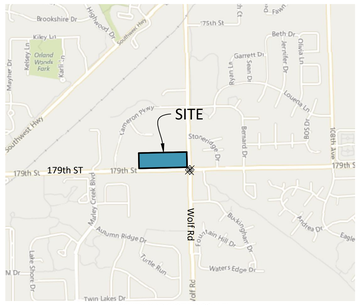
ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP (NOT TO SCALE)

ALTA SURVEY STANDARDS - TABLE A NOTES

ITEM 1, FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.

ITEM 2, NO ADDRESSES OBSERVED IN FIELD.

ITEM 3, THE SUBJECT PROPERTY IS WITHIN ZONE X , AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17031C0684J, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2008.

ITEM 4, GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON.

ITEM 6(A), ZONING REPORT NOT PROVIDED TO THE SURVEYOR IN PREPARATION OF THIS SURVEY. THIS SITE IS ZONED E-1 ESTATE RESIDENTIAL DISTRICT, AS DETERMINED FROM CITY OF ORLAND PARK, IL LAND DEVELOPMENT CODE, RETRIEVED VIA CITY ONLINE RESOURCES. SEE ZONING RESTRICTION EXHIBIT HEREON. PLOTTABLE ELEMENTS SHOWN HEREON - SEE ORDINANCE FOR ADDITIONAL DETAILS.

ITEMS 7(A), 7(B)(1), AND 7(C), DIMENSIONS AND MEASUREMENTS ARE SHOWN HEREON.

ITEM 8, SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED ARE SHOWN HEREON.

ITEM 9, NO PARKING SPACES OBSERVED DURING PERFORMANCE OF THE FIELD SURVEY.

ITEM 11, PER CONTRACTUAL AGREEMENT WITH THE CLIENT, ONLY SURFACE EVIDENCE OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS MARKED BY LUCKY LOCATORS ON 09/18/2020 AND 09/21/2020.

ITEM 13, PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX INFORMATION SOURCES.

LEGAL DESCRIPTION

(PER EXHIBIT "A" IN TITLE COMMITMENT)

PARCEL 1:

THE SOUTH QUARTER (EXCEPT THE EAST 296.0 FEET THEREOF) OF THE EAST 653.00 FEET OF THE SOUTH HALF (EXCEPT RAILROAD RIGHT OF WAY) OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET THEREOF FOR 179TH STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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 50.97 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 3:

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 50.97 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.

PARCEL 4:

THE EAST 296.0 FEET OF THE SOUTH 14 OF THE EAST 653.0 FEET OF THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET THEREOF FOR 179TH STREET), IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 66 FOOT 179TH STREET AND THE WESTERLY RIGHT OF WAY LINE OF 110 FOOT WOLF ROAD; THENCE WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 246 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH A LINE 17 FEET NORTH OF AND PARALLEL WITH SAID NORTHERLY RIGHT OF-WAY LINE; THENCE EAST ALONG SAID PARALLEL LINE 226 FEET; THENCE NORTHEASTERLY TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE THAT IS 37 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE 37 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

(BY THIS SURVEY)

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS WEST (BEARINGS BASED UPON NAD 83 ILLINOIS STATE PLANES COORDINATE SYSTEM EAST ZONE) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET TO A LINE 50.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31;

THENCE NORTH 01 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 70.00 FEET TO THE NORTHERNMOST CORNER OF TRACT 19-04 AS SHOWN ON A COOK COUNTY DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY PLAT OF 179TH STREET DATED NOVEMBER 26, 1996 AND RECORDED AS DOCUMENT NUMBER 0926134069 FOR A POINT OF BEGINNING;

THENCE SOUTH 43 DEGREES 33 MINUTES 14 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT 19-04, A DISTANCE OF 28.23 FEET TO A LINE 50.00 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 31 BEING ALSO THE NORTH LINE OF 179TH STREET AS CONVEYED AND DESCRIBED IN DEEDS RECORDED AS DOCUMENTS 98858065, 98840059 AND 98840060;

THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 873.25 FEET TO THE EAST LINE OF A PARCEL CONVEYED TO COUNTY OF COOK AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 98495665;

THENCE NORTH 01 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 284.26 FEET TO THE SOUTH LINE OF "OUTLOT C," CAMBRIDGE PLACE OF ORLAND PARK SUBDIVISION, RECORDED AS DOCUMENT NUMBER 90165351;

THENCE NORTH 88 DEGREES 41 MINUTES 17 SECONDS EAST ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF A PARCEL CONVEYED TO KARIM MOTLAGH DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 0533919055, A DISTANCE OF 893.25 FEET TO A LINE MEASURED 50.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31;

THENCE SOUTH 01 DEGREES 33 MINUTES 18 SECONDS EAST WITH SAID PARALLEL LINE, 263.86 FEET TO THE POINT OF BEGINNING, CONTAINING 5.820 ACRES, MORE OR LESS.

ZONING INFORMATION: E-1 ESTATE RESIDENTIAL DISTRICT

LAND DEVELOPMENT CODE

RESTRICTIONS PER ORDINANCE 2084, AS AMENDED, UPDATED MARCH 2020, ORDINANCE 5476

[VILLAGE OF ORLAND PARK LAND DEVELOPMENT CODE]
[ARTICLE 6: DEVELOPMENT REGULATIONS]
[PART 2: DISTRICT REGULATIONS]
[SECTION 6-201 E-1 ESTATE RESIDENTIAL DISTRICT]

D. Minimum Lot Sizes. Except as provided by special use permit, no principal use in the E-1 District shall be permitted on a lot less than one acre (43,560 square feet) in area and a width of less than 150 feet. Lots fronting cul-de-sac bulbs shall have a minimum lot width of fifty (50) feet at the right-of-way line and meet zoning district lot width at the front setback.
(Ord. 3672 - 8/5/02)

E. Setbacks. The following setback standards shall apply in the E-1 District. For square corner lots, the "front" setbackshall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the"side" setback. (Ord. 2959 - 11/19/96; Amd. Ord. 4374 - 6/2/08)

1. Front.
a. Abutting a major or arterial: Fifty (50) feet from the property line. (Ord. 3070 -10/20/97)
b. Abutting a major collector: Fifty (50) feet from the property line. (Ord. 3070 - 10/20/97).
c. Abutting all other streets: Fifty (50) feet from the property line. (Ord. 3070 - 10/20/97; Amd. Ord. 5126 - 9/19/16)

2. Side and Corner Side. (Ord. 4183 - 9/18/06)
a. Major or minor arterial: Fifty (50) feet from the property line.
b. Major collector: Fifty (50) feet from the property line.
c. All other streets and sides not abutting a street: Twenty-five (25) feet from the property. (Ord. 4574 - 7/6/10)
d. Side yards with side loading garages shall be a minimum of twenty (20) feet and the driveway must be a minimum of three (3) feet from the nearest side property line. (Ord. 4738 - 6/18/12)
(Ord. 3199 - 11/16/98; Amd. Ord. 5126 - 9/19/16)

3. Rear. All lots: Fifty (50) feet from the property line. (Ord. 3070 - 10/20/97; Amd. Ord. 5126 - 9/19/16)

F. Lot Coverage. There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulationshall permit lots to move between grades–to increase or decrease lot coverage at will–so long as they meet the followingperformance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement,storm water storage, and other impervious elements.

