

# BOUNDARY AND TOPOGRAPHIC SURVEY

## LEGAL DESCRIPTION

PARCEL 1:  
THE WEST 160.0 FEET OF THE EAST 943.0 FEET OF THE SOUTH 334.05 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, ALL TAKEN AS A TRACT: THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE FOLLOWING DESCRIBED TRACT: THE NORTHEAST 1/4 AND THE EAST 50.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 (EXCEPT THE WEST 100 ACRES); ALSO EXCEPT THE NORTH 17 FEET OF THE SOUTH 50 FEET OF THE EAST 943 FEET OF THE NORTHEAST QUARTER AS DEEDED TO THE COUNTY OF COOK BY DEED RECORDED SEPTEMBER 21, 1998 AS DOCUMENT 98840060 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

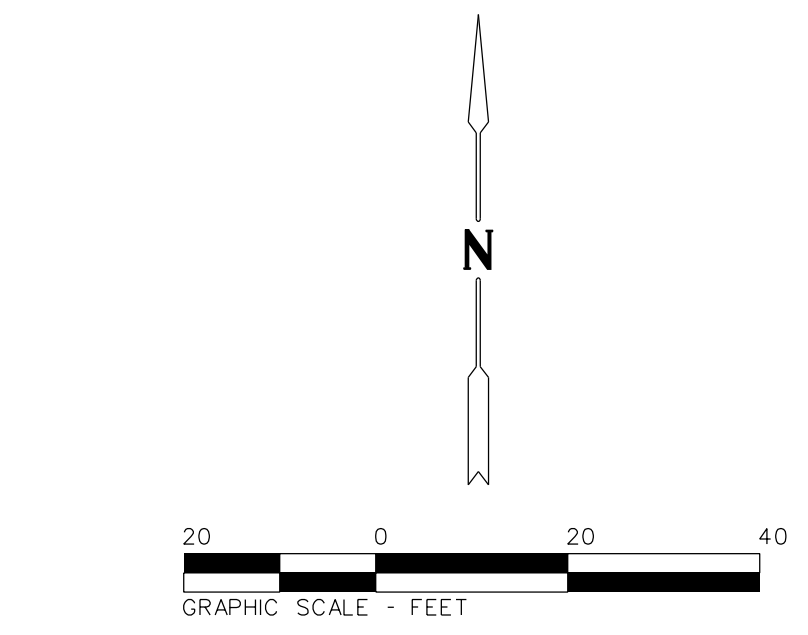
PARCEL 2:  
THE WEST 130.0 FEET OF THE EAST 783.0 FEET OF THE SOUTH 334.05 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, ALL TAKEN AS A TRACT: THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE FOLLOWING DESCRIBED TRACT: THE NORTHEAST 1/4 AND THE EAST 50.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 31, EXCEPT THE WEST 100 ACRES THEREON IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM, THE NORTH 17 FEET OF THE SOUTH 50 FEET OF THE WEST 487 FEET OF THE EAST 783 FEET OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS DEEDED TO THE COUNTY OF COOK BY DEED RECORDED SEPTEMBER 21, 1998 AS DOCUMENT 98840060.



ROAD WOLF

ALDI ONE STORY BUILDING NO. 11200

179TH STREET



**BASIS OF BEARINGS**  
ILLINOIS STATE PLANE, EAST ZONE AS DETERMINED BY TRIMBLE VRS NETWORK

**UTILITY INFORMATION**  
A JULI.E. DESIGN STAGE UTILITY REQUEST WAS ORDERED BY THE SURVEYOR, DTD NO. 1245992024 ON FEBRUARY 28, 2024. THE FOLLOWING UTILITY COMPANIES WERE CONTACTED:

- ATT DISTRIBUTION  
EMAIL: Q1162@ATT.COM  
PHONE: NONE PROVIDED  
**NO MAP REVIEWED**
- COMCAST BLUE ISLAND  
CONTACT: MARTHA GIERAS  
PHONE: 630.600.6352  
**NO MAP REVIEWED**
- COMED  
CONTACT: PRTL@BUSILLCC.COM  
**NO MAP REVIEWED**
- NICOR  
CONTACT: UTILITY CONSULTANT GROW  
PHONE: 630.388.2362  
**NO MAP REVIEWED**
- CHICAP PIPELINE COMPANY  
BLAKE PATRICK 872.245.3915  
BLAKE.PATRICK@PCOM.COM  
**NO MAP REVIEWED**
- ENBRIDGE ENERGY PARTNERS LP  
LISA DEPEW 219.864.5471  
LISA.DEPEW@ENBRIDGE.COM  
**NO MAP REVIEWED**
- VILLAGE OF ORLAND PARK  
KHURSHID HODA 708.403.8128  
KHODAS@ORLANDPARK.ORG  
**NO MAP REVIEWED**
- WOLVERINE PIPELINE COMPANY  
GARY GOBEN 773.875.7210  
GARY\_GOBEN@WPLCO.COM  
**NO MAP REVIEWED**

UNDERGROUND UTILITIES AND PIPE DATA SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS, ABOVE GROUND MANHOLE INSPECTIONS, AVAILABLE ATLAS, WHICH CAN BE INTERPRETED, ARE LEGIBLE, TO SCALE AND ENGINEERING PLANS AND THE SURVEY AND DOES NOT COMPRISE ALL UNDERGROUND UTILITIES.

