

FOUNTAIN VILLAGE BIKE PATH COMPLETION



1 inch = 100 feet

This map is for reference only. The Village makes no representations as to the accuracy of the depicted utility locations or sizes. The data is subject to change without notice. The Village of Orland Park assumes no liability in the use or application of the data. Reproduction or redistribution is forbidden without the expressed written consent from the Village of Orland Park.

MAIL TO
RECORDER'S BOX 324 (NFK)

1-P
0020293653

PARK VIEW
PLAZA

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
RECORDER BY PART NUMBER 6552

DRAWING NUMBER

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SAFCO PRODUCTS • NEW HOPE, MINNESOTA
RECORDER BY PART NUMBER 6552

PARKVIEW PLAZA

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHWEST
QUARTER OF SECTION 32-36-12, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 32:

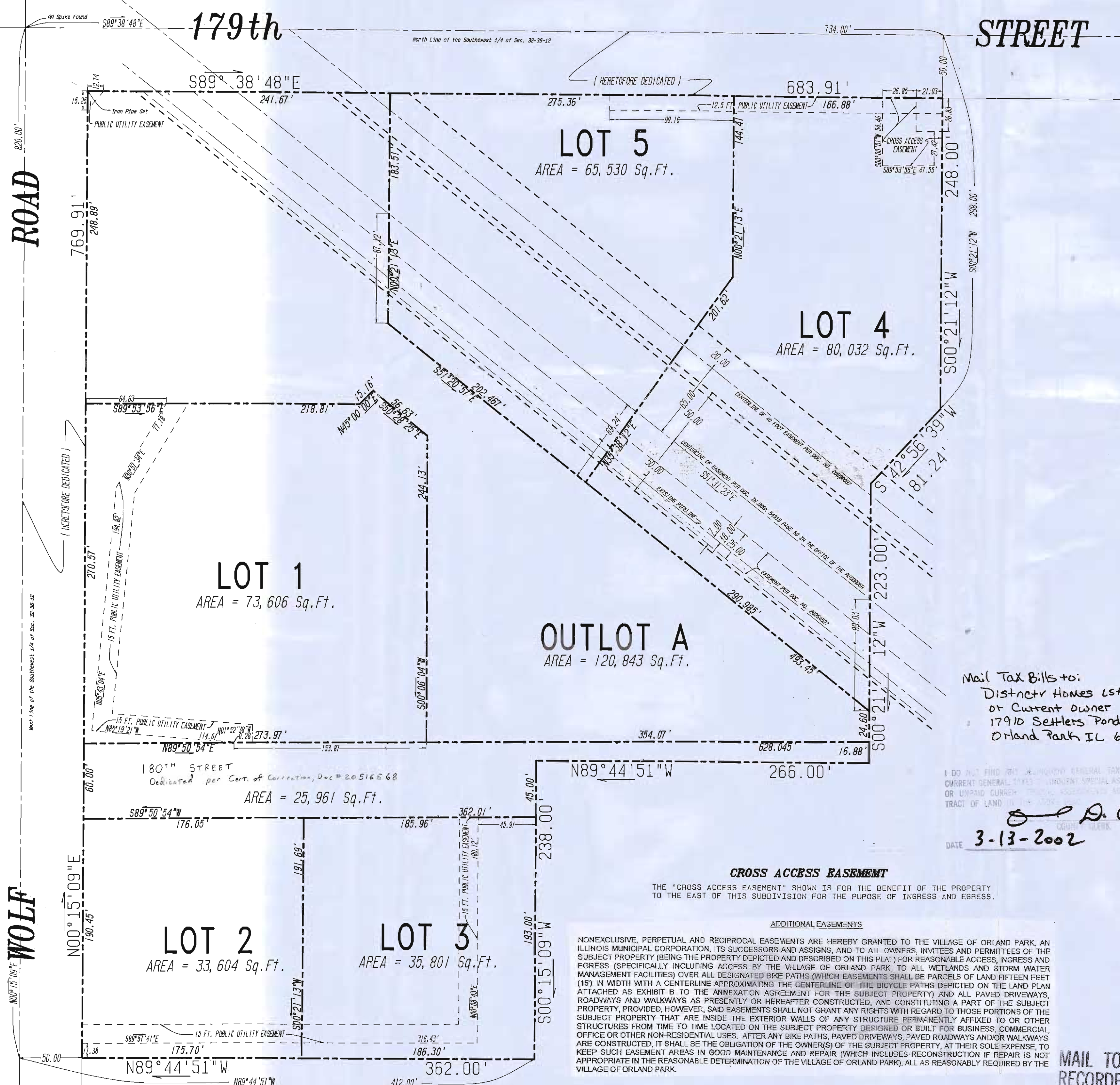
THENCE S-89°38'48"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER
OF SAID SECTION, A DISTANCE OF 734.00 FEET;

