

Doc#: 1526516075 Fee: \$136.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2015 03:28 PM Pg: 0

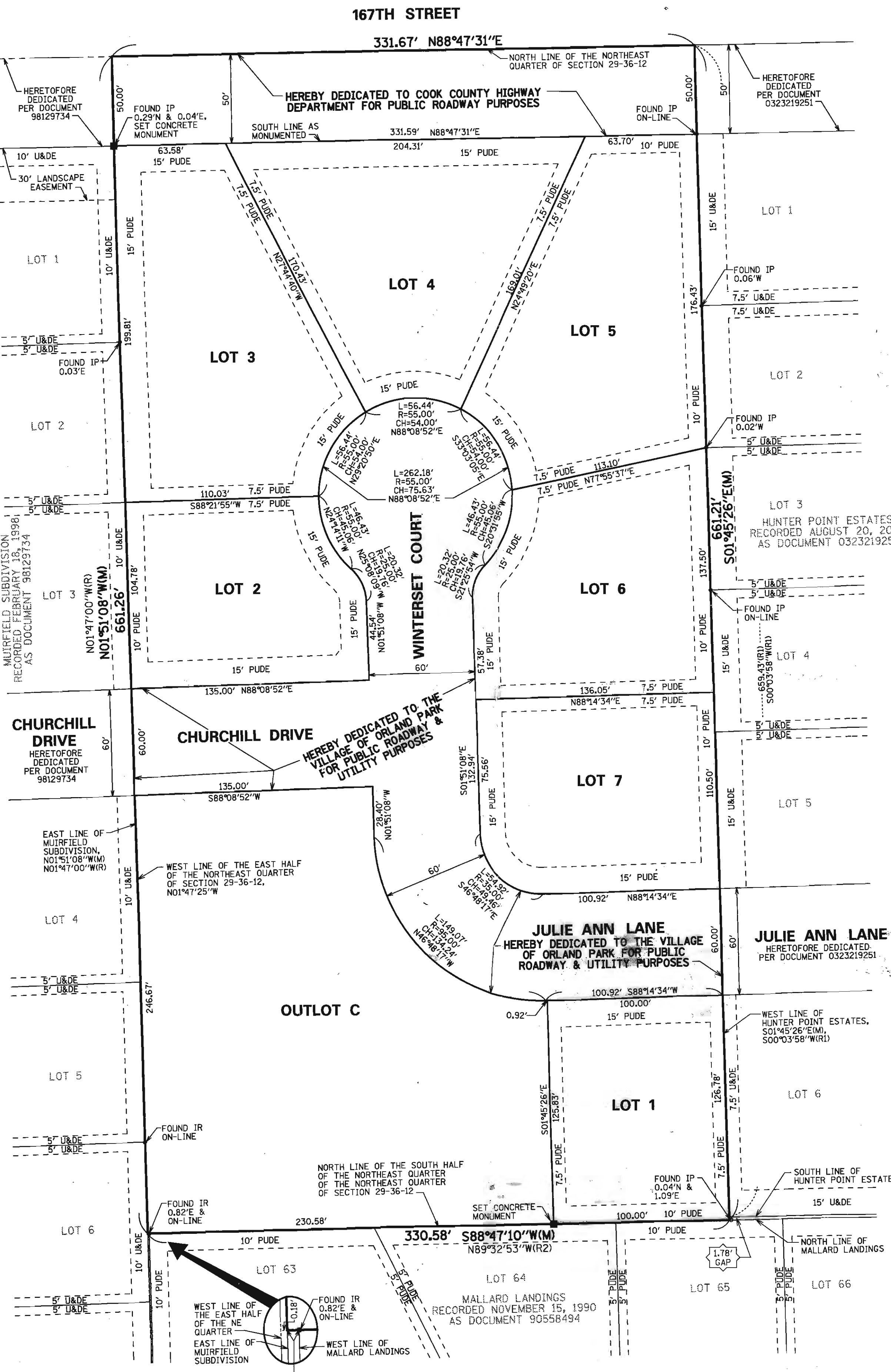
1526516075 1-P

PLAT OF SUBDIVISION WINTERSET ESTATES

P.L.N.
27-29-201-009-0000

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SPACE ALLOTTED FOR COOK COUNTY STAMPS AND SEALS REQUIRED FOR RECORDING



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS
THIS IS TO CERTIFY THAT Standard BK & TR 21659 IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

THIS IS ALSO TO CERTIFY THAT AS OWNER OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE:
ORLAND SCHOOL DISTRICT 135
CONSOLIDATED USD 230
MORAIN VALLEY COMMUNITY COLLEGE DISTRICT 524
DATED THIS 28th DAY OF August, A.D. 2015.

