



Office of the City Clerk



O2012-8266

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	12/12/2012
Sponsor(s):	Burns, William D. (4)
Type:	Ordinance
Title:	Approval of Davis-Koerner Subdivision
Committee(s) Assignment:	Committee on Transportation and Public Way

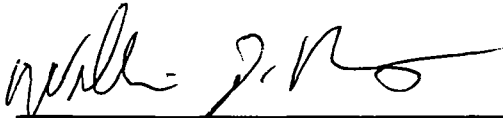
SUBDIVISION ORDINANCE

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 Davis-Koerner Subdivision being a subdivision in the block bounded by S. Lake Park Avenue, E. 40th Place, E. 42nd Place and S. Oakenwald Avenue and legally described in the attached plat ("Exhibit A", File: 02-04-12-3573) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 3. The subdivision herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the applicant shall file or cause to be filed for recording in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the attached Exhibit A being the Plat of Subdivision approved by the Department of Transportation / Superintendent of Maps and Plats, as well a separately recorded oversized and legible copy of the same Plat of Subdivision for greater clarity.

SECTION 4. This ordinance and exhibit subdivision plat shall take effect and be in force from and after its recording.



Honorable Will Burns
Alderman, 4th Ward

Davis-Koerner Subdivision Being a Resubdivision of Lots 10, 11, 12, 13 and Outlot C in Block 2, Block 3, (excepting Lot 1, and Outlot A), and all of Block 4, in Lake Park Crescent, being a subdivision of part of the Northwest Quarter of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 7, 2003, as Document number 0030468270, in Cook County, Illinois.

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

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

Lots 10, 11, 12, 13 and Outlot C in Block 2, Block 3,
 (excepting Lot 1, and Outlot A), and all of Block 4, in
 Lake Park Crescent, being a subdivision of part of the
 Northwest Quarter of Section 2, Township 38 North,
 Range 14 East of the Third Principal Meridian, according
 to the plat thereof recorded April 7, 2003, as Document
 number 0030468270, in Cook County, Illinois.

Said parcel containing 6.133 acres (267,151 square feet),
 more or less.

The subject property is designated as Zone X (Areas of
 Outstanding Quality) and is subject to the provisions of the
 Flood with average depths of less than 1 foot or with
 drainage areas less than 1 square mile, and areas
 protected by levees from 1% annual chance flood) on the
 Flood Insurance Rate Map, City of Chicago, Illinois,
 Community Profile No. 1703100200, effective date, August
 19, 2006, as designated by the Federal Emergency
 Management Agency.

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

Bearings are based upon the plat of Lake Park Crescent
 recorded April 7, 2003, Doc 0030468270.

The property described herein is Zoned PD 817.

The property described herein is currently vacant.

No dimensions should be assumed by scale measurements
 upon the plat.

I further certify that the plat herein drawn is a correct
 representation of said survey and subdivision
 and are connected to a tape and decimal parts thereof
 and are connected to a tape and decimal parts thereof
 and are connected to a tape and decimal parts thereof

All exterior lot corners not yet set will be set before
 recording of this re-subdivision and all interior corners of
 developed and prior to the conveyance of any lot, block,
 parcel or unit within said subdivision.

This is to certify that I, an Illinois Professional Land
 Surveyor, do hereby certify that the plat herein drawn
 conforms to the current Illinois Minimum Standards for a
 Boundary Survey.

Given under my hand and seal in Chicago, Illinois, this
 10th day of October, 2012

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

Field work completed February 12, 2011

The "Private Drive" in Block 3 is for the exclusive use of Residents of
 the Subdivision.

