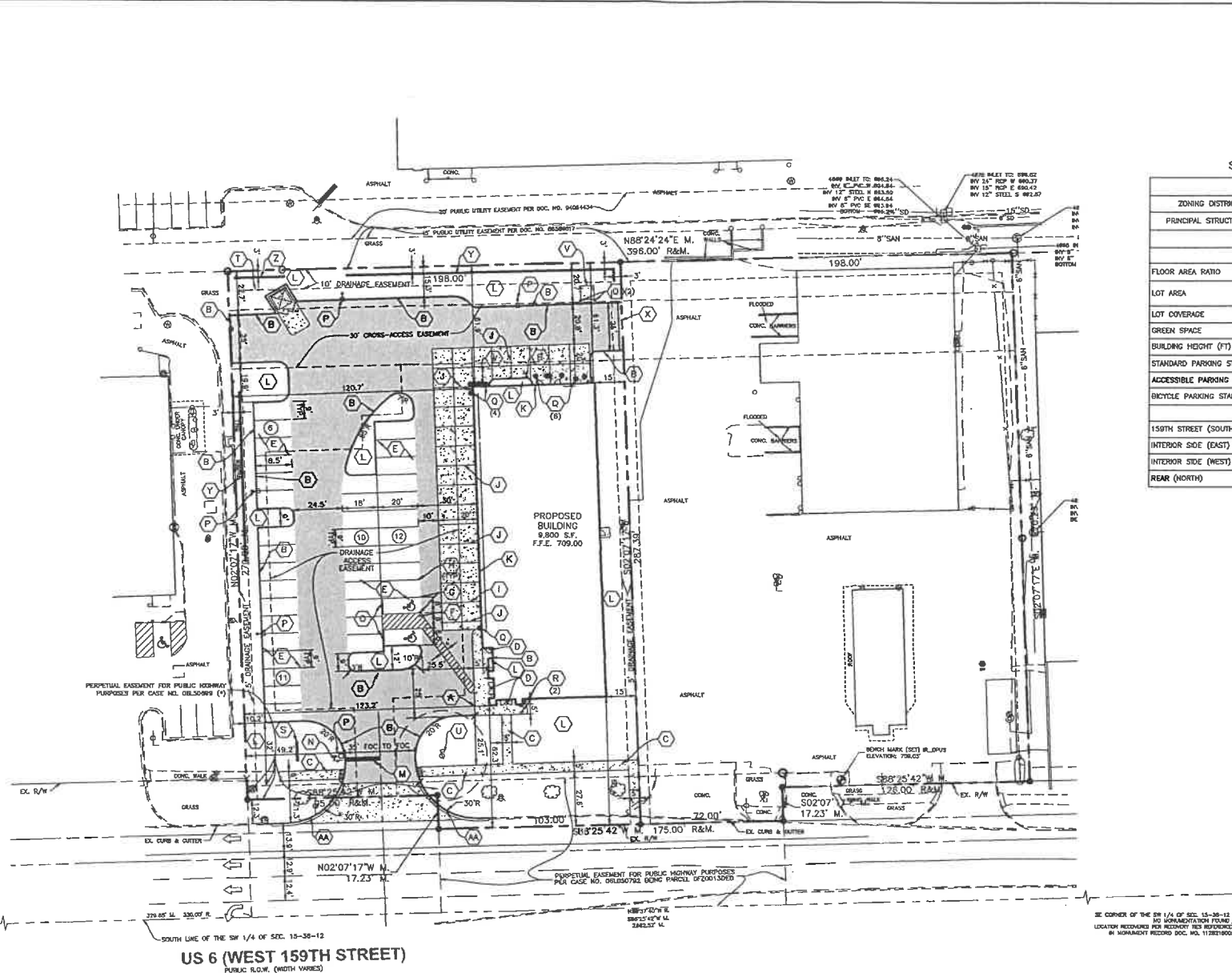
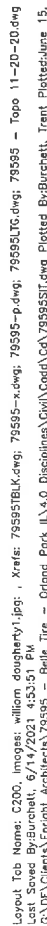


