

SUBMITTED BY/RETURN TO:

GW PROPERTIES
2211 N ELSTON AVENUE, SUITE 304
CHICAGO, ILLINOIS, 60614

FINAL PLAT
OF
GW PROPERTIES HARBOR FREIGHT SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXISTING PIN
27-13-402-017-0000

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT GW ORLAND PARK IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED
PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, DEDICATED, AND THE PLATTED AS SHOWN BY
THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE
SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS GW PROPERTIES
HARBOR FREIGHT SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO
THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

Table with 2 columns: LOT NUMBER(S), SCHOOL DISTRICT. Row 1: ALL, GRADE SCHOOL DISTRICT NO. 146, HIGH SCHOOL DISTRICT NO. 230, JUNIOR COLLEGE DISTRICT NO. 524

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

BY: _____ OWNER'S NAME AND ADDRESS
GW ORLAND PARK
2211 N ELSTON AVENUE, SUITE 304
CHICAGO, ILLINOIS, 60614

PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESaid, DO HEREBY CERTIFY THAT _____ WHO IS
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS
ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____ A.D., 20__.

NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED

_____ AND RECORDED IN THE RECORDER'S OFFICE OF XXXXXXXX,
COUNTY, ILLINOIS, ON THIS ___ DAY OF _____ A.D., _____ AS DOCUMENT
NUMBER _____ HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____ A.D., 20__.

BY: _____

PRINTED NAME AND TITLE MORTGAGEE'S NAME AND ADDRESS

ATTEST: _____

PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____ A NOTARY
PUBLIC IN AND FOR THE COUNTY AND STATE AFORESaid, DO HEREBY CERTIFY THAT

_____ AND _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE
SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME
THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS
INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET
FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____ A.D. 20__.

NOTARY PUBLIC

OWNER'S CERTIFICATION AND CONVEYANCE OF RIGHT-OF-WAY

THIS IS TO CERTIFY THAT _____ IS/ARE THE OWNER(S) OF THE
RIGHT-OF-WAY DESCRIBED ABOVE AND AS OWNER(S) HEREBY GRANT, CONVEY AND WARRANT
TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION THE
RIGHT-OF-WAY DESCRIBED ABOVE.

DATED THIS ___ DAY OF _____ 20__.

BY: _____ SIGNATURE

NAME AND TITLE

BY: _____ SIGNATURE

NAME AND TITLE

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ VILLAGE COLLECTOR FOR THE VILLAGE OF ORLAND PARK,
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR
FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT
BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS, THIS ___ DAY OF _____ A.D. 2024.

VILLAGE COLLECTOR

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS,
HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS, THIS ___ DAY OF _____ A.D. 2024.

VILLAGE PRESIDENT/MAYOR

VILLAGE CLERK

PRINTED NAME

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE
THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS,
DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.
BY: JOSE RIOS, P.E. DATE: _____ 20__
REGION ONE ENGINEER

ACCESS NOTES
1. LOT 1 AND 2 SHALL HAVE ONE FULL ACCESS TO 159TH STREET VIA
EXISTING INGRESS/EGRESS EASEMENT GRANTED BY DECLARATION OF
EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT
NUMBERS 23861100 AND 23861101
2. ALL OTHER OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE
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.
BY: JOSE RIOS, P.E. DATE: _____
REGION ONE ENGINEER

LEGAL DESCRIPTION
159TH STREET DEDICATION

THAT PART OF THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00
FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 660.00 FEET OF SAID
SOUTH HALF AND THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET PER DOCUMENT
NUMBER 1617618107, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 7 IN GW
PROPERTY FIRST RESUBDIVISION RECORDED JULY 19, 2017 AS DOCUMENT NUMBER
1720045018, THENCE SOUTH 01 DEGREES 52 MINUTES 05 SECONDS EAST, ALONG SAID
LINE, A DISTANCE OF 22.45 FEET TO NORTH RIGHT-OF-WAY LINE OF 159TH STREET AS
SHOWN ON PLAT OF HIGHWAY RECORDED AS DOCUMENT NUMBER 95506173; THENCE
SOUTH 87 DEGREES 54 MINUTES 58 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF
300.00 FEET TO EAST LINE OF THE WEST 660.00 FEET OF AFORESaid SOUTH HALF;
THENCE NORTH 01 DEGREES 52 MINUTES 05 SECONDS WEST, ALONG SAID LINE, A
DISTANCE OF 25.75 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 48 SECONDS EAST, A
DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING.

DRAINAGE 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 THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS
HAVE BEEN MADE FOR 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 25TH DAY OF OCTOBER, A.D., 2024.

BY: _____ OWNER/ATTORNEY
MATT CALLAGHAN, P.E.
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069

OWNER'S NAME AND ADDRESS

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, ERIC R. VESELY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855, HEREBY GRANT PERMISSION
TO ANY REPRESENTATIVE OF GW PROPERTIES TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31,
2024. THE REPRESENTATIVE SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR
WITH A RECORDED COPY OF SAID PLAT.

DATED THIS 25TH DAY OF OCTOBER, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2024

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY
MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND
SUBDIVISION:

THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00 FEET OF THE SOUTH
HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 3.203 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN
FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN
THE CORPORATE LIMITS OF ORLAND PARK, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE
PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT
CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS
STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0706J
WITH AN EFFECTIVE DATE OF AUGUST 19, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY
LIES WITHIN AREAS DESIGNATED AS ZONE X(NO SCREEN) AND ZONE X(SHADED). ZONE X(NO
SCREEN) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD AND ZONE X(SHADED) IS DEFINED AS
AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEAVES FROM 1% ANNUAL CHANCE FLOOD PER THE FLOOD INSURANCE RATE MAPS.
THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR
ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE
THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF OCTOBER, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2025

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

DATE OF FIELD SURVEY: MARCH 4, 2022



Table with columns: DATE, REVISIONS, TO, FROM, REVISED PER, DOT REVIEW, AAS



GW PROPERTIES HARBOR FREIGHT SUBDIVISION
ORLAND PARK, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ERY
PROJ. ASSOC.: AAS
DRAWN BY: AAS
DATE: 09/26/24
SCALE: N/A
SHEET
2 OF 2
GWPOILO2

October 25, 2024 - 12:48 Del Name: \\msd-lb-ras\Projects-VH\202409102\400\Survey\Final Drawings\Plat of Subdivision 01-02-GWPOILO2-PS.dwg Updated By: ASHOW