

# ABICA FIELD PLAT OF CONSOLIDATION

A CONSOLIDATION OF LOTS 32 AND 69 IN GEE'S SECOND ADDITION TO ORLAND PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTH 30 ACRES OF THE SOUTH 60 ACRES LYING SOUTH OF THE NORTH 455 FEET THEREOF, OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTHWEST CORNER THEREOF TAKEN FOR WABASH RAILROAD RIGHT OF WAY) AS PER PLAT RECORDED MARCH 19, 1925 AS DOCUMENT NUMBER 8818574 IN COOK COUNTY, ILLINOIS.

**LEGEND**

	FOUND IRON ROD
	FOUND IRON PIPE
	FOUND CROSS IN CONCRETE
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

**AREA OF SUBDIVISION**

14,716 SQUARE FEET, 0.34 ACRES MORE OR LESS

**ABBREVIATIONS**

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
REC.	RECORD MEASUREMENT
MEAS.	MEASURED MEASUREMENT

**NOTE**

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.  
ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER PLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT **UTW&TR PROPERTIES, LLC** IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID, DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ CITY \_\_\_\_\_

DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 20\_\_\_\_  
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SIGNATURE SIGNATURE

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT TITLE PRINT TITLE

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PRINT NAME

PRINT NAME \_\_\_\_\_ AND \_\_\_\_\_ AND \_\_\_\_\_ TITLE \_\_\_\_\_ TITLE \_\_\_\_\_ TITLE \_\_\_\_\_  
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY \_\_\_\_\_ TITLE \_\_\_\_\_ TITLE \_\_\_\_\_  
AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 20\_\_\_\_  
DATE

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

**SCHOOL DISTRICT BOUNDARY STATEMENT**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:  
1. THAT **UTW&TR PROPERTIES, LLC** IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE VILLAGE OF ORLAND PARK FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND  
2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT (S) IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

COMMUNITY COLLEGE DISTRICT: MORAIN VALLEY COMMUNITY COLLEGE DISTRICT 524  
HIGH SCHOOL DISTRICT: CONSOLIDATED HIGH SCHOOL 230  
ELEMENTARY SCHOOL DISTRICT: SCHOOL DISTRICT 135

OWNER NAME: \_\_\_\_\_  
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF ORLAND PARK, ILLINOIS, AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ COMMISSION CHAIRMAN

**SURFACE WATER STATEMENT**

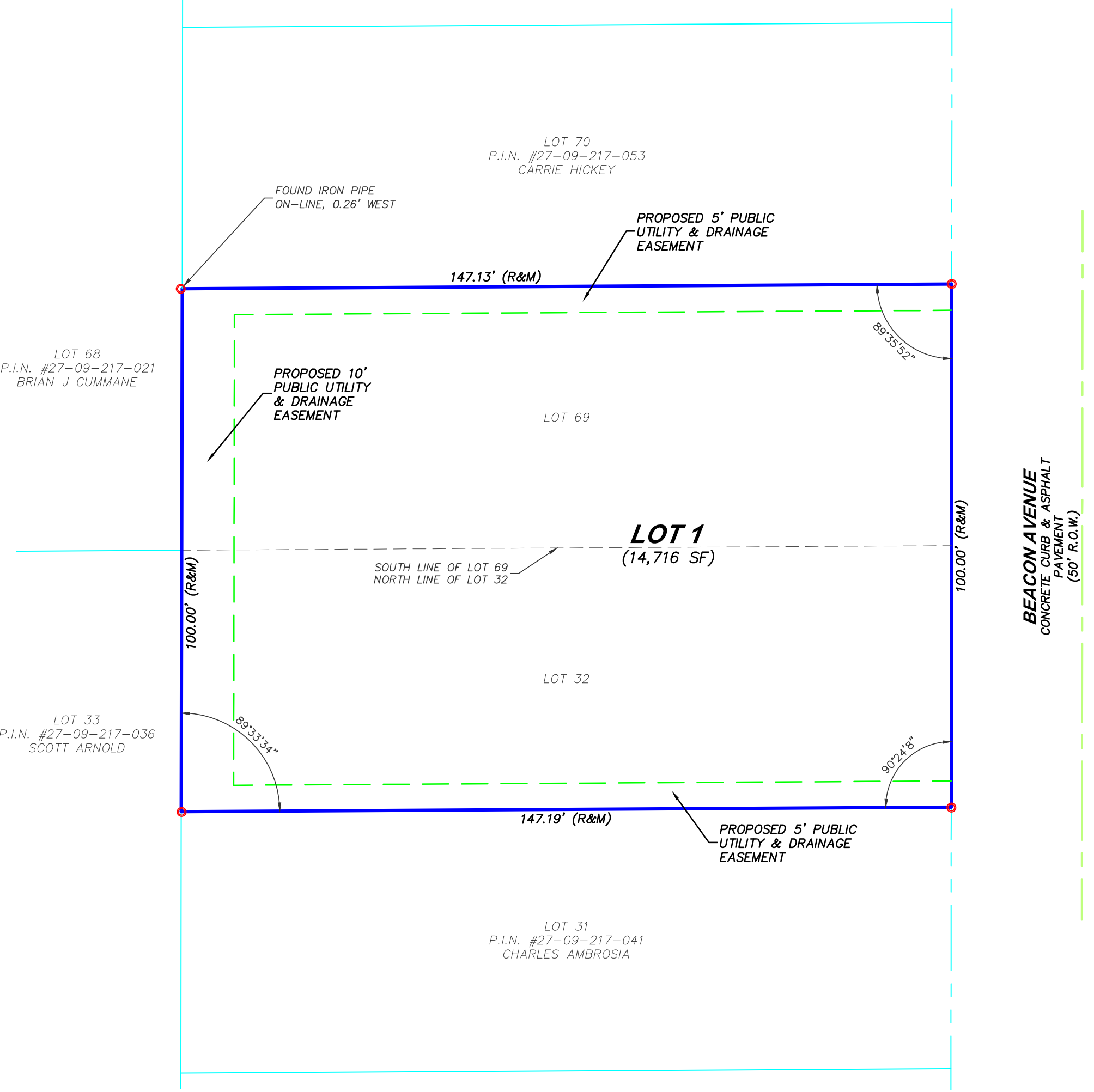
STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

