

BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

1. MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REALTIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE NAVIGATION.

2. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS, THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEED POLICY AND LOCAL ORDINANCES.

3. ALL AREAS ARE MORE OR LESS.

4. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON SEPTEMBER 21, 22, AND OCTOBER 29, 2020.

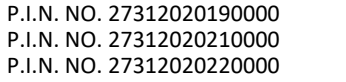
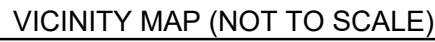
5. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

6. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

7. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.

8. COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. COMMITMENT ORDER NO. GLW2000394, WITH A COMMITMENT DATE OF MARCH 4, 2020 WAS USED IN THE PREPARATION OF THIS SURVEY.

VILLAGE OF ORLAND PARK
14700 RAVINIA AVENUE
ORLAND PARK, IL 60462



TOTAL AREA=5.820 ACRES±

PREPARED FOR:
ALDI INC.
1 ALDI DRIVE
DWIGHT, IL 60420

PRELIMINARY PLAT OF ALID - ORLAND
PARK CONSOLIDATION
11200 - 11320 179TH ST
ORLAND PARK, IL

No.	DATE	REVISION DESCRIPTION
1	07/27/21	REVISED PER INTERNAL REVIEW

Weaver
Consultants
Group

WEAVER CONSULTANTS GROUP
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DRAWN BY: _____

REVIEWED BY: _____

DATE: 05/17/20

FILE: 0917-600-

SHEET 1

LINE LEGEND		LEGEND	
	BOUNDARY		"PK" / MAGNETIC NAIL
	EXISTING LOTS		IRON PIPE
	RIGHT-OF-WAY		SET CONCRETE MONUMENT
	EASEMENT CENTERLINE		IRON ROD
	EASEMENT	FIP	FOUND IRON PIPE
	TRANSMISSION LINE EASEMENT	SIP	SET IRON PIPE
	TRANSMISSION LINE	FIR	FOUND IRON ROD
	EASEMENT CENTERLINE	BM	BENCHMARK
	WOLVERINE PIPELINE EASEMENT	(M)	MEASURED DIMENSION
	WOLVERINE PIPELINE	(R)	RECORD DIMENSION
	EASEMENT CENTERLINE	B.S.L.	BUILDING SETBACK LINE
	BUILDING SETBACK LINE		
	SECTION LINE		

PRELIMINARY PLAT OF ALDI - ORLAND PARK CONSOLIDATION

BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE FINANCE DIRECTOR OF THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BE APPORTINED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

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

FINANCE DIRECTOR

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THERE ARE NO DELINQUENT GENERAL 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 COUNTY CLERK AT CHICAGO, COOK COUNTY, ILLINOIS

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

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE REORDER'S OFFICE COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____ AS DOCUMENT NUMBER _____.

COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE ANNEXED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THERIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FUTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND LEGALLY DESCRIBER HEREON LIES WITHIN THE FOLLOWING SCHOLL DISTRICTS:

ELEMENTARY DISTRICT: 135 HIGH SCHOLL DISTRICT: 230

DATED AT ORLAND PARK, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

OWNER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS (ARE) PERSONNALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(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 AT HIS (HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH,

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

NOTARY REPUBLIC

COMMISSION EXPIRES

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE CLERK OF THE VILLAGE OF ORLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, A.D. 20____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

VILLAGE TREASURER

AUTHORIZATION TO RECORD

DATE: _____

RE: _____

I, MICHAEL D. BYTNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY AUTHORIZE _____, A REPRESENTATIVE OF THE VILLAGE OF ORLAND PARK, ILLINOIS TO RECORD THE FINAL PLAT OF _____ ON MY BEHALF.

SIGNED THIS _____ DAY OF _____, 202____.

