

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE
 THIS PLAN 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.
 NOTES:
 1. THERE IS ONE (1) EXISTING RESTRICTED RIGHT- IN, RIGHT- OUT VEHICULAR ACCESS TO US ROUTE 6 (159TH STREET FROM LOT 1 AS DEPICTED HEREON.
 2. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.
 BY: *Anthony J. Dugley* DATE: 2/11/17, 2017
 ANTHONY J. DUGLEY P.E.
 REGION ONE ENGINEER

	SQ. FT.	ACRES
AREA OF PUBLIC WATERMAIN EASEMENT	12,015	0.276

AREA TABLE		
LOT	SQ. FT.	ACRES
1	249,787	5.734
88TH AVENUE DEDICATION	13,489	0.310
TOTAL	263,276	6.044

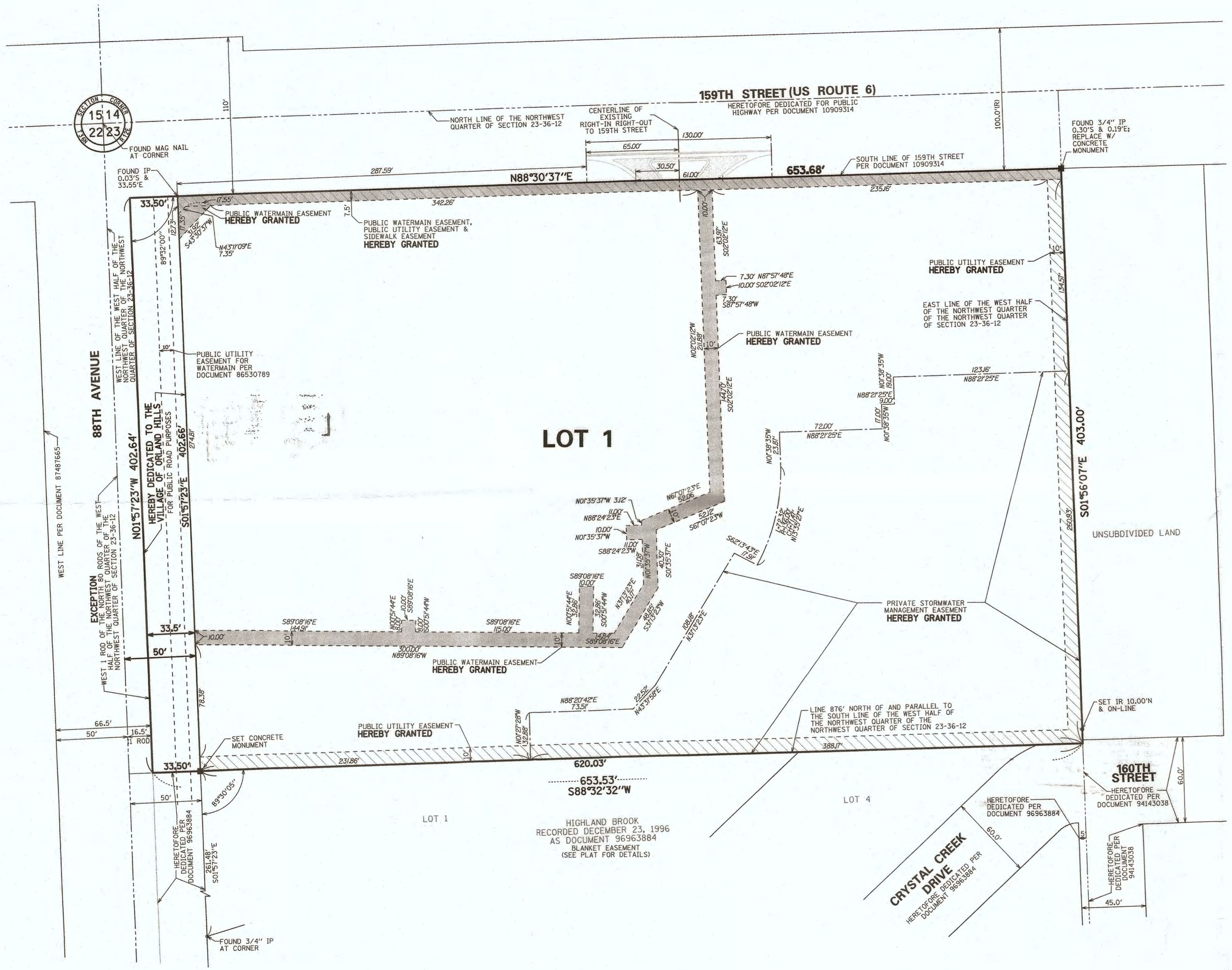
FINAL PLAT OF SUBDIVISION ZEIGLER ORLAND PARK