TO THE BEST OF MY 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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

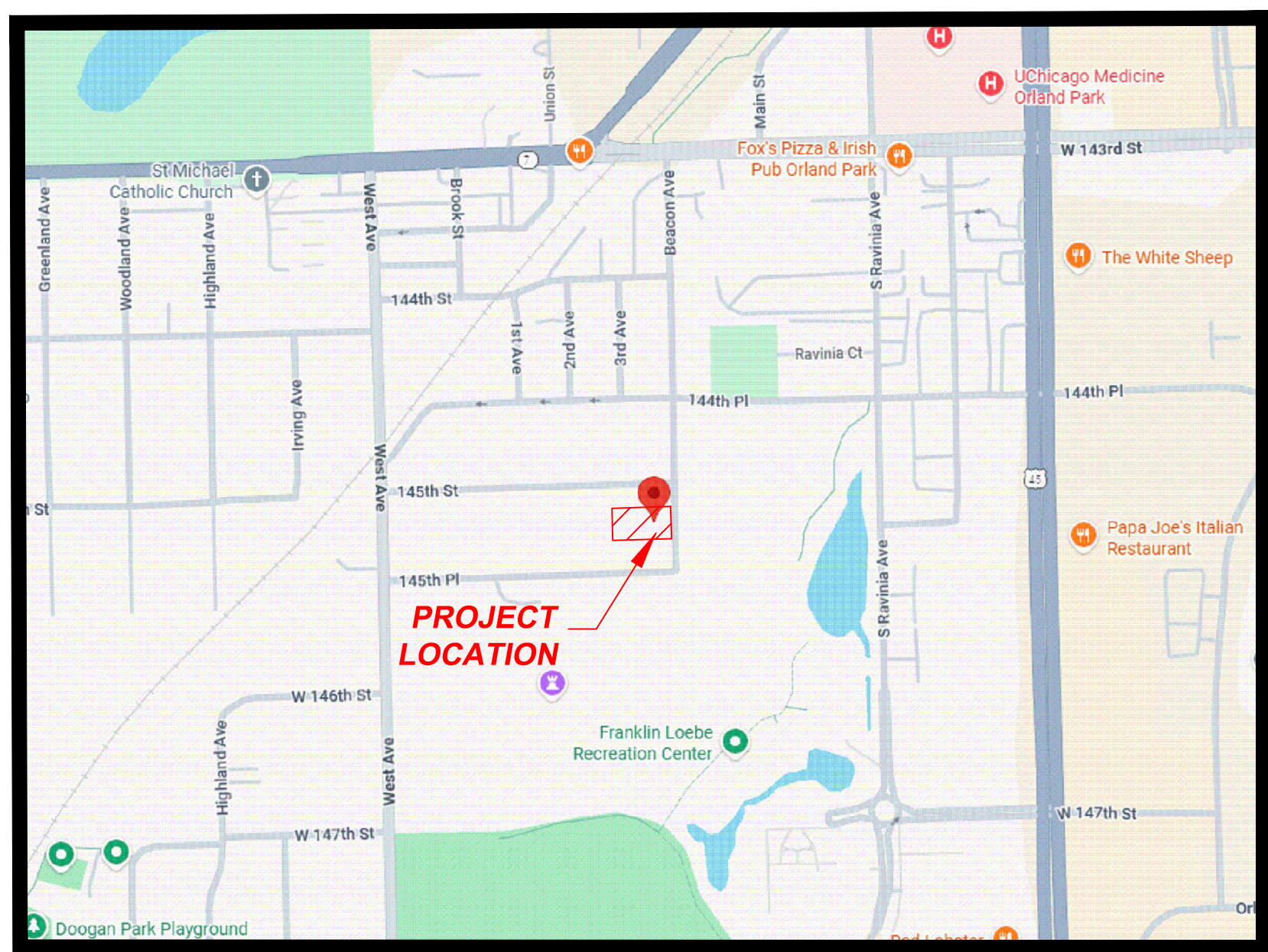
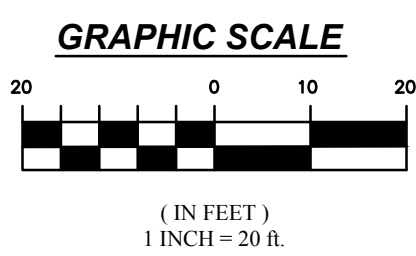
SIGNATURE \_\_\_\_\_  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
062 057556  
STATE REGISTRATION NUMBER  
11/30/21  
REGISTRATION EXPIRATION DATE  
OWNER'S SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_