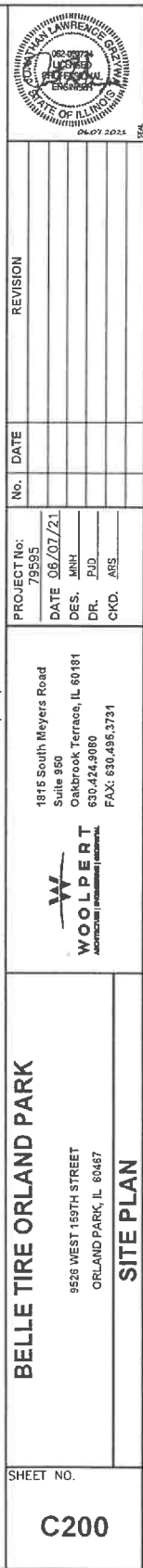
Doc# 220475501 Fee \$113.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/16/2002 12:29 PM PG: 1 OF 32



SITE DATA BOX		
	EXISTING	PROPOSED
ZONING DISTRICT	E-1	BEZ
PRINCIPAL STRUCTURES	2	1
BEZ REQUIREMENTS		
	REQUIRED	PROPOSED
FLOOR AREA RATIO	MAX 1.0	0.19
LOT AREA	MIN 10,000 SF	1.20 AC (32,272 SF)
LOT COVERAGE	MAX 75%	73%
GREEN SPACE	MIN 25%	27%
BUILDING HEIGHT (FT)	MAX 50	28
STANDARD PARKING STALLS	33	37
ACCESSIBLE PARKING STALLS	MIN 2	2
BICYCLE PARKING STALLS	MIN 4	4
SETBACKS		
150TH STREET (SOUTH)	MIN 25 FT	52.3 FT
INTERIOR SIDE (EAST)	MIN 15 FT	15 FT
INTERIOR SIDE (WEST)	MIN 15 FT	120.7 FT
REAR (NORTH)	MIN 30 FT	61.3 FT

LEGEND	
SYMBOL	DESCRIPTION
	INTERGRAL WALK & CURB
	0" STRAIGHT CURB
	CONCRETE WALK
	CONCRETE STOOP (5"x5" UNLESS OTHERWISE)
	REGULAR DUTY ASPHALT PAVEMENT
	4" PAINTED BLUE PAVEMENT STRIPE AT 45° ANGLE, 2" O.C.
	4" PAINTED BLUE PAVEMENT STRIPE
	4" PAINTED WHITE PAVEMENT STRIPE
	CONTROL JOINT
	EXPANSION JOINT
	EXPANSION JOINT AT BUILDING
	LANDSCAPED AREA
	24" STOP BAR
	STOP SIGN AND "RIGHT OUT ONLY" SIGN
	ADA SIGN
	LIGHT POLE (SEE LIGHTING PLAN)
	GUARD POST
	BICYCLE RACK (4 PARKING SPACES)
	BELLE TIRE SIGN (SEE ARCH. PLANS)
	TRASH ENCLOSURE (SEE ARCH. PLANS)
	35' FLAG POLE WITH 60 SQUARE FOOT FLAG
	TRANSFORMER PAD
	"FREE AIR" STATION
	GUARDRAIL
	0'-2" HIGH SEGMENTED CONCRETE RETAINING WALL: THE FACE OF THE CONCRETE RETAINING WALL MAY NOT BE WITHIN 3' OF THE PROPERTY LINE
	0'-1.5" HIGH SEGMENTED CONCRETE RETAINING WALL: THE FACE OF THE CONCRETE RETAINING WALL MAY NOT BE WITHIN 3' OF THE PROPERTY LINE
	86.12 BARRIER CURB AND GUTTER
	ADA PAVEMENT SYMBOL
	SIGN
	CURB TRANSITION
	NUMBER OF PARKING SPACES
	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	DETECTABLE WARNING SURFACE

- ## SITE NOTES
- ALL DIMENSIONS IN CURBED AREAS SHALL BE BACK TO BACK OF CURB. ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT. ALL DIMENSIONS AT INTEGRAL CURB & WALK SHALL BE TO FACE OF CURB. ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
 - ALL RADI IN PAVED AREAS & ON CURBS SHALL BE 3' UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONSTRUCTION, THE CONTRACTOR SHALL CONTACT A/E IMMEDIATELY.
 - PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
 - ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS SHALL BE REPAIRED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS COMPLETED.
 - ALL RADI INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
 - ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES. PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
 - ADA MARK AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODE WHEREVER HAS JURISDICTION. SEE SITE PLAN FOR LOCATION AND SIZE DETAILS FOR SPECIFICATIONS.
 - ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL PERMITS AND PETITIONS AND ANY OTHERS REQUIRED AND AS REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. THE AMOUNT, LOCATION AND SIZE, SHALL BE PER DIRECTION OF AGENCY.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, DEBRIS AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE ONLY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO PREVENT ARISE DUST.
 - FROM TO PROPOSED SITE CONSTRUCTIONS, WORK WILL BE REQUIRED WITHIN THE WEST 159TH STREET (U.S. 6) RIGHT-OF-WAY. CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT) PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO FOLLOW DOT NOTIFICATION ON SHEET C601.
 - THE LOCATION OF TENANT SIGNAGE IS PROVISIONAL. SUBJECT TO CONFORMANCE WITH SECTION 6-307 OF THE LAND DEVELOPMENT CODE AND APPROVAL OF A PERMITTING AGENCY.



