

OWNER/CLIENT

PIRHL DEVELOPERS, LLC
800 W. ST. CLAIR AVENUE, 4TH FLOOR
CLEVELAND, OHIO

CURRENT P.I.N.:

11-19-419-009
11-19-419-010

**PREPARED BY/
RETURN TO:**

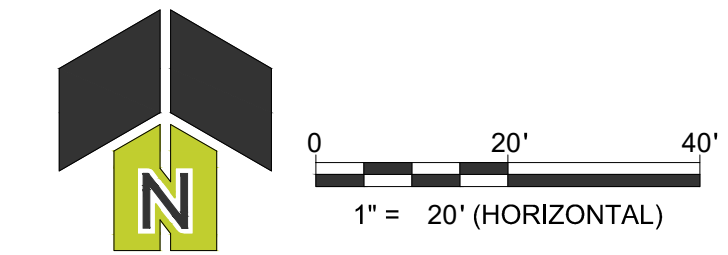
CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL 60532

FINAL PLAT OF SUBDIVISION

OF

SOUTH BOULEVARD SHORES SUBDIVISION

OF LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



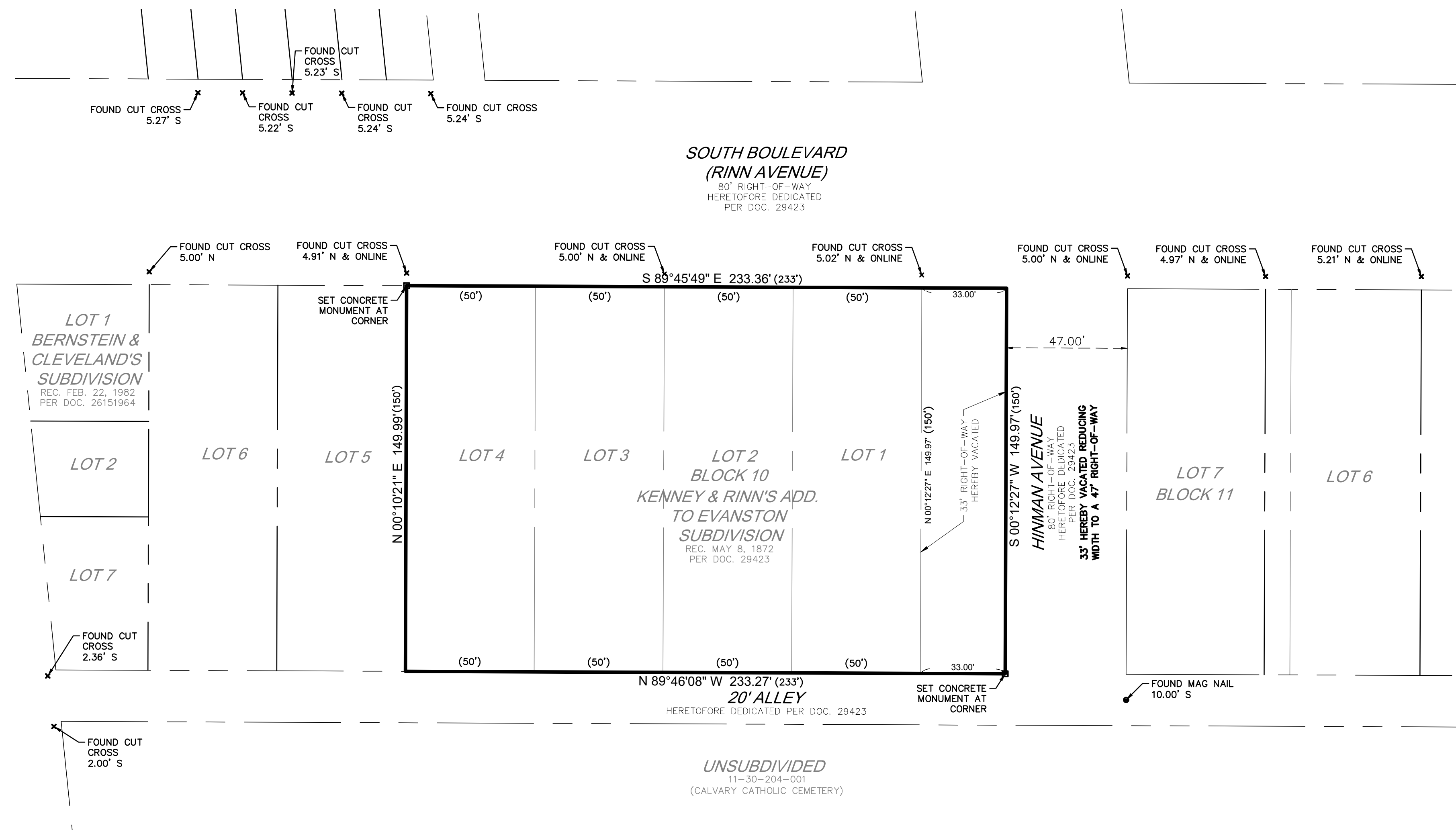
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE
PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO
GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK)
GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS
OBSERVATIONS. UNITS ARE IN INTERNATIONAL FEET.