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE OF DRAWING: 1" = 40'
 DATE OF COMPLETION: 02/07/2017
 SURVEYED PROPERTY ZONED: B1Z GENERAL BUSINESS DISTRICT
 REGISTERED LAND SURVEYOR: C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841

REVISIONS: 02/07/17 06/28/17-IDDT CERT 06/30/17-IDDT 07/13/17-CERTS		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS 9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065	DATE: 07/07/2016 JOB NO: 8996 FILENAME: 8996SUB-01 SHEET 1 OF 1
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PREPARED FOR:
 ZEIGLER AUTO GROUP
 4201 STADIUM DRIVE
 KALAMAZOO, MI 49008



OWNERS CERTIFICATE

STATE OF Michigan) SS COUNTY OF Kalamazoo

THIS IS TO CERTIFY THAT AJZ-INFINITI ORLAND PARK, LLC, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON...

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

- SCHOOL DISTRICTS ELEMENTARY SCHOOL DISTRICT 140 CONSOLIDATED HIGH SCHOOL 230 MORANE VALLEY COMMUNITY COLLEGE DISTRICT 524

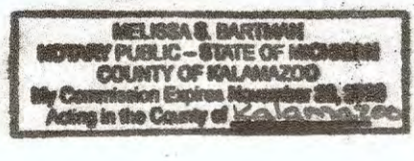
I ASSENT TO THIS PLAT OF SUBDIVISION.

Signature of AJZ-Infiniti Orland Park, LLC and witness

ADDRESS: AJZ-INFINITI ORLAND PARK, LLC C/O ZEIGLER AUTO GROUP 4201 STADIUM DRIVE KALAMAZOO, MI 49008

NOTARY'S CERTIFICATE

STATE OF Michigan) SS COUNTY OF Kalamazoo I, Melissa S. Bastman, a Notary Public in and for the County and State Aforesaid, do hereby certify that Daniel J. Filbin, Title: CEO of Zeigler Auto Group, Inc. are personally known to me to be the same whose names are subscribed to the foregoing certificate...



MORTGAGEE'S CERTIFICATE

STATE OF MI) SS COUNTY OF OAKLAND

THE UNDERSIGNED, The Huntington National Bank, as mortgagee, under the provisions of certain mortgage dated and recorded in the recorder's office of Cook County, Illinois on the 16th day of MAY, A.D. 2017.

AS DOCUMENT NUMBER 1713617098, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS 9th DAY OF August, 2017.

Signature of Daniel J. Filbin, V.P.

MORTGAGEE'S NOTARY PUBLIC

STATE OF MICH) SS COUNTY OF OAKLAND I, RONALD NABORCZYK, a Notary Public in and for the County and State Aforesaid, do hereby certify that Daniel J. Filbin of said bank who is personally known to me to be the same whose name is subscribed to the foregoing certificate...

Signature of Ronald Naborczyk, Notary Public

PLAT SUBMITTED FOR RECORDING BY:

PREPARED FOR: ZEIGLER AUTO GROUP 4201 STADIUM DRIVE KALAMAZOO, MI 49008

AFTER RECORDING, RETURN TO: THE VILLAGE OF ORLAND PARK DEVELOPMENT SERVICES 14700 S RAVINIA AVENUE ORLAND PARK, IL 60462

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS) SS COUNTY OF COOK

I, AnnMarie K. Mauge, THE TREASURER OF THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS. THIS 20th DAY OF January, A.D. 20 18.

Signature of AnnMarie K. Mauge, Village Treasurer

SIDEWALK EASEMENT PROVISIONS:

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED IN FAVOR OF MEMBERS OF THE GENERAL PUBLIC OVER, ALONG, AND UPON ALL AREA HEREIN PLATTED AND DESIGNATED FACILITIES, INCLUDING DETENTION AND RETENTION PONDS, MANHOLES, CATCH BASINS AND PIPELINES...

Private Stormwater Management Easement Provisions:

The stormwater detention easement area described and depicted on this plat shall be owned and maintained by the Owner to have and to hold solely for the purpose of establishing and maintaining thereon stormwater management facilities, including detention and retention ponds, manholes, catch basins and pipelines...