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Page 2 of 3

Doc# 2204755011 Fee \$113.00
RSP FEE:\$9.00 RPF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/16/2022 12:29 PM PG: 1 OF 32



2204755011

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SITE MAP
NOT TO SCALE

LEGEND:

- SUBDIVISION BOUNDARY
- LOT/PARCEL LINE
- PROPOSED LOT LINE
- LOT/PARCEL LINE TO BE VACATED
- PROPOSED SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINES

- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- REBAR FOUND
- IRON PIPE FOUND
- PK NAIL FOUND
- W/C NAIL FOUND
- SPW FOUND
- CHISELED CROSS FOUND



0 30 60 90
GRAPHIC SCALE IN FEET

SURVEYOR'S NOTES:

- "L" DESIGNATES MEASURED DIMENSION/BEARING, "R" DESIGNATES RECORD DIMENSION/BEARING.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NOS CORS) NETWORK.
- EASEMENTS AS DEPICTED HEREIN ARE PER THE RECORDED DOCUMENTS REFERENCED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE FILE NO. ACS-355004-HIGH, WITH AN EFFECTIVE DATE OF MARCH 12, 2019, LAST REVISED ON APRIL 09, 2019.

(*) PERPETUAL EASEMENT FOR HIGHWAY PURPOSES (PARCEL NO. 0700120ED) PER CONDEMNATION CASE NO. 08L50699 AS DESCRIBED IN DOCUMENT NUMBER 0620245110 THAT PART OF CONDEMNATION CASE NO. 08L50699 SUPPLIED TO SURVEYOR WAS PARTIALLY ELIGIBLE AND DID NOT INCLUDE A LEGAL DESCRIPTION OF SAID PARCEL NO. 0700120ED, SAID CASE ALSO DID NOT INCLUDE EXHIBITS A, B, C AND D REFERENCED THEREIN.

DRAINAGE EASEMENT PROVISIONS:

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF ORLAND PARK IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE 5' SIDE YARD AND 10' REAR YARD AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT HEREBY GRANTED" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, ALTERING, ENLARGING, REPAIRING, CLEANING, AND MAINTAINING UNDERGROUND STORM SEWERS AND ANY AND ALL MANHOLES, CONNECTIONS, CATCH BASINS AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORM SEWER SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS HEREBY GRANTED TO THE VILLAGE OF ORLAND PARK TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, RETAINING WALLS, LANDSCAPING, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE VILLAGE OF ORLAND PARK, SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE OF ORLAND PARK AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ORLAND PARK.

