FINAL PLAT OF SUBDIVISION FOR METRO EAST

BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

NAME: THE VILLAGE OF ORLAND PARK
ADDRESS: 14700 RAVINIA AVENUE
ORLAND PARK, IL 60462

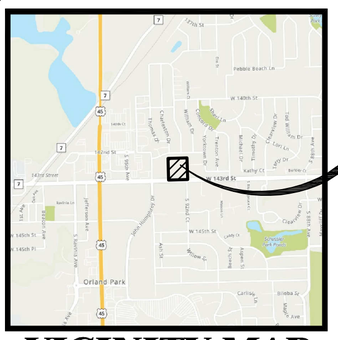
TOTAL AREA OF SUBDIVISION

5.022 ACRES

(MORE OR LESS)

PARCEL INDEX NUMBER

27-03-301-033
ORLAND PARK, ILLINOIS



SITE LOCATION

VICINITY MAP

NOTES

3/4 INCH IRON PIPE OR OTHER PERMANENT SURVEY MARKERS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°10'14" E (ASSUMED).

FIP = FOUND IRON PIPE (ø AS SHOWN)
FIR = FOUND IRON ROD (ø AS SHOWN)

A BLANKET PUBLIC UTILITIES AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER OUTLOTS A AND B.

LEGEND

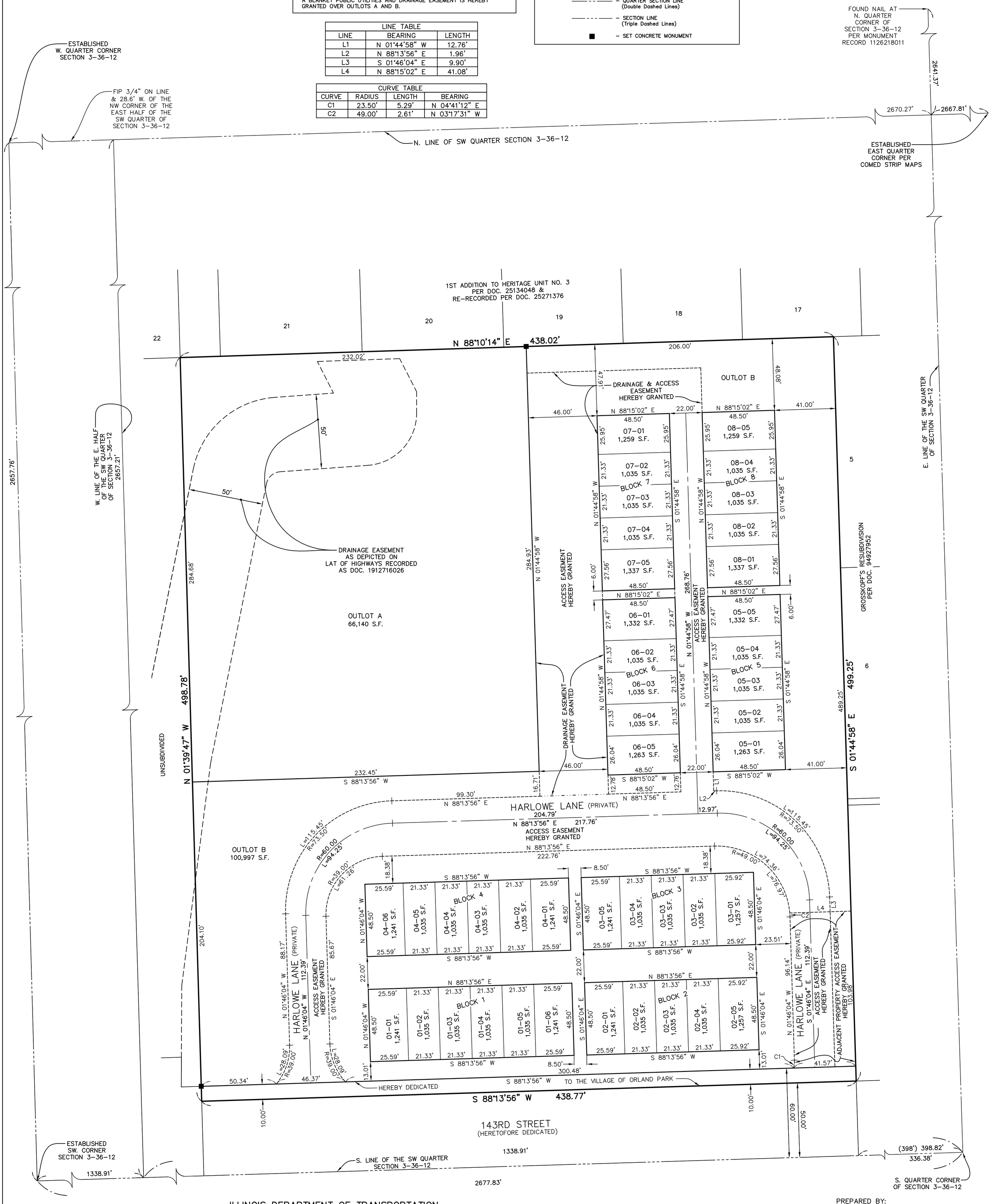
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EXISTING EASEMENT LINE (Short Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- ■ SET CONCRETE MONUMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°44'58" W	12.76'
L2	N 88°13'56" E	1.96'
L3	S 01°46'04" E	9.90'
L4	N 88°15'02" E	41.08'

