ORLAND PARK BUSINESS CENTER SUBDIVISION – PHASE 5

BEING A RESUBDIVISON OF LOTS 5, 6 AND 7 IN ORLAND PARK BUSINESS CENTER SUBDIVISION – PHASE 4, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N. 09–06–104–002/003/004

AREA: 11.65 ACRES

NO IMPROVEMENTS SHOWN HEREON

EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED ON CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR IN THIS PLAT AS "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS 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 DOTTED LINES MARKED "EASEMENT" 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 6052(E), 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 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 "OUT LOTS", "COMMON ELEMENTS", SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OT STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

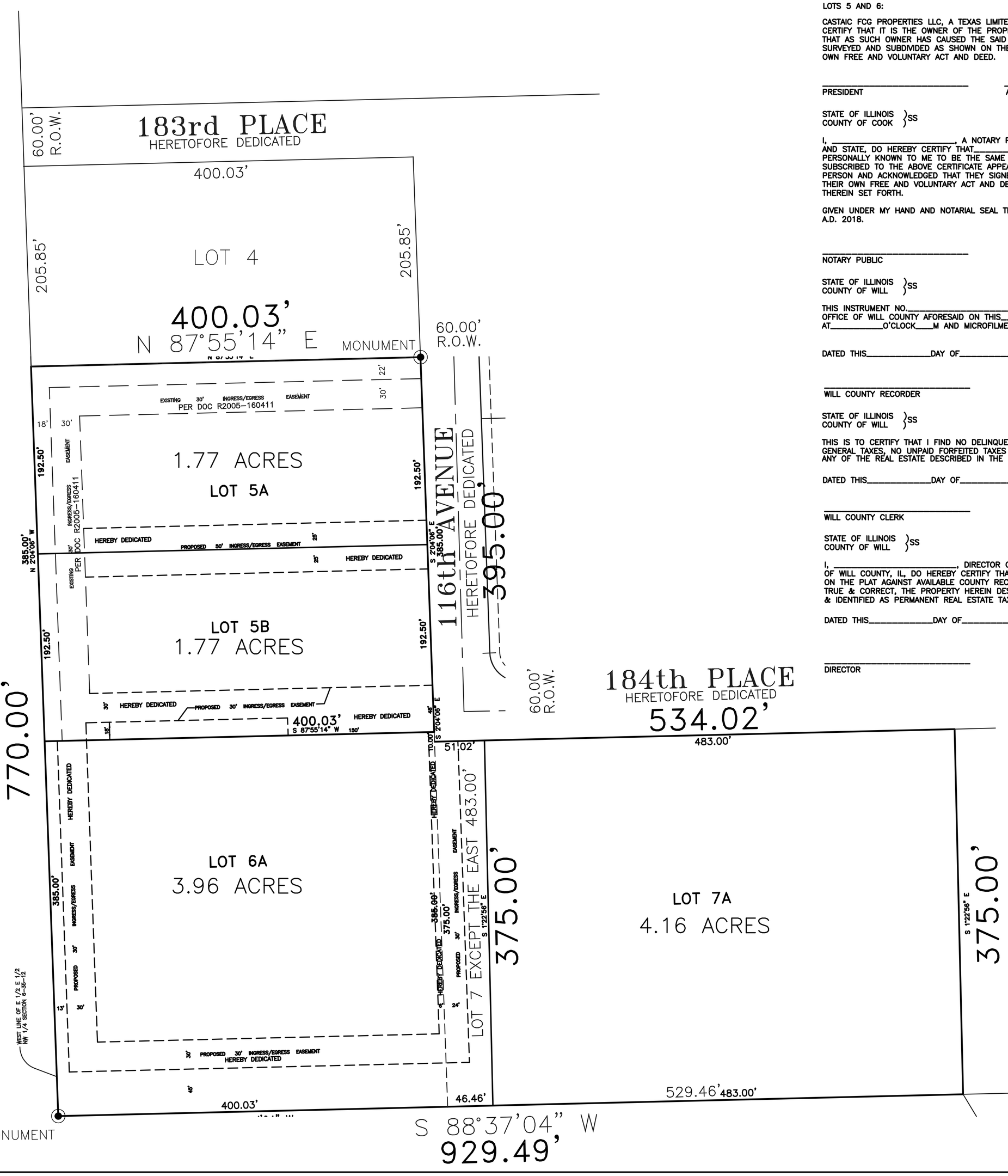
UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND, A MUNICIPAL CORPORATION OF ILLINOIS, AND TO COMMONWEALTH EDISON COMPANY, SBC, NICOR, JONES CABLE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FROM TIME TO TIME, WATERMAINS, FIRE HYDRANTS, VALVES, WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, SEWER SERVICES, STORM SEWER PIPES, MANHOLES, CATCH BASINS, AND SEWER CONNECTIONS, AND VARIOUS UTILITY TRANSMISSION SYSTEMS AND FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE AREAS OF THE LOTS NOT COVERED BY BUILDINGS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES OR OTHER PLANTS OR ROOTS 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 AFTER THE 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.

