DRAWING NUMBER Peony Place
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER Scanned
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

FINAL PLAT
OF
PEONY PLACE

BEING A SUBDIVISION OF LOTS THIRTY-SEVEN (37), FORTY-FOUR (44), FORTY-FIVE (45) AND FORTY-SIX (46) IN HUMPHREY'S SUBDIVISION OF THE NORTH FOUR HUNDRED AND FIFTY-FIVE (455) FEET OF THE NORTH THIRTY (30) ACRES OF THE SOUTH SIXTY (60) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER (W. 1/2 OF NE. 1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TWELVE (12), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, LYING EAST OF THE WABASH, ST. LOUIS & PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM – EAST ZONE

PARCEL IDENTIFICATION NUMBER

LOTS 37 & 44:	27-09-211-016-0000
LOT 45:	27-09-211-009-0000
LOT 46:	27-09-211-008-0000

SITE DATA
AREA: 24,994 SQUARE FEET

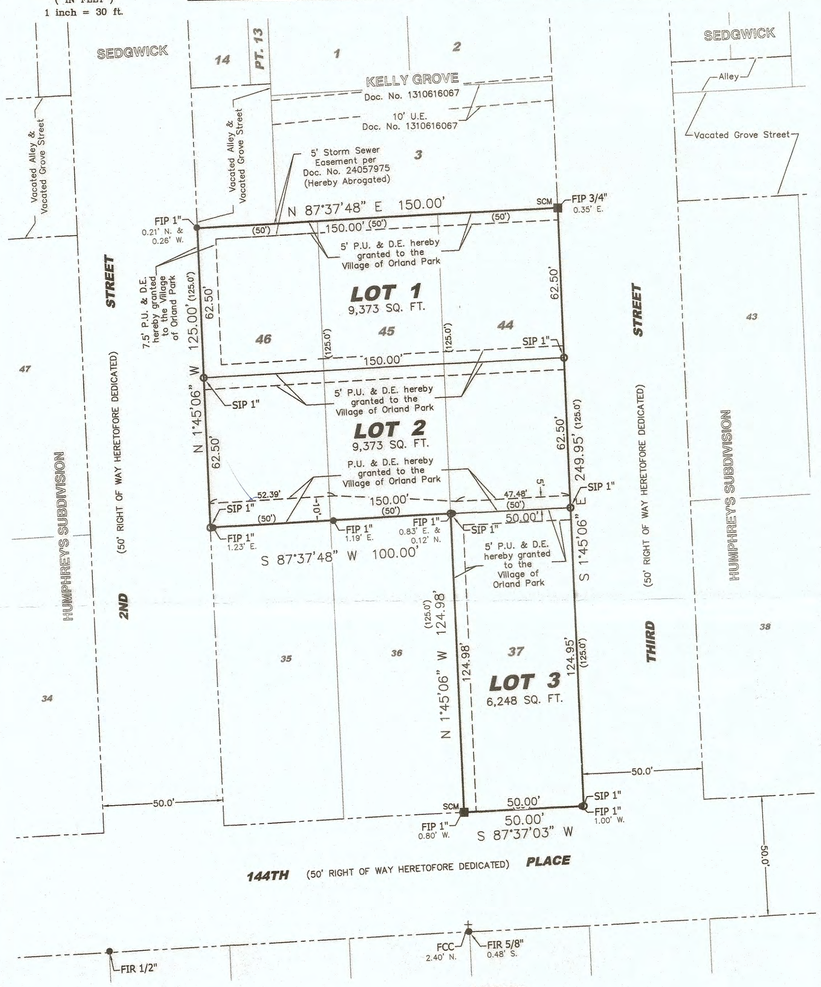
CURRENT ADDRESSES

LOTS 37 & 44:	9852 W. 144th PLACE, ORLAND PARK, IL
LOTS 45 & 46	14421 2ND AVENUE, ORLAND PARK, IL

ZONING INFORMATION
CURRENT ZONING: OOH (OLD ORLAND HISTORIC DISTRICT

LOT AREA:	2,500 (MINIMUM)
LOT WIDTH:	25' MINIMUM, ADD 10' FOR CORNER LOTS TO A MAXIMUM OF 50'
BUILDING HEIGHT:	37'
SETBACKS:	
FRONT:	8' (MIN), 15' (MAX.)
SIDE:	5' (MIN.), 15' (MAX.)
CORNER SIDE:	10' MIN. AND NO MAX.
REAR:	30' MIN. AND NO MAX.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



LEGEND

● FIP	FOUND IRON PIPE
● FIR	FOUND IRON ROD
○ SIP	SET 5/8" x 24" IRON PIPE
○ SMN	SET MAG. NAIL
■ SCM	CONCRETE MONUMENT
———	BOUNDARY LINE
———	LOT LINE
———	RIGHT-OF-WAY LINE
———	CENTERLINE
———	EXISTING EASEMENT LINE
———	PROPOSED EASEMENT LINE

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##')	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
FIR	FOUND IRON ROD OR PIN		
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
SQ. FT.	SQUARE FEET		

GENERAL NOTES

1. All areas are plus or minus.
2. All easements are hereby granted to the Village of Orland Park.
3. All distances are in feet and decimal parts thereof.