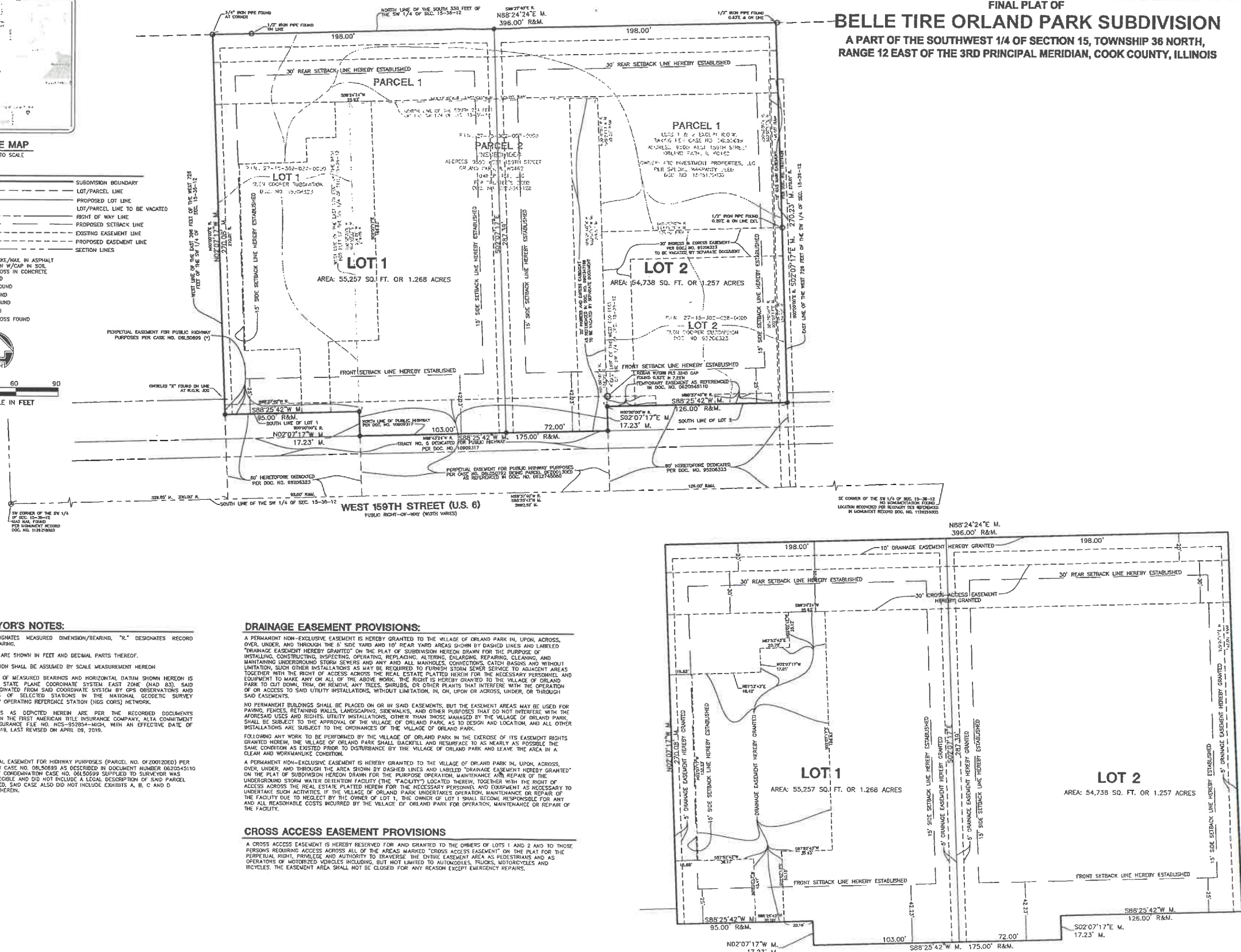
FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF ORLAND PARK IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE OF ORLAND PARK SHALL BACKFILL AND RESURFACE TO AS NEARLY AS POSSIBLE THE SAME CONDITION AS EXISTED PRIOR TO DISTURBANCE BY THE VILLAGE OF ORLAND PARK AND LEAVE THE AREA IN A CLEAN AND WORKMANLIKE CONDITION.

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF ORLAND PARK IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREA SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT HEREBY GRANTED" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF OPERATION, MAINTENANCE AND REPAIR OF THE UNDERGROUND STORM WATER DETENTION FACILITY (THE "FACILITY") LOCATED THEREIN TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT AS NECESSARY TO UNDERTAKE SUCH ACTIVITIES. IF THE VILLAGE OF ORLAND PARK UNDERTAKES OPERATION, MAINTENANCE OR REPAIR OF THE FACILITY DUE TO NEGLIGENCE BY THE OWNER OF LOT 1, THE OWNER OF LOT 1 SHALL BECOME RESPONSIBLE FOR ANY AND ALL REASONABLE COSTS INCURRED BY THE VILLAGE OF ORLAND PARK FOR OPERATION, MAINTENANCE OR REPAIR OF THE FACILITY.

CROSS ACCESS EASEMENT PROVISIONS

A CROSS ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1 AND 2 AND TO THOSE PERSONS REQUIRING ACCESS ACROSS ALL OF THE AREAS MARKED "CROSS ACCESS EASEMENT" ON THIS PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO TRAVERSE THE ENTIRE EASEMENT AREA AS PEDESTRIANS AND AS OPERATORS OF MOTORIZED VEHICLES INCLUDING, BUT NOT LIMITED TO AUTOMOBILES, TRUCKS, MOTORCYCLES AND BICYCLES. THE EASEMENT AREA SHALL NOT BE CLOSED FOR ANY REASON EXCEPT EMERGENCY REPAIRS.