AN EASEMENT IS HEARBY RESERVED FOR AND GRANTED TO NICOR, ITS SUCCESSORS AND ASSIGNS NICOR TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE, AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT," "COMMON AREAS OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTION 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, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNED ON THIS PLAT BY OTHER TERMS.

OWNER &
SEND FUTURE TAX BILLS TO:



LOTS 5 AND 6:

CASTAIC FCG PROPERTIES LLC, A TEXAS LIMITED LIABILITY CO., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED.

PRESIDENT ATTEST

STATE OF ILLINOIS }SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT_____AND_____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____, A.D. 2018.

NOTARY PUBLIC

STATE OF ILLINOIS }SS
COUNTY OF WILL }

THIS INSTRUMENT NO._____WAS FILED FOR IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID ON THIS_____DAY OF_____2005. AT_____O'CLOCK____M AND MICROFILMED.

DATED THIS_____DAY OF_____, 2018.

WILL COUNTY RECORDER

STATE OF ILLINOIS }SS
COUNTY OF WILL }

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

DATED THIS_____DAY OF_____, 2018.

WILL COUNTY CLERK

STATE OF ILLINOIS }SS
COUNTY OF WILL }

I, _____, DIRECTOR OF THE TAX MAPPING & PLATTING OFFICE OF WILL COUNTY, IL, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THE PLAT AGAINST AVAILABLE COUNTY RECORDS & FIND SAID DESCRIPTION TO BE TRUE & CORRECT, THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP_____ & IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NO. (PIN)_____.

DATED THIS_____DAY OF_____, 2018.

DIRECTOR

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH, THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE _____ ELEMENTARY SCHOOL DISTRICT, _____ HIGH SCHOOL DISTRICT AND IN THE _____ JUNIOR COLLEGE DISTRICT. DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW, AND ALL PURCHASER'S SHOULD PERSONALLY CONSULT THE TAX BILL AFFECTING PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE TAXING BODIES AND SCHOOL DISTRICTS IN WHICH THE PROPERTY

OWNER

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF THEIR 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.

OWNER: _____ ENGINEER: _____

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS_____DAY OF_____, A.D. 2018.

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS _____DAY OF_____, A.D. 2018.

BY: _____ ATTEST: _____

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS, THIS_____DAY OF_____, A.D. 2018.

BY: _____ ATTEST: _____

STATE OF ILLINOIS }SS
COUNTY OF WILL }

I, KEVIN D. CHAFFIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3184, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 5, 6 AND 7 IN ORLAND PARK BUSINESS CENTER SUBDIVISION – PHASE 4, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND OF PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION IN EVERY DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR WILL COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17197C0195 E, DATED SEPTEMBER 6, 1995. I ALSO HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK AS THE PERSON TO RECORD THIS PLAT OF SUBDIVISION.

DATED AT HOMER GLEN, ILLINOIS, THIS 1st DAY OF AUGUST A.D. 2018.

PROPERTY IS LOCATED WITHIN THE VILLAGE OF ORLAND PARK.

KDC CONSULTANTS, INC. DESIGN FIRM 184.001322 PROFESSIONAL LAND SURVEYORS
16144 S. BELL ROAD
HOMER GLEN, IL
60491
KEVIN D. CHAFFIN
035-003184
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

LICENSE EXPIRATION
11-30-2020

KEVIN D. CHAFFIN

PREPARED FOR:
CASTAIC FCG PROPERTIES, LLC

PREPARED BY:
KDC CONSULTANTS, INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645–0545 Fax: 645–0546

SUB. No. W96–10–001–SUB5

REVISED: DECEMBER 27, 2018
REVISED: SEPTEMBER 4, 2018
REVISED: AUGUST 23, 2018
DATED: AUGUST 1, 2018