1. Base. Allows up to twenty percent (20%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of seventy-five percent (75%) of the lot shall be green space.
2. Plus. Allows an additional five percent (5%) from base lot coverage by permit. Seventy percent (70%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:

a. A rain sensor system for lawn irrigation (if applicable);
b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section 6-305.F.2.c);
c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.

3. Premium. Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of sixty-five percent(65%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:

a. A rain sensor system for lawn irrigation (if applicable);
b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section 6-314 of these regulations;
c. One (1) dry well per Section 6-302.H.1A of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1-inch (50% impervious area x 1inch);
d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section 6-305.F.2.c);
e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.

4. Special. Allows up to seventy percent (70%) lot coverage by right to non-residential land uses. A minimum of thirty percent (30%) of the lot shall be green space.
(Ord. 4374 - 6/2/08; Amd. Ord. 4574 - 7/6/10; Amd. Ord. 5312 – 7/16/18)
G. Height. No structure may exceed thirty-five (35) feet to the mean height of the roof.
(Ord. 4210 - 12/18/06)

SCALE: 1" = 30'
0 15' 30' 60'

P.I.N. NO. 27312020190000
P.I.N. NO. 27312020210000
P.I.N. NO. 27312020220000

TOTAL AREA=5.820 ACRES±

STRUCTURE INFORMATION

STI200 STORM MANHOLE
RIM = 709.02
12" RCP SW INV = 705.52
12" RCP SW INV = 702.42
(SW CONNECTION NOT FOUND)

STI201 STORM INLET
RIM = 708.66
12" RCP S INV = 705.66

STI202 WATER VALVE VAULT
RIM = 710.14
TOP OF 10"-12" DI PIPE = 701.34

STI203 STORM INLET
RIM = 704.55
12" RCP S INV = 698.70
(S CONNECTION NOT FOUND)

STI204 STORM INLET
RIM = 700.22
12" RCP S INV = 695.12
(S CONNECTION NOT FOUND)

STI205 STORM INLET
RIM = 698.44
12" RCP S INV = 692.84
(S CONNECTION NOT FOUND)

STI206 STORM INLET
RIM = 698.38
12" RCP S INV = 692.68
(S CONNECTION NOT FOUND)

STI207 STORM INLET
RIM = 698.88
12" RCP S INV = 693.18
(S CONNECTION NOT FOUND)

STI208 CATCH BASIN
RIM = 697.15
12" RCP W INV = 692.70

STI209 CATCH BASIN
RIM = 696.886
12" RCP E INV = 692.22
18" RCP S INV = 692.23
(S CONNECTION NOT FOUND)

STI210 STORM MANHOLE
RIM = 698.33
12" RCP S INV = 693.88
12" RCP W INV = 692.73

STI211 STORM INLET
RIM = 698.16
12" RCP N INV = 694.71

STI212 STORM INLET
RIM = 698.01
12" RCP W INV = 686.71

STI213 STORM MANHOLE
RIM = 698.52
60" RCP E INV = 686.82
(NO OTHER INVERTS VISIBLE)

STI214 WATER VALVE VAULT

STI216 STORM INLET
RIM = 698.99
12" RCP S INV = 693.29
(S CONNECTION NOT FOUND)

STI30010 STORM FLARED END
24" RCP S INV = 692.21

STI26048 STORM INLET (BEEHIVE)
RIM = 686.05
18" RCP NW INV = 681.65

STI221 WATER VALVE VAULT

STI223 STORM INLET
RIM = 698.46
12" RCP W INV = 692.56
(W CONNECTION NOT FOUND)

STI225 STORM MANHOLE
RIM = 698.61
36" RCP E INV = 691.61
(60" INVERT NOT VISIBLE)

STI226 STORM INLET
RIM = 700.31
12" RCP SE INV = 696.11
(S CONNECTION NOT FOUND)

STI227 STORM INLET
RIM = 698.51
12" RCP NW INV = 692.91
(NW CONNECTION NOT FOUND)

STI229 STORM MANHOLE
RIM = 704.60
60" RCP E INV = 693.30
36" RCP S INV = 693.60
(W INVERT NOT VISIBLE)

STI230 STORM INLET
RIM = 704.51
12" RCP NW INV = 696.11
(NW CONNECTION NOT FOUND)

STI231 STORM INLET
RIM = 708.84
10" RCP SW INV = 702.84
(SW CONNECTION NOT FOUND)

STI233 STORM MANHOLE
RIM = 710.08
24" RCP E INV = 698.08
60" RCP S INV = 695.58
60" RCP W INV = 695.58

STI235 STORM MANHOLE
RIM = 714.683
12" RCP NE INV = 707.18
24" RCP E INV = 703.48
24" RCP W INV = 696.68

STI237 WATER VALVE VAULT
RIM = 716.61
(FULL OF WATER)

STI239 WATER VALVE VAULT
RIM = 702.60
TOP OF 12" DI PIPE = 695.50

STI240 SANITARY MANHOLE
RIM = 692.83
8" CLAY S INV = 676.93
8" CLAY W INV = 676.93
(S CONNECTION NOT FOUND)

STI241 SANITARY MANHOLE
RIM = 689.15
15" CLAY NE INV = 675.95
8" CLAY E INV = 676.06
15" CLAY SW INV = 675.85

SEE DETAIL "A"

SOURCE BENCHMARK

GPS CONTROL MONUMENT, PID AE2563, DESIGNATION "WILL COUNTY GPS 536"

DESCRIBED AS A STEEL ROD WITH CAST CAP AND STAINLESS LID, AS DESCRIBED BY NATIONAL GEODETIC SURVEY, HAVING GRID COORDINATES RELATIVE TO THE NORTH AMERICAN DATUM OF 1983(2011)[EPOCH 2010.00], ILLINOIS EAST ZONE, AND AN ELEVATION RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, GEIOD 18. (U.S. SURVEY FEET)

N:1,782,587.56, E: 1,099,880.67, ELEVATION: 668.23

SITE BENCHMARKS

BENCHMARK #100

FOUND CUT CROSS IN TOP OF CONCRETE CURB ON THE NORTH SIDE OF 179TH ST NEAR THE SOUTHWEST CORNER OF PARCEL 2, APPROXIMATELY 45 FEET WEST OF THE CENTERLINE OF AN EXISTING ASPHALT DRIVEWAY TO AN EXISTING RESIDENCE ON PARCEL 2 AND 9 FEET SOUTHEAST OF A POWER POLE.

(SHOWN HEREON) N: 1,784,129.95 E: 1,104,531.36, ELEVATION: 699.51

BENCHMARK #101

FOUND CUT CROSS IN CONCRETE SIDEWALK NEAR THE SOUTHWEST QUADRANT OF THE INTERSECTION OF 179TH ST AND WOLF ROAD, APPROXIMATELY 18 FEET NORTHEAST OF A FIRE HYDRANT AND 25 FEET SOUTHWEST OF A STORM MANHOLE (ST233 HEREON).