In the event the Owner or subsequent purchaser fails to properly maintain the stormwater management system, the Village of Orland Park, or any other unit of local government having jurisdiction over stormwater drainage...

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS) SS COUNTY OF COOK

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...

DATED THIS 4th DAY OF August, A.D. 20 17.

Signature of David P. O'Meara, Notary Public

VILLAGE BOARD CERTIFICATE - ORLAND HILLS

STATE OF ILLINOIS) SS COUNTY OF COOK

THE DEDICATION OF 88TH AVENUE IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND HILLS, COOK COUNTY, ILLINOIS.

Signature of Daniel Naborczyk, Village Clerk

PUBLIC WATERMAIN EASEMENT PROVISIONS:

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS AND ASSIGNS OVER ALL OF THE AREAS MARKED "PUBLIC WATERMAIN EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE WATER DISTRIBUTION SYSTEM...

PUBLIC UTILITY EASEMENT PROVISIONS:

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to Commonwealth Edison Company and SBC Telephone Company, Grantees.

Their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in overhead and underground transmission and distribution of electricity, communications, sounds and signals...

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(a), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the benefit of which is reserved in whole or in part as an appurtenance to the separately owned lots, parcels or areas within the planned development...

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereinafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas...

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(a) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(a)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property...

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT. Signature of David P. O.M. (RD), Notary Public, dated Mar. 8, 18.

PROPERTY DESCRIPTION:

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPT THE WEST 1' R.O.O.F. OF THE NORTH 80' RU.DS THEREOF OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF 159TH STREET AS DEDICATED PER DOCUMENT NO. 10909314, AND NORTH OF A LINE BEING 375 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMISSION TO RECORD:

STATE OF ILLINOIS) SS COUNTY OF COOK

I, C. BRIAN LOUNSBURY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2841, HEREBY DESIGNATE A REPRESENTATIVE OF THE VILLAGE OF ORLAND PARK TO RECORD THIS DOCUMENT WITH THE COOK COUNTY RECORDER.

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF July, 20 17 IN ROSEMONT, ILLINOIS.

Signature of C. Brian Lounsbury, Notary Public

STATE OF ILLINOIS) SS COUNTY OF COOK

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT WE HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

WE FURTHER DECLARE THAT IT IS A SUBDIVISION OF (PART OF OR ALL OF) THE LANDS CONVERTED BY ACORN 84 159TH STREET REAL ESTATE, LLC AN ILLINOIS LIMITED LIABILITY COMPANY TO AJZ-INFINITI ORLAND PARK, LLC A MICHIGAN LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 18TH, AND RECORDED DECEMBER 5TH, 2016 WITH THE COUNTY RECORDER DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1634029324

AND THE CONCRETE MONUMENTS, MARK THIS, AND IRON PIPES, MARKED THIS, WILL BE PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH PROVISIONS OF THE SUBDIVISION MANUAL, AFTER THE STREETS ARE GRADED AND PAVED OR WITHIN 18 MONTHS AFTER RECORDATION OF THIS PLAT, WHICHEVER SHALL OCCUR FIRST.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 263,276 SQUARE FEET OR 6.044 ACRES, MORE OR LESS AND AREA OF 17,188 SQUARE FEET OR 0.395 ACRES IS DEDICATED TO ROADS AND STREETS.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY MAP NUMBER 170310202J MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP. SEE MAP FOR COMPLETE DETAILS.

WE FURTHER DECLARE THAT THIS SUBDIVISION IS WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF CITY OF ORLAND PARK WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREFTER AMENDED.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

GIVEN UNDER OUR HAND AND SEAL THIS 13th DAY OF July, 20 17 IN ROSEMONT, ILLINOIS.

Signature of C. Brian Lounsbury, Notary Public



(VALID ONLY IF EMBOSSED SEAL AFFIXED) COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

FINAL PLAT OF SUBDIVISION ZEIGLER ORLAND PARK

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYED PROPERTY ZONED: BIZ GENERAL BUSINESS DISTRICT DATE OF COMPLETION: 02/07/2017 REGISTERED LAND SURVEYOR: C. BRIAN LOUNSBURY, I.P.L.S. NO. 035-2841

Table with columns for REVISIONS, CONSULTING ENGINEERS, DATE, and other project details.