

PRELIMINARY PLAT OF SUBDIVISION
FOR
FOUNDERS OF ORLAND
ORLAND PARK, ILLINOIS

LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 10 ACRES OF SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST
1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 5 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE
WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY PINS: 27-20-101-013, 27-20-101-011



LOCATION MAP

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF ESMT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)

TOTAL AREA OF SUBDIVISION

14.99 ACRES

(MORE OR LESS)

BENCHMARK\CONTROL POINTS

ELEVATION REFERENCE MARK:

NGS MONUMENT C006 1B (PID AJ2769); STATION IS 76 FT NORTH OF THE
ENTRANCE TO ADDRESS 16125 ON US ROUTE 6, 49 FT. SOUTH OF A VALVE
VAULT, 32 FT. SOUTHEAST OF PK NAIL IN POWER POLE, 26 FT. NORTH OF THE
ORLAND TOWNSHIP HIGHWAY DEPT SIGN, AND 2.0 FT WEST OF AN ORANGE
FIBERGLASS WITNESS POST. NOTE - ACCESS TO DATUM POINT THROUGH 6 INCH
LOGO CAP. DATUM POINT IS 0.40 FT. BELOW CAP. THE ROD WAS DRIVEN TO
REFUSAL AND ANCHORED. PK NAILS WERE SET IN WOOD PHYSICAL TIES.
ELEVATION: 715 NAVD88

CONTROL POINTS:

3/4" SET IRON PIPE WITH CAP ON EAST SIDE OF WOLF ROAD APPROXIMATELY
45 FEET EAST OF CENTERLINE OF WOLF ROAD AND 16 FEET NORTH OF THE
CENTERLINE OF THE DRIVEWAY ENTRANCE TO THE SUBJECT SITE.

CP #124:

NORTHING: 1795950.35

EASTING: 1105196.22

ELEVATION: 711.37 NAVD 88

AREA TABLE											
Lot No.	Area (G.P.)	Area (Ac.)	Lot No.	Area (G.P.)	Area (Ac.)	Lot No.	Area (G.P.)	Area (Ac.)	Lot No.	Area (G.P.)	Area (Ac.)
1-1	1462.88	0.08	7-4	1462.88	0.08	13-6	1101.83	0.08	18-4	1462.88	0.08
1-2	1101.83	0.08	8-1	1462.88	0.08	13-6	1462.88	0.08	19-1	1462.88	0.08
1-3	1101.83	0.08	8-2	1101.83	0.08	13-1	1362.66	0.08	19-2	1101.83	0.08
1-4	1462.88	0.08	8-3	1101.83	0.08	13-2	1101.83	0.08	19-3	1101.83	0.08
2-1	1462.88	0.08	8-4	1462.88	0.08	13-3	1101.83	0.08	19-4	1462.88	0.08
2-2	1101.83	0.08	9-1	1462.88	0.08	13-4	1101.83	0.08	20-1	1462.88	0.08
2-3	1101.83	0.08	9-2	1101.83	0.08	13-5	1362.66	0.08	20-2	1101.83	0.08
2-4	1462.88	0.08	9-3	1101.83	0.08	14-1	1462.88	0.08	20-3	1101.83	0.08
3-1	1462.88	0.08	9-4	1101.83	0.08	14-2	1101.83	0.08	20-4	1462.88	0.08
3-2	1101.83	0.08	9-5	1101.83	0.08	14-3	1101.83	0.08	OUTLOT A	181,938.88	3.08
3-3	1101.83	0.08	9-6	1462.88	0.08	14-4	1462.88	0.08	OUTLOT B	12,888.27	0.20
3-4	1462.88	0.08	10-1	1462.88	0.08	18-1	1362.66	0.08	OUTLOT C	60,184.02	1.38
4-1	1462.88	0.08	10-2	1101.83	0.08	18-2	1101.83	0.08	OUTLOT D	12,888.83	0.20
4-2	1101.83	0.08	10-3	1101.83	0.08	18-3	1101.83	0.08	OUTLOT E	9,188.08	0.21
4-3	1101.83	0.08	10-4	1101.83	0.08	18-4	1101.83	0.08	OUTLOT F	16,194.11	0.37
4-4	1462.88	0.08	10-5	1101.83	0.08	18-5	1362.66	0.08	OUTLOT G	8,487.21	0.19
5-1	1462.88	0.08	10-6	1462.88	0.08	18-6	1462.88	0.08	OUTLOT H	38,919.52	0.89
5-2	1101.83	0.08	11-1	1462.88	0.08	18-7	1101.83	0.08	OUTLOT I	8,487.21	0.19
5-3	1101.83	0.08	11-2	1101.83	0.08	18-8	1101.83	0.08	OUTLOT J	18,988.43	0.47
5-4	1462.88	0.08	11-3	1101.83	0.08	18-9	1462.88	0.08	OUTLOT K	8,789.98	0.19
6-1	1462.88	0.08	11-4	1101.83	0.08	17-1	1462.88	0.08	OUTLOT L	8,082.12	0.14
6-2	1101.83	0.08	11-5	1101.83	0.08	17-2	1101.83	0.08	OUTLOT M	32,831.30	0.76
6-3	1101.83	0.08	11-6	1462.88	0.08	17-3	1101.83	0.08	OUTLOT N	6,081.70	0.14
6-4	1462.88	0.08	12-1	1462.88	0.08	17-4	1462.88	0.08	OUTLOT O	18,087.17	0.40
7-1	1462.88	0.08	12-2	1101.83	0.08	18-1	1462.88	0.08	OUTLOT P	8,814.89	0.19
7-2	1101.83	0.08	12-3	1101.83	0.08	18-2	1101.83	0.08	OUTLOT Q	18,088.02	0.40
7-3	1101.83	0.08	12-4	1101.83	0.08	18-3	1101.83	0.08	OUTLOT R	8,814.89	0.19
									OUTLOT S	12,188.02	0.28