EXP: 11/30/27



BEACON AVENUE  
CONCRETE DRIVEWAY  
PAYMENT  
(50' R.O.W.)



**SITE LOCATION**  
NOT TO SCALE

**SURVEYORS CERTIFICATE:**

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, **BRIAN MALONE**, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED INTO ONE (1) LOT THE LANDS SHOWN ON THIS PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN AT A SCALE OF 1 INCH EQUALS 20 FEET, IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE PLACED IRON STAKES AT ALL CORNERS AND AT ALL CURVE CONTROL POINTS AS PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE. ALL MEASUREMENTS ARE SHOWN IN FEET AND IN DECIMAL PARTS OF A FOOT.

I FURTHER CERTIFY THAT THE ABOVE-DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, ILLINOIS, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT OF CONSOLIDATION ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE VILLAGE OF ORLAND PARK, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17031C0613K, EFFECTIVE DATE 11/01/2019.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

REGISTERED ILLINOIS LAND SURVEYOR \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003974

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



LICENSE EXPIRES 11/30/26  
PROFESSIONAL DESIGN FIRM NO. 184.005285-0010

**BOARD OF TRUSTEES CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
VILLAGE PRESIDENT VILLAGE CLERK

**VILLAGE TREASURER CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ THE TREASURER OF THE VILLAGE OF ORLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES 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 VILLAGE TREASURER OF ORLAND PARK, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

VILLAGE TREASURER \_\_\_\_\_

**COOK COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS \_\_\_\_\_

**PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS**

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ORLAND PARK AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS, WATER MAINS, VALVE VAULTS, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF ORLAND PARK, OVER UPON, ALONG, UNDER, THROUGH SAID EQUIPMENT TO DO ANY OF THE ABOVE WORKS; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES; NO PERMANENT BUILDINGS, TREE OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED FOR BOTH SEWER AND/OR WATER MAINS AND OTHER UTILITIES. THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ORLAND PARK.

THE PLACEMENT OF ANY LANDSCAPING NOT IN WITH THE APPROVED LANDSCAPE PLAN OR GRADING PLAN FOR A GIVEN PROPERTY, OR ANY ACCESSORY BUILDING OR STRUCTURE, SWIMMING POOL, FENCE OR OTHER IMPROVEMENT WHICH IN ANY WAY COULD CAUSE AN IMPEDIMENT TO THE OVERLAND FLOW OF STORM WATER WITHIN SAID DRAINAGE EASEMENT IS HEREBY PROHIBITED.

**PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS**

AN EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATED AREAS HEREON NOTED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TO AT&T, COMMONWEALTH EDISON COMPANY, NICOR GAS, COMCAST, THE VILLAGE OF ORLAND PARK, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN, CONDUITS, CABLES, WIRES, SEWERS, PIPES, SURFACE AND SUBSURFACE DRAINAGE, AND WATER MAINS, UNDERGROUND WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SAID REAL ESTATE WITH TELEPHONE, COMMUNICATIONS, ELECTRICITY, SEWER, GAS, WATER SERVICE, DRAINAGE, AND OTHER MUNICIPAL SERVICES, ALSO THERE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN WITHIN THE SAID REAL ESTATE SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES, PIPES, SURFACE AND SUBSURFACE DRAINAGE, AND OTHER EQUIPMENT. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON AND THROUGH THE SAID REAL ESTATE OF EMERGENCY VEHICLES OF ANY AND ALL TYPES, FOR ANY PURPOSE WHATSOEVER. NO PERMANENT BUILDING SHALL HEREAFTER BE PLACED ON THE SAID EASEMENT, AS DETERMINED, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHT HEREIN GRANTED.

NO OVERHEAD UTILITY FACILITIES ARE PERMITTED IN THESE HEREBY CREATED EASEMENTS.



ORDERED BY: **KILLARY CONSTRUCTION**  
SCALE: 1"=20' JOB NO. 24-248; ABICA PLAT OF CONSOLIDATION  
BASIS OF BEARINGS: ASSUMED  
SHEET#: 1 OF 1  
REVISION DATE: 03/18/26-REVISED PER VILLAGE COMMENTS