Following Pin #s are effected by this Subdivision

- 20-02-118-033/A 9
- 20-02-118-033/A 10
- 20-02-118-033/A 11
- 20-02-118-033/A 12
- 20-02-118-033/A 13
- 20-02-118-033/A 14
- 20-02-118-033/A 15
- 20-02-118-033/A 16
- 20-02-118-033/A 17
- 20-02-118-033/A 18
- 20-02-118-033/A 19
- 20-02-118-033/A 20
- 20-02-118-033/A 21
- 20-02-118-033/A 22
- 20-02-118-033/A 23
- 20-02-118-033/A 24
- 20-02-118-033/A 25
- 20-02-118-033/A 26
- 20-02-118-033/A 27
- 20-02-118-033/A 28
- 20-02-118-033/A 29
- 20-02-118-033/A 30
- 20-02-118-033/A 31
- 20-02-118-033/A 32
- 20-02-118-033/A 33
- 20-02-118-033/A 34
- 20-02-118-033/A 35
- 20-02-118-033/A 36
- 20-02-118-033/A 37
- 20-02-118-033/A 38
- 20-02-118-033/A 39
- 20-02-118-033/A 40
- 20-02-118-033/A 41
- 20-02-118-033/A 42
- 20-02-118-033/A 43
- 20-02-118-033/A 44
- 20-02-118-033/A 45
- 20-02-118-033/A 46
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- 20-02-118-033/A 96
- 20-02-118-033/A 97
- 20-02-118-033/A 98
- 20-02-118-033/A 99
- 20-02-118-033/A 100

Project Information

PROJECT # 10-181
 DRAWN BY KR
 DESIGN BY TB
 CHECKED BY TB

TERRA
 ENGINEERING LTD.

225 W. Ohio Street
 4th Floor
 Chicago, IL 60604
 TEL: (312) 467-0123
 FAX: (312) 467-0020
 www.terraengineering.com

TERRA Engineering Registration Number 184 003510

#	Date	Description
1	12-13-10	Issued for review
2	12-25-11	Advised Pin Numbers
3	1-15-12	Issued
4	1-15-12	Advised Lot Block 3
5	1-15-12	Advised Lot Block 3
6	6-25-12	Revised Subdivision
7	11-9-12	Text Revision

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 to me that he executed 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

After recording send Tax Bills

For the CHS Lots which remain owned by the
 Chicago Housing Authority on exempt agency
 and remain exempt from Property Taxes Lots
 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, 15, 17, 19,
 20, 21, 22, 23, 24 and Outlot B in Block 2,
 and Outlot C, 3, 5, 6, 7, 8, 10, 11, 14, 15,
 16, 17, 18 and the Private Drive in Block 3.

To: Office of the General Counsel
 60 East Van Buren, 12th Fl.
 Chicago, IL 60605

Excepting the following described later: Lot 1
 Block 1, Lots 1, 7, 9, 14, 16, 18, 25, 26 and
 Outlot A in Block 2, and Lots 2, 4, 12, 13 and
 19 in Block 3

To: Lakefront Phase II, LLC
 3619 S. State St., suite 400
 Chicago, IL 60609

The Chicago Public Schools (d/b/a
 PRINCE MIDDLE SCHOOL
 KING HIGH SCHOOL (BLOCKS 2 & 3)
 PHILIPS HIGH SCHOOL (BLOCK 1)
 as the Community Schools for the area
 contained within the above described Subdivision.

Prepared for:

After RECORDED MAIL TO:
 TERRA Engineering LTD.
 225 W. Ohio St., 4th Floor
 Chicago, IL 60604
 312-467-0123

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 herein, and that as
 sold owner it has caused the said property to be
 surveyed and subdivided as shown on the plat
 herein. In witness whereof the Chicago Housing
 Authority has caused this instrument to be signed by
 its duly Authorized Officer on its behalf

