

PRELIMINARY PLAT OF RIZZA'S RE-SUBDIVISION NO. 1

BEING A RE-SUBDIVISION OF RIZZA'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

LEGEND

SUBDIVISION BOUNDARY	_____
OFFSITE PROPERTY LINE	_____
RESUBDIVIDED LOT LINE	_____
PROPOSED LOT LINE	_____
ROAD CENTERLINE	_____
EX. EASEMENT LINE	_____
PR. EASEMENT LINE	_____
CONCRETE MONUMENT	■
FOUND MAG OR PK NAIL	⊙
SET MAG NAIL	⊙
FOUND 3/4" IRON PIPE	⊙
SET 3/4" IRON PIPE	⊙
FOUND CUT CROSS	+
RECORD DISTANCE	(xxx.xx')
EASEMENT HEREBY VACATED	▨

SURVEYOR'S NOTES

1. BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD 83.
2. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. IF NOT OTHERWISE NOTED, BEARINGS AND DISTANCES AS SHOWN HEREON ON ARE RECORD AND MEASURED/CALCULATED.
4. ALL PREVIOUSLY PLATTED UNDERLYING EASEMENTS AS SHOWN HEREON SHALL REMAIN IN FULL FORCE AS INTENDED BY THE ORIGINAL GRANTORS AND GRANTEES.
5. PLEASE REFER TO THE DEED, TITLE COMMITMENTS, AND LOCAL ZONING ORDINANCES FOR ALL SETBACK, EASEMENT, AND RESTRICTION INFORMATION.

VACATION OF EXISTING EASEMENT NOTES

PORTIONS OF INGRESS/EGRESS EASEMENT RECORDED AS DOC. NO. 1720545047 ARE TO BE VACATED OVER THE PORTIONS SHOWN HEREON (SEE LEGEND AND REFERENCES)

PORTIONS OF WATERMAIN EASEMENT RECORDED AS DOC. NO. 2007606240 ARE TO BE VACATED OVER THE PORTIONS SHOWN HEREON (SEE LEGEND AND REFERENCES)

PORTIONS OF SANITARY SEWER EASEMENT RECORDED AS DOC. NO. 2007606240 ARE TO BE VACATED OVER THE PORTIONS SHOWN HEREON (SEE LEGEND AND REFERENCES)

