

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 160.0 FEET OF THE EAST 943.0 FEET OF THE SOUTH 334.05 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, ALL TAKEN AS A TRACT: THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE FOLLOWING DESCRIBED TRACT: THE NORTHEAST 1/4 AND THE EAST 50.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 (EXCEPT THE WEST 100 ACRES); ALSO EXCEPT THE NORTH 17 FEET OF THE SOUTH 50 FEET OF THE WEST 160 FEET OF THE EAST 943 FEET OF THE NORTHEAST QUARTER AS DEEDED TO THE COUNTY OF COOK BY DEED RECORDED SEPTEMBER 21, 1998 AS DOCUMENT 98840060 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 130.0 FEET OF THE EAST 783.0 FEET OF THE SOUTH 334.05 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, ALL TAKEN AS A TRACT: THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE FOLLOWING DESCRIBED TRACT: THE NORTHEAST 1/4 AND THE EAST 50.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 31, EXCEPT THE WEST 100 ACRES THEREOF IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM, THE NORTH 17 FEET OF THE SOUTH 50 FEET OF THE WEST 487 FEET OF THE EAST 783 FEET OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS DEEDED TO THE COUNTY OF COOK BY DEED RECORDED SEPTEMBER 21, 1998 AS DOCUMENT 98840059.

ROAD

WOLF

EAST LINE OF THE NORTHEAST QUARTER OF SEC. 31-36-12

BASIS OF BEARINGS

ILLINOIS STATE PLANE, EAST ZONE AS DETERMINED BY TRIMBLE VRS NETWORK

UTILITY INFORMATION

A J.U.I.E. DESIGN STAGE UTILITY REQUEST WAS ORDERED BY THE SURVEYOR, DIO NO. 1240595024 ON FEBRUARY 28, 2024. THE FOLLOWING UTILITY COMPANIES WERE CONTACTED:

ATT DISTRIBUTION
EMAIL: Q1162@ATT.COM
PHONE: NONE PROVIDED
NO MAP REVIEWED

COMCAST BLUE ISLAND
CONTACT: MARTHA GIERAS
PHONE: 630.800.6352
NO MAP REVIEWED

COMED
CONTACT: PRTIL@USILLCC.COM
NO MAP REVIEWED

NICOR
CONTACT: UTILITY CONSULTANT G03W
PHONE: 630.388.2362
NO MAP REVIEWED

CHICAP PIPELINE COMPANY
BLAKE PATRICK 872.245.3915
BLAKE PATRICK@BP.COM
NO MAP REVIEWED

ENBRIDGE ENERGY PARTNERS LP
LISA DEPREW 219.864.5471
LISA.DEPREW@ENBRIDGE.COM
NO MAP REVIEWED

VILLAGE OF ORLAND PARK
KHURSHID HODA 708.403.6128
KHODAN@ORLANDPARK.ORG
NO MAP REVIEWED

WOLVERINE PIPELINE COMPANY
GARY GOBEN 773.875.7210
GARY_GOBEN@WPLCO.COM
NO MAP REVIEWED

UNDERGROUND UTILITIES AND PIPE DATA SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS, ABOVE GROUND MANHOLE INSPECTIONS, AVAILABLE ATLAS, WHICH CAN BE INTERPRETED, ARE LEGIBLE, TO SCALE, AND ENGINEERING PLANS AND THE SURVEY AND DOES NOT COMPRISE ALL UNDERGROUND UTILITIES.

WMA OBSERVES AND ATTEMPTS TO IDENTIFY PIPE SIZE, MATERIAL, AND DEPTH TO THE BEST OF OUR ABILITY FROM THESE ABOVE GROUND OBSERVATIONS. DUE TO SAFETY AND PHYSICAL LIMITATIONS WHEN OBTAINING THIS DATA, THE TRUE SIZE, TYPE, AND DEPTH OF THE PIPE MAY VARY FROM THE DATA SHOWN HEREON. THEREFORE, LOCATION, DEPTH, AND SIZE OF CRITICAL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES.

CONTACT JULIE#11 BEFORE DOING ANY UNDERGROUND WORK.

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RSP = RAILROAD SPIKE
POB=POINT OF BEGINNING
WL= WATER LEVEL
WW= WINDOW WELL
WS= WINDOW SILL

LINE LEGEND

BOUNDARY LINE
LOT LINE
SETBACK LINE
EASEMENT LINE
SECTION LINE

LEGEND

SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
STORM GATCH BASIN
STORM INLET
STORM CLEANOUT
FLARED END SECTION
TRANSFORMER
ELECTRICAL BOX
CABLE T.V. BOX
TELEPHONE BOX
TRAFFIC CONTROL BOX
ELECTRIC HANDHOLE
COMMUNICATION MANHOLE
TELEPHONE MANHOLE
ELECTRIC METER
GAS METER
GAS VALVE
BOX
WATER VALVE
WATER VALVE VAULT
FIRE HYDRANT
POST INDICATOR VALVE
WATER METER
PARKING METER
BOX
FLAG POLE
FIRE ALARM BELL

MAN BOX
DOWNPOUT
LIGHT POLE
OVERHEAD LIGHT POLE
ELECTRIC MANHOLE
TRAFFIC SIGNAL POLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL VAULT
RAILROAD SIGNAL POLE
RAILROAD SIGNAL VAULT
UTILITY POLE
OVERHEAD WIRES
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND CABLE T.V.
WATER MAIN
SANITARY SEWER
STORM SEWER
FENCE LINE
GUARD RAIL
DECIDUOUS TREE
PINE TREE
DROVE IRON PIPE
FOUND IRON PIPE
CHURCH CUT IN CONCRETE
MEASURED DIMENSION
RECORD DIMENSION

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE/SS

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS AS SHOWN ON THE ANNEXED PLAT.

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 11th DAY OF MARCH A.D. 2024

WEBSTER, McGRATH AND AHLBERG, LTD.

By: *Joel C. Vietti*

ILLINOIS LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 688-7803



GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION AND DISCLOSE EASEMENTS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.

THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED FROM THE LEGAL DESCRIPTION, AND MAY NOT DEFINE OWNERSHIP.

FLOOR ELEVATIONS (FE) TAKEN OUTSIDE AT DOORWAYS.

TOP OF FOUNDATION ELEVATIONS (TF) TAKEN OUTSIDE WHERE THE FOUNDATION WAS EXPOSED.

THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL AND VEGETATION.

LAWN SPRINKLER SYSTEM, IF ANY IS NOT DEPICTED HEREON.

BUILDING TIES ARE TO FOUNDATION

FIELDWORK COMPLETED 2-27-2024

BENCHMARK INFORMATION

SOURCE/SITE BENCHMARK

BENCHMARK NO. 100 AS SHOWN ON WEAVER CONSULTANTS GROUP ALTAIRSPS LAND TITLE SURVEY, DATE OF MAP APRIL 15, 2022. CUT CROSS IN CURB NOTED HEREON.

ELEVATION = 699.51 (NAVD 83)

179TH

STREET