PARCEL IDENTIFICATION NUMBER
27-20-203-005-0000

BASIS OF BEARING
PER THE RECORDED PLAT OF BEEMSTERBOER INDUSTRIAL PARK – PHASE 1

ADDRESS
16045 S. 108TH AVENUE
ORLAND PARK, ILLINOIS 60467

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

PLAT OF EASEMENT

FOR

PUBLIC UTILITIES & DRAINAGE

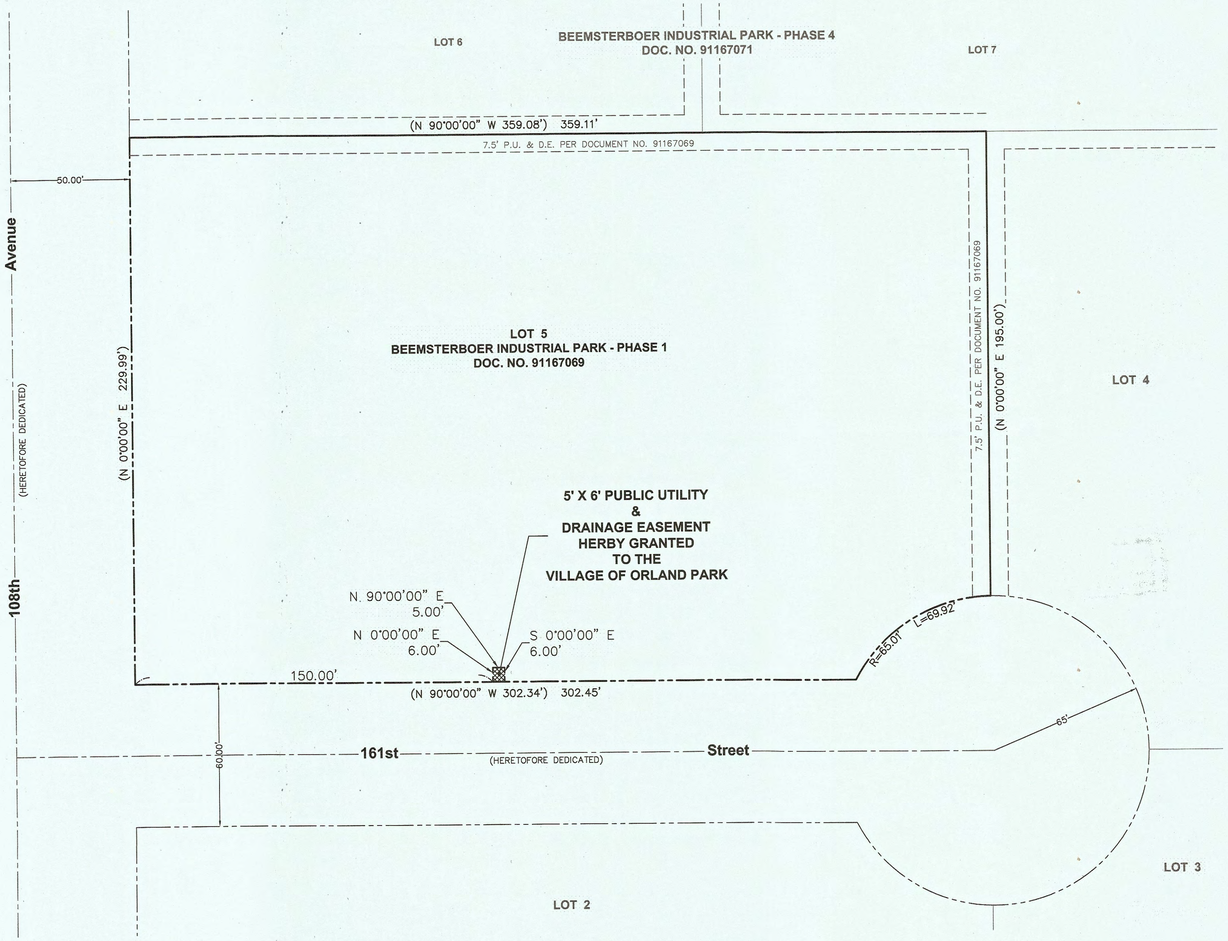
LEGAL DESCRIPTION:

LOT 5 IN BEEMSTERBOER INDUSTRIAL PARK PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

RESERVED FOR: COOK COUNTY RECORDER



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.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This is to certify that CM2 Partners, LLC. 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.

Dated at 164th, Illinois, this May day of 1, A.D., 2019

Linda A Brasch - member

Owner CM 2 Partners, LLC.
~~Cove Construction Company, Inc.~~
10001 W. 187th Street,
Mokena, Illinois 60448

OWNER'S NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF ~~COOK~~ Will)

I, Linda M. Olson, a notary public in and for the said county and state aforesaid, do hereby certify that Linda Brasch/Partner-Member 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 16th day of May, A.D., 2019.

Linda M. Olson
Notary Public

OFFICIAL SEAL
LINDA M. OLSON
Notary Public - State of Illinois
My Commission Expires 9/14/2021

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the President and the Board of Trustees of the Village of Orland Park, Illinois on this

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

_____ Attest: _____
Village President Village Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that I, Steven J. Laub, an Illinois Professional Land Surveyor, have prepared this plat from existing surveys and record documents for easement purposes and that said plat is a true and correct representation thereof.

Dated this 17th day of JANUARY, A.D. 20 19.

Steven J. Laub
Illinois Licensed Professional Land Surveyor No. 35-3160
My current license expires Nov. 30, 2020

PROFESSIONAL LAND SURVEYOR
STEVEN J LAUB
STATE OF ILLINOIS
035-003160
MOKENA, IL

DEI
DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

PREPARED FOR:
COVE COMMERCIAL CONST. COMPANY, INC.
10001 W. 187TH STREET
MOKENA, ILLINOIS 60448
(708) 478-7707

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PLAT OF EASEMENT
LOT 5, BEEMSTERBOER INDUSTRIAL PARK PHASE 1

DRAFTING COMPLETED: 01/17/2019	DRAWN BY: SJL	PROJECT MANAGER: SJL	
FIELD WORK COMPLETED: N/A	CHECKED BY: SD	SCALE: 1" = 30'	

SHEET NO. 1 of 1

Project No: 17-0032

L:\Projects\2017\17-0032\Survey\dwg\Easements\Plat of Easement.dwg Plot Date: 5/13/2019 11:26 AM By: sjl