AREA TABLE

34,993 SQUARE FEET (0.803 AC±)

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- = EX. RIGHT OF WAY LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- x = FOUND IRON CUT CROSS
- = FOUND MAG NAIL



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF EVANSTON.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8" X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. ■ DENOTES SET CONCRETE MONUMENTS.

SHEET INDEX

SHEET 1 OF 3: EXISTING BOUNDARY, RIGHT OF WAY & LOT DETAILS
SHEET 2 OF 3: PROPOSED BOUNDARY, EASEMENT & LOT DETAILS
SHEET 3 OF 3: CERTIFICATES, LEGAL DESCRIPTION AND EASEMENT PROVISIONS

2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DESCRIPTION

SOUTH BOULEVARD SHORES SUBDIVISION
EVANSTON, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO: 220196
PM: SJP
DATE: 02/16/23
SCALE: 1"=30'

SHEET NUMBER
1 OF **3**

FINAL PLAT OF SUBDIVISION OF SOUTH BOULEVARD SHORES SUBDIVISION

OF LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREIN DRAWN.

THIS IS ALSO TO CERTIFY THAT _____ AS OWNER OF THE PROPERTY DESCRIBED AS SOUTH BOULEVARD SHORES SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAS DETERMINED TO THE BEST OF ITS KNOWLEDGE THAT THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES IS AS FOLLOWS:

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	EVANSTON/SKOKIE SCHOOL DISTRICT 65
ALL	EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202
ALL	COMMUNITY COLLEGE DISTRICT 535

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

OWNER _____

PRINTED NAME & TITLE: _____
ADDRESS: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

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

NOTARY PUBLIC SIGNATURE _____

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THE ____ DAY OF _____ A.D., 20____, IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS ____ DAY OF _____ A.D., 20____

MAYOR _____

CITY CLERK _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ CITY COLLECTOR OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.

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

CITY COLLECTOR _____

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

ZONING ADMINISTRATOR _____

DIRECTOR OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

DIRECTOR OF PUBLIC WORKS _____

CORPORATE COUNSEL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

CORPORATE COUNSEL _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER 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____

BRADLEY P. HOVANEC
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062072247
LICENSE EXPIRES NOVEMBER 30, 2023

OWNER _____ OR ATTORNEY _____

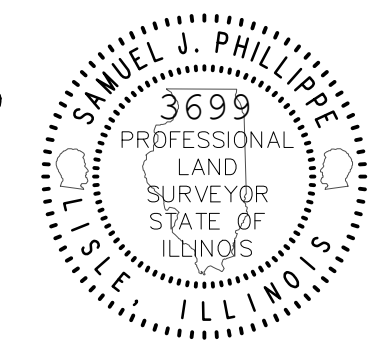
PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A MEMBER OF THE CITY OF EVANSTON'S CLERK'S OFFICE TO RECORD THIS PLAT WITH THE COOK COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

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

BY: _____
SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2024



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3 AND 4 AND THE WEST 33 FEET OF HINMAN AVENUE IN BLOCK 10 IN KEENEY AND RINN'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 0.803 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT CAPPED 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 1703100268K WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2021, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

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

BY: _____
FOR REVIEW
SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2024



DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2023.