OWNER / SUBDIVIDER

JOSEPH R. RIZZA AS TRUSTEE OF THE JOSEPH R. RIZZA DECLARATION OF TRUST DATED NOVEMBER 20, 1991, & SUCCESSORS

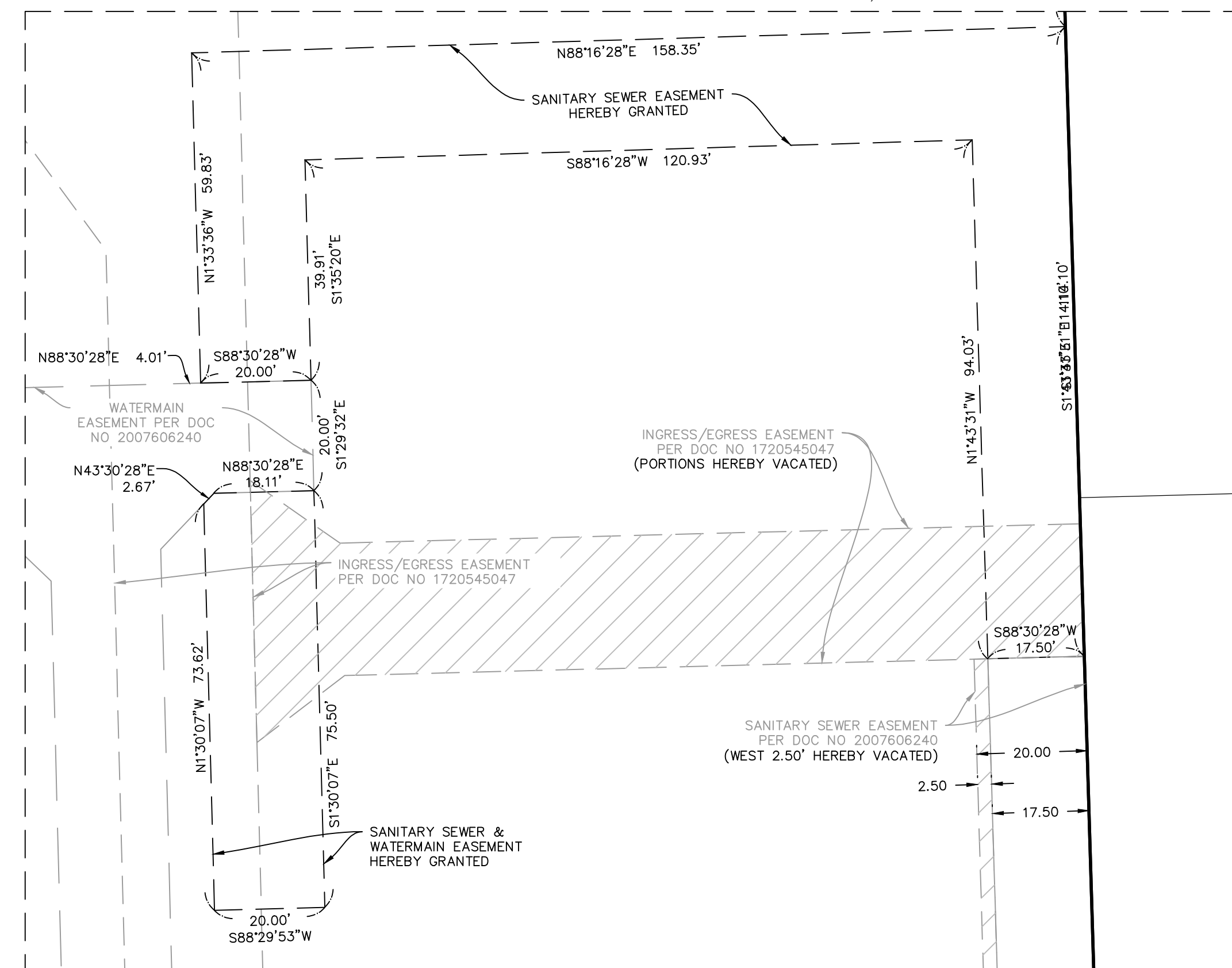
604 MIDWEST CLUB
OAK BROOK, ILLINOIS 60523

SURVEYOR

MeritCorp Group, LLC

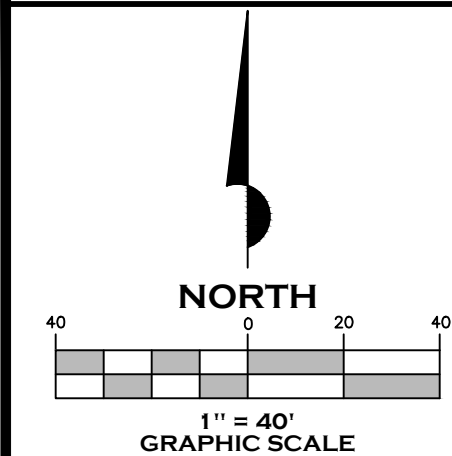
4222 MERIDIAN PKWY, STE 112
AURORA, ILLINOIS 60504
Ph. 630.554.6655

JONATHAN D. SPINAZZOLA
ILLINOIS PROFESSIONAL LAND SURVEYOR
#035.003668
REGISTRATION EXPIRES NOV. 30, 2024



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DATE:	11/18/2022
ISSUED FOR REVIEW	01/10/2023
ISSUED TO VILLAGE	03/24/2023
REVISED AT REQUEST OF CLIENT	

