Vanderstappen Land Surveying, Inc.
www.vanderstappen.com
1310 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8210 fax 815-337-8214
"Always faithful to the property line"

# FINAL PLAT OF SUBDIVISION
# WATERFALL PLAZA SUBDIVISION

That part of the West Half of the Southwest Quarter of Section 14, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

**ZONED BIZ - GENERAL BUSINESS**

**VILLAGE OF ORLAND PARK, IL**

### CORPORATE OWNER'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF COOK )

This is to certify that _____ is the owner of the land described on the plat hereon drawn and shown hereon as subdivided; that he (they) has (have) caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded provided by law; and to the best of my (our) knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the 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.

Also to the best of my knowledge, the lots that are hereby created by the annexed Plat are within the School Districts known as:

Orland Park School District 135

In witness where I (we) have hereunder set my (our) hand (s) of

Seal (s) this _____ day of _____ A.D., 20____

_____President

_____Secretary

### NOTARY CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF COOK )

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

_____, personally known to me to be the

_____ of _____corporation,

and _____, personally known to me to be the

_____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally

acknowledged that as such _____ and

_____ signed and delivered the said instrument as

_____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, Given under my hand and Notarial

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

_____ _____
Notary Public My Commission Expires

### 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,
AMERITECH ILLINOIS AKA ILLINOIS BELL TELEPHONE COMPANY,
APPLICABLE CABLE TELEVISION COMPANY,
GRANTEES

their respective 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 benefical 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 structure such as a pool, retention pond, or mechanical equipment.

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

### LEGEND

| | |
|---|---|
| • | BOLLARD |
| CB | CATCH BASIN |
| CO | CLEAN OUT |
| CI | CURB INLET |
| E | ELECTRIC METER |
| ER | ELECTRIC RISER |
| FH | FIRE HYDRANT |
| FC | FOUND CROSS |
| FIP | FOUND IRON PIPE |
| FMN | FOUND MAG NAIL |
| FRM | FOUND ROW MARKER |
| G | GAS METER |
| L | LIGHT |
| M | MANHOLE |
| SIP | SET IRON PIPE |
| S | SIGN |
| TR | TELEPHONE RISER |
| T | TRANSFORMER |
| V | WATER VALVE |

SCALE: 1" = 30'

### VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF COOK)

I, _____, Village Clerk of the Village of Orland Park, Illinois hereby certify that the Annexed Plat was presented to and by resolution duly approved by the Board of Trustees of said Village

at its meeting held on _____, 20____, and that all dedications to the Village of Orland Park, Illinois depicted thereon, were accepted by the Village Board of Trustees on said date, and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of the Village. In witness whereof, I have hereunder set my hand and seal of the Village of Orland Park,

Illinois, this _____day of _____, 20____

_____
Village Clerk

### BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

his plat shown hereon is hereby approved by the Village of Orland Park, Illinois, at a meeting held on

the _____ day of _____, 20____

_____
Village President

Attest: _____
Village Clerk

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF COOK )

I, _____, County Clerk in Cook County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at _____, Illinois,

this _____day of _____, 20____, A.D.

_____
Cook County Clerk

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF McHENRY )

This is to certify that I, William J. Vanderstappen of VANDERSTAPPEN LAND SURVEYING, INC., have surveyed and subdivided the property as described as:

That part of the West Half of the Southwest Quarter of Section 14, Township 36 North, Range 12 East of the Third Principal Meridian, lying East of and abutting the East line of East Half West 30 acres of said West Half of the Southwest Quarter and lying West of and abutting the Westerly line of Orlan Brook Drive, and lying North of and abutting the North line of 159th Street, and lying South of and abutting the South line of Orlan Brook Unit 2 (except the South 158.00 feet, thereof) all in Orland Township, Cook County, Illinois.

ALSO
The West 170.0 feet of the South 158.00 feet of that part of the West Half of the Southwest Quarter of Section 14, Township 36 North, Range 12 East of the Third Principal Meridian, lying East of and abutting the East line of the West 30 acres of said West Half of the Southwest Quarter and lying West of and abutting the Westerly line of Orlan Brook Drive and lying North of and abutting the North line of 159th Street, and lying South of and abutting the South line of Orlan Brook Unit 2, all in Orland Township, Cook County, Illinois.

also shown by the annexed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet an decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

I further certify that upon the completion of the construction phase for the subdivision, concrete monuments as shown and ¾" iron bars at all lot corners and point of changes in alignment will be set as required by the Plat Act (Illinois Revised Statutes 2008, 765ILCS 205/1).

I further certify that the above described property is located in flood zone X, areas determined to be outside the 0.2% annual chance floodplain, as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 17031C0702J dated August 19, 2008 and that this Subdivision lies within the corporate limits of the Village of Orland Park, Illinois.

Given under my hand and seal this 4th day of April 2018.

_____
William J. Vanderstappen, No. 035-002709
VANDERSTAPPEN LAND SURVEYING, INC.
Design Firm No. 184-002782

### RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF COOK)

This instrument filed for record in the Recorder's Office of McHenry County, Illinois, on this _____ day of

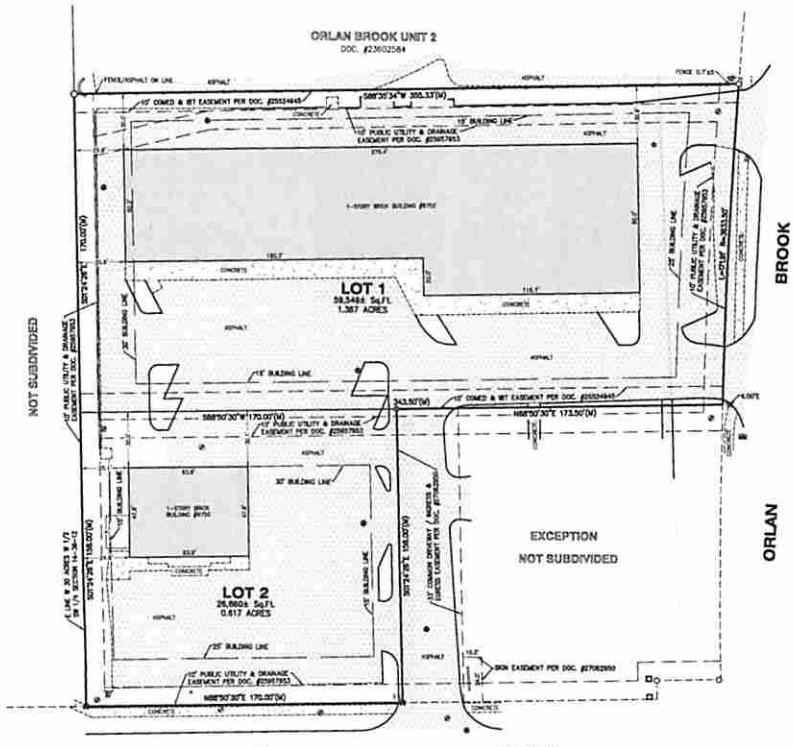
_____, 20____, A.D.,

at _____ o'clock____M. and recorded as Document number

_____
Cook County Recorder

**THIS PLAT PRESENTED FOR RECORDING BY:**

_____
_____
_____




| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| | | | |

WATERFALL PLAZA SUB. SHEET NO. 1 OF 1

CLIENT: RPOR INVESTMENTS, LLC
DRAWN BY: APC CHECKED BY: WJV
SCALE: 1"=30' SEC. 14 T. 36 N. 12 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 27-14-300-065
JOB NO.: 180147 I.D. FPS
FIELDWORK COMP.: 3/20/18 BK. PG.
ALL BEARINGS SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° E.