



Office of the Chicago City
Clerk



O2012-2293

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	4/24/2012
Sponsor(s):	Dowell, Pat (3)
Type:	Ordinance
Title:	Approval of Stateway Gardens Phase II-B Subdivision
Committee(s) Assignment:	Committee on Transportation and Public Way

SUBDIVISION ORDINANCE

Be it Ordained by the City Council of the City of Chicago:

SECTION 1. Chicago Department of Transportation, the Commissioner or his assigners, is hereby authorized and directed to approve a proposed Stateway Gardens Phase II-B being a subdivision of part of vacated West 37th Street, vacated 38th Street, Vacated South Dearborn Street, Vacated South Federal Street, Block 2, and the 16 foot vacated alley in said Block 2, in the Subdivision of Block 32 and the East 68 feet of Block 31 of Canal Trustee's Subdivision of Section 33, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, as shown and legally described in the attached plat (Exhibit A, File:33-03-11-3257) which, for greater certainty, is hereby made a part of this ordinance.

Further the Commissioner is authorized to approve the acceptance of the dedications shown on such drawing.

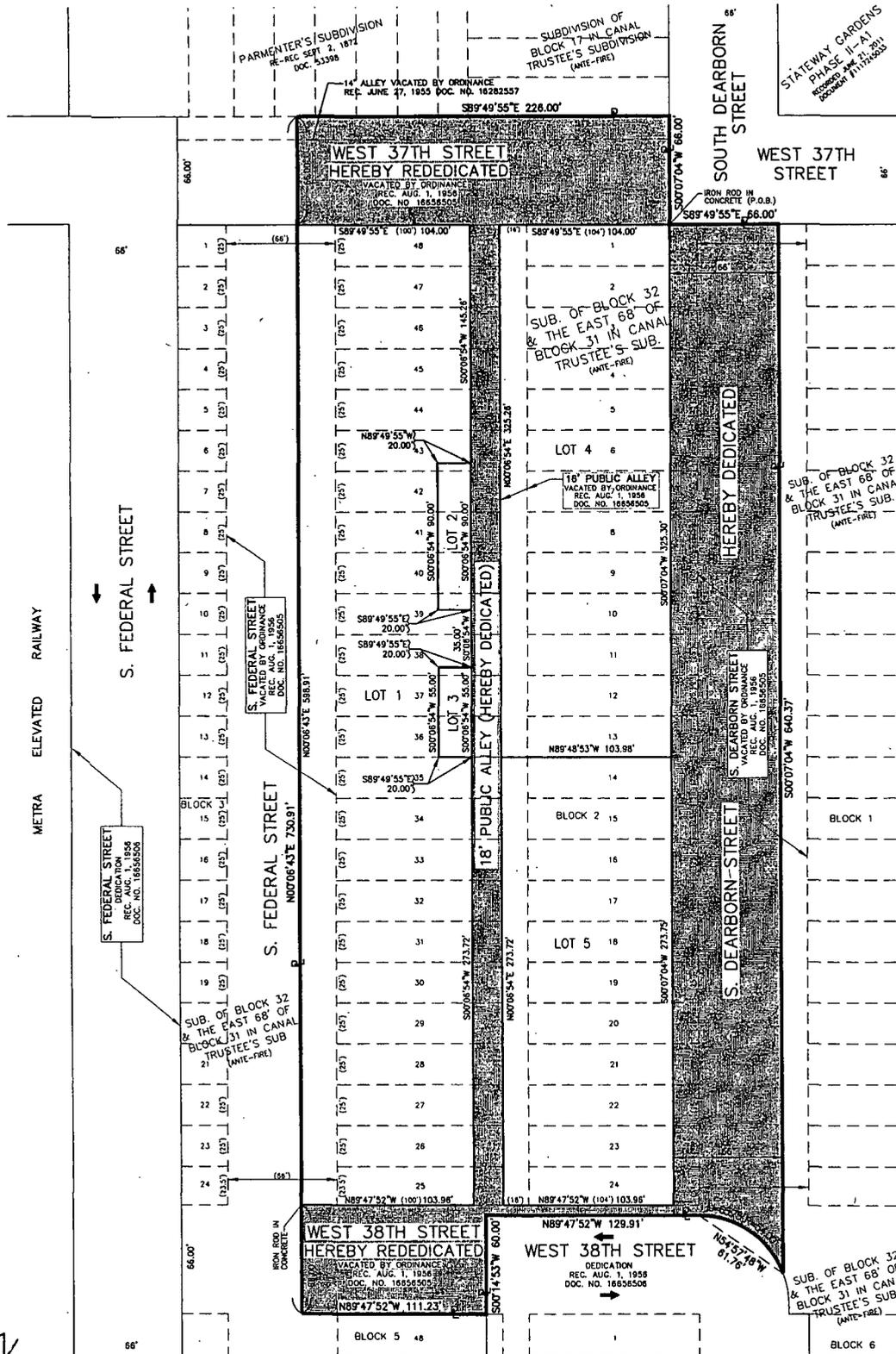
SECTION 2. This ordinance shall take effect and be in force from and after its passage. This subdivision shall take effect and be in force from and after its recording.



