

54-R-16

A RESOLUTION

Approving a Plat of Subdivision for 1900-1904 Asbury Avenue

WHEREAS, pursuant to Subsection 4-11-1-(B) of the Evanston City Code of 2012, as amended (the "City Code"), the City Council may approve of a plat by means of a resolution; and

WHEREAS, the City intends to subdivide the property located at 1900-1904 Asbury Avenue, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the City Council hereby finds that the proposed plat complies with all applicable provisions of Title 4, Chapter 11 of the City Code, subject to certain conditions,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

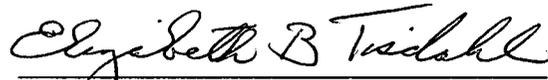
SECTION 2: Pursuant to Title 4, Chapter 11 of the City Code, the City Council hereby approves the proposed Plat of Subdivision, attached hereto as Exhibit B and incorporated herein by reference, subject to the following conditions:

- (A) The final plat of subdivision must substantially conform to the 1900-1904 Asbury Avenue Subdivision plat prepared by B.H. Suhr & Company, Inc. dated May 12, 2016, except as such plat may be modified to conform to the City Code, Resolution, and Ordinance;
- (B) A permanent private easement must be granted to Lot 2, located at 1904 Asbury Avenue and further depicted in Exhibit B, for driveway access to Emerson Street over Lot 1, located at 1900 Asbury Avenue and further depicted in Exhibit B; and

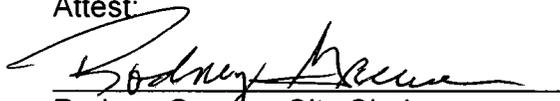
- (C) The property owner of 1904 Asbury Avenue must either: (1) remove and/or relocate the concrete curb and fence located on the public right-of-way; or (2) apply for an easement permitting the fence and curb to remain in its current location and pay all associated fees and costs.

SECTION 3: The City Manager and/or his designee(s) is/are hereby authorized and directed to sign, and the City Clerk hereby authorized and directed to attest, any documents necessary to implement the terms of this resolution.

SECTION 4: This resolution shall be in full force and effect from and after the date of its passage and approval in the manner required by law.


Elizabeth B. Tisdahl, Mayor

Attest:


Rodney Greene, City Clerk

Adopted: July 11, 2016

EXHIBIT A

Legal Description

THE SOUTH 10 FEET OF THE EAST 100 FEET OF LOT 10 AND THE EAST 100 FEET OF LOT 11 IN BLOCK 6 IN T. CRAVEN'S RESUBDIVISION OF BLOCKS 1, 5, AND 7 IN GRANT AND JACKSON'S ADDITION TO EVANSTON, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-13-212-027-0000

COMMONLY KNOWN AS: 1900-1904 Asbury Avenue, Evanston, Illinois.

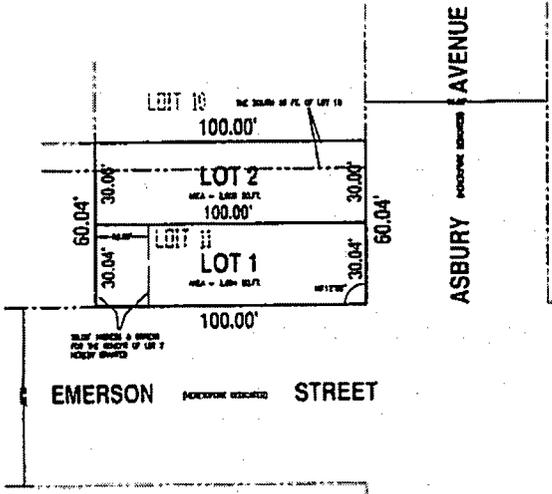
EXHIBIT B

Plat of Subdivision

1900-04 ASBURY SUBDIVISION

IN

THE NORTH-EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COUNCIL'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK }
Approved by the Council of the City of Evanston, Illinois, at a meeting held on this _____ day of _____, A.D. 20____, in witness whereof, I set my hand and affix the Corporate Seal of Evanston, this _____ day of _____, A.D. 20____.