A.D. 2012

Charles Woodard - Chief Executive Officer

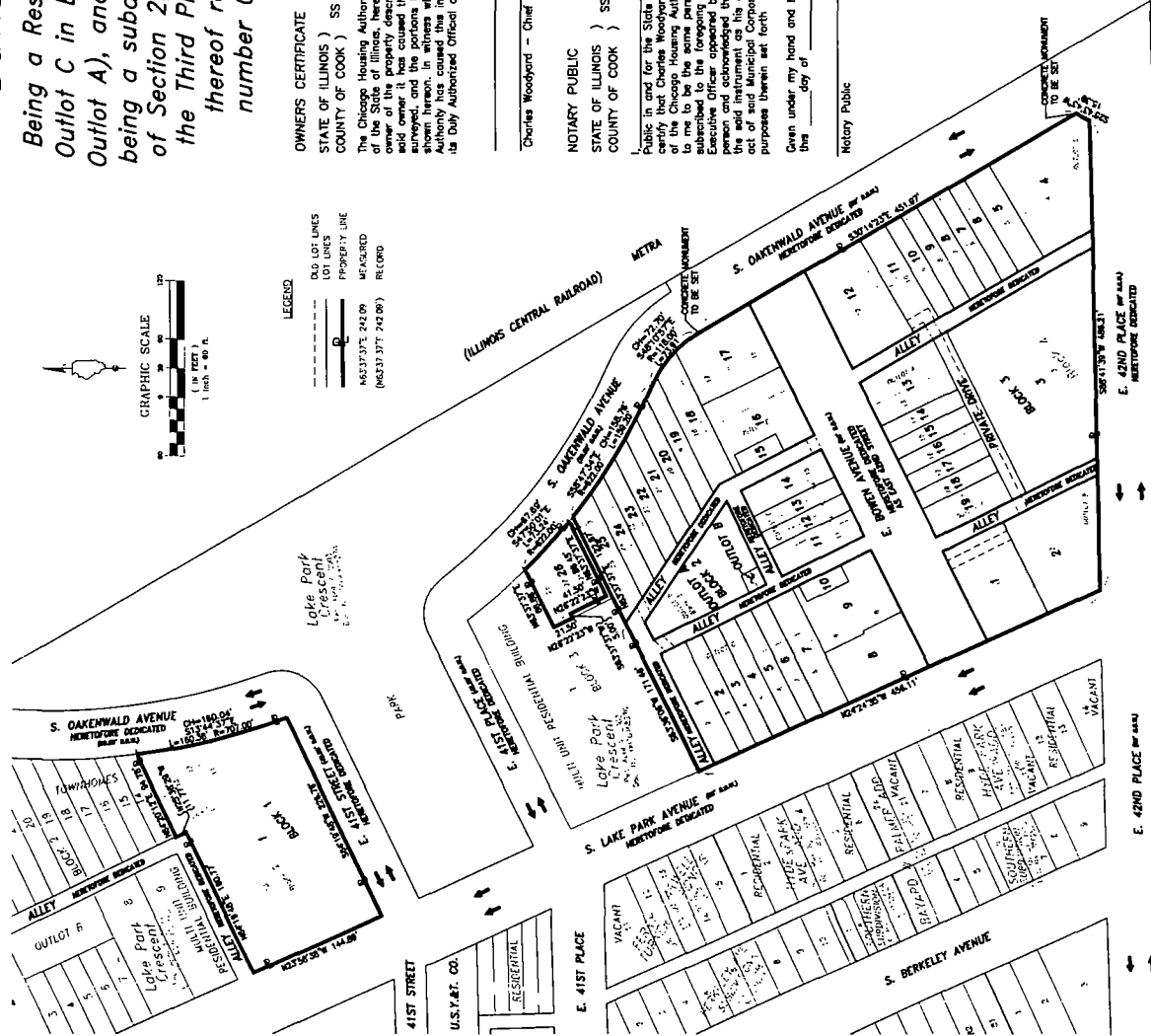
NOTARY PUBLIC

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

I, _____, a Notary
 Public in and for the State of Illinois, do hereby
 certify that Charles Woodard, 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 of the Chicago Housing Authority
 he is duly authorized to execute this instrument and
 the said instrument as his 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

