

GENERAL NOTES

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF ORLAND PARK.
3. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO WOLF ROAD (IL 7) FROM OUTLOT OR OUTLOT 51.
5. THERE SHALL BE AT MOST ONE VEHICULAR ACCESS TO WOLF ROAD (IL 7) FROM 171ST STREET AS DEPICTED HERE ON.
6. ALL OTHER ACCESSES SHALL BE FROM INTERNAL CIRCULATION.
7. THE CURRENT OR SUBSEQUENT TITLE HOLDERS OF OUTLOTS 50 & 51 SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
8. THE 15' LANDSCAPE BUFFER EASEMENT AFFECTS ONLY LOTS 37 THRU 45, BOTH INCLUSIVE.

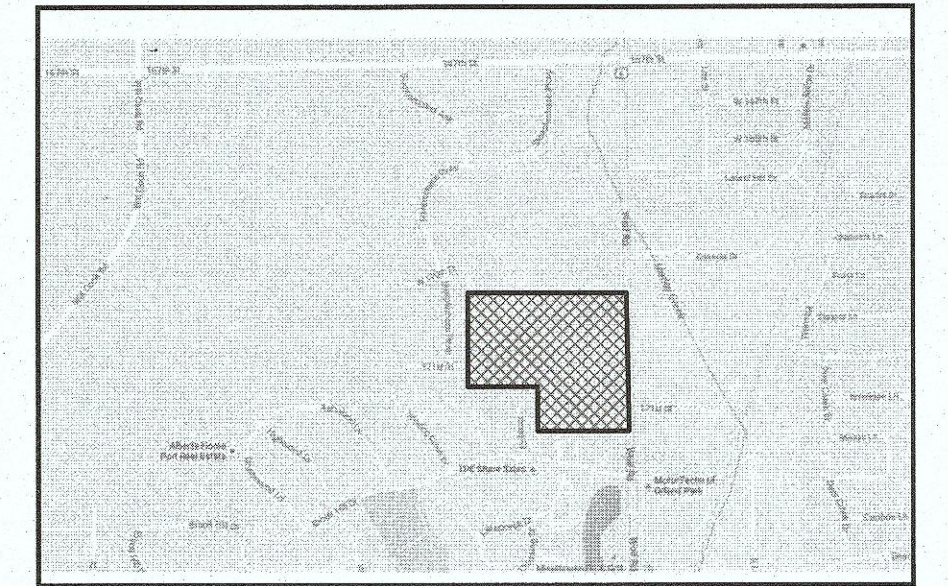
FINAL SUBDIVISION PLAT OF BLUFF POINTE

BEING A SUBDIVISION IN PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

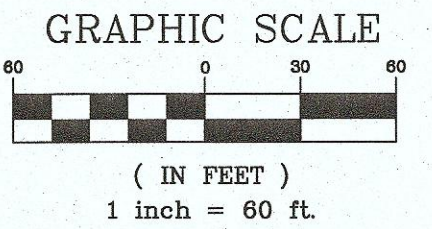
PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 27-30-400-020
PARCEL TWO: 27-30-400-006
PARCEL THREE: 27-30-201-021