FINAL PLAT OF
BELLE TIRE ORLAND PARK SUBDIVISION
A PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH,
RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS



7. 06/07/21 PER COMMENTS

PROJECT NO.:	NO.	DATE	REVISION
75595	6.	05/24/21	EASEMENT PROVISIONS REVISED
DATE	01/30/20	5.	05/21/21 EASEMENTS ADDED
SCALE AS SHOWN	5.	04/27/21	EASEMENT PROVISIONS ADDED
DES. SRK	3.	06/03/20	EASEMENTS ADDED
CHK. PTK	2.	05/14/20	REVISED PER COMMENTS
CKD. SRK	1.	01/31/20	REVISED PER COMMENTS

WOOLPERT, INC.
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731



BELLE TIRE ORLAND PARK SUBDIVISION
A PART OF THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE 3RD
PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS
SUBDIVISION PLAT

SHEET NO.

1 of 2

2204755011
Page 3 of 3

Doc# 2204755011 Fee \$113.00
RHSP FEE:\$9.00 PRPF FEE: \$1.00
KAREN A. VHRBROUGH
COOK COUNTY CLERK
DATE: 02/16/2022 12:29 PM PG: 1 OF 32



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FINAL PLAT OF
BELLE TIRE ORLAND PARK SUBDIVISION
A PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH,
RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: WOOLPERT, INC.
ADDRESS: 1815 SOUTH MEYERS ROAD,
SUITE 950
OAKBROOK TERRACE, IL 60181

SEND TAX BILL TO:
NAME:
ADDRESS:

PARCEL INDEX NUMBERS:
27-15-302-007-0000
27-15-302-027-0000
27-15-302-058-0000

OWNER'S CERTIFICATE (PARCEL 1):

STATE OF _____ }
COUNTY OF _____ } SS
THIS IS TO CERTIFY THAT ABC INVESTMENT PROPERTIES, LLC IS THE OWNER OF THE LAND DESCRIBED ON THE ANNEXED PLAT AS PARCEL 1, AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATTED AS SHOWN THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING RESUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID RESUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S): 135 & 230.
DATED AT _____ ILLINOIS, THIS ____ DAY OF _____, A.D. 20____
BY: _____
NAME: _____
TITLE: _____
ATTEST: _____
TITLE: _____

NOTARY'S CERTIFICATE:

STATE OF _____ }
COUNTY OF _____ } SS
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO
HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE(S) SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AS THEIR(HE/S/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS ____ DAY OF _____, A.D. 20____
NOTARY PUBLIC SIGNATURE _____ MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE (PARCEL 2):

STATE OF _____ }
COUNTY OF _____ } SS
THIS IS TO CERTIFY THAT TCF, LLC IS THE OWNER OF THE LAND DESCRIBED ON THE ANNEXED PLAT AS PARCEL 2, AND AS SUCH OWNER HAS CAUSED THE SAME TO BE PLATTED AS SHOWN THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING RESUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID RESUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S): 135 & 230.
DATED AT _____ ILLINOIS, THIS ____ DAY OF _____, A.D. 20____
BY: _____
NAME: _____
TITLE: _____
ATTEST: _____
TITLE: _____

NOTARY'S CERTIFICATE:

STATE OF _____ }
COUNTY OF _____ } SS
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO
HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE(S) SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AS THEIR(HE/S/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS ____ DAY OF _____, A.D. 20____
NOTARY PUBLIC SIGNATURE _____ MY COMMISSION EXPIRES _____

SCHOOL DISTRICTS:

SCHOOL DISTRICT 135 AND CONSOLIDATED HIGH SCHOOL DISTRICT 230

OWNER/SUBDIVIDER:

PARCEL 1:
ABC INVESTMENT PROPERTIES, LLC
10295 VANS DRIVE
FRANKFORT, IL 60423

PARCEL 2:
TCF, LLC
10295 VANS DRIVE
FRANKFORT, IL 60423

SURVEYOR/ENGINEER:

WOOLPERT, INC.
1815 SOUTH MEYERS ROAD, SUITE 950
OAKBROOK TERRACE, IL 60181
PHONE: 630.424.9080

SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF COOK } SS
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATER WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS RESUBDIVISION OR ANY PART THEREOF, OR, 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 OWNER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS RESUBDIVISION.
BY: _____ PARCEL 1 OWNER DATED: _____
BY: _____ PARCEL 2 OWNER DATED: _____
BY: _____ ILLINOIS PROFESSIONAL ENGINEER DATED: _____