THENCE S-00°21'12"W, A DISTANCE OF 298.00 FEET;
THENCE S-42°56'39"W, A DISTANCE OF 81.24 FEET;
THENCE S-00°21'12"W, A DISTANCE OF 223.00 FEET;

P.I.N. 27-32-300-001-0000

THENCE N-89°44'51"W, A DISTANCE OF 266.00 FEET;
THENCE S-00°15'09"W, A DISTANCE OF 238.00 FEET;
THENCE N-89°44'51"W, A DISTANCE OF 412.00 FEET TO A POINT ON THE
WEST LINE OF SAID SECTION;

THENCE N-00°15'09"E, A DISTANCE OF 820.00 FEET TO THE POINT OF
BEGINNING, EXCEPTING THE NORTHERLY 50 FEET AND THE WESTERLY 50 FEET
THEREOF, CONTAINING 435.377 SQ. FT., OR, 9.9949 ACRES, ALL IN THE
WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY,
ILLINOIS.



OWNER'S CERTIFICATE W/NOTARY

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT _____, NOT PERSONALLY, BUT
SOLELY AS TRUSTEE, U.T.A DATED
12/10/99,
A/K/A TRUST
NO. 10-2367

DATED THIS 12 DAY OF October, A.D., 2000.

12/10/99 UTA-10-2367

BY: _____
ATTEST: _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Cathy S. Hoffman, A NOTARY PUBLIC IN AND FOR THE
COUNTY OF COOK, DO HEREBY CERTIFY THAT _____
AND _____ OF (MORTGAGEE NAME) _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE
SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT THEY SIGNED THIS PLAT AS THEIR OWN FREE
AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR
THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 12 DAY OF October,
A.D., 2000.

OFFICIAL SEAL
CATY S. HOFFMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/29/2002

MORTGAGEE'S CERTIFICATE W/NOTARY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT _____ AS
MORTGAGEE UNDER A MORTGAGE RECORDED AGAINST THE PARCEL OF LAND HEREIN
DESCRIBED, HEREBY CONSENTS AND APPROVES THE SUBDIVISION AND PLAT HEREON
DRAWN AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE
AND TITLE HEREON INDICATED.

DATED THIS 5 DAY OF October, A.D., 2000.

BY: _____
ATTEST: _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ A NOTARY PUBLIC IN AND FOR THE
COUNTY OF COOK, DO HEREBY CERTIFY THAT _____
AND _____ OF (MORTGAGEE NAME) _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE
SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT THEY SIGNED THIS PLAT AS THEIR OWN FREE
AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR
THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 5 DAY OF October,
A.D., 2000.

OFFICIAL SEAL
GINA DIAZ
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-4-2003

DRAINAGE CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE
WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR
ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE
CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND
DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE
SUBDIVISION HAS A RIGHT, 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 9 DAY OF September, A.D., 2000.

OWNER-OR ATTORNEY
William R. Smith, Esq.

ENGINEER
DATE: 9/20/00

SURVEYORS' CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT I, GEORGE W. SARGENT, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 2672, HAVE SURVEYED AND PLATTED THE PROPERTY
DESCRIBED ON THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID
SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND
ARE CORRECTED TO STANDARD TEMPERATURE (20°C - 68°F).

I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE
CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, WHICH HAS ADOPTED A
CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION
12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT IRON PIPE STAKES AT ALL LOT CORNERS AND THE
CONCRETE MONUMENTS REQUIRED BY THE ANNEXED PLAT ARE EITHER EXISTING OR
SHALL BE ESTABLISHED UPON COMPLETION OF CONSTRUCTION WITHIN THE
SUBDIVIDED LAND.