CURVE TABLE			
CURVE	RADIUS	LENGTH	BEARING
C1	23.50'	5.29'	N 04°41'12" E
C2	49.00'	2.61'	N 03°17'31" W

30 15 0 30

SCALE: 1 INCH = 30 FEET



ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED: _____ _____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

PREPARED FOR:

M/I HOMES OF CHICAGO, LLC
400 E. DIEHL ROAD
SUITE 230
NAPERVILLE, IL 60563

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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DISC NO.: 743022 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D94\26-31
COMPLETION DATE: 11-15-21 JOB NO.: 743.022
REVISED 01-17-22\JRP REVISED EASEMENT & PROVISION
REVISED 02-11-22\AJB REVISED PER VILLAGE REVIEW
REVISED 03-16-22/JHH REVISE BLOCK & UNIT NUMBERS

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PLOT FILE CREATED: 3/16/2022 BY: JON HILES
DRAWING PATH: P:\743022\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT.DWG

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT M/I HOMES OF CHICAGO, LLC IS THE SOLE OWNER OF RECORD OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN HEREON, AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED. THE HEREIN ABOVE DESCRIBED OWNER ALSO CERTIFIES THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT SAID PROPERTY IS LOCATED WTHIN THE BOUNDARIES OF ORLAND SCHOOL DISTRICT 135, CONSOLIDATED HIGH SCHOOL DISTRICT 230, AND COMMUNITY COLLEGE DISTRICT 524 IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20___
(DATE)

BY: _____

TITLE: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

1, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE |S PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY

OF_____, A.D., 2021.

_____
NOTARY

_____
PLEASE PRINT NAME

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS ON THIS _____ DAY OF _____, A.D., 2021.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #035-003072, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 30 ACRES OF THE WEST 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART FALLING IN 1ST ADDITION TO HERITAGE NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1979 AS DOCUMENT 25134048 AND RE-RECORDED DECEMBER 6, 1979 AS DOCUMENT NUMBER 25271376; AND ALSO EXCEPTING THEREFROM THAT PART LYING EAST OF THE WEST LINE AND SAID WEST LINE EXTENDED SOUTH OF GROSSKOPF'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1987 AS DOCUMENT NUMBER 87227299, SAID WEST LINE AND SAID WEST LINE EXTENDED OF GROSSKOPF'S SUBDIVISION BEING ALSO THE WEST LINE OF THE EAST 398.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, AND ALSO EXCEPTING THEREFROM THE SOUTH 50.00 FEET THEREOF TAKEN FOR ROAD) IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS

THE EAST 30 ACRES OF THE WEST 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (AS CALCULATED BETWEEN THE NORTH LINE OF SAID QUARTER SECTION AND THE NORTH LINE OF THE SOUTH 50 FEET OF THE SAME QUARTER SECTION), EXCEPTING THEREFROM THAT PART FALLING IN 1ST ADDITION TO HERITAGE NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1979 AS DOCUMENT 25134048 AND RE-RECORDED DECEMBER 6, 1979 AS DOCUMENT NUMBER 25271376; AND ALSO EXCEPTING THEREFROM THAT PART LYING EAST OF THE WEST LINE AND SAID WEST LINE EXTENDED SOUTH OF GROSSKOPF'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1987 AS DOCUMENT NUMBER 87227299, SAID WEST LINE AND SAID WEST LINE EXTENDED OF GROSSKOPF'S SUBDIVISION BEING ALSO THE WEST LINE OF THE EAST 398.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, AND ALSO EXCEPTING THEREFROM THE SOUTH 50.00 FEET THEREOF TAKEN FOR ROAD IN COOK COUNTY, ILLINOIS.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS. I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL 17043C0153J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, AND LETTER OF MAP REVISION DATED APRIL 26, 2021, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED ABOVE IS IN ZONE X EXCEPT FOR A PORTION OF NON-BUILDABLE OUTLOT C WHICH FALLS WITHIN EXISTING FLOODPLAIN LIMITS AS DESIGNATED AND DEFINED BY FEMA.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

THIS 16TH DAY OF MARCH, A.D., 2022.

_____
JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2023

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

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 ABOVE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20___ AS DOCUMENT NUMBER_____.

_____
COUNTY RECORDER

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

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., 2021.

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

OWNER COMPANY NAME: _____

BY: _____ PRINT

ATTEST: _____
SIGNATURE

TITLE: _____
PRINT TITLE

BLANKET PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS OVER OUTLOTS A AND B

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ORLAND PARK AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES. TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND / OR SANITARY SEWERS, WATER MAINS, VALVE VAULTS, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF ORLAND PARK, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES. NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED FOR BOTH SEWER AND / OR WATER MAINS AND OTHER UTILITIES. THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ORLAND PARK.

THE PLACEMENT OF ANY LANDSCAPING NOT IN WITH THE APPROVED LANDSCAPE PLAN OR GRADING PLAN FOR A GIVEN PROPERTY, OR ANY ACCESSORY BUILDING OR STRUCTURE, SWIMMING POOL, FENCE, OR OTHER IMPROVEMENT WHICH IN ANY WAY COULD CAUSE AN IMPEDIMENT TO THE OVERLAND FLOW OF STORM WATER WITHIN SAID DRAINAGE EASEMENT IS HEREBY PROHIBITED.

ACCESS EASEMENT PROVISIONS

OWNER DOES HEREBY DECLARE, ESTABLISH, GRANT, RESERVE AND CONVEY A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND THROUGH THE PORTION OF THE METRO EAST SUBDIVISION IDENTIFIED HEREON AS THE CROSS ACCESS EASEMENT FOR ENTRY TO AND FROM THE PRIVATE ACCESS ROAD LOCATED HEREON AND IDENTIFIED AS THE INGRESS/EGRESS EASEMENT KNOWN AS HARLOWE LANE.

ADJACENT PROPERTY ACCESS EASEMENT LANGUAGE

OWNER DOES HEREBY DECLARE, ESTABLISH, GRANT, RESERVE AND CONVEY A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND THROUGH THE PORTION OF THE METRO EAST SUBDIVISION IDENTIFIED HEREON AS THE "ADJACENT PROPERTY ACCESS EASEMENT" (THE "ACCESS PARCEL") IN FAVOR OF THE OWNERS AND INVITEES OF 9260 143RD ST, ORLAND PARK, IL 60462 (THE "BENEFITTED PARCEL"), WHICH BENEFITTED PARCEL IS LOCATED TO THE EAST OF AND ADJOINING THE PROPERTY DESCRIBED HEREIN AS THE METRO EAST PLAT OF SUBDIVISION. UPON THE INSTALLATION OF ALL ACCESS CONNECTION IMPROVEMENTS ON THE ACCESS PARCEL, THE ASSOCIATION ESTABLISHED TO ADMINISTER THE METRO EAST SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF, AND FOR SNOW REMOVAL FROM , HARLOWE LANE AND THE ACCESS CONNECTION IMPROVEMENTS LOCATED ON THE ACCESS PARCEL.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
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