVECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVISION 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 DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC
PRINTED NAME
AFFIX SEAL

SCHOOL DISTRICT CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THIS IS ALSO TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOT(S) LIE:

GRADE SCHOOL DISTRICT NO. 44
ADDRESS: 150 W. MADISON STREET, LOMBARD
HIGH SCHOOL DISTRICT NO. 87
ADDRESS: 696 CRESCENT BLVD, GLEN ELLYN
JUNIOR COLLEGE DISTRICT NO. 602
ADDRESS: 425 22ND STREET, GLEN ELLYN

OWNER: RESERVE AT YORKTOWN, LLC
2037 W. CARROLL STREET
CHICAGO, IL 60612

BY: _____
PRINTED NAME: _____
ITS: _____

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE SCHOOL DISTRICT CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC
PRINTED NAME
AFFIX SEAL

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____, 20____, IN _____ COUNTY IN THE STATE OF ILLINOIS AS DOCUMENT NO. _____, HEREBY CERTIFY THAT ASSOCIATED BANK IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH, SAID BANK DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE AFFIXED HEREON.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS.

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION, AND FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT SAID INDIVIDUAL DOES HEREBY ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES OF, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
EMURRAY@V3CO.COM



BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D. 20____.

VILLAGE PRESIDENT
PRINTED NAME
VILLAGE CLERK
PRINTED NAME

COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D. 20____.

DIRECTOR OF COMMUNITY DEVELOPMENT
PRINTED NAME

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE CURRENT OR FOREBEIT SPECIAL ASSESSMENTS, NOTARILY DERIVED INSTRUMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT LOMBARD, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

LOMBARD VILLAGE COLLECTOR
PRINTED NAME

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY AUTHORIZE AGENTS TO RECORD THIS PLAT WITH THE OFFICE OF THE DUPAGE COUNTY, ILLINOIS, RECORDER OF DEEDS.

THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

THIS _____ DAY OF _____, A.D. 20____.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES OF, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
EMURRAY@V3CO.COM

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOT 1 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, PART OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 08, 2000 AS DOCUMENT NO. R2000-120890, AND PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT, PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 2012 AS DOCUMENT NO. R2012-012175, IN DUPAGE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 IN CARSON'S ASSESSMENT PLAT OF YORKTOWN SHOPPING CENTER, BEING AN ASSESSMENT PLAT OF PART OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 2000 AS DOCUMENT R2000-120890, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT, BEING AN ASSESSMENT PLAT OF PART OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 2012 AS DOCUMENT R2012-012175, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 2, BEING THE SAME AS THE SOUTHEAST CORNER OF LOT 1 IN SAID HIGHLAND AVENUE ASSESSMENT PLAT; THENCE NORTH 87 DEGREES 12 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A CHORD BEARING OF NORTH 87 DEGREES 00 MINUTES 13 SECONDS, A RADIUS 219.00 FEET, A CHORD BEARING OF NORTH 50 DEGREES 00 MINUTES 13 SECONDS EAST, AND AN ARC LENGTH OF 288.43 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 03 SECONDS EAST, 107.83 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 507.32 FEET, A CHORD BEARING OF NORTH 79 DEGREES 53 MINUTES 36 SECONDS EAST, AND AN ARC LENGTH OF 138.49 FEET; THENCE NORTH 72 DEGREES 04 MINUTES 23 SECONDS EAST, 23.60 FEET; THENCE NORTH 86 DEGREES 09 MINUTES 17 SECONDS EAST, 18.55 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST, 107.83 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 03 SECONDS WEST, 62.72 FEET TO THE SOUTH LINE OF SAID PARCEL 2; THENCE NORTH 62 DEGREES 04 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2, 124.17 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 87 DEGREES 12 MINUTES 43 SECONDS WEST, 553.11 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS

I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF LOMBARD WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT THE PLAT DEPICTED HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS, MAP NO. 17043C0159J, EFFECTIVE DATE AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2023.



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

SYNERGY CONSTRUCTION GROUP
2037 WEST CARROLL STREET
CHICAGO, IL 60612

312-243-3770

REVISIONS

NO.	DATE	DESCRIPTION
1.	05-15-23	REVISED PER REVIEW
2.	09-26-24	REVISED PER COMMENT - PUDEE PER SEPARATE DOC.
3.	10-04-24	REVISED PER COMMENT
4.	10-08-24	REVISED PER COMMENT
5.	10-16-24	REVISED PER COMMENT
6.	02-10-25	ADD MORTGAGEE CERTIFICATE

FINAL PLAT

YORKTOWN RESERVE, LOMBARD, ILLINOIS

Project No: 15147.MF

Group No: VP04.2

SHEET NO. 2 of 2

DRAFTING COMPLETED: 03-15-23
FIELD WORK COMPLETED: N/A

DRAWN BY: MLP/SPK
PROJECT MANAGER: EJM

CHECKED BY: EJM
SCALE: 1" = N/A