MICHAEL D. BYTNER, P.L.S. #035-003326

SURFACE WATER STATEMENT

STATE OF _____)

) SS

COUNTY OF _____)

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 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____.
DATE MONTH

SIGNATURE - ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

EXPIRATION DATE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

PRESIDENT

VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, MICHAEL D. BYTNER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

PARCEL 1:

THE SOUTH QUARTER (EXCEPT THE EAST 296.0 FEET THEREOF) OF THE EAST 653.00 FEET OF THE SOUTH HALF (EXCEPT RAILROAD RIGHT OF WAY) OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET THEREOF FOR 179TH STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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 50.97 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 WEST 160 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 3:

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 50.97 ACRES OF THE NORTHWEST 1/4 OF SECTION 31, (EXCEPT THE WEST 100 ACRES THEREOF) 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 98840059.

PARCEL 4:

THE EAST 296.0 FEET OF THE SOUTH 1/4 OF THE EAST 653.0 FEET OF THE SOUTH 1/2 (EXCEPT RAILROAD RIGHT OF WAY) OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 FEET THEREOF FOR 179TH STREET), IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 66 FOOT 179TH STREET AND THE WESTERLY RIGHT OF WAY LINE OF 110 FOOT WOLF ROAD; THENCE WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 246 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH A LINE 17 FEET NORTH OF AND PARALLEL WITH SAID NORTHERLY RIGHT OF-WAY LINE; THENCE EAST ALONG SAID PARALLEL LINE 226 FEET; THENCE NORTHEASTERLY TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE THAT IS 37 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WESTERLY RIGHT OF WAY LINE 37 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THE ABOVE PARCELS ALSO BEING DESCRIBED AS FOLLOWS:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS WEST (BEARINGS BASED UPON NAD 83 ILLINOIS STATE PLANES COORDINATE SYSTEM EAST ZONE) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET TO A LINE 50.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31;

THENCE NORTH 01 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 70.00 FEET TO THE NORTHERNMOST CORNER OF TRACT 19-04 AS SHOWN ON A COOK COUNTY DEPARTMENT OF HIGHWAYS, RIGHT-OF-WAY PLAT OF 179TH STREET DATED NOVEMBER 26, 1996 AND RECORDED AS DOCUMENT NUMBER 0926134069 FOR A POINT OF BEGINNING;

THENCE SOUTH 43 DEGREES 33 MINUTES 14 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT 19-04, A DISTANCE OF 28.23 FEET TO A LINE 50.00 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 31 BEING ALSO THE NORTH LINE OF 179TH STREET AS CONVEYED AND DESCRIBED IN DEEDS RECORDED AS DOCUMENTS 98858065, 98840059 AND 98840060;

THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 873.25 FEET TO THE EAST LINE OF A PARCEL CONVEYED TO COUNTY OF COOK AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 98499665;

THENCE NORTH 01 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 284.26 FEET TO THE SOUTH LINE OF "OUTLOT C," CAMBRIDGE PLACE OF ORLAND PARK SUBDIVISION, RECORDED AS DOCUMENT NUMBER 90165351;

THENCE NORTH 88 DEGREES 41 MINUTES 17 SECONDS EAST ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF A PARCEL CONVEYED TO KARIM MOTLAGH DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 0533919055, A DISTANCE OF 893.25 FEET TO A LINE MEASURED 50.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31;

THENCE SOUTH 01 DEGREES 33 MINUTES 18 SECONDS EAST WITH SAID PARALLEL LINE, 263.86 FEET TO THE POINT OF BEGINNING, CONTAINING 5.820 ACRES, MORE OR LESS, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAT ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS205/0.01 ET SEQ.). THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I DO HEREBY FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, ILLINOIS, WHICH HAS ADOPTED A VILLAGE 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 SUBJECT PROPERTY IS WITHIN ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17031C0684J, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2008.

DATE OF PLAT OR MAP 05/17/2021



MICHAEL D. BYTNER (3326)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003326
WEAVER CONSULTANTS GROUP

ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE
NOVEMBER 30, 2022. DESIGN FIRM #184001465



PREPARED FOR:
ALDI INC.
1 ALDI DRIVE
DWIGHT, IL 60420

PRELIMINARY PLAT OF ALID - ORLAND
PARK CONSOLIDATION
11200 - 11320 179TH ST
ORLAND PARK, IL

REVISION DESCRIPTION		REVISED PER INTERNAL REVIEW	
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REVIEWED BY: MB
DATE: 05/17/2021
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SHEET 2 OF 2