(SHOWN HEREON) N: 1,784,084.56 E: 1,105,408.57, ELEVATION: 710.20

BENCHMARK #102

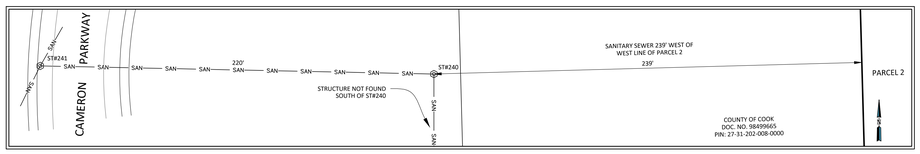
FOUND CUT CROSS IN CONCRETE SIDEWALK SECTION NEAR THE SOUTHWEST CORNER OF THE MARQUETTE BANK PARKING LOT, NORTHEAST OF THE INTERSECTION OF 179TH ST AND WOLF ROAD, APPROXIMATELY 56 FEET EAST OF THE CENTERLINE OF WOLF RD AND 118 FEET NORTH OF THE CENTERLINE OF 179TH ST.

(SHOWN HEREON) N: 1,784,249.64, E: 1,105,512.95, ELEVATION: 714.46

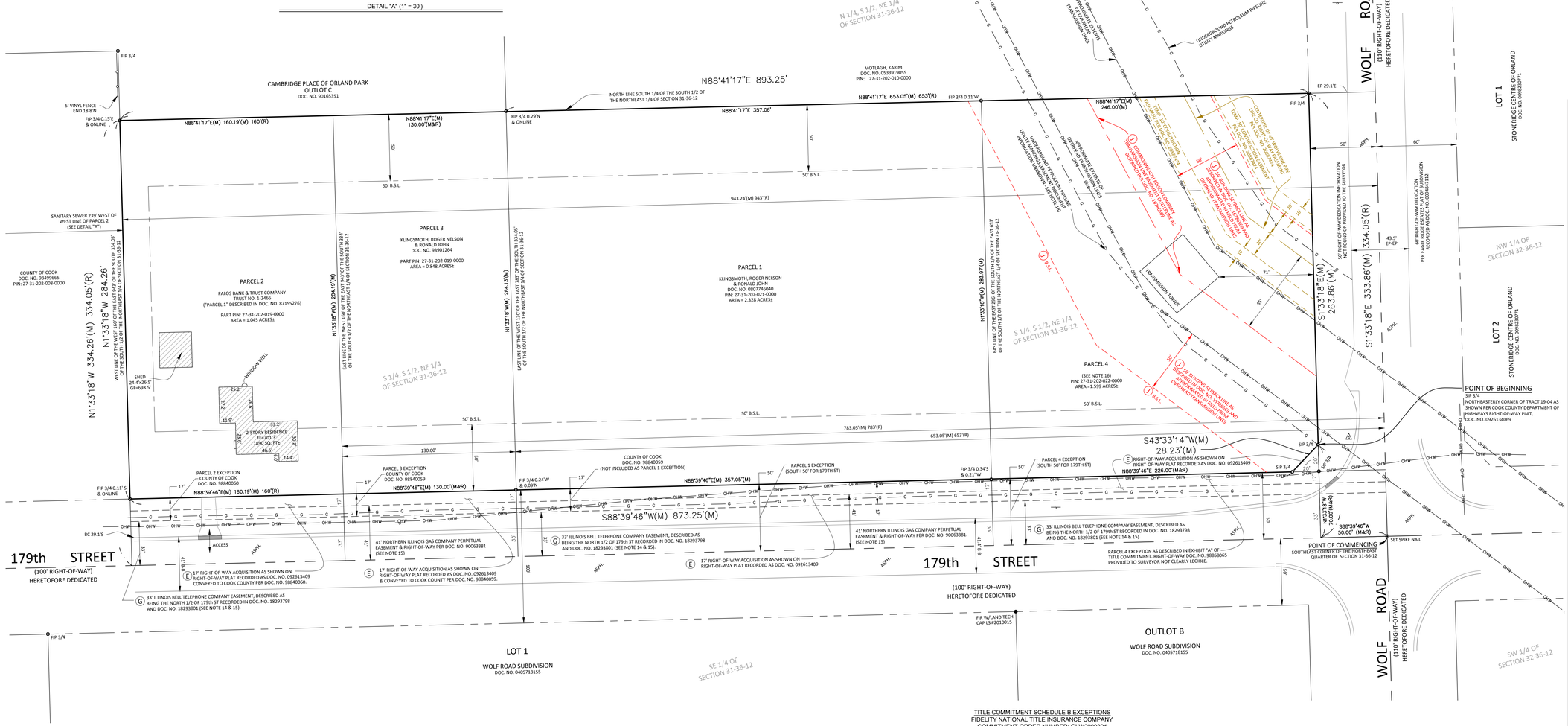
BENCHMARK #104

FOUND CUT CROSS IN CONCRETE SIDEWALK SOUTH OF 179TH ST, WEST OF THE MOST EASTERLY ENTRANCE TO JEWEL-OSCO FROM WOLF RD, APPROXIMATELY 45 FEET SOUTH OF THE CENTERLINE OF 179TH ST AND 79 FEET SOUTHWEST OF A STORM MANHOLE (ST229 HEREON).

(SHOWN HEREON) N: 1,784,078.33 E: 1,105,139.80, ELEVATION: 702.93



DETAIL "A" (1" = 30')



LINE LEGEND

SANITARY LINE
STORM LINE
WATER MAIN
OVERHEAD WIRES
ELECTRICAL CABLE
TELEPHONE CABLE
GAS MAIN
FIBER OPTIC CABLE
TREELINE
BOUNDARY
EXISTING LOTS
RIGHT-OF-WAY
EASEMENT CENTERLINE
EASEMENT
TRANSMISSION LINE EASEMENT
TRANSMISSION LINE EASEMENT CENTERLINE
WOLVERINE PIPELINE EASEMENT
WOLVERINE PIPELINE EASEMENT CENTERLINE
BUILDING SETBACK LINE
SECTION LINE
1' CONTOUR
5' CONTOUR

LEGEND

SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
STORM INLET
CATCH BASIN
VALVE VAULT
FIRE HYDRANT
B-BOX
WATER VALVE
IRRIGATOR CONTROL VALVE
POWER POLE
GUY WIRE
ELECTRIC PEDESTAL/ELECTRIC
LIGHT POLE
TRAFFIC SIGNAL
TRAFFIC VAULT
TRAFFIC CONTROL PEDESTAL
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE TV RISER
GAS METER
GAS MANHOLE
GAS VALVE
STREET SIGN
BOLLARD
MAIL BOX
HAND HOLE
CONCRETE MATERIAL
CONCRETE CURB & GUTTER
DEPRESSED CURB & GUTTER
"PK" / MAGNETIC NAIL
IRON PIPE
RIGHT-OF-WAY MARKER
IRON ROD
FIP FOUND IRON PIPE
SIP SET IRON PIPE
FIR FOUND IRON ROD
BM BENCHMARK
× XXX.XX SPOT ELEVATION
BC BACK OF CURB
B-B BACK-TO-BACK CURB DISTANCE
FL CURB FLOWLINE
EP EDGE OF PAVEMENT
INV INVERT
RCP REINFORCED CONCRETE PIPE
DI DUCTILE IRON
FF / GF FINISH FLOOR/GARAGE FLOOR ELEVATION
B.S.L. BUILDING SETBACK LINE
(M) MEASURED DIMENSION
(R) RECORD DIMENSION

SURVEY NOTES

1. MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REALTIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE NAVIGATION.

2. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS, THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.

3. ALL AREAS ARE MORE OR LESS.

4. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON SEPTEMBER 21, 22, AND OCTOBER 29, 2020.

5. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

6. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

7. THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

8. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.

9. COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT ORDER NO. GLW2000394, WITH A COMMITMENT DATE OF MARCH 4, 2020 WAS USED IN THE PREPARATION OF THIS SURVEY.

10. AS DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT, PARCEL 2 IS CONTIGUOUS WITH PARCEL 3, PARCEL 3 IS CONTIGUOUS WITH PARCEL 1, AND PARCEL 1 IS CONTIGUOUS WITH PARCEL 4, PARCELS 1, 2, & 3 ARE CONTIGUOUS AS DESCRIBED IN PROVIDED VESTING DEED DOCUMENTS AS TRUST NO. 1-2466 (DOC. NO. 87155276), DOC. NO. 93903264, & DOC. NO. 0807746040. HOWEVER, CONTIGUITY OF PARCEL 4 AS DESCRIBED IN PROVIDED VESTING DEED DOCUMENT TRUST NO. 1-2466 (DOC. NO. 87155276) CANNOT BE VERIFIED.

11. NO APPARENT ENCROACHMENTS WERE OBSERVED IN THE MAKING OF THIS SURVEY.

12. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.

13. NO GAPS OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD FOR PARCELS 1, 2, & 3. PROVIDED VESTING DEED DOCUMENTATION FOR PARCEL 4 IS AMBIGUOUS.

14. ILLINOIS BELL TELEPHONE COMPANY EASEMENT IS DESCRIBED IN DOCUMENT NUMBERS 18293798 AND 18293801 AS BEING THE NORTH 1/2 OF 179th STREET IN THE NORTHEAST 1/4 OF SECTION 31. AT THE TIME OF RECORDING, 10/4/1961 FOR BOTH DOCUMENTS, IT IS PRESUMED THAT THE NORTH 1/2 OF 179th ST WAS 33 FEET, AS SHOWN HEREON, AND AS EVIDENCED BY RIGHT-OF-WAY PLAT 0926134069. THE PROPERTY ADJOINING THE PROPERTY AFFECTED AND REFERENCED IN SAID EASEMENTS INCLUDE THE FOLLOWING:
(a) DOC. NO. 16131684 - NOT AVAILABLE THROUGH COOK COUNTY'S ONLINE RECORDER WEBSITE, AND
(b) DOC. NO. 16270605 - OBTAINED BY THE SURVEYOR ON NOVEMBER 1, 2020 AND HAS BEEN DEEMED ILLEGIBLE.

15. THE FOLLOWING EASEMENT DOCUMENTS WERE NOT INCLUDED IN THE TITLE COMMITMENT DESCRIBED IN NOTE 9. THESE EASEMENTS ARE SHOWN HEREON AND INCLUDE THE FOLLOWING:
(a) 40 FOOT WOLVERINE PIPE LINE CO. RIGHT-OF-WAY EASEMENT SHOWN HEREON AS DOC. NO. 20887474,
(b) 41 FOOT NORTHERN ILLINOIS GAS COMPANY PERPETUAL EASEMENT & RIGHT-OF-WAY PER DOC. NO. 90063381,
(c) 33 FOOT ILLINOIS BELL TELEPHONE COMPANY EASEMENT PER DOC. NO. 18293801.

16. PARCEL 4 DESCRIBED HEREON BASED UPON THE LEGAL DESCRIPTION SHOWN IN EXHIBIT "A" IN THE TITLE COMMITMENT DATED MARCH 4, 2020. THE VESTING DEED PROVIDED FOR PARCEL 4 (TRUST NUMBER 1-2466 AND/OR DOC. NO. 87155276), USES AMBIGUOUS LANGUAGE, DOES NOT APPEAR TO DESCRIBE PARCEL 4, AND IS NOT CLEARLY LEGIBLE.

17. PARCELS 1, 2, 3, & 4 ARE CONTIGUOUS AS DESCRIBED IN THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON.

18. THE SURVEYOR OBTAINED FIELD EVIDENCE OF GAS PIPELINE APPURTENANCES SOUTHWEST OF THE ELECTRIC TRANSMISSION LINES WHICH INCLUDE GAS PIPELINE SIGNAGE AND UTILITY MARKINGS MADE BY LUCKY LOCATORS (SHOWN HEREON). NO DOCUMENTS REFERENCED IN THE TITLE COMMITMENT DESCRIBED EASEMENTS IN THIS AREA.

TITLE COMMITMENT SCHEDULE B EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT ORDER NUMBER: GLW2000394
COMMITMENT DATE: MARCH 4, 2020

(D) 9. TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 4246, ANNEXING PROPERTY TO THE VILLAGE OF ORLAND PARK, ILLINOIS, A COPY OF WHICH WAS RECORDED AUGUST 20, 2007 AS DOCUMENT 0723215125. AFFECTS LAND AND OTHER PROPERTY.

PARCELS 1, 2, 3, & 4 INCLUDED & DESCRIBED IN SAID ORDINANCE. SEE DOCUMENT FOR ADDITIONAL DETAILS.

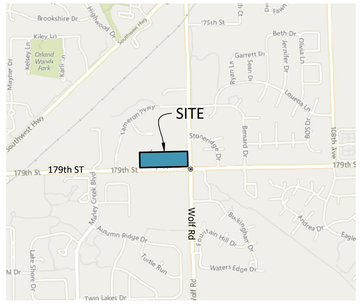
(D) 10. TERMS AND PROVISIONS OF ANNEXATION AGREEMENT (FRANGELLA ITALIAN MARKET - 11600 W. 179TH STREET) RECORDED MAY 13, 2008 AS DOCUMENT 0813445153. NOTE: AMENDMENT TO ANNEXATION AGREEMENT (FRANGELLA ITALIAN MARKET - 11600 W. 179TH STREET) RECORDED ON OCTOBER 30, 2014, BY INSTRUMENT NO. 1430345051, OF OFFICIAL RECORDS.

DOCUMENT 0813445153 AND AMENDMENT RECORDED IN INST. NO. 1430345051 DESCRIBE LAND SHOWN HEREON AS PARCEL 3.

(E) 11. RIGHT OF WAY PLAT 179TH STREET IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED SEPTEMBER 18, 2009 AS DOCUMENT 0926134069. AFFECTS THE SOUTH 17 FEET OF THE LAND AND OTHER PROPERTY.

**SH

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP (NOT TO SCALE)

ALTA SURVEY STANDARDS - TABLE A NOTES

ITEM 1, FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.

ITEM 2, NO ADDRESSES OBSERVED IN FIELD.

ITEM 3, THE SUBJECT PROPERTY IS WITHIN ZONE X , AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17031C0084J, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2008.

ITEM 4, GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON.

ITEM 6(A), ZONING REPORT NOT PROVIDED TO THE SURVEYOR IN PREPARATION OF THIS SURVEY. THIS SITE IS ZONED E-1 ESTATE RESIDENTIAL DISTRICT, AS DETERMINED FROM CITY OF ORLAND PARK, IL LAND DEVELOPMENT CODE, RETRIEVED VIA CITY ONLINE RESOURCES. SEE ZONING RESTRICTION EXHIBIT HEREON. PLOTTABLE ELEMENTS SHOWN HEREON - SEE ORDINANCE FOR ADDITIONAL DETAILS.