WMA OBSERVES AND ATTEMPTS TO IDENTIFY PIPE SIZE, MATERIAL, AND DEPTH TO THE BEST OF OUR ABILITY FROM THESE ABOVE GROUND OBSERVATIONS. DUE TO SAFETY AND PHYSICAL LIMITATIONS WHEN OBTAINING THIS DATA, THE TRUE SIZE, TYPE, AND DEPTH OF THE PIPE MAY VARY FROM THE DATA SHOWN HEREON. THEREFORE, LOCATION, DEPTH, AND SIZE OF CRITICAL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES.

**CONTACT JULIE#11 BEFORE DOING ANY UNDERGROUND WORK.**

- ABBREVIATIONS**
- HDPE = HIGH-DENSITY POLYETHYLENE
  - RCP = REINFORCED CONCRETE PIPE
  - PVC = POLYVINYLCHLORIDE PIPE
  - CMP = CORRUGATED METAL PIPE
  - VCP = VITRIFIED CLAY PIPE
  - INV = INVERT
  - TC = TOP OF CURB
  - FL = FLOW LINE
  - FE = FLOOR ELEVATION
  - TF = TOP OF FOUNDATION
  - CHB = CHORD BEARING
  - DIP = DUCTILE IRON PIPE
  - RS = RAILROAD SPIKE
  - POB = POINT OF BEGINNING
  - WL = WATER LEVEL
  - WW = WINDOW WELL
  - WS = WINDOW SILL
- LINE LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - SETBACK LINE
  - EASEMENT LINE
  - SECTION LINE

- LEGEND**
- SANITARY MANHOLE
  - SANITARY CLEANOUT
  - STORM MANHOLE
  - STORM GATCH BASIN
  - STORM INLET
  - STORM CLEANOUT
  - FLARED END SECTION
  - TRANSFORMER
  - ELECTRICAL BOX
  - CABLE T.V. BOX
  - TELEPHONE BOX
  - TRAFFIC CONTROL BOX
  - ELECTRIC HANDBOX
  - COMMUNICATION MANHOLE
  - TELEPHONE MANHOLE
  - ELECTRIC METER
  - GAS METER
  - GAS VALVE
  - BOX
  - WATER VALVE
  - WATER VALVE INLET
  - FIRE HYDRANT
  - PRESS. INDICATOR VALVE
  - WATER METER
  - PARKING METER
  - SIGN
  - FLAG POLE
  - REFLECTOR MARKER
  - MAN BOX
  - DOWNPOUT
  - LIGHT POLE
  - OVERHEAD LIGHT POLE
  - ELECTRIC MANHOLE
  - TRAFFIC SIGNAL POLE
  - TRAFFIC CONTROL BOX
  - TRAFFIC SIGNAL VAULT
  - RAILROAD SIGNAL POLE
  - RAILROAD SIGNAL VAULT
  - UTILITY POLE
  - OVERHEAD WIRES
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS
  - UNDERGROUND TELEPHONE
  - UNDERGROUND FIBER OPTIC
  - UNDERGROUND CABLE T.V.
  - WATER MAIN
  - SANITARY SEWER
  - STORM SEWER
  - FENCE LINE
  - GUARD RAIL
  - DECIDUOUS TREE
  - PINE TREE
  - GROVE IRON PIPE
  - FOUND IRON PIPE
  - CROSS CURB CONCRETE
  - H-HORIZONTAL DIMENSION
  - R-RECORD DIMENSION

**GENERAL NOTES**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION AND DISCLOSE EASEMENTS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNERS DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.

THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED FROM THE LEGAL DESCRIPTION, AND MAY NOT DEFINE OWNERSHIP.

FLOOR ELEVATIONS (FE) TAKEN OUTSIDE AT DOORWAYS.

TOP OF FOUNDATION ELEVATIONS (TF) TAKEN OUTSIDE WHERE THE FOUNDATION WAS EXPOSED.

THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL AND VEGETATION.

LAWN SPRINKLER SYSTEM, IF ANY IS NOT DEPICTED HEREON.

BUILDING TIES ARE TO FOUNDATION.

FIELDWORK COMPLETED 2-27-2024

**BENCHMARK INFORMATION**

SOURCE/SITE BENCHMARK

BENCHMARK NO. 100 AS SHOWN ON WEAVER CONSULTANTS GROUP ALTANSPS LAND TITLE SURVEY, DATE OF MAP APRIL 15, 2022. CUT CROSS IN CURB NOTED HEREON.

ELEVATION = 899.51 (NAVD 88)

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS  
COUNTY OF DUPAGE/ISS

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS AS SHOWN ON THE ANNEXED PLAT.

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

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

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 11th DAY OF MARCH A.D. 2024.

WEBSTER, McGRATH AND AHLBERG, LTD.  
By: *Joel C. Vietti*

ILLINOIS LAND SURVEYOR NO. 3561  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024  
2100 MANCHESTER ROAD, SUITE 203  
WHEATON, ILLINOIS 60187  
PHONE: (630) 888-7803

Rev.	Date	Description	By

**BOUNDARY AND TOPOGRAPHIC SURVEY**

LOCATION: 11320 W. 179TH STREET, ORLAND PARK, ILLINOIS

PREPARED FOR: ARCHAMERICA, INC.  
3421 N. US45 SUITE 213  
GRAYSLAKE, ILLINOIS 60139  
PHONE: 647.336.8600

**WEBSTER, McGRATH & AHLBERG LTD.**  
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
Over a Century of Service to our Clients  
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187  
P: (630) 888-7803 www.wma.com  
Design Firm License No. 184-003101

JOB #:	44870	DATE:	3-7-2024	SCALE:	1"=20'
SURV:	JCV	DRAWN:	JCV	DESIGN:	XXX
FILE #:	COOK_CO_31-36-12	SHEET #:	1	OF 1	

3/11/2024 11:36:05 AM