

8/1/2016

**59-R-16**

**A RESOLUTION**

**Approving a Plat of Resubdivision for 1129-1133 Leonard Place**

**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 resubdivide the property located at 1129-1133 Leonard Place, 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 Resubdivision, 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 1129-1133 Leonard Place Resubdivision plat prepared by B.H. Suhr & Company, Inc. dated May 3, 2016, except as such plat may be modified to conform to the City Code, Resolution, and Ordinance;

**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: August 15, 2016

**EXHIBIT A**

**Legal Description**

Lot 1 and Lot 2 in Bryan K. Mahns Subdivision in the Southwest Quarter of Section 7, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**PIN(s):** 11-07-117-040-0000  
11-07-117-041-0000

**COMMONLY KNOWN AS:** 1129-1133 Leonard Place, Evanston, Illinois.

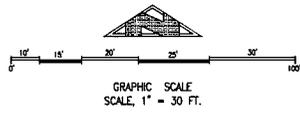
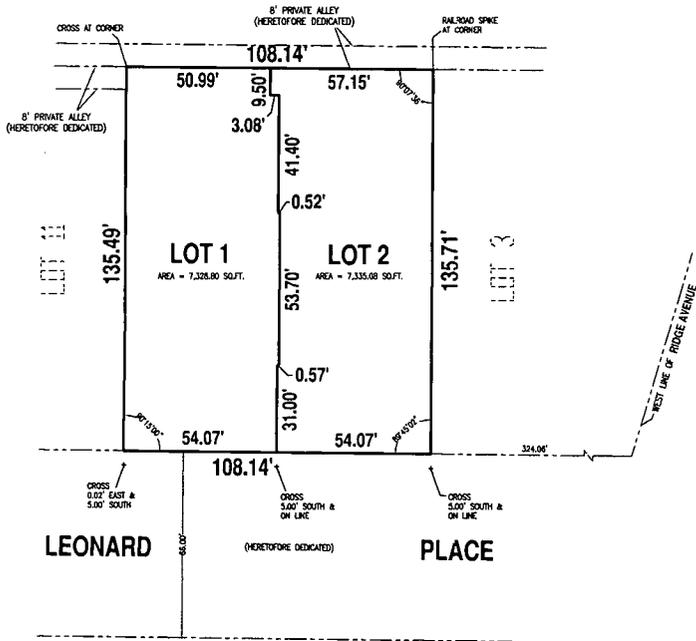
**EXHIBIT B**

**Plat of Resubdivision**

# BRYAN K. MAHNS RESUBDIVISION

OF

LOTS 1 AND 2 OF BRYAN K. MAHNS SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, 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 } =

I, \_\_\_\_\_ 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 ADMINISTRATOR

**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 resubdividing it into two (2) Lots as shown hereon.

Lots 1 and 2 in Bryan K. Mahns Subdivision in the Southwest Quarter of Section 7, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Dimensions are shown in feet and decimal parts thereof and are correct at 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.'s 17031C0265 J & 170310270 J of Community Panel Number 17031, effective date August 19, 2008, 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\_\_\_

RAYMOND E. HANSEN  
Illinois Professional Land Surveyor No. 035-002542  
License Expiration Date 11/30/14

**OWNER'S CERTIFICATE**  
STATE OF ILLINOIS }  
COUNTY OF COOK } =

Leonard Place, LLC, does hereby certify that it is the title Owner of record of part of the property described hereon, and that it has caused the same to be Resubdivided 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 } =

I, \_\_\_\_\_, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ of Leonard Place, LLC, 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, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this \_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_

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

**OWNER'S CERTIFICATE**  
STATE OF ILLINOIS }  
COUNTY OF COOK } =

We, Steve and Terri Woodward, husband and wife, do hereby certify that We are the title Owners of record of part of the property described hereon, and that We have caused the same to be Resubdivided into two (2) Lots, as shown hereon.

Dated this \_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_

\_\_\_\_\_  
STEVE WOODWARD

\_\_\_\_\_  
TERRI WOODWARD

**NOTARY'S CERTIFICATE**  
STATE OF ILLINOIS }  
COUNTY OF COOK } =

I, \_\_\_\_\_, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Steve and Terri Woodward, husband and wife, respectively, 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, 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.**

SURVEYORS ESTABLISHED 1911

840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202

MEMBER: CHICAGO TEL. (773) 373-5315 / EVANSTON TEL. (847) 864-4315

WWW.BHSUHR.COM / E-MAIL: SURVEYOR@BHSUHR.COM

LOCATION: LEONARD PLACE EVANSTON, ILL. MAY 3, 20 16

ORDER NO. 16-10-S ORDERED BY: BKM DEVELOPMENT COMPANY, LLC

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EXISTING P.I.N. \_\_\_\_\_

SEND TAX BILL TO: \_\_\_\_\_

SUBMITTED BY AND RETURN PLAT TO:

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