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**PRELIMINARY PLAT
OF
RIZZA'S RE-SUBDIVISION
NO. 1
ORLAND PARK, ILLINOIS**

PROJECT NO. M21149

DRAWN BY: JDS

CHECKED BY: JDS

SHEET NO. 1/2

OWNER / SUBDIVIDER

JOSEPH R. RIZZA AS TRUSTEE OF THE JOSEPH R. RIZZA
DECLARATION OF TRUST DATED NOVEMBER 20, 1991, &
SUCCESSORS

604 MIDWEST CLUB
OAK BROOK, ILLINOIS 60523

SURVEYOR

MeritCorp Group, LLC

4222 MERIDIAN PKWY, STE 112
AURORA, ILLINOIS 60504
Ph. 630.554.6655

JONATHAN D. SPINAZZOLA
ILLINOIS PROFESSIONAL LAND SURVEYOR
#035.003868
REGISTRATION EXPIRES NOV. 30, 2024

PRELIMINARY PLAT
OF

RIZZA'S RE-SUBDIVISION NO. 1

BEING A RE-SUBDIVISION OF RIZZA'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

DRAINAGE CERTIFICATE:

STATE OF _____)
COUNTY OF _____) 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 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.

DATED THIS _____ DAY OF _____, 20 _____.

SIGNATURE - ILLINOIS REGISTERED OWNER
OR PROFESSIONAL ENGINEER

SIGNATURE- ATTORNEY FOR OWNER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

OWNER'S CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

WE, THE UNDERSIGNED, _____, DO HEREBY CERTIFY THAT WE ARE THE HOLDER OF RECORD TITLE TO PART OF THE PROPERTY DESCRIBED IN THE HEREIN INCLUDED SURVEYOR'S CERTIFICATE, AND THAT AS SUCH TITLE-HOLDER IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WE DO, ALSO, ACKNOWLEDGE THAT THE SUBJECT PROPERTY LIES WITHIN ELEMENTARY SCHOOL DISTRICT _____ AND HIGH SCHOOL DISTRICT NO. _____.

DATED AT _____ THIS ____ DAY OF _____, 20 _____.

BY: JOE RIZZA ENTERPRISES, INC.

BY: _____

ATTEST _____

NOTARY CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THEIR USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20 _____.

NOTARY PUBLIC

I.D.O.T. CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER

VILLAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEE OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20 _____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE PROPERTY DESCRIBED.

DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____, 20 _____.

BY: _____
VILLAGE COLLECTOR

SANITARY SEWER & WATERMAIN
EASEMENT PROVISION

A NON-EXCLUSIVE EASEMENT FOR ACCESS FOR INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND CUSTOMARY SERVICING OF ALL SANITARY SEWER LINES AND STRUCTURES, AND WATER SUPPLY LINES AND STRUCTURES SERVICING THE LANDS SHOWN ON THE ANNEXED PLAT AS WELL AS OTHER LANDS OVER, UNDER, UPON AND ACROSS THOSE PORTIONS OF THE PLATTED LANDS DEPICTED AND DESIGNATED HEREIN AS "SANITARY SEWER EASEMENT" OR " WATERMAIN EASEMENT", RESPECTIVELY, ARE HEREBY RESERVED AND GRANTED BY ANY ENTITY HOLDING FEE TITLE TO THE LANDS PLATTED HEREBY OR ANY PORTION THEREOF. TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS AS GRANTORS, FOR AND TO THE VILLAGE OF ORLAND PARK, ILLINOIS (HEREIN THE "VILLAGE" OR "GRANTEE"). RIGHT OF ACCESS IS GRANTED TO THE OFFICERS, EMPLOYEES AND AGENTS OF THE VILLAGE TO ENTER UPON SAID LANDS IN PERSON TOGETHER WITH THEIR RELATED SERVICE AND EMERGENCY EQUIPMENT FOR ALL SUCH PURPOSES STATED HEREIN. ALSO GRANTED TO THE VILLAGE IS THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND FENCES AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS GRANTED HEREIN. SAID EASEMENT AREAS MAY BE USED BY THE GRANTORS FOR ANY PURPOSES THAT DO NOT NOW OR IN THE FUTURE INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT IMPROVEMENTS UPON THE SURFACE OF SAID EASEMENT AREAS.