PLAN COMMISSION APPROVAL:

STATE OF ILLINOIS }
COUNTY OF COOK } SS
UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1-1 ET SEQ., ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ORLAND PARK.
APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____ DATE _____
BY: _____ CHAIRMAN BY: _____ SECRETARY

CERTIFICATE AS TO SPECIAL ASSESSMENTS:

STATE OF ILLINOIS }
COUNTY OF COOK } SS
I, _____, VILLAGE TREASURER OF THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR DEFERRED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS
THIS ____ DAY OF _____, A.D. 20____
VILLAGE TREASURER _____

VILLAGE TREASURER'S CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF COOK } SS
I, _____, COLLECTOR OF THE VILLAGE OF ORLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SPECIAL ASSESSMENT RECORDS OF SAID VILLAGE AND THAT I FIND ALL DEFERRED INSTALLMENTS, NOW DUE, OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS RELATING TO THE PROPERTY INCLUDED IN THIS PLAT OF RESUBDIVISION HAVE BEEN PAID.
DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS
THIS ____ DAY OF _____, A.D. 20____
VILLAGE TREASURER _____

VILLAGE BOARD OF TRUSTEES' CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF COOK } SS
APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20____
VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS
ATTEST: _____ CLERK _____ MAYOR

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF COOK } SS
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.
DATE _____ COOK COUNTY CLERK _____

I.D.O.T. CERTIFICATE:

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF 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.

ANTHONY J. QUICKLEY, P.E.
REGION ONE ENGINEER

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, STEPHEN R. KREDER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-002985, DO HEREBY CERTIFY, THAT AT THE REQUEST OF THE OWNER THEREOF, I HAVE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THE HEREON DRAWN PLAT THE FOLLOWING DESCRIBED PROPERTY.
PARCEL 1: LOTS 1 AND 2 IN THE CLEN COOPER SUBDIVISION, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART TAKEN FOR 159TH STREET PURSUANT CONDEMNATION CASE NO. 08LS0699, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE EAST 175.0 FEET OF THE WEST 600.0 FEET OF THE SOUTH 279.0 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF PUBLIC HIGHWAY DEDICATED PER DOCUMENT NO. 108092917, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
SUBDIVIDED PROPERTY CONTAINS 2.525 ACRES, MORE OR LESS, AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
IF DIAMETER BY 24" LONG IRON REBARS, WAD NAILS OR CROSSES CUT IN CONCRETE WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES EXCEPT AS NOTED.
I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION IN EVERY DETAIL AND WAS PREPARED IN ACCORDANCE WITH PROVISIONS OF APPLICABLE ORDINANCES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTATION SHOWN ON THE FACE OF THIS PLAT HAS BEEN FOUND OR WILL BE PLACED IN THE GROUND AS INDICATED HEREON, AFTER THE COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS OR WITHIN 12 MONTHS AFTER RECORDATION OF THIS PLAT, WHICHEVER SHALL OCCUR FIRST.
I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE FIELD WORK WAS COMPLETED ON MARCH 30, 2019.
I FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 17031007014, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAN MAP FOR THIS DETERMINATION. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____, A.D.
WOOLPERT, INC.

STEPHEN R. KREDER
PROFESSIONAL LAND SURVEYOR #35-002985
STATE OF ILLINOIS
LICENSE EXPIRES NOVEMBER 30, 2022
WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184-001393



WARNING
CALL BEFORE
YOU DIG
888-481-4123

7. 06/07/21 PER COMMENTS

PROJECT NO.: 79595

DATE 01/30/20

SCALE AS SHOWN

DES. SRK

DR. PTK

CND. SRK

REVISION

NO. DATE

6. 05/24/21 EASEMENT PROVISIONS REVISED

5. 05/21/21 EASEMENTS ADDED

4. 04/27/21 EASEMENT PROVISIONS ADDED

3. 06/03/20 EASEMENTS ADDED

2. 05/14/20 REVISED PER COMMENTS

1. 01/31/20 REVISED PER COMMENTS

WOOLPERT, INC.
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.485.3731

W

WOOLPERT

DESIGN PROFESSIONAL FIRM

BELLE TIRE ORLAND PARK SUBDIVISION

A PART OF THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE 3RD
PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

SUBDIVISION PLAT

SHEET NO.

2 of 2