A CURRENT TITLE POLICY, NO. 18014813NC WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2018, PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND TITLE POLICY, NO 1897372, WITH AN EFFECTIVE DATE OF DECEMBER 11, 2018, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

Submitted by:
Village of Orland Park
14700 Ravinia Avenue
Orland Park, Illinois 60462

Return the original Mylar to:
Village of Orland Park
14700 Ravinia Avenue
Orland Park, Illinois 60462

Send all future tax bills to:
2nd Avenue Development, LLC
14439 1st Avenue
Orland Park, Illinois 60462

L:\Projects\2018\18-0054\Survey\dwg\Subdivision\Final Plat.dwg Plat Date: 9/16/2019 6:49 PM By: sj

Doc# 1927616108 Fee $133.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 10/03/2019 03:19 PM PG: 0

RESERVED FOR: COOK COUNTY RECORDER

COOK COUNTY CLERK STAMP

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This is to certify that 2nd Avenue Development LLC is the owner of the land described in the attached plat and has caused the same to be surveyed and platted as shown by the plat for uses and purposes as indicated therein, and does hereby acknowledge and adopt the same under the style and title thereon indicated. Furthermore, pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this document shall serve as the School District Statement and to the best of the Owner's knowledge, the tract of land legally described hereon lies within the following school districts:

Elementary: # 135 High School: # 230

Dated at Orland Park, Illinois, this 19 day of September, A.D., 20 19

Owner/Manager Owner/Manager

2nd Avenue Development, LLC
14439 1st Avenue
Orland Park, Illinois 60462

OWNER'S NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Patricia A Czupryns a notary public in and for the said county and state aforesaid, do hereby certify that John P Fowler and _____ who is (are) personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he (she) (they) signed and delivered the said instruments as his (her) (their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notorial seal this 19th day of September, A.D., 20 19

Notary Public

OFFICIAL SEAL
PATRICIA A. CZUPRYNSKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires August 21, 2022

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the President and the Board of Trustees of the Village of Orland Park, Illinois on this 7th day of October, A.D., 20 19

Village President Attest: Village Clerk

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Lawrence Kharas Village Treasurer of the Village of Orland Park, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Orland Park, Cook County, Illinois, this 20th day of September, A.D., 20 19

Village Treasurer

SURFACE WATER STATEMENT

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, 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 owner 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 this subdivision.

Owner Professional Engineer

Printed Name Scott Schreiner
Printed Name

LICENSED PROFESSIONAL ENGINEER
SCOTT D. SCHREINER
062-049702
STATE OF ILLINOIS

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

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE
COUNTY CLERK
DATE 9/30/2019

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC – Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.
Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Orland Park, Illinois and to those public utility companies operating under franchise from the Village of Orland Park, including, but not limited to, Comed, Ameritech, NICor, Comcast and their respective successors and assigns, over all of the areas marked "Public Utilities & Drainage Easements" or (P.U. & D.E.) on the plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems and including storm and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said village, over, upon, along, under and through said indicated easements, together with right of access across the property for necessary personnel and equipment to do any of the above work.

The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewers or other utilities.

No permanent buildings or obstructions shall be placed on said easements without prior written consent of grantees, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights. after installations of such facilities.

Where an easement is used both for sewers and other utilities, the other utility installation shall be subject to the ordinances of the Village of Orland Park.

Easements are hereby reserved for and granted to the Village of Orland Park and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire easement area for ingress, egress and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

NI-COR EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that I, Steven J. Laub, an Illinois Professional Land Surveyor, No. 035-003160, have surveyed and subdivided the following described property:

Lots Thirty-Seven (37), Forty-Four (44), Forty-Five (45) and Forty-Six (46) in Humphrey's Subdivision of the north four hundred and fifty-five (455) feet of the north thirty (30) acres of the south sixty (60) acres of the West Half of the Northeast Quarter (W. 1/2 of NE. 1/4) of Section Nine (9), Township Thirty-Six (36) North, Range Twelve (12), East of the Third (3rd) Principal Meridian, lying east of the Wabash, St. Louis & Pacific Railroad, in Cook County, Illinois.

as shown by the Annexed Plat which is a correct representation of said survey and subdivision.

I further certify that this Subdivision lies within the city limits or within 1.5 miles of the corporate limits of the Village of Orland Park, Illinois, which has adopted a Municipal Plan and is exercising special powers authorized by Article 11, Division 12 of the Illinois Municipal Code, as now and hereafter amended and that all regulations enacted by the Village of Orland Park relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that iron pipes 1" (O.D.) X 24" will be set at all lot corners except where concrete monuments are indicated upon the completion of the final grading, and that the plat hereon drawn correctly represents said survey and subdivision.

I further certify that part of the subject property lies within Zone "X" (areas of minimal flooding) as defined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) of Cook County and Incorporated Areas, Map Number 17031C0613J, map revised August 19, 2008.

I further hereby grant permission to a representative of the Village of Orland Park to record this plat. Said representative shall show proper identification and provide this surveyor with a recorded copy of said plat.

Dimensions are given in feet and decimal parts thereof and all curve lengths shown are arc dimensions.

Given under my hand and seal at Mokena, Illinois, this 19th day of March A.D., 2019

Steven J. Laub
Illinois Professional Land Surveyor No. #035-003160
License expires on November. 30, 2020

PROFESSIONAL LAND SURVEYOR
STEVEN J LAUB
STATE OF ILLINOIS
035-003160
MOKENA, IL

REVISIONS		
NO:	DATE	DESCRIPTION	BY
1	03-11-19	PER VILLAGE REVIEW	SJL
2	03-19-19	PER VILLAGE REVIEW	SJL

2nd AVENUE DEVELOPMENT
14439 1ST AVENUE
ORLAND PARK, IL 60462

FINAL PLAT
FOR
PEONY PLACE
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 18-0054
Scale: 1"=30'
Field Date: 01/03/2019
Design By: SJL
Drawn By: SJL
Checked By: SJL

1 OF 1

FINAL PLAT