ITEMS 7(A), 7(B)(1), AND 7(C), DIMENSIONS AND MEASUREMENTS ARE SHOWN HEREON.

ITEM 8, SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED ARE SHOWN HEREON.

ITEM 9, NO PARKING SPACES OBSERVED DURING PERFORMANCE OF THE FIELD SURVEY.

ITEM 11, PER CONTRACTUAL AGREEMENT WITH THE CLIENT, ONLY SURFACE EVIDENCE OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS MARKED BY LUCKY LOCATORS ON 09/18/2020 AND 09/21/2020.

ITEM 13, PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX INFORMATION SOURCES.

LEGAL DESCRIPTION

(PER EXHIBIT "A" IN TITLE COMMITMENT)

PARCEL 1:

THE SOUTH QUARTER (EXCEPT THE EAST 296.0 FEET THEREOF) OF THE EAST 663.00 FEET OF THE SOUTH HALF (EXCEPT RAILROAD RIGHT OF WAY) OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET THEREOF FOR 179TH STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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 50.97 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 3:

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 50.97 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.

PARCEL 4:

THE EAST 296.0 FEET OF THE SOUTH 114 OF THE EAST 663.0 FEET OF THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET THEREOF FOR 179TH STREET), IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 66 FOOT 179TH STREET AND THE WESTERLY RIGHT OF WAY LINE OF 110 FOOT WOLF ROAD; THENCE WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 246 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH A LINE 17 FEET NORTH OF AND PARALLEL WITH SAID NORTHERLY RIGHT OF-WAY LINE; THENCE EAST ALONG SAID PARALLEL LINE 226 FEET; THENCE NORTHEASTERLY TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE THAT IS 37 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE 37 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS WEST (BEARINGS BASED UPON NAD 83 ILLINOIS STATE PLANES COORDINATE SYSTEM EAST ZONE) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET TO A LINE 50.00 FEET WEST OF , AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31;

THENCE NORTH 01 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 70.00 FEET TO THE NORTHERNMOST CORNER OF TRACT 19-04 AS SHOWN ON A COOK COUNTY DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY PLAT OF 179TH STREET DATED NOVEMBER 26, 1996 AND RECORDED AS DOCUMENT NUMBER 0026134069 FOR A POINT OF BEGINNING;

THENCE SOUTH 43 DEGREES 33 MINUTES 14 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT 19-04, A DISTANCE OF 28.23 FEET TO A LINE 50.00 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 31 BEING ALSO THE NORTH LINE OF 179TH STREET AS CONVEYED AND DESCRIBED IN DEEDS RECORDED AS DOCUMENTS 98858065, 98840059 AND 98840060;

THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 873.25 FEET TO THE EAST LINE OF A PARCEL CONVEYED TO COUNTY OF COOK AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 98499665;

THENCE NORTH 01 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 284.26 FEET TO THE SOUTH LINE OF "OUTLOT C," CAMBRIDGE PLACE OF ORLAND PARK SUBDIVISION, RECORDED AS DOCUMENT NUMBER 90165351;

THENCE NORTH 88 DEGREES 41 MINUTES 17 SECONDS EAST ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF A PARCEL CONVEYED TO KARIM MOTLAGH DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 0533919055, A DISTANCE OF 893.25 FEET TO A LINE MEASURED 50.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31;

THENCE SOUTH 01 DEGREES 33 MINUTES 18 SECONDS EAST WITH SAID PARALLEL LINE, 263.86 FEET TO THE POINT OF BEGINNING, CONTAINING 5.820 ACRES, MORE OR LESS.

ZONING INFORMATION: E-1 ESTATE RESIDENTIAL DISTRICT

LAND DEVELOPMENT CODE

RESTRICTIONS PER ORDINANCE 2084, AS AMENDED, UPDATED MARCH 2020, ORDINANCE 5476

[VILLAGE OF ORLAND PARK LAND DEVELOPMENT CODE]
[ARTICLE 6: DEVELOPMENT REGULATIONS]
[PART 2: DISTRICT REGULATIONS]
[SECTION 6-201 E-1 ESTATE RESIDENTIAL DISTRICT]

D. Minimum Lot Sizes. Except as provided by special use permit, no principal use in the E-1 District shall be permitted on a lot less than one acre (43,560 square feet) in area and a width of less than 150 feet. Lots fronting cul-de-sac bulbs shall have a minimum lot width of fifty (50) feet at the right-of-way line and meet zoning district lot width at the front setback.
(Ord. 3672 - 8/5/02)

E. Setbacks. The following setback standards shall apply in the E-1 District. For square corner lots, the "front" setbackshall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the"side" setback. (Ord. 2959 - 11/19/96; Amd. Ord. 4374 - 6/2/08)

1. Front.
a. Abutting a major or minor arterial: Fifty (50) feet from the property line. (Ord. 3070 -10/20/97)
b. Abutting a major collector: Fifty (50) feet from the property line. (Ord. 3070 - 10/20/97).
c. Abutting all other streets: Fifty (50) feet from the property line. (Ord. 3070 - 10/20/97; Amd. Ord. 5126 - 9/19/16)

2. Side and Corner Side. (Ord. 4183 - 9/18/06)
a. Major or minor arterial: Fifty (50) feet from the property line.
b. Major collector: Fifty (50) feet from the property line.
c. All other streets and sides not abutting a street: Twenty-five (25) feet from the property. (Ord. 4574 - 7/6/10)
d. Side yards with side loading garages shall be a minimum of twenty (20) feet and the driveway must be a minimum of three (3) feet from the nearest side property line. (Ord. 4738 - 6/18/12)
(Ord. 3199 - 11/16/98; Amd. Ord. 5126 - 9/19/16)

3. Rear. All lots: Fifty (50) feet from the property line. (Ord. 3070 - 10/20/97; Amd. Ord. 5126 - 9/19/16)

F. Lot Coverage. There are three (3) grades of residential lot coverage: Base, Plus, and Premium. A fourth grade, Special, is reserved for non-residential uses such as places of worship and/or institutional uses. The following regulationshall permit lots to move between grades-to increase or decrease lot coverage at will-so long as they meet the followingperformance criteria associated with each grade. Lot coverage includes the area of a lot covered by building, pavement,storm water storage, and other impervious elements.

1. Base. Allows up to twenty percent (20%) lot coverage by right for the principal structures and pavement, plus an additional 5% for an accessory structure. A minimum of seventy-five percent (75%) of the lot shall be green space.
2. Plus. Allows an additional five percent (5%) from base lot coverage by permit. Seventy percent (70%) of the lot shall be green space. A lot shall be permitted at Plus grade when it can demonstrate the permanent installation of one of the following:

a. A rain sensor system for lawn irrigation (if applicable);
b. Five percent (5%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section 6-305.F.2.c);
c. Five percent (5%) impervious pavement reduction and replacement with approved pervious pavement surface area.