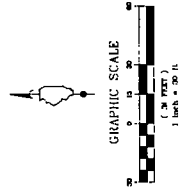
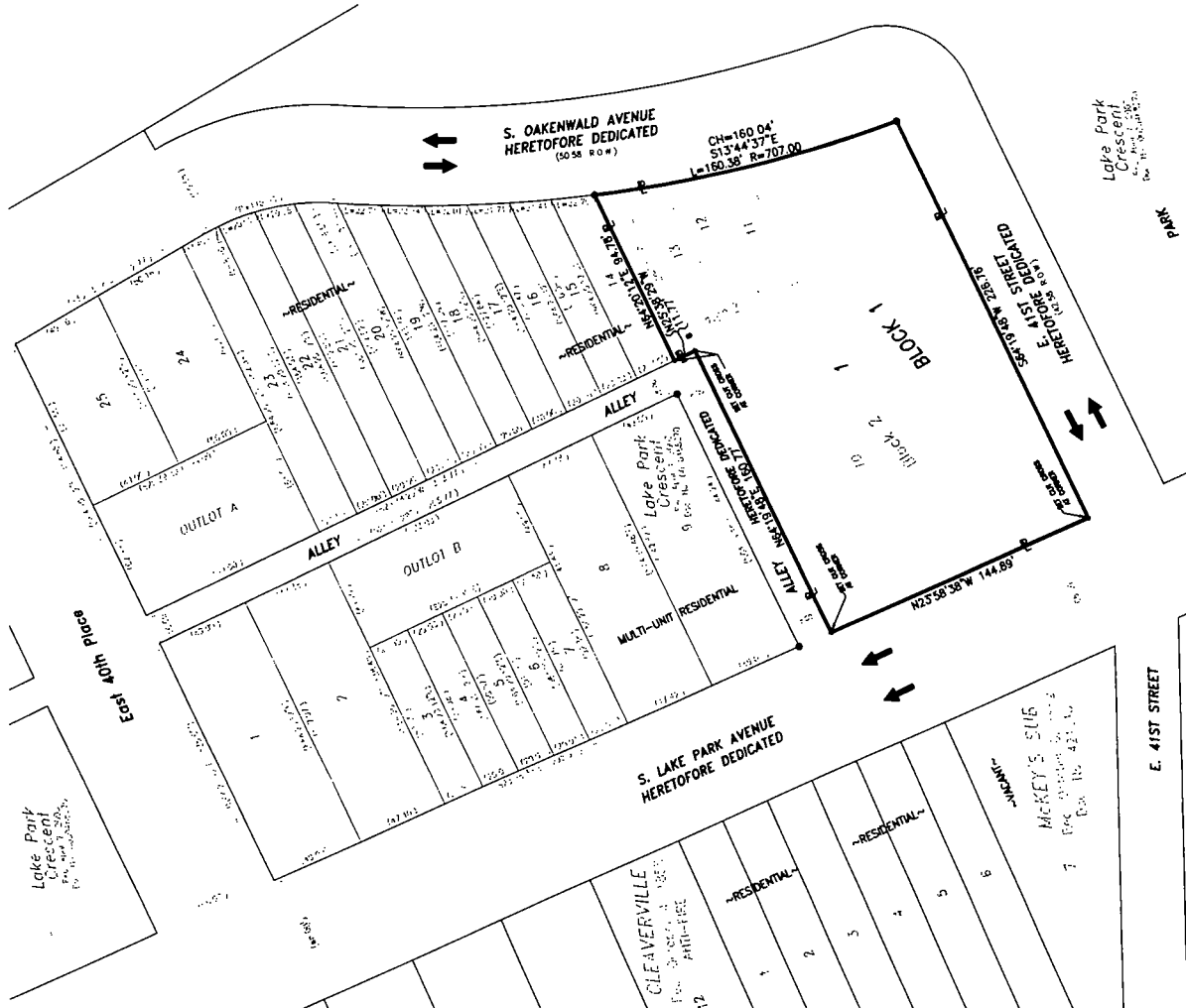
Notary Public