I ADDITIONALLY CERTIFY THAT THE PROPERTY HEREON SURVEYED IS IN
ZONE 'C' OF ANNOTATED FIRM COMMUNITY PANEL 170054-0215B EFFECTIVE
APRIL 15, 1981.

DATED IN ELK GROVE VLG., ILLINOIS, THIS 16TH DAY OF AUGUST, 2000 A.D.,

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 2672

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS 5th DAY OF FEBRUARY, A.D.,
2000, BY THE VILLAGE ENGINEER OF THE VILLAGE OF ORLAND PARK,
COUNTY OF COOK, ILLINOIS.

VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND
PARK, COOK COUNTY, ILLINOIS.

ILLINOIS, THIS 14th DAY OF November, A.D.,
2000.

BY: _____
ATTEST: _____

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR
UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS 20 DAY OF November, A.D., 2000.

BY: _____
VILLAGE TREASURER
DATE: 11/15/00
OK BY: _____

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED AND ACCEPTED THIS 20th DAY OF November, 2000, BY
THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND
PARK.

BY: _____
VILLAGE PRESIDENT
ATTEST: _____
VILLAGE CLERK

PUBLIC UTILITY EASEMENTS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF ORLAND
PARK, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND
ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL,
CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW,
REPLACE, OPERATE, INSPECT, REPAIR, AND MAINTAIN WATERMAINS, FIRE
HYDRANTS, VALVES AND WATER SERVICE FACILITIES, SANITARY SEWER
PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES,
MANHOLES, INLETS, AND STORM SEWER SERVICE CONNECTIONS, ELECTRIC
TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY
ANTENNA TELEVISION SYSTEMS, AND SUCH OTHER APPURTENANCES AND
FACILITIES AS MAY BE NECESSARY OR CONVENIENT RELATED TO SAID
WATERMAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, ELECTRIC
TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY
ANTENNA TELEVISION SYSTEMS, IN, ON, UPON, OVER, THROUGH ACROSS
AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND
DESIGNATED AS WITHIN "PUBLIC UTILITY EASEMENTS", SAID EASEMENTS
BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH.

DOT COMMENTS
Then shall be a right of way from lot 2 and
outlet A to the main line of the road. From this
subdivision to the main line of the road. From lot 2.
Dashed line shall be a right of way from lot 2.

This plat has been approved by the Illinois
Department of Transportation with respect
to roadway access pursuant to § 6 of "An Act
to amend the law in relation to access," as
amended. A plan that meets the requirements
established in the Department's "Policy on Permit
Access Driveways to State Highways" will
be approved by the Department.

John P. Lee
District Engineer
George W. Sargent
LAND
SURVEYOR
NO. 2672
STATE OF ILLINOIS
SCALE: 1" = 50'
Sargent Engineering Company, Ltd., 2000

SARGENT ENGINEERING COMPANY, LTD.
Consultants - Civil Engineers & Land Surveyors
304 E. Devon Avenue, Elk Grove Village, IL 60007-4038
Telephone (847) 228-0800 Fax (847) 364-0697