3. Premium. Allows an additional ten percent (10%) from base lot coverage by permit. A minimum of sixty-five percent(65%) of the lot shall be green space. A lot shall be permitted at Premium grade when it can demonstrate the permanent installation of at least two of the following:

a. A rain sensor system for lawn irrigation (if applicable);
b. The installation of one type of renewable energy system that supplements at least 10% of household power consumption and installed in compliance with Section 6-314 of these regulations;
c. One (1) dry well per Section 6-302.H.1A of these regulations that can capture at least 50% of site storm water generation. The capacity of dry well shall be at least 50% of impervious area times 1-inch (50% impervious area x 1inch);
d. Ten percent (10%) turf grass reduction and replacement with an equal percentage in rain garden area or naturalized landscape area (see Section 6-305.F.2.c);
e. Ten percent (10%) pavement reduction and replacement with approved pervious pavement surface area.

4. Special. Allows up to seventy percent (70%) lot coverage by right to non-residential land uses. A minimum of thirty percent (30%) of the lot shall be green space.
(Ord. 4374 - 6/2/08; Amd. Ord. 4574 - 7/6/10; Amd. Ord. 5312 – 7/16/18)
G. Height. No structure may exceed thirty-five (35) feet to the mean height of the roof.
(Ord. 4210 - 12/18/06)

N

SCALE: 1" = 30'
0 15' 30' 60'

P.I.N. NO. 27312020190000
P.I.N. NO. 27312020210000
P.I.N. NO. 27312020220000

TOTAL AREA=5.802 ACRES±

STRUCTURE INFORMATION

STI#200 STORM MANHOLE
RIM = 709.02
12" RCP IN INV = 705.52
12" RCP SW INV = 702.42
(SW CONNECTION NOT FOUND)

STI#201 STORM INLET
RIM = 708.66
12" RCP S INV = 705.66

STI#202 WATER VALVE VAULT
RIM = 710.14
TOP OF 10"-12" DI PIPE = 701.34

STI#203 STORM INLET
RIM = 704.55
12" RCP S INV = 698.70
(S CONNECTION NOT FOUND)

STI#204 STORM INLET
RIM = 700.22
12" RCP S INV = 695.12
(S CONNECTION NOT FOUND)

STI#205 STORM INLET
RIM = 698.44
12" RCP S INV = 692.84
(S CONNECTION NOT FOUND)

STI#206 STORM INLET
RIM = 698.38
12" RCP S INV = 692.68
(S CONNECTION NOT FOUND)

STI#207 STORM INLET
RIM = 698.88
12" RCP S INV = 693.18
(S CONNECTION NOT FOUND)

STI#208 CATCH BASIN
RIM = 697.15
12" RCP W INV = 692.70

STI#209 CATCH BASIN
RIM = 696.886
12" RCP E INV = 692.22
18" RCP S INV = 692.23
(S CONNECTION NOT FOUND)

STI#210 STORM MANHOLE
RIM = 698.33
12" RCP S INV = 693.88
12" RCP W INV = 692.73

STI#211 STORM INLET
RIM = 698.16
12" RCP W INV = 694.71

STI#212 STORM INLET
RIM = 698.01
12" RCP W INV = 686.71

STI#213 STORM MANHOLE
RIM = 698.52
60" RCP E INV = 686.82
(NO OTHER INVERTS VISIBLE)

STI#214 WATER VALVE VAULT

STI#218 STORM INLET
RIM = 698.99
12" RCP S INV = 693.29
(S CONNECTION NOT FOUND)

STI#300 10 STORM FLARED END
24" RCP S INV = 692.21

STI#26048 STORM INLET (BEEHIVE)
RIM = 686.05
18" RCP NW INV = 681.65

STI#221 WATER VALVE VAULT

STI#223 STORM INLET
RIM = 698.46
12" RCP W INV = 692.56
(W CONNECTION NOT FOUND)

STI#225 STORM MANHOLE
RIM = 698.61
36" RCP E INV = 691.61
(60" INVERT NOT VISIBLE)

STI#226 STORM INLET
RIM = 700.31
12" RCP SE INV = 696.11
(S CONNECTION NOT FOUND)

STI#227 STORM INLET
RIM = 698.51
12" RCP NW INV = 692.91
(NW CONNECTION NOT FOUND)

STI#229 STORM MANHOLE
RIM = 704.60
60" RCP E INV = 693.30
36" RCP S INV = 693.60
(W INVERT NOT VISIBLE)

STI#230 STORM INLET
RIM = 704.51
12" RCP NW INV = 696.11
(NW CONNECTION NOT FOUND)

STI#231 STORM INLET
RIM = 708.84
10" RCP SW INV = 702.84
(SW CONNECTION NOT FOUND)

STI#233 STORM MANHOLE
RIM = 710.08
24" RCP E INV = 698.08
60" RCP S INV = 695.58
60" RCP W INV = 695.58

STI#235 STORM MANHOLE
RIM = 714.683
12" RCP NE INV = 707.18
24" RCP E INV = 703.48
24" RCP W INV = 696.68

STI#237 WATER VALVE VAULT
RIM = 716.61
(FULL OF WATER)

STI#239 WATER VALVE VAULT
RIM = 702.60
TOP OF 12" DI PIPE = 695.50

STI#240 SANITARY MANHOLE
RIM = 692.83
8" CLAY S INV = 676.93
8" CLAY W INV = 676.93
(S CONNECTION NOT FOUND)

STI#241 SANITARY MANHOLE
RIM = 689.15
15" CLAY NE INV = 675.95
8" CLAY E INV = 676.06
15" CLAY SW INV = 675.85

SEE DETAIL "A"

SOURCE BENCHMARK

GPS CONTROL MONUMENT, PID AE2563, DESIGNATION "WILL COUNTY GPS 536"

DESCRIBED AS A STEEL ROD WITH CAST CAP AND STAINLESS LID, AS DESCRIBED BY NATIONAL GEODETIC SURVEY, HAVING GRID COORDINATES RELATIVE TO THE NORTH AMERICAN DATUM OF 1983(2011)[EPOCH 2010.00], ILLINOIS EAST ZONE, AND AN ELEVATION RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID 18. (U.S. SURVEY FEET)

N.1,782,587.56, E: 1,099,880.67, ELEVATION: 668.23

SITE BENCHMARKS

BENCHMARK #100

FOUND CUT CROSS IN TOP OF CONCRETE CURB ON THE NORTH SIDE OF 179TH ST NEAR THE SOUTHWEST CORNER OF PARCEL 2, APPROXIMATELY 45 FEET WEST OF THE CENTERLINE OF AN EXISTING ASPHALT DRIVEWAY TO AN EXISTING RESIDENCE ON PARCEL 2 AND 9 FEET SOUTHEAST OF A POWER POLE.

(SHOWN HEREON) N: 1,784,129.95 E: 1,104,531.36, ELEVATION: 699.51

BENCHMARK #101

FOUND CUT CROSS IN CONCRETE SIDEWALK NEAR THE SOUTHWEST QUADRANT OF THE INTERSECTION OF 179TH ST AND WOLF ROAD, APPROXIMATELY 19 FEET NORTHEAST OF A FIRE HYDRANT AND 25 FEET SOUTHWEST OF A STORM MANHOLE (ST229 HEREON).