CITY CLERK

CITY COLLECTOR'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK }
_____, Collector for the City of Evanston, Cook County, Illinois, do hereby certify that I find no delinquent general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the plat hereon drawn.
Dated this _____ day of _____, A.D. 20____.

CITY COLLECTOR

ZONING CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK }
Approved this _____ day of _____, A.D. 20____.

ZONING ENFORCING OFFICER

PUBLIC WORKS CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK }
Approved this _____ day of _____, A.D. 20____.

DIRECTOR OF PUBLIC WORKS

CORPORATION COUNSEL CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK }
Approved this _____ day of _____, A.D. 20____.

CORPORATION COUNSEL

LAND SURVEYOR'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK }
B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the above described property for the purpose of subdividing it into two (2) lots as shown hereon.
The South 10 feet of the East 100 feet of Lot 10 and the East 100 feet of Lot 11 in Block 6 in T. Crown's Subdivision of Blocks 1, 4, and 7 in Grant and Jackson's Addition to Evanston, said Addition being a Subdivision of the South part of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
Dimensions are shown in feet and decimal parts thereof and are correct to 62 degrees Fahrenheit.
It further certifies that the property shown hereon is not situated in a special flood hazard area as identified by the Federal Emergency Management Agency, as per Flood Insurance Rate Map, Panel No. 17031D0263 J of Community Panel Number 17031, effective date August 19, 2005, Zone "X" (unshaded) area determined to be outside of the 0.2% annual chance floodplain.
It further certifies that the plat hereon drawn is a correct representation of said survey and subdivision.
Dated at Evanston, Illinois, this _____ day of _____, A.D. 20____.

XXXXPRELIMINARY COPYXXX

B.H. SUHR & COMPANY, INC.
Professional Land Surveyor No. 028-028642
License Expires Date 11/30/14

OWNER'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK }
Rise/Jean-Baptiste, LLC, does hereby certify that it is the Title Owner of record of the property described hereon, and that it has caused the same to be subdivided into two (2) Lots, as shown hereon.
Dated this _____ day of _____, A.D. 20____.

By: _____
PRESIDENT

Attest: _____
SECRETARY

NOTARY'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK }
_____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that _____ and _____ of said Block, personally known to me to be the same persons whose names are subscribed to the foregoing 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, and as the free and voluntary act of said Company, not individually, but solely as Trustee, 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

LENDER'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK }
First Bank & Trust/Evanston, as Mortgagee under the provisions of a certain mortgage recorded in the Recorder's Office of Cook County, Illinois, as Document No. _____, does hereby consent to the plat of subdivision hereon drawn.
Dated this _____ day of _____, A.D. 20____.

First Bank & Trust/Evanston

By: _____
VICE PRESIDENT

Attest: _____
SECRETARY

NOTARY PUBLIC'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF COOK }
_____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that _____ and _____ of said Block, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Block, not individually, but solely as Trustee, as aforesaid, for the uses and purposes therein set forth, and the said _____ did also then and there acknowledge that _____, as Custodian of the Corporate Seal of said Block, did affix the said Corporate Seal to the said instrument as his _____ own free and voluntary act, and as the free and voluntary act of said Block, as Trustee, 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

B.H. SUHR & COMPANY, INC.

SURVEYOR LICENSED NO. 028-028642
180 CUSTER AVENUE, EVANSTON, ILLINOIS 60121
CHICAGO TEL. (773) 273-5315 / EVANSTON TEL. (847) 864-4311
WWW.BHSUHR.COM / E-MAIL SURVEYOR@BHSUHR.COM

LOCATION: 1900-04 ASBURY AVE. EVANSTON, ILL. MAY 12, 2016
ORDER NO. 18-117 ORDERED BY: LENORE JEAN-BAPTISTE

Professional Survey Firm
License No. 028-028642

EXISTING P.I.N.
10-13-212-027-0000

SEND TAX BILL TO:

SUBMITTED BY AND RETURN PLAT TO:

CITY OF EVANSTON
DEPARTMENT OF PUBLIC WORKS
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60204