RESERVED FOR: COOK COUNTY RECORDER



VICINITY MAP
NOT TO SCALE



BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

COMMON ADDRESSES

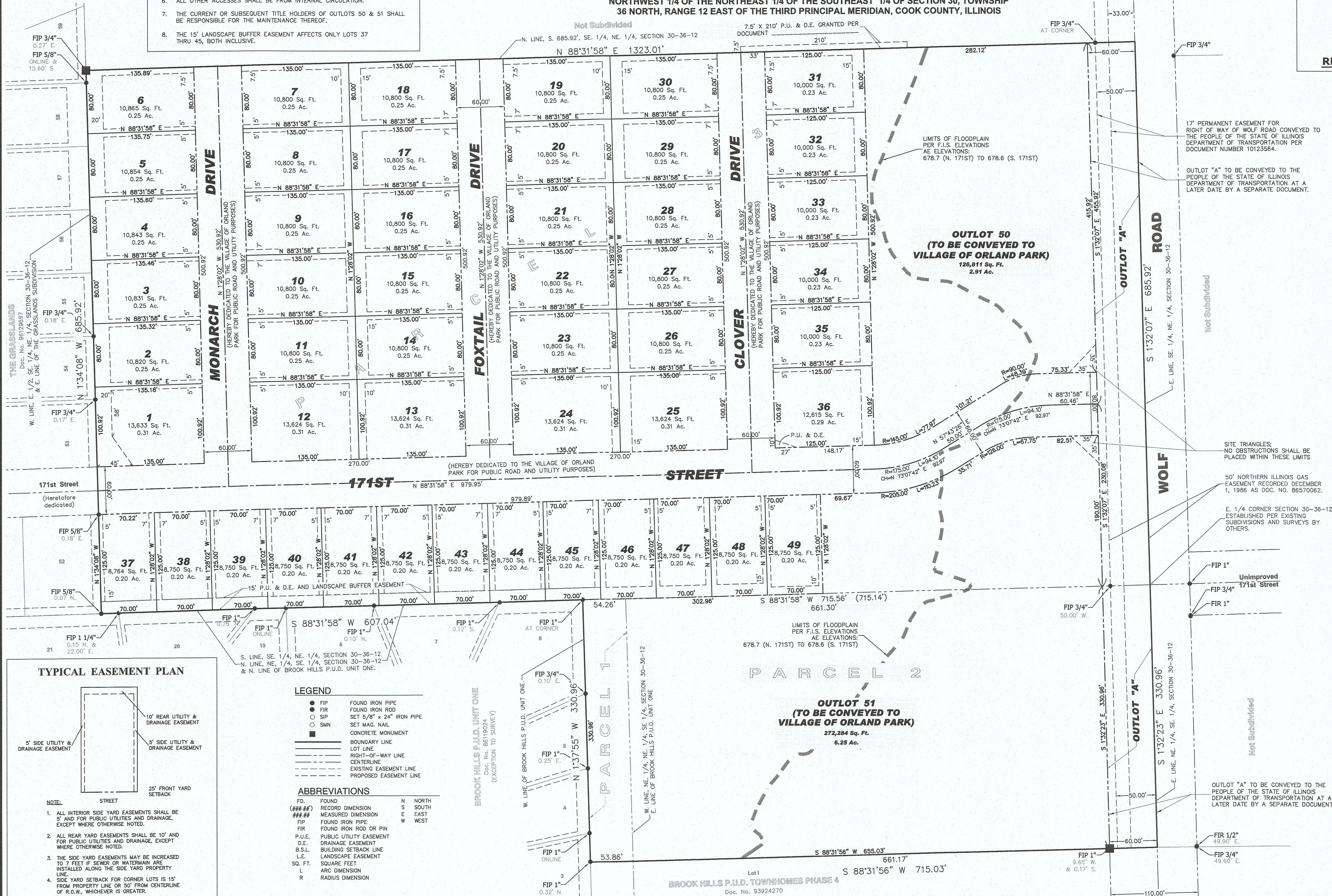
PARCEL ONE: 11300 Brook Hill Drive
Orland Park, IL
PARCEL TWO: 17100 Wolf Road
Orland Park, IL
PARCEL THREE: 16800 Wolf Road
Orland Park, IL

LSPD ZONING CRITERIA

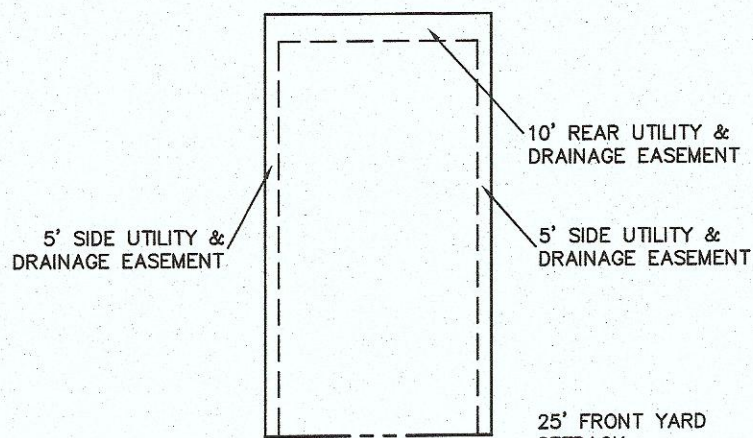
-8,750 S.F. MINIMUM LOT SIZE
-70' MINIMUM LOT WIDTH
-45% BUILDING AND PAVEMENT COVERAGE (MAX.)
-2.5 STORIES, 30' HEIGHT (MAX.)

LOT & RIGHT OF WAY AREA DATA

GROSS AREA: 1,144,077 SQ. FT.
OR 26.26 ACRES
OUTLOT "A" (WOLF ROAD RIGHT OF WAY): 61,013 SQ. FT.
BUILDABLE LOTS (49): 514,722 SQ. FT.
INTERIOR OUTLOTS (2): 399,095 SQ. FT.
INTERIOR STREETS (TO BE DEDICATED): 169,247 SQ. FT.



TYPICAL EASEMENT PLAN



- NOTE:
1. ALL INTERIOR SIDE YARD EASEMENTS SHALL BE 5' AND FOR PUBLIC UTILITIES AND DRAINAGE, EXCEPT WHERE OTHERWISE NOTED.
 2. ALL REAR YARD EASEMENTS SHALL BE 10' AND FOR PUBLIC UTILITIES AND DRAINAGE, EXCEPT WHERE OTHERWISE NOTED.
 3. THE SIDE YARD EASEMENTS MAY BE INCREASED TO 7 FEET IF SEWER OR WATERMAIN ARE INSTALLED ALONG THE SIDE YARD PROPERTY LINE.
 4. SIDE YARD SETBACK FOR CORNER LOTS IS 15' FROM PROPERTY LINE OR 50' FROM CENTERLINE OF R.O.W., WHICHEVER IS GREATER.