SIGNATURE: Thomas Clifford, SRUP & SRTO
PRINTED NAME: Thomas Clifford, SRUP & SRTO
ADDRESS: Standard BK & TR Co.
7800 W. 95th St.
Hickory Hill, IL 60457

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, The Undersigned, A NOTARY PUBLIC IN AND FOR THE COUNTY OF COOK, DO HEREBY CERTIFY THAT Thomas Clifford WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE DID SIGN AND THEREBY INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL
THIS 28th DAY OF August, A.D. 2015.
SIGNATURE: Virginia Lukomske
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE
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 SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 6th DAY OF August, A.D. 2015.
BY: OWNER OR ATTORNEY RAYMOND G. DIGANAN
PROFESSIONAL ENGINEER
LICENSE EXPIRES: 11/20/15

ALL EASEMENTS OVER SURVEYED PROPERTY ARE HEREBY GRANTED.
DATE: 8/13/2015

VILLAGE TREASURER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, Thomas Clifford, TREASURER FOR THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT ORLAND PARK, ILLINOIS,
THIS 23rd DAY OF September, A.D. 2015.
SIGNATURE: Thomas Clifford
VILLAGE TREASURER

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 9th DAY OF September, A.D. 2015.
SIGNATURE: Donna M. Duggan
PRESIDENT
SIGNATURE: John J. ...
VILLAGE CLERK

REVISIONS:
02/27/2015
04/10/2015
05/06/2015
08/06/2015 MYLAR

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
8575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 02/04/2015
JOB NO: 8317
FILENAME: 8317SUB-01
SHEET 1 OF 1

PREPARED FOR:
DIGMAN PROPERTIES
10955 WEST 143RD STREET
ORLAND PARK, IL 60467

MAIL TO
RECORDER'S BOX 324

AFTER RECORDING RETURN TO:
THE VILLAGE OF ORLAND PARK
DEVELOPMENT SERVICES DEPARTMENT
14700 RAVINIA AVENUE
ORLAND PARK, IL 60462

ORLAND PARK, IL 60467

LEGEND

BSL	= BUILDING SETBACK LINE
IP	= IRON PIPE
IR	= IRON ROD
M	= MEASURED
(R)	= DIMENSION PER MURFIELD SUBDIVISION
(R1)	= DIMENSION PER HUNTER POINT ESTATES
(R2)	= DIMENSION PER MALLARD LANDINGS
PUDE	= PUBLIC UTILITY & DRAINAGE EASEMENT
UODE	= UTILITY & DRAINAGE EASEMENT

AREA TABLE

LOT	SQUARE FEET	ACRES
1	12,630	0.290
2	13,239	0.304
3	20,923	0.480
4	19,396	0.445
5	19,720	0.453
6	16,216	0.372
7	14,762	0.339
OUTLOT C	47,324	1.086
INTERNAL ROW	38,149	0.876
167th STREET ROW	16,581	0.381
TOTAL	218,940	5.026

SCALE 1" = 40'
BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION ILL EAST ZONE

EASEMENT PROVISIONS
I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID OR CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

EASEMENT PROVISIONS
An easement is hereby reserved for and granted to NICOR GAS COMPANY, its successors and assigns ("Ni-Gas") 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 Area or Areas" and "Common Elements", 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, 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's 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 Elements" shall have the meaning set forth for such term in Section 605/22(a) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/22(a)), as amended from time to time.

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 designated on this plat by other terms.

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS
THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

SIGNATURE: John Yarn
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

THERE WILL BE NO DIRECT ACCESS TO 167TH STREET FROM LOTS 3, 4 AND 5.

NO OVERHEAD UTILITY FACILITIES ARE PERMITTED IN THESE HEREBY CREATED EASEMENTS.

PROPERTY DESCRIPTION
THE NORTH HALF OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK) SS
WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SAFOD INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 218,940 SQUARE FEET OR 5.026 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF ORLAND PARK WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND HAS THE EXERCISING SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 1103100684J WITH MAP REVISED AUGUST 15, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS GIVEN UNDER OUR HAND AND SEAL THIS 20th DAY OF August, 2015 IN ROSEMONT, ILLINOIS.

SIGNATURE: Jerry P. Christoph
JERRY P. CHRISTOPH, I.P.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2016
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS:
02/27/2015
04/10/2015
05/06/2015
08/06/2015 MYLAR

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
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