Honorable Pat Dowell
Alderman, 3rd Ward

PLAT OF SUBDIVISION STATEWAY GARDENS PHASE II-B

Being a Subdivision of part of Vacated West 37th Street, Vacated West 38th Street, Vacated South Dearborn Street, Vacated South Federal Street, Block 2, and the 16 foot vacated alley in said Block 2, in the Subdivision of Block 32 and the East 68 feet of Block 31 of Canal Trustee's Subdivision of Section 33, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
Stateway Gardens Phase II-B contains 4.562 acres (198,712 sq. ft.) more or less.



LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- HEREBY DEDICATED
- RECORD DIMENSION
- MEASURED DIMENSION
- FOUND PK. NAIL
- FOUND REBAR
- SET MARK NAIL
- SET/FOUND CUT CROSS

NOTE: THERE ARE NO BUILDINGS ON THE PROPERTY.

Ref
3/21/12

NOTES: MONUMENTS WILL BE ESTABLISHED AT ALL LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.

UNLESS OTHERWISE NOTED HEREON, THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.

DWG: 33-03-11-3257

#	Date	Description
1	11-20-11	Issued for review
2	2-2-12	Issued
3	3-9-12	Released

TERRA
ENGINEERING LTD.
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Chicago, IL 60654
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Project Information
PROJECT #: 10-118
DRAWN BY: KR
DESIGN BY: TB
CHECKED BY: TB

STATEWAY GARDENS
PHASE II-B

STATEWAY GARDENS PHASE II-B

Being a Subdivision of part of Vacated West 37th Street, Vacated West 38th Street, Vacated South Dearborn Street, Vacated South Federal Street, Blocks 2 and 3, and the 16 foot vacated alley in said Block 2, in the Subdivision of Block 32 and the East 68 feet of Block 31 of Canal Trustee's Subdivision of Section 33, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

The Chicago Housing Authority, a Municipal Corporation of the State of Illinois, hereby certifies that it is the owner of the property described hereon, and that as sold owner it has caused the said property to be surveyed, and the portions thereof being dedicated as shown hereon, in witness whereof the Chicago Housing Authority has caused this instrument to be signed by its Duty Authorized Official on its behalf.

_____ A.D. 2012

Charles Woodyard - Chief Executive Officer

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, a Notary Public in and for the State of Illinois, do hereby certify that Charles Woodyard, Chief Executive Officer of the Chicago Housing Authority is personally known to me to be the same person whose name is subscribed to the foregoing instrument. As such Chief Executive Officer appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free will and voluntary act of said Municipal Corporation for the uses and purposes therein set forth. Given under my hand and Notarial Seal this _____ day of _____ A.D. 2012

Notary Public

SURVEYOR'S RELEASE TO RECORD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

The undersigned, an Illinois Professional Land Surveyor, hereby certifies that the Final Plat of Subdivision for Stateway Gardens Phase II-B Prepared by the undersigned, which was delivered to the City of Chicago on this date is identical to the Final Plat of Subdivision approved by the City on _____, 2012.

The undersigned hereby authorizes the City of Chicago and/or its designated agents to record said Final Plat of Subdivision with the Office of the Cook County Recorder of Deeds on behalf of the undersigned pursuant to Paragraph 2 of the Plat Act, Illinois Compiled Statutes 765 ILCS 205 / 2, as amended.

Dated: _____, 2012

Illinois Professional Land Surveyor No. 3142

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

The undersigned, a Notary Public in and for said County and State aforesaid, does hereby certify that

_____ personally known to me to be the same person whose name is subscribed to the foregoing instrument. Appeared before me this day and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2012.