LEGEND

- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- SIP SET 5/8" X 24" IRON PIPE
- SMN SET MAG. NAIL
- CONCRETE MONUMENT
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

ABBREVIATIONS

- FD. FOUND
REC'D RECORD DIMENSION
MEAS'D MEASURED DIMENSION
FIP FOUND IRON PIPE
FIR FOUND IRON ROD OR PIN
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
L.E. LANDSCAPE EASEMENT
SQ. FT. SQUARE FEET
L ARC DIMENSION
R RADIUS DIMENSION
- N NORTH
S SOUTH
E EAST
W WEST



DESIGNTEK SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
& CONSULTANTS
IL Prof. Lic. No.: 184 - 004929
License expires: April 30, 2019

9930 W. 190th Street, Suite L
Mokena, Illinois 60448
708-326-4961 voice
708-326-4962 fax

PREPARED FOR:
McNaughton Development
220 S. JACKSON STREET
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

NO.		DATE	DESCRIPTION	NO.		DATE	DESCRIPTION
1.	07/26/2017		None this page	6.	12/05/2017		Wolf Road
2.	09/25/2017		Village comments dated 09-08-2017				
3.	10/12/2017		Re-aligned the intersection at Wolf Rd.				
4.	11/01/2017		None this page				
5.	11/15/2017		Per IDOT review				

FINAL SUBDIVISION PLAT

BLUFF POINTE

DRAFTING COMPLETED: 06/06/2017
FIELD WORK COMPLETED: 11/25/2016
DRAWN BY: SJL
CHECKED BY:
PROJECT MANAGER: SJL
SCALE: 1" = 60'

SHEET NO.
1 of 2
Project No: 16-11003

STATE OF ILLINOIS }
COUNTY OF COOK } SS

This is to certify that _____ is the owner of the land described in the attached plat and has caused the same to be surveyed and platted 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 described hereon lies within the following school districts:

Elementary: # 135 High School: # 230

Dated at _____, Illinois, this ____ day of _____, A.D., 20____

Owner
McNaughton Development, Inc., an Illinois Corporation
220 S. Jackson Street
Burr Ridge, Illinois 60527

STATE OF ILLINOIS }
COUNTY OF COOK } 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) 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 as his (her) (their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notorial seal this ____ day of _____, A.D., 20____

Notary Public

STATE OF ILLINOIS }
COUNTY OF COOK } SS

The undersigned, First Community Financial Bank, as Mortgagee under the provisions of a certain mortgage dated and recorded in the Recorder's Office of Cook County, Illinois on February 10, 2017 as Document #1704157086, hereby consents to the subdivision as stated hereon.

Dated this ____ day of _____, A.D. 20____

By: _____

Printed name and title

Attest: _____

Printed name and title

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, a notary public in and for the said county and state aforesaid, do hereby certify that _____ and _____ and said bank, who is (are) personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing certificate as such owner(s), appeared before me this day in person and acknowledged that he (she) (they) signed and delivered the said instruments as his (her) (their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notorial seal this ____ day of _____, A.D., 20____

Notary Public

STATE OF ILLINOIS }
COUNTY OF COOK } SS

Approved by the President and the Board of Trustees of the Village of Orland Park, Illinois on this ____ day of _____, A.D., 20____

Village President Village Clerk

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, Village Treasurer of the Village of Orland Park, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred instalments thereof that have been apportioned against the tract of land included in the plat.

Dated at Orland Park, Cook County, Illinois, this ____ day of _____, A.D., 20____

Village Treasurer

FINAL SUBDIVISION PLAT OF BLUFF POINTE

BEING A SUBDIVISION IN PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

COOK COUNTY CLERK STAMP

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

SURFACE WATER STATEMENT

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, 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 owner 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 this subdivision.

Owner Professional Engineer

Printed Name Printed Name

PUBLIC UTILITY EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Orland Park, Illinois and to those public utility companies operating under franchise from the Village of Orland Park, including, but not limited to, Comed, Ameritech, Nicor, Comcast and their respective successors and assigns, over all of the areas marked "Public Utilities & Drainage Easements" or ("P.U. & D.E.") on the plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems and including storm and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through said indicated easements, 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 easements that interfere with the operation of the sewers or other utilities.

No permanent buildings or obstructions shall be placed on said easements without prior written consent of grantees, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights, after installations of such facilities.

Where an easement is used both for sewers and other utilities, the other utility installation shall be subject to the ordinances of the Village of Orland Park.

Easements are hereby reserved for and granted to the Village of Orland Park and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire easement area for ingress, egress and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

NI-COR EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving oil areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

LANDSCAPE BUFFER EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby reserved for and granted to the owner(s) and to its/their successors and assigns, in, upon, across, under, over and through the areas shown by dashed lines and labeled "Landscape Buffer Easement" on the annexed plat for the purpose of the placement of trees, shrubs, bushes, lawns, other forms of vegetation, berms, identification signs and monuments.

No permanent buildings or structures shall be placed on said easement, however fences may be placed within said easement in accordance with a site plan approved by the Village of Orland Park.

There shall be no removal or destruction of trees and plants within the easement area, except to the extent that such activities are undertaken to remove dead or diseased trees or plants and/or in accordance with a landscaping maintenance plan approved by the Village of Orland Park.

No term or condition contained in this easement relating to landscaping, entry sign or monumentation shall limit or preclude the exercise of any rights granted pursuant to any other easement provision reserved and/or granted on the annexed plat for any other purpose landscape easement provisions.

CERTIFICATE OF IDOT DISTRICT ENGINEER

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 requirements contained in the department's "Policy on Permits for Access Driveways to State Highways", will be required by the department.

Anthony J. Quigley, P.E.
Region One Engineer

Submitted by:

Village of Orland Park
14700 Ravinia Avenue
Orland Park, Illinois 60462
708-403-6100

Return the original Mylar to:

Village of Orland Park
14700 Ravinia Avenue
Orland Park, Illinois 60462
708-403-6100

Send all future tax bills to:

McNaughton Development
220 S. Jackson Street
Burr Ridge, Illinois 60527
630-325-3400

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 27-30-400-020
PARCEL TWO: 27-30-400-008
PARCEL THREE: 27-30-201-021

RESERVED FOR: COOK COUNTY RECORDER

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company

and
SBC - Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights 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, roots and saplings and to clear obstructions from the surface and subsurface 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 dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) 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 605/2, 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 or 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 "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas" and "Common Elements" include 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, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

This is to certify that I, Steven J. Laub, an Illinois Professional Land Surveyor, No. 035-003160, have surveyed and subdivided the following described property:

Parcel 1:

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36 North, Range 12 East of the Third Principal Meridian, (except that part falling in Brook Hills P.U.D. Unit One, being a subdivision of the Southeast 1/4 of Section 30, Township 36 North, Range 12) all in Cook County, Illinois.

Parcel 2:

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

The south 685.92 of the East 1/2 of the Northeast 1/4 of Section 30, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

as shown by the Annexed Plat which is a correct representation of said survey and subdivision.

I further certify that this Subdivision lies within the city limits or within 1.5 miles of the corporate limits of the Village of Orland Park, Illinois, which has adopted a Municipal Plan and is exercising special powers authorized by Article 11, Division 12 of the Illinois Municipal Code, as now and hereafter amended and that all regulations enacted by the Village of Orland Park relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that iron pipes 1" (O.D.) X 24" will be set at all lot corners except where concrete monuments are indicated upon the completion of the final grading, and that the plat hereon drawn correctly represents said survey and subdivision.

I further certify that part of the subject property lies within Zone "AE" (areas within the 1% annual chance flood (100-year flood), base flood elevation determined) as defined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) of Cook County and Incorporated Areas, Map Number 17031C0684J, map revised August 19, 2008.

I further hereby grant permission to a representative of the Village of Orland Park to record this plat. Said representative shall show proper identification and provide this surveyor with a recorded copy of said plat.

Dimensions are given in feet and decimal parts thereof and all curve lengths shown are arc dimensions.

Given under my hand and seal at Mokena, Illinois, this 1st day of December, A.D., 2017

Steven J. Laub
Illinois Professional Land Surveyor No. #035-003160
License expires on November. 30, 2018



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FINAL SUBDIVISION PLAT

BLUFF POINTE

DRAFTING COMPLETED: 06/06/2017 DRAWN BY: SJL PROJECT MANAGER: SJL
FIELD WORK COMPLETED: 11/25/2016 CHECKED BY: SCALE: 1" = n/a

SHEET NO.
2 of 2

Project No: 16-11003



9930 W. 190th Street, Suite L
Mokena, Illinois 60448
708-326-4961 voice
708-326-4962 fax

PREPARED FOR:
McNaughton Development
220 S. JACKSON STREET
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

REVISIONS			NO.		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	07/26/2017	Village comments dated 07-21-2017	6.	12/05/2017	Legal description for IDOT conveyance
2.	09/25/2017	Village comments dated 09-08-2017			
3.	10/12/2017	None this page			
4.	11/01/2017	IDOT Certificate			
5.	11/15/2017	Legal description for IDOT conveyance			