DATE OF FIELD SURVEY: JANUARY 17, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

2200 CABOT DRIVE, STE. 325
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EVANSTON, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO 220196
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3 OF **3**

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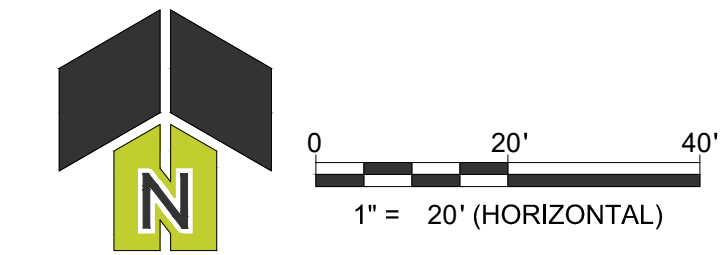
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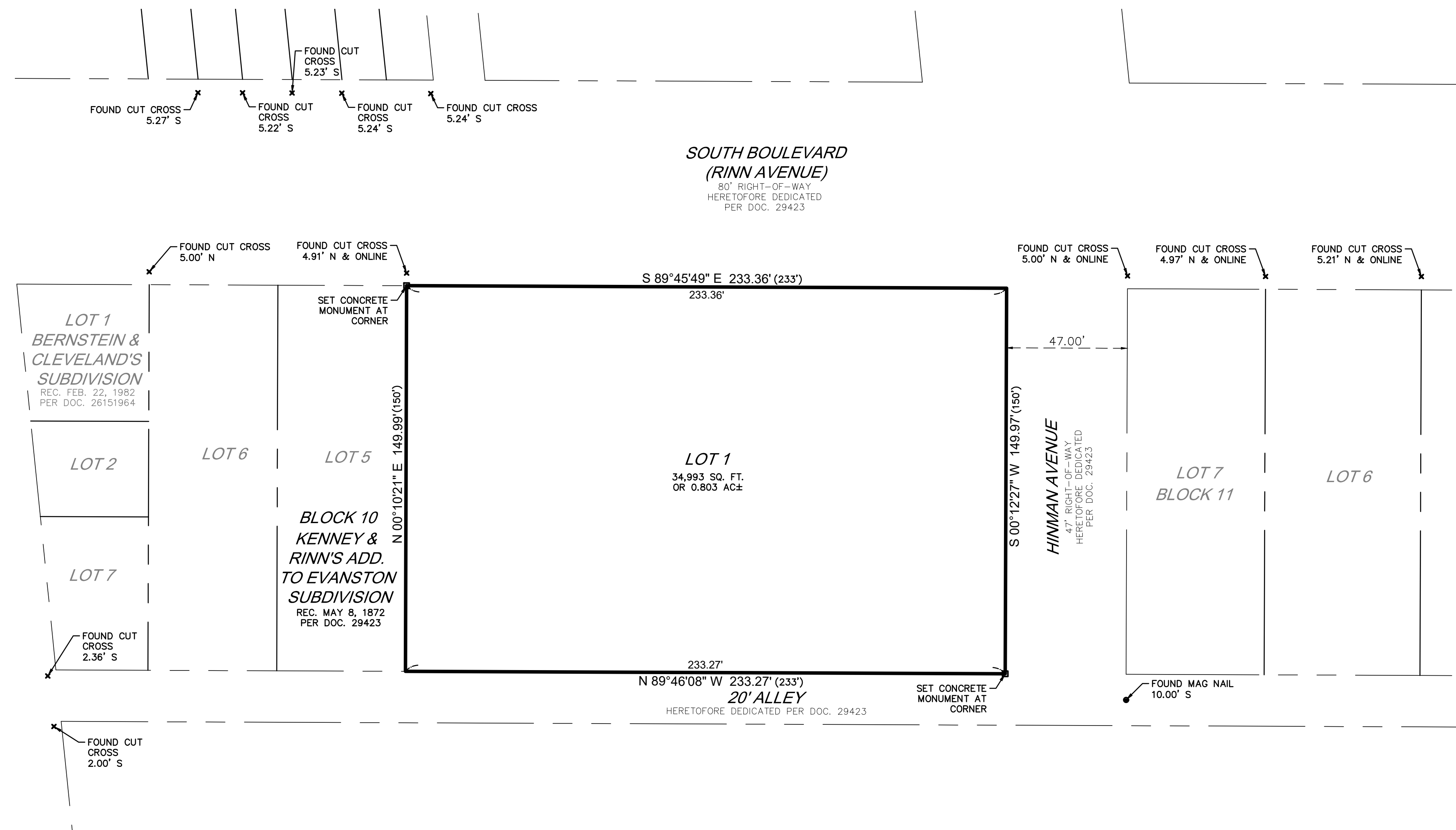
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2 OF 3