Notary Public

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Thomas E. Baumgartner, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and subdivided the following described property:

That part of Vacated West 37th Street, Vacated West 38th Street, Vacated South Dearborn Street, Vacated South Federal Street, Blocks 2 and 3, and the 16 foot vacated alley in said Block 2, in the Subdivision of Block 32 and the East 68 feet of Block 31 of Canal Trustee's Subdivision of Section 33, Township 39 North, Range 14 East of the Third Principal Meridian, as vacated by Ordinance recorded August 1, 1956 as Document number 16856505, and by Ordinance recorded June 27, 1955 as Document number 18282557, bounded and described as follows:

Beginning at the Southwest corner of Stateway Gardens Phase II-A recorded June 21, 2011 as Document number 1117245033; thence South 89 degrees 49 minutes 53 seconds East, along the South line of said Stateway Gardens Phase II-A, 66.00 feet; thence South 00 degrees 07 minutes 04 seconds East 640.37 feet to a point on West 38th Street as dedicated by Dedication recorded August 1, 1956 as Document number 16856506; thence Northwesterly 85.75 feet along a curve concave to the South having a radius of 54.00 feet, the chord of said curve bears North 54 degrees 57 minutes 48 seconds West a distance of 61.78 feet; thence North 89 degrees 47 minutes 52 seconds West along the North line of said Dedication, 129.91 feet; thence South 00 degrees 14 minutes 53 seconds West along the West line of said Dedication, 60.00 feet to the South line of Vacated West 38th Street; thence North 89 degrees 47 minutes 52 seconds West along the South line of said Vacated West 38th Street 111.23 feet; thence North 00 degrees 06 minutes 43 seconds East, 730.91 feet to the North line of Vacated West 37th Street as vacated by Ordinance recorded August 1, 1956 as Document number 16856505; thence South 89 degrees 49 minutes 55 seconds East along the North line of said Vacated West 37th Street, 228.00 feet to the West line of South Dearborn Street; thence South 00 degrees 07 minutes 04 seconds West along the West line of said South Dearborn Street 68.00 feet to the Point of Beginning, in Cook County, Illinois.

Said parcel containing 4.562 acres (198,712 sq. ft.), more or less.

Said parcel affects PIN Numbers 17-33-407-060, 17-33-415-045, 17-33-416-048, 17-33-417-048, 17-33-419-052, 17-33-420-049, and 17-33-421-047.

Current Zoning is PD 987

Firm Registration No. 184.003610

The subject property is designated as Zone C on the Flood Insurance Rate Map, City of Chicago, Illinois, Community Panel No. 170074 0075B, effective date, June 1, 1981, as published by the Federal Emergency Management Agency.

The property described hereon is located within the corporate limits of the City of Chicago, Cook County, Illinois.

I further certify that the plat hereon drawn is a correct representation of said survey and subdivision.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 82 Fahrenheit.

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that I, an Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Given under my hand and seal in Chicago, Illinois, this 20th day of March, 2012.

Thomas E. Baumgartner
THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2012

Field work completed November 1, 2011.



Prepared for:

Stateway Associates, LLC
10 West 35th Street, 9th Floor
Chicago, IL 60616

AFTER RECORDED MAIL TO:
TERRA Engineering LTD.
Tom Baumgartner P.L.S.
225 West Ohio St., 4th Floor
Chicago, IL 60610
312-467-0123

The Chicago Public Schools list; ATTUCKS (grades K through 8); PHILLIPS HIGH SCHOOL as the Community Schools for the area contained within the above described Subdivision.

LOT AREA TABLE

LOT 1	1.363 ACRES, (59,377 SQ. FT.)	more or less
LOT 2	0.041 ACRES, (1,800 SQ. FT.)	more or less
LOT 3	0.025 ACRES, (1,100 SQ. FT.)	more or less
LOT 4	0.777 ACRES, (33,825 SQ. FT.)	more or less
LOT 5	0.653 ACRES, (28,480 SQ. FT.)	more or less
STREETS & ALLEYS		1.702 ACRES, (74,150 SQ. FT.) more or less

After recording send Tax Bills:

For the CHA Lots, which remain owned by the Chicago Housing Authority, an exempt agency, and remain exempt from Property Taxes: all of the land contained in Stateway Gardens Phase II-B Lots 1 and 5 (formally part of Lots 14 through 48 in the Subdivision of Block 32 and the East 68 feet of Block 31 in Canal Trustee's Subdivision)

To: Chicago Housing Authority
Office of the General Counsel
60 East Van Buren, 12th Floor
Chicago, IL 60605

Excepting the following described lots: Stateway Gardens Phase II-B Lots 2, 3 and 4 (formally part of Lots 1 through 13, and Lots 38 through 43 in the Subdivision of Block 32 and the East 68 feet of Block 31 in Canal Trustee's Subdivision)

To: Park Boulevard IIB, LLC
10 West 35th Street, 9th Floor
Chicago, IL 60616

Date Description

1	11-28-11	Issued for review
2	12-12-12	Issued
3	3-20-12	Issued



225 West Ohio Street
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Project Information

PROJECT #: 10-116
DRAWN BY: KR
DESIGN BY: TB
CHECKED BY: TB

**STATEWAY GARDENS
PHASE II-B**