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS OF A FOOT.

DIMENSIONS SHOWN ALONG CURVED LINES ARE
ARC DISTANCES.

THE BEARINGS SHOWN HEREON ARE BASED UPON
THE NORTH LINE OF SUBJECT PROPERTY
BEING N 88°51'10" E (ASSUMED).

ALL RIGHT-OF-WAYS ARE TO BE PUBLIC
DEDICATIONS.

ALL STREETS, UTILITY PIPES AND MAINS
SHALL BE PUBLICLY OWNED AND MAINTAINED.

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY
SURVEY PERFORMED BY CEMCON, LTD. ON MAY 21,
2020.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN
LOCATED FROM FIELD SURVEY INFORMATION. THE
SURVEYOR MAKES NO GUARANTEE THAT THE
UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH
UTILITIES IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR FURTHER DOES NOT
WARRANT THAT THE UNDERGROUND UTILITIES SHOWN
ARE IN THE EXACT LOCATION INDICATED ALTHOUGH
HE DOES STATE THAT THEY ARE LOCATED AS
ACCURATELY AS POSSIBLE FROM INFORMATION
AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY
LOCATED THE UNDERGROUND UTILITIES.

**LOT DIMENSIONS & AREAS ARE
APPROXIMATIONS & WILL VARY
AT TIME OF FINAL PLATTING.**

PREPARED FOR:
BRIDGE STREET PROPERTIES
P.O. BOX 5726
NAPERVILLE, IL. 60567



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
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 847.010 FILE NAME: PREOVER
DRAWN BY: MAM FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 9-27-2022 JOB NO.: 847.010
XREF : ENG-TOPD-CD3 PROJECT MANAGER : MAM
REV: 08-31-2023 /MAM REV: 11-22-2023 /MAM
REV: 10-11-2023 /MAM REV: 05-21-2024 /JUC

OWNER’S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE FORGOING SURVEYOR’S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 2024.

ADDRESS: _____

BY: _____ ATTEST: _____
OWNER SIGNATURE NAME/TITLE SIGNATURE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____ a PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, WE THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED HEREON, IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: _____ AND
HIGH SCHOOL DISTRICT: _____

DATED THIS _____ DAY OF _____ A.D., 2024.

OWNER: _____

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DOES HEREBY CERTIFY THAT, _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 2024.

BY: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR’S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT WAS PREPARED UNDER MY DIRECTION.

_____ DAY OF _____, 2024.

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

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS, AT A PUBLIC MEETING HELD

THE _____ DAY OF _____, A.D., 2024.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 ORLADN PARK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

FINANCE DIRECTOR

COOK COUNTY RECORDER’S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER’S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 2024, AT _____ O’CLOCK _____M.

RECORDER OF DEEDS

COOK COUNTY CLERK’S CERTIFICATE

RETURN TO: VILLAGE OF ORLAND PARK
14700 RAVINIA AVE.
ORLAND PARK, IL. 60462

BLANKET PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS OVER OUTLOTS A, B, C, D AND E

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.



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
E-Mail: info@cemcon.com Website: www.cemcon.com

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