(SHOWN HEREON) N: 1,784,084.56 E: 1,105,408.57, ELEVATION: 710.20

BENCHMARK #102

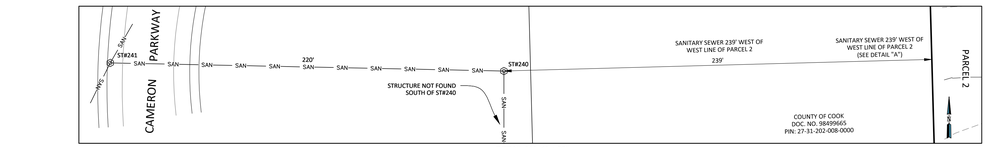
FOUND CUT CROSS IN CONCRETE SIDEWALK SECTION NEAR THE SOUTHWEST CORNER OF THE MARQUETTE BANK PARKING LOT, NORTHEAST OF THE INTERSECTION OF 179TH ST AND WOLF ROAD, APPROXIMATELY 56 FEET EAST OF THE CENTERLINE OF WOLF RD AND 118 FEET NORTH OF THE CENTERLINE OF 179TH ST.

(SHOWN HEREON) N: 1,784,249.64, E: 1,105,512.95, ELEVATION: 714.46

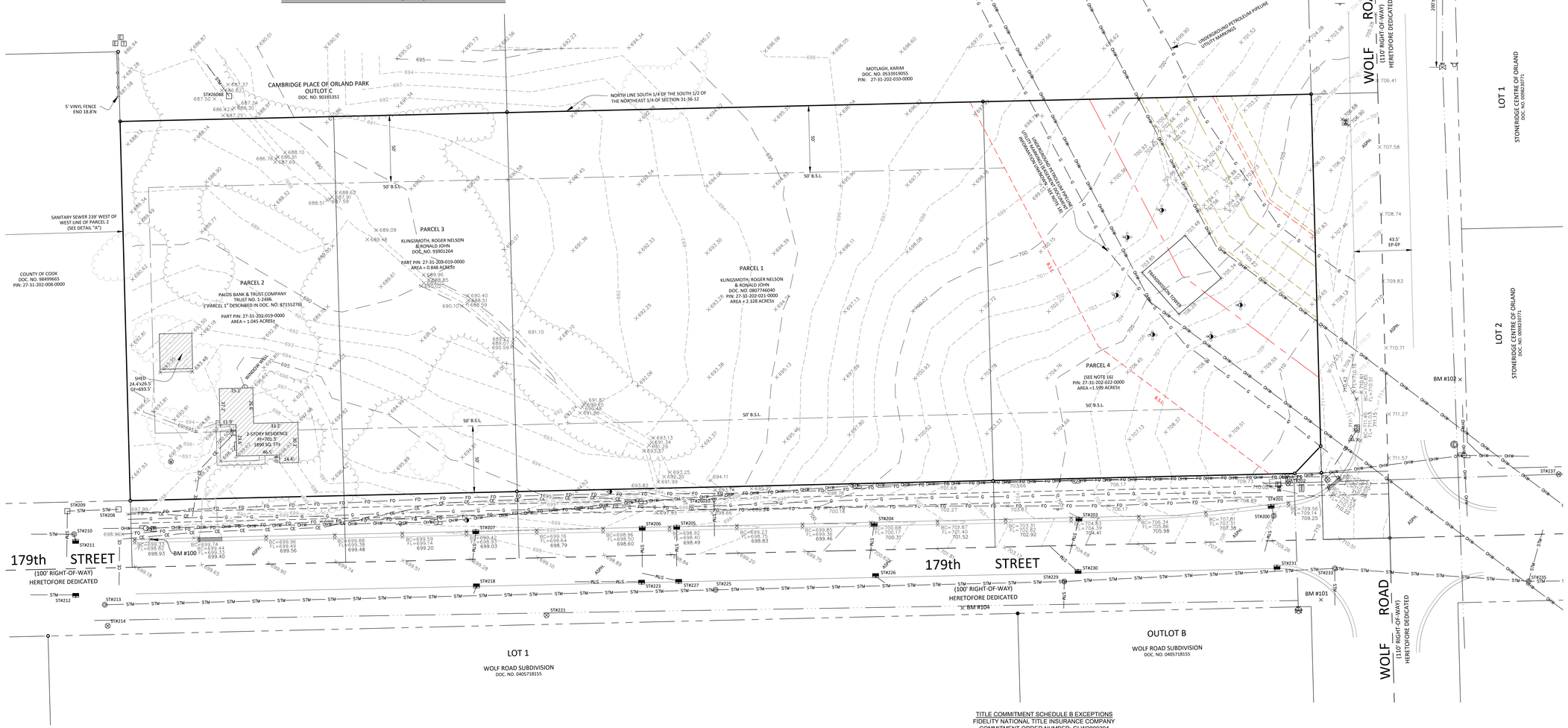
BENCHMARK #104

FOUND CUT CROSS IN CONCRETE SIDEWALK SOUTH OF 179TH ST, WEST OF THE MOST EASTERLY ENTRANCE TO JEWEL-OSCO FROM WOLF RD, APPROXIMATELY 45 FEET SOUTH OF THE CENTERLINE OF 179TH ST AND 79 FEET SOUTHWEST OF A STORM MANHOLE (ST229 HEREON).

(SHOWN HEREON) N: 1,784,078.33 E: 1,105,139.80, ELEVATION: 702.93



DETAIL "A" (1" = 30')



LINE LEGEND

SANITARY LINE
STORM LINE
WATER MAIN
OVERHEAD WIRES
ELECTRICAL CABLE
TELEPHONE CABLE
GAS MAIN
FIBER OPTIC CABLE
TREELINE
BOUNDARY
EXISTING LOTS
RIGHT-OF-WAY
EASEMENT CENTERLINE
EASEMENT
TRANSMISSION LINE EASEMENT
TRANSMISSION LINE EASEMENT CENTERLINE
WOLVERINE PIPELINE EASEMENT
WOLVERINE PIPELINE EASEMENT CENTERLINE
BUILDING SETBACK LINE
SECTION LINE
1' CONTOUR
5' CONTOUR

LEGEND

SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
STORM INLET
CATCH BASIN
VALVE VAULT
FIRE HYDRANT
B-BOX
WATER VALVE
IRRIGATOR CONTROL VALVE
POWER POLE
GUY WIRE
ELECTRIC PEDESTAL/ELECTRIC
LIGHT POLE
TRAFFIC SIGNAL
TRAFFIC VAULT
TRAFFIC CONTROL PEDESTAL
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE TV RISER
GAS METER
GAS MANHOLE
GAS VALVE
STREET SIGN
BOLLARD
MAIL BOX
HAND HOLE
CONCRETE MATERIAL
CONCRETE CURB & GUTTER
DEPRESSED CURB & GUTTER
"PK" / MAGNETIC NAIL
IRON PIPE
RIGHT-OF-WAY MARKER
IRON ROD
FIP FOUND IRON PIPE
SIP SET IRON PIPE
FIR FOUND IRON ROD
BM BENCHMARK
X XXX.XX SPOT ELEVATION
BC BACK OF CURB
B-B BACK-TO-BACK CURB DISTANCE
FL CURB FLOWLINE
EP EDGE OF PAVEMENT
INV INVERT
RCP REINFORCED CONCRETE PIPE
DI DUCTILE IRON
FF / GF FINISH FLOOR/GARAGE FLOOR ELEVATION
B.S.L. BUILDING SETBACK LINE
(M) MEASURED DIMENSION
(R) RECORD DIMENSION

SURVEY NOTES

1. MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REALTIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE NAVIGATION.

2. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS, THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.

3. ALL AREAS ARE MORE OR LESS.

4. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON SEPTEMBER 21, 22, AND OCTOBER 29, 2020.

5. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

6. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

7. THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

8. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.

9. COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT ORDER NO: GLW2000394, WITH A COMMITMENT DATE OF MARCH 4, 2020 WAS USED IN THE PREPARATION OF THIS SURVEY.

10. AS DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT, PARCEL 2 IS CONTIGUOUS WITH PARCEL 3, PARCEL 3 IS CONTIGUOUS WITH PARCEL 1, AND PARCEL 1 IS CONTIGUOUS WITH PARCEL 4, PARCELS 1, 2, & 3 ARE CONTIGUOUS AS DESCRIBED IN PROVIDED VESTING DEED DOCUMENTS AS TRUST NO. 1-2466 (DOC. NO. 87155276), DOC. NO. 93901264, & DOC. NO. 0807746040. HOWEVER, CONTIGUITY OF PARCEL 4 AS DESCRIBED IN PROVIDED VESTING DEED DOCUMENT TRUST NO. 1-2466 (DOC. NO. 87155276) CANNOT BE VERIFIED.

11. NO APPARENT ENCROACHMENTS WERE OBSERVED IN THE MAKING OF THIS SURVEY.

12. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.

13. NO GAPS OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD FOR PARCELS 1, 2, & 3. PROVIDED VESTING DEED DOCUMENTATION FOR PARCEL 4 IS AMBIGUOUS.

14. ILLINOIS BELL TELEPHONE COMPANY EASEMENT IS DESCRIBED IN DOCUMENT NUMBERS 18293798 AND 18293801 AS BEING THE NORTH 1/2 OF 179th STREET IN THE NORTHEAST 1/4 OF SECTION 31. AT THE TIME OF RECORDING, 1924/1961 FOR BOTH DOCUMENTS, IT IS PRESUMED THAT THE NORTH 1/2 OF 179th ST WAS 33 FEET, AS SHOWN HEREON, AND AS EVIDENCED BY RIGHT-OF-WAY PLAT 0926134069. THE PROPERTY ADJOINING THE PROPERTY AFFECTED AND REFERENCED IN SAID EASEMENTS INCLUDE THE FOLLOWING:
(a) DOC. NO. 16131684 - NOT AVAILABLE THROUGH COOK COUNTY'S ONLINE RECORDER WEBSITE, AND
(b) DOC. NO. 16270605 - OBTAINED BY THE SURVEYOR ON NOVEMBER 1, 2020 AND HAS BEEN DEEMED ILLEGIBLE.

15. THE FOLLOWING EASEMENT DOCUMENTS WERE NOT INCLUDED IN THE TITLE COMMITMENT DESCRIBED IN NOTE 9. THESE EASEMENTS ARE SHOWN HEREON AND INCLUDE THE FOLLOWING:
(a) 40 FOOT WOLVERINE PIPE LINE CO. RIGHT-OF-WAY EASEMENT SHOWN HEREON AS DOC. NO. 20887474,
(b) 41 FOOT NORTHERN ILLINOIS GAS COMPANY PERPETUAL EASEMENT & RIGHT-OF-WAY PER DOC. NO. 90063381,
(c) 33 FOOT ILLINOIS BELL TELEPHONE COMPANY EASEMENT PER DOC. NO. 18293801.

16. PARCEL 4 DEPICTED HEREON BASED UPON THE LEGAL DESCRIPTION SHOWN IN EXHIBIT "A" IN THE TITLE COMMITMENT DATED MARCH 4, 2020. THE VESTING DEED PROVIDED FOR PARCEL 4 (TRUST NUMBER 1-2466 AND/OR DOC. NO. 87155276), USES AMBIGUOUS LANGUAGE, DOES NOT APPEAR TO DESCRIBE PARCEL 4, AND IS NOT CLEARLY LEGIBLE.

17. PARCELS 1, 2, 3, & 4 ARE CONTIGUOUS AS DESCRIBED IN THE AS-SURVEYED LEGAL DESCRIPTION SHOWN HEREON.

18. THE SURVEYOR OBTAINED FIELD EVIDENCE OF GAS PIPELINE APPURTENANCES SOUTHWEST OF THE ELECTRIC TRANSMISSION LINES WHICH INCLUDE GAS PIPELINE SIGNAGE AND UTILITY MARKINGS MADE BY LUCKY LOCATORS (SHOWN HEREON). NO DOCUMENTS REFERENCED IN THE TITLE COMMITMENT DESCRIBED EASEMENTS IN THIS AREA.

TITLE COMMITMENT SCHEDULE B EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT ORDER NUMBER: GLW2000394
COMMITMENT DATE: MARCH 4, 2020

9. TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 4246, ANNEXING PROPERTY TO THE VILLAGE OF ORLAND PARK, ILLINOIS, A COPY OF WHICH WAS RECORDED AUGUST 20, 2007 AS DOCUMENT 0723215125. AFFECTS LAND AND OTHER PROPERTY.

PARCELS 1, 2, 3, & 4 INCLUDED & DESCRIBED IN SAID ORDINANCE. SEE DOCUMENT FOR ADDITIONAL DETAILS.

D 10. TERMS AND PROVISIONS OF ANNEXATION AGREEMENT (FRANGELLA ITALIAN MARKET - 11600 W. 179TH STREET) RECORDED MAY 13, 2008 AS DOCUMENT 0813445153. NOTE: AMENDMENT TO ANNEXATION AGREEMENT (FRANGELLA ITALIAN MARKET - 11600 W. 179TH STREET) RECORDED ON OCTOBER 30, 2014, BY INSTRUMENT NO. 1430345051, OF OFFICIAL RECORDS.

DOCUMENT 0813445153 AND AMENDMENT RECORDED IN INST. NO. 1430345051 DESCRIBE LAND SHOWN HEREON AS PARCEL 3.

E 11. RIGHT OF WAY PLAT 179TH STREET IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED SEPTEMBER 18, 2009 AS DOCUMENT 0926134069. AFFECTS THE SOUTH 17 FEET OF THE LAND AND OTHER PROPERTY.

SHOWN HEREON. AFFECTS THE NORTH 17 FEET OF THE SOUTH 50 FEET OF PARCELS 1, 2, 3, & 4, AND ALSO A 20' x 20' CORNER CLIP FROM PARCEL 4, SHOWN HEREON. THESE PORTIONS OF PARCELS 1, 2, 3, & 4 ARE SHOWN HEREON AS EXCEPTIONS TO PROPERTY.

12. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR 179TH STREET.

PLOTTABLE ELEMENTS DESCRIBED IN RIGHT-OF-WAY DOCUMENTS PROVIDED TO THE SURVEYOR SHOWN HEREON. VISIBLE, APPARENT, ABOVE-GROUND RIGHT-OF-WAY IMPROVEMENTS SHOWN HEREON.

G 13. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQU