

BRIDLEWOOD VILLAGE

PLAT OF SUBDIVISION

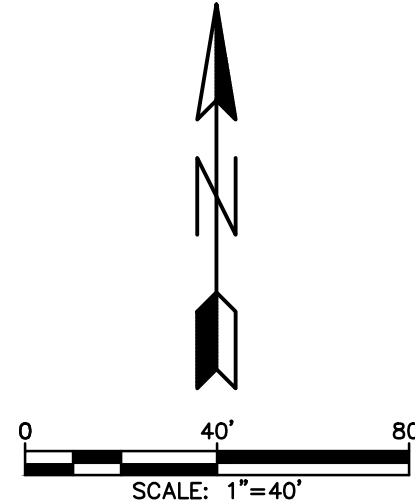
PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAIL TAX BILL TO:

AFTER RECORDING MAIL TO:

CURRENT PIN:
27-05-402-006

VILLAGE OF ORLAND PARK
14700 S RAVINIA AVENUE
ORLAND PARK, IL 60462



LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- OUTLOT B
- PUBLIC UTILITY & DRAINAGE EASEMENT AND PEDESTRIAN & BIKE PATH EASEMENT HEREBY GRANTED

ABBREVIATIONS

CH	CHORD
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
L	ARC LENGTH
N	NORTH
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
R	RADIUS
S	SOUTH
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

AREA TABLE		
LOT	SQUARE FEET	ACRES (+/-)
1	8,101	0.186
2	8,232	0.189
3	8,752	0.201
4	9,762	0.224
5	9,265	0.213
6	9,856	0.226
7	9,952	0.228
8	9,819	0.225
9	9,008	0.207
10	8,541	0.196
11	8,582	0.197
12	8,243	0.189
13	7,516	0.173
14	9,127	0.210
15	9,655	0.222
16	8,493	0.195
17	9,452	0.217
18	6,886	0.158
19	7,543	0.173
20	6,515	0.150
OUTLOTA	54,386	1.249
OUTLOT B	118,322	2.716
OUTLOT C	13,993	0.321
BRIDLEWOOD LANE	50,952	1.169
TOTAL	410,954	9.434

GENERAL NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09-05-25	SDS	VILLAGE COMMENTS			
09-08-25	SDS	VILLAGE COMMENTS			

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60055
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:

RT/MGR, LLC

TITLE:

PLAT OF SUBDIVISION
14137 S. 108TH AVENUE
ORLAND PARK, ILLINOIS

SCALE: 1"=40'
DATE: 07-31-2025
JOB NO: W24323.00
SHEET 1 OF 2

BRIDLEWOOD VILLAGE
PLAT OF SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAIL TAX BILL TO:

AFTER RECORDING MAIL TO:
VILLAGE OF ORLAND PARK
14700 S RAVINIA AVENUE
ORLAND PARK, IL 60462

CURRENT PIN:
27-05-402-006

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE ANNEXED 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 DESCRIBER HEREON LIES WITHIN THE FOLLOWING SCHOLL DISTRICTS:

ELEMENTARY DISTRICT:135
HIGH SCHOOL DISTRICT:CONSOLIDATED HIGH SCHOOL 230

DATED AT ORLAND PARK, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

OWNER'S SIGNATURE _____

PRINTED NAME AND TITLE _____

ADDRESS _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(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 AT HIS (HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, A.D. 20____, AT _____

NOTARY PUBLIC _____

PLEASE PRINT NAME _____

COMMISSION EXPIRES _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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 PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/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 SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 20____

OWNER OR ATTORNEY _____

ENGINEER _____

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS (PU&DE)

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 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.

PUBLIC UTILITY EASEMENT

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

COMMONWEALTH EDISON COMPANY,
CABLE TELEVISION COMPANY OR FRANCHISES
AND
AT&T, GRANTEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN 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 OR DASHED LINES ON THE PLAT AND MARKED "EASEMENT" OR "PU&DE", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "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 TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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" OR "PUE" 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 THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 2(E) OF "AN ACT IN RELATION TO CONDOMINIUMS" (ILLINOIS REVISED STATUTES, CH. 30, PAR. 302(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 AREAS MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES 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 OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, VILLAGE FINANCE DIRECTOR OF THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BE APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS,

THIS _____ DAY OF _____, A.D. 20____

FINANCE DIRECTOR _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS,

THIS _____ DAY OF _____, A.D. 20____

PRESIDENT _____

VILLAGE CLERK _____

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF ORLAND PARK AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT HEREON DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORM WATER DETENTION AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, DITCHES, SWALES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID ASSOCIATION, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, 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 EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER FACILITIES.

NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGES TO THE TOPOGRAPHY OR STORM WATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER OF THE VILLAGE OF ORLAND PARK, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF ORLAND PARK WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF ORLAND PARK.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, REGISTERED, LICENSED ILLINOIS LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE WEST 40.00 FEET THEREOF TAKEN FOR ROADWAY PURPOSES PER DOCUMENT NO. 95870785, ALL IN COOK COUNTY, ILLINOIS

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF ORLAND PARK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH THE PREPARATION OF THIS PLAT.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17031C0594J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

I FURTHER CERTIFY THAT, THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, WHICH 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.

I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF ORLAND PARK TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT WARRENVILLE, ILLINOIS, THIS _____ DAY OF _____, A.D. 202____.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2028

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2027

DATE OF FIELD SURVEY: JANUARY 15, 2025
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



REVISIONS:						ENGINEERING RESOURCE ASSOCIATES	35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152	10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099	2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902	PREPARED FOR: RT/MGR, LLC	TITLE: PLAT OF SUBDIVISION 14137 S. 108TH AVENUE ORLAND PARK, ILLINOIS	SCALE: N/A DATE: 07-31-2025 JOB NO: W24323.00 SHEET 2 OF 2					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION												
09-05-25	SDS	VILLAGE COMMENTS															
09-08-25	SDS	VILLAGE COMMENTS															
DRAWN BY: SDS						CHECKED BY: TBM											
APPROVED BY: TBM																	