#	Date	Description
1	12-13-10	Issued for review
2	12-25-11	Advised Pin Numbers
3	1-15-12	Issued
4	1-15-12	Advised Lot Block 3
5	1-15-12	Advised Lot Block 3
6	6-25-12	Revised Subdivision
7	11-9-12	Text Revision

CDOT# 02-04-12-3573

Davis-Koerner Subdivision
 Being a Resubdivision of Lots 10, 11, 12, 13 and
 Outlot C in Block 2, Block 3, (excepting Lot 1, and
 Outlot A), and all of Block 4, in Lake Park Crescent,
 being a subdivision of part of the Northwest Quarter
 of Section 2, Township 38 North, Range 14 East of
 the Third Principal Meridian, according to the plat
 thereof recorded April 7, 2003, as Document
 number 0030468270, in Cook County, Illinois.



- LEGEND**
- OLD LOT LINES
 - LOT LINES
 - PROPERTY LINE
 - MEASURED
 - RECORDED
 - FOUND P.N. NAIL
 - FOUND REBAR
 - SET MAG NAIL
 - SET/FOUND CUT CROSS

LOT AREA TABLE BLOCK 1
 LOT 1 0.812 ACRES. (35,361 SQ. FT.)

Date	Description
12-13-10	Issued for review
5-25-11	Issued for review
3-23-12	Issued
4-18-12	Added Lots Block 3
8-22-12	Revised Name
11-27-12	Final Remarks

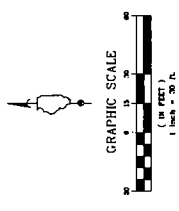
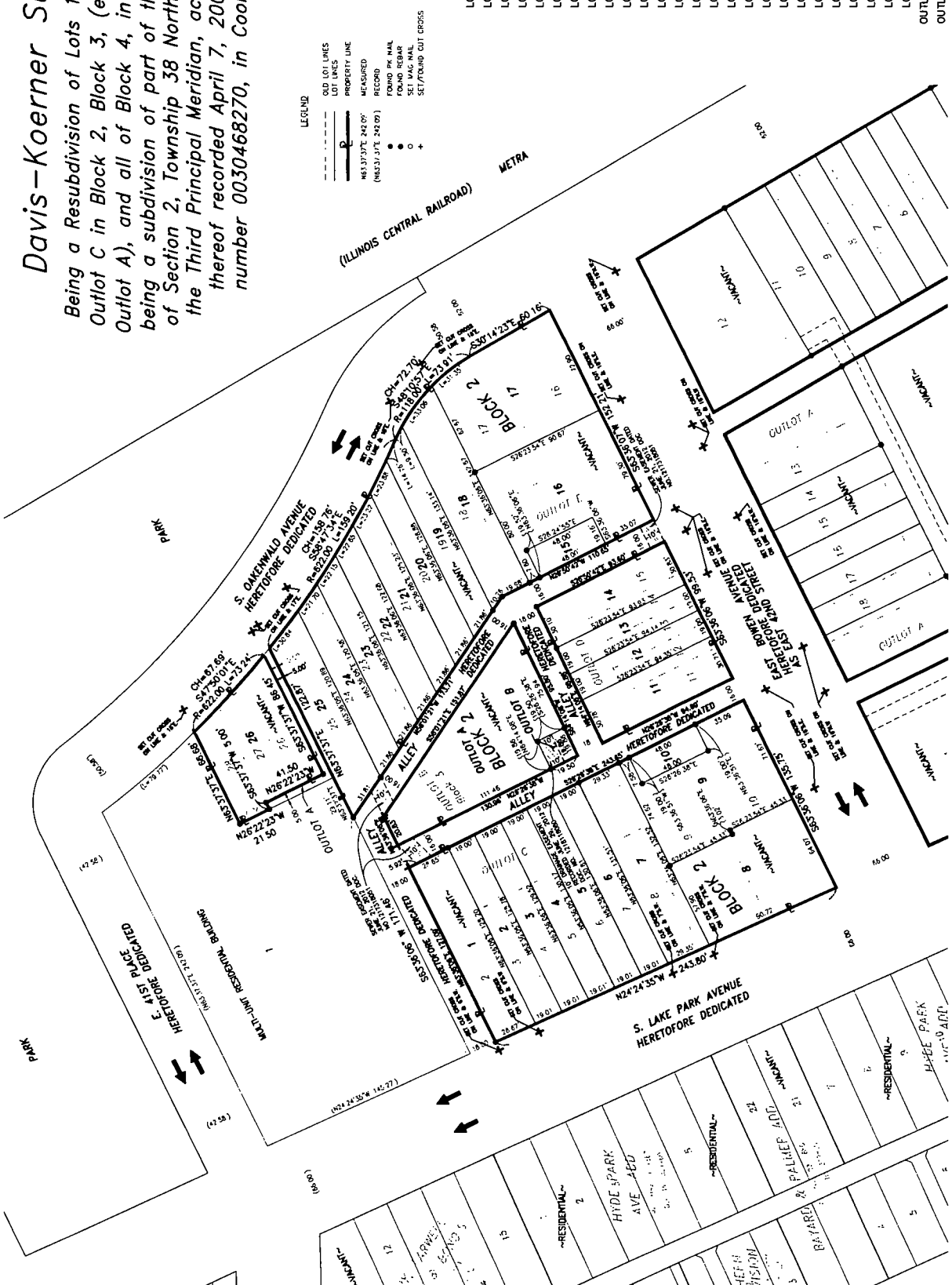
TERRA
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 225 W. Ohio Street
 4th Floor
 Chicago, IL 60654
 TEL (312) 487-0123
 FAX (312) 487-0220
 www.terraengineering.com