THE VILLAGE SHALL REPLACE AND RESTORE ANY SURFACES DISTURBED BY THE EXERCISE OF ANY RIGHTS HEREIN GRANTED. SHOULD DESIGN, DEVELOPMENT, OR CONSTRUCTION EXIGENCIES REQUIRE THE REMOVAL, AND RELOCATION OF ANY UTILITY INSTALLATION PLACED PURSUANT TO THIS GRANT, GRANTORS SHALL INDEMNIFY THE VILLAGE AGAINST ALL COSTS ATTENDANT TO SAID REMOVAL AND RELOCATION. FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF ORLAND PARK IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID VILLAGE SHALL, EXCEPT AS SET FORTH HEREIN, HAVE NO OBLIGATION WITH RESPECT TO SAID SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWNS OR SHRUBBERY. NOTWITHSTANDING ANYTHING TO THE CONTRARY STATED HEREIN, HOWEVER, THE VILLAGE SHALL BE OBLIGATED FOLLOWING ANY INSTALLATION, MAINTENANCE, SERVICING, REPAIR OR REPLACEMENT WORK PERFORMED PURUANT TO ITS RIGHTS HEREUNDER, TO BACKFILL AND MOUND ALL TRENCHES CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE AFFECTED AREA IN A GENERALLY CLEAN WORKMANLIKE CONDITION.

SANITARY SEWER EASEMENT
PROVISION

A NON-EXCLUSIVE EASEMENT FOR ACCESS FOR INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND CUSTOMARY SERVICING OF ALL SANITARY SEWER LINES AND STRUCTURES, OR SYSTEMS SERVICING THE LANDS SHOWN ON THE ANNEXED PLAT AS WELL AS OTHER LANDS OVER, UNDER, UPON AND ACROSS THOSE PORTIONS OF THE PLATTED LANDS DEPICTED AND DESIGNATED HEREIN AS "SANITARY SEWER EASEMENT" IS HEREBY RESERVED AND GRANTED BY ANY ENTITY HOLDING FEE TITLE TO THE LANDS PLATTED HEREBY OR ANY PORTION THEREOF, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS AS GRANTORS, FOR AND TO THE VILLAGE OF ORLAND PARK, ILLINOIS. SAID RIGHT OF ACCESS IS GRANTED TO THE OFFICERS, EMPLOYEES AND AGENTS OF THE ABOVE NAMED ENTITIES TO ENTER UPON SAID LANDS IN PERSON TOGETHER WITH THEIR RELATED SERVICE AND EMERGENCY EQUIPMENT FOR ALL SUCH PURPOSES STATED HEREIN. ALSO GRANTED TO THE ABOVE NAMED ENTITIES IS THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND FENCES AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS GRANTED HEREIN. SAID EASEMENT AREAS MAY BE USED FOR SUCH PURPOSES THAT DO NOT NOW OR IN THE FUTURE INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT IMPROVEMENTS UPON THE SURFACE OF SAID EASEMENT AREA.

GRANTEES SHALL REPLACE AND RESTORE ANY SURFACES DISTURBED BY THE EXERCISE OF ANY RIGHTS HEREIN GRANTED. SHOULD DESIGN, DEVELOPMENT, OR CONSTRUCTION EXIGENCIES REQUIRE THE REMOVAL, AND RELOCATION OF ANY UTILITY INSTALLATION PLACED PURSUANT TO THIS GRANT, GRANTORS SHALL INDEMNIFY GRANTEES AGAINST ALL COSTS ATTENDANT TO SAID REMOVAL AND RELOCATION. FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF ORLAND PARK IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SAID SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWNS OR SHRUBBERY PROVIDED, HOWEVER, THAT SAID VILLAGE SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUNT ALL TRENCH CREATED, SO AS TO RETAIN SUITABLE DRAINAGE, TO PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE AFFECTED AREA IN A GENERALLY CLEAN WORKMANLIKE CONDITION.

VACATION CERTIFICATE

VACATION OF EASEMENTS, APPROVED AND ACCEPTED BY THE FOLLOWING:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE PORTIONS OF EASEMENTS AS SHOWN HEREON, ORIGINALLY GRANTED BY DOCUMENT NUMBERS 1720545047 & 2007606240.

OWNERS OF LOT 1 (INGRESS/EGRESS EASEMENT)

DATED THIS _____ DAY OF _____, A.D., 20 _____.

NAME _____ TITLE _____

SIGNATURE _____

OWNERS OF OUTLOT A (INGRESS/EGRESS EASEMENT)

DATED THIS _____ DAY OF _____, A.D., 20 _____.

NAME _____ TITLE _____

SIGNATURE _____

OWNERS OF OUTLOT B (INGRESS/EGRESS EASEMENT)

DATED THIS _____ DAY OF _____, A.D., 20 _____.

NAME _____ TITLE _____

SIGNATURE _____

VILLAGE OF ORLAND PARK (WATERMAIN EASEMENT)

DATED THIS _____ DAY OF _____, A.D., 20 _____.

NAME _____ TITLE _____

SIGNATURE _____

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

WE, MERITCORP GROUP, LLC DO HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN MADE UNDER OUR DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1, OUTLOT A, AND OUTLOT B IN RIZZA'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2020 AS DOCUMENT NUMBER 2007606240, IN COOK COUNTY, ILLINOIS.

WE DO ALSO CERTIFY THAT WE HAVE SUBDIVIDED SAID PROPERTY INTO A LOT, ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF; ANGULAR BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.

WE FURTHER CERTIFY THAT SAID PROPERTY FALLS WITHIN CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS AND THAT BASED UPON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP OF COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS PANEL 0702 OF 170140, MAP NO 17031C0702K, HAVING AN EFFECTIVE DATE OF NOVEMBER 1, 2019, THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND FALLS WITHIN ZONE "X".

WE HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK, ILLINOIS, TO SUBMIT THIS PLAT, IN THE ORIGINAL VERSION AS DATED AND SIGNED BELOW, FOR RECORDING ON OUR BEHALF AS AGENT FOR THE ANNEXED TITLE HOLDER.

GIVE UNDER MY HAND AND SEAL AT AURORA, ILLINOIS
THIS ____ DAY OF _____, 20 _____.

DRAFT
JONATHAN D. SPINAZZOLA, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3868
CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2024



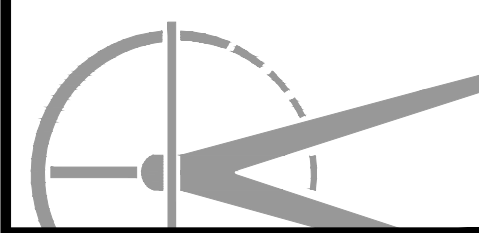
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MeritCorp

DESCRIPTION:
ISSUED FOR REVIEW
ISSUED TO VILLAGE
REVISED AT REQUEST OF CLIENT

DATE:
11/18/2022
01/10/2023
03/24/2023

MeritCorp
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL



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Other Office Locations:
Gurnee, IL

PRELIMINARY PLAT
OF
RIZZA'S RE-SUBDIVISION
No. 1
ORLAND PARK, ILLINOIS

PROJECT NO. M21149

DRAWN BY: JDS

CHECKED BY: JDS

SHEET NO. 2/2