Project Information
 PROJECT # 10-181
 DRAWN BY NR
 DESIGN BY TB
 CHECKED BY TB

Davis-Koerner Subdivision

Davis-Koerner Subdivision

Being a Resubdivision of Lots 10, 11, 12, 13 and Outlot C in Block 2, Block 3, (excepting Lot 1, and Outlot A), and all of Block 4, in Lake Park Crescent, being a subdivision of part of the Northwest Quarter of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 7, 2003, as Document number 0030468270, in Cook County, Illinois.



LOT AREA TABLE BLOCK 2

LOT 1	0.084 ACRES, (3,656 SQ. FT.)
LOT 2	0.056 ACRES, (2,440 SQ. FT.)
LOT 3	0.056 ACRES, (2,453 SQ. FT.)
LOT 4	0.057 ACRES, (2,466 SQ. FT.)
LOT 5	0.057 ACRES, (2,479 SQ. FT.)
LOT 6	0.057 ACRES, (2,492 SQ. FT.)
LOT 7	0.089 ACRES, (3,872 SQ. FT.)
LOT 8	0.127 ACRES, (5,529 SQ. FT.)
LOT 9	0.131 ACRES, (5,720 SQ. FT.)
LOT 10	0.021 ACRES, (912 SQ. FT.)
LOT 11	0.087 ACRES, (3,806 SQ. FT.)
LOT 12	0.041 ACRES, (1,792 SQ. FT.)
LOT 13	0.041 ACRES, (1,787 SQ. FT.)
LOT 14	0.066 ACRES, (2,856 SQ. FT.)
LOT 15	0.021 ACRES, (928 SQ. FT.)
LOT 16	0.144 ACRES, (6,294 SQ. FT.)
LOT 17	0.144 ACRES, (6,292 SQ. FT.)
LOT 18	0.092 ACRES, (4,018 SQ. FT.)
LOT 19	0.057 ACRES, (2,491 SQ. FT.)
LOT 20	0.055 ACRES, (2,412 SQ. FT.)
LOT 21	0.053 ACRES, (2,353 SQ. FT.)
LOT 22	0.053 ACRES, (2,315 SQ. FT.)
LOT 23	0.053 ACRES, (2,295 SQ. FT.)
LOT 24	0.053 ACRES, (2,293 SQ. FT.)
LOT 25	0.077 ACRES, (3,363 SQ. FT.)
LOT 26	0.109 ACRES, (4,732 SQ. FT.)
OUTLOT A	0.187 ACRES, (7,260 SQ. FT.)
OUTLOT B	0.008 ACRES, (367 SQ. FT.)

Project Information
 PROJECT # 10-181
 DRAWN BY NR
 DESIGN BY TB
 CHECKED BY TB

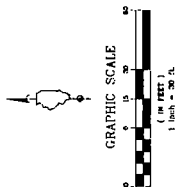
Davis-Koerner Subdivision

[Signature] 3 of 4

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Date	Description
12-13-10	Issued for review
5-25-11	Issued for review
3-23-12	Issued
8-23-12	Revised Name
10-15-12	Revised Outlot A
10-30-12	Final Examined Recording Info
11-01-12	Text Revisions

Being a Resubdivision of Lots 10, 11, 12, 13 and Outlot C in Block 2, Block 3, (excepting Lot 1, and Outlot A), and all of Block 4, in Lake Park Crescent, being a subdivision of part of the Northwest Quarter of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 7, 2003, as Document number 0030468270, in Cook County, Illinois.



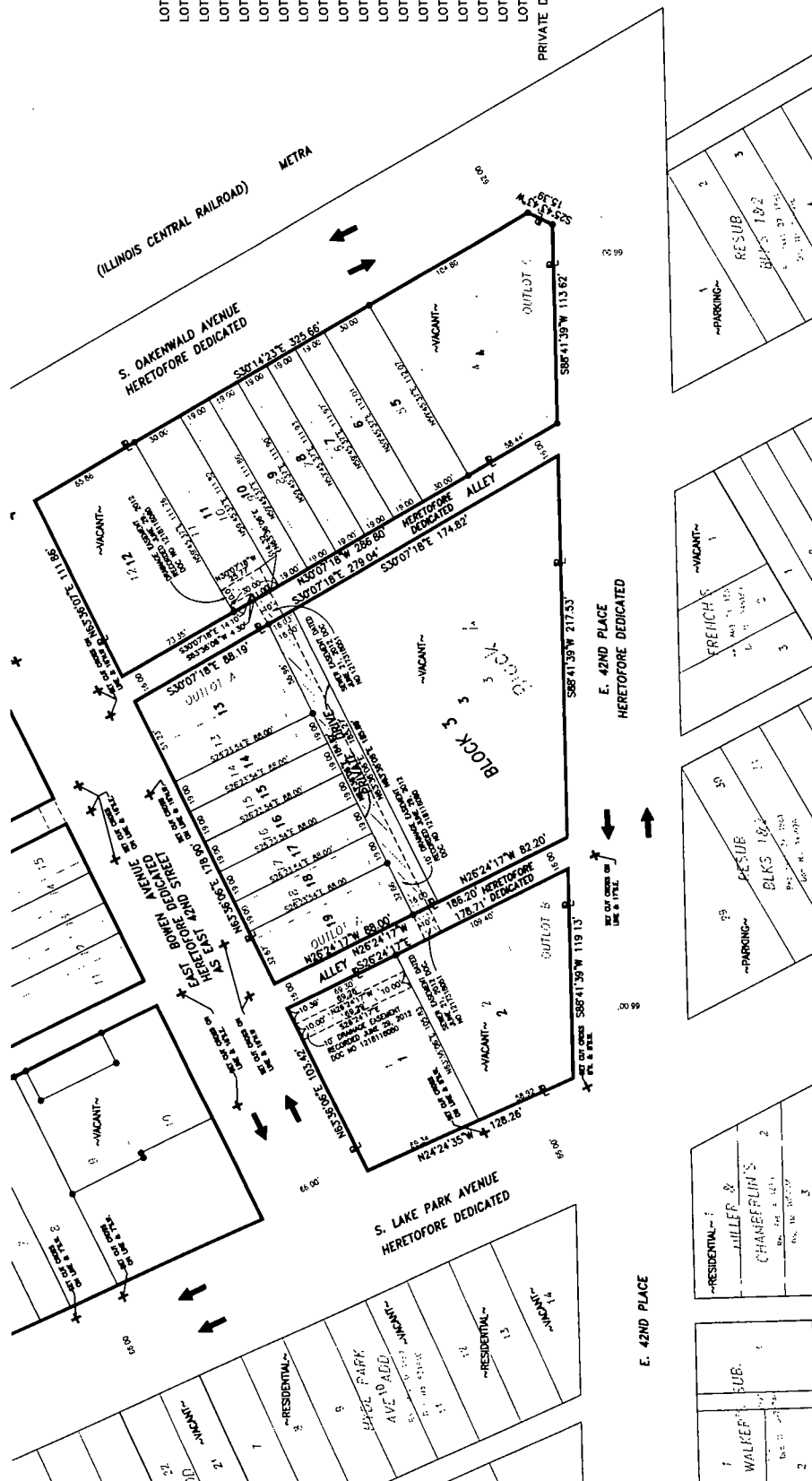
LEGEND

OLD LOT LINES	PROPERTY LINE	MEASURED	RECORD	FOUND W/ NAIL	FOUND REBAR	SET W/ MAC NAIL	SET FOUND OUT CROSS
---	=====	=====	=====	●	●	○	+
	242.00'	653.37' E	242.00'				
		653.37' E	242.00'				

LOT AREA TABLE BLOCK 3

LOT 1	0.166 ACRES. (7,251 SQ. FT.)
LOT 2	0.207 ACRES. (9,017 SQ. FT.)
LOT 3	0.558 ACRES. (24,290 SQ. FT.)
LOT 4	0.228 ACRES. (9,933 SQ. FT.)
LOT 5	0.077 ACRES. (3,361 SQ. FT.)
LOT 6	0.049 ACRES. (2,128 SQ. FT.)
LOT 7	0.049 ACRES. (2,127 SQ. FT.)
LOT 8	0.049 ACRES. (2,126 SQ. FT.)
LOT 9	0.049 ACRES. (2,126 SQ. FT.)
LOT 10	0.049 ACRES. (2,125 SQ. FT.)
LOT 11	0.077 ACRES. (3,354 SQ. FT.)
LOT 12	0.178 ACRES. (7,774 SQ. FT.)
LOT 13	0.109 ACRES. (4,760 SQ. FT.)
LOT 14	0.038 ACRES. (1,672 SQ. FT.)
LOT 15	0.038 ACRES. (1,672 SQ. FT.)
LOT 16	0.038 ACRES. (1,672 SQ. FT.)
LOT 17	0.038 ACRES. (1,672 SQ. FT.)
LOT 18	0.038 ACRES. (1,672 SQ. FT.)
LOT 19	0.066 ACRES. (2,874 SQ. FT.)
LOT 20	0.068 ACRES. (2,962 SQ. FT.)

PRIVATE DRIVE 0.068 ACRES, (2,962 SQ. FT.)



#	Date	Description
1	12-13-10	Issued for review
2	5-25-11	Issued for review
3	3-23-12	Issued
4	6-22-12	Revised Name
5	10-30-12	Final Easement Recording Info
6	11-9-12	Text Revisions



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Project Information	
PROJECT #	10-1
DRAWN BY	KR
DESIGN BY	TB
CHECKED BY	TB

Davis-Koerner Subdivision

4 of 4