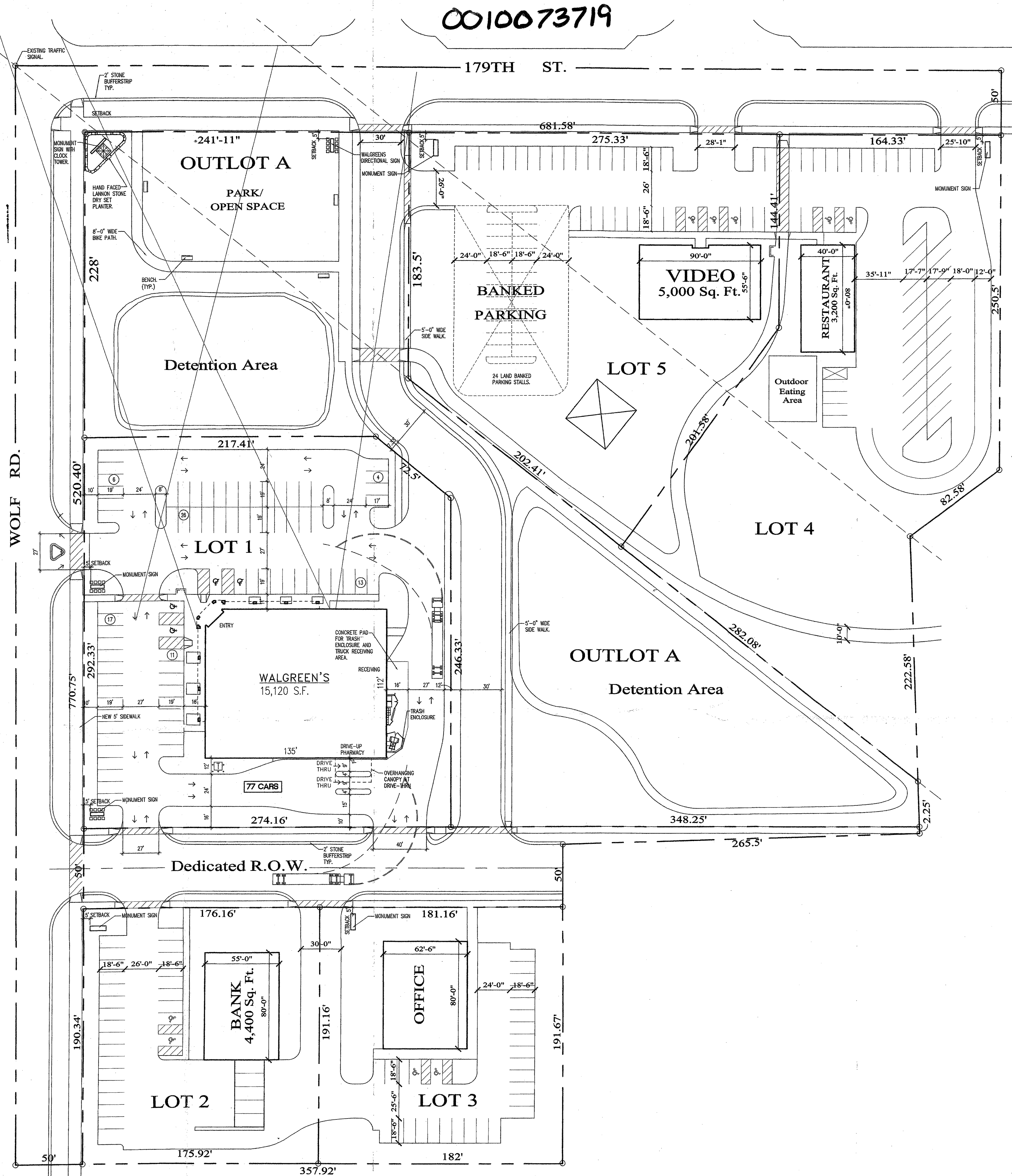
Mail Tax Bills to:
District Homes Lst 1B
or Current Owner
17910 Settlers Parkway
Orland Park IL 60467

I DO NOT FIND THAT A PERSON HAS BEEN TAKEN WITHIN
CURRENT GENERAL "TOLLS" OR OTHER SPECIAL ASSESSMENTS
OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE
TRACT OF LAND IN THE SUBDIVISION.
DATE 3-13-2002

CROSS ACCESS EASEMENT
THE "CROSS ACCESS EASEMENT" SHOWN IS FOR THE BENEFIT OF THE PROPERTY
TO THE EAST OF THIS SUBDIVISION FOR THE PURPOSE OF INGRESS AND EGRESS.

ADDITIONAL EASEMENTS
NONEXCLUSIVE, PERPETUAL AND RECIPROCAL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF ORLAND PARK, AN
ILLINOIS MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND TO ALL OWNERS, INVEEES AND PERMITTEES OF THE
SUBJECT PROPERTY (BEING THE PROPERTY DEPICTED AND DESCRIBED ON THIS PLAT) FOR REASONABLE ACCESS, INGRESS AND
EGRESS (SPECIFICALLY INCLUDING ACCESS BY THE VILLAGE OF ORLAND PARK TO ALL WETLANDS AND STORM WATER
MANAGEMENT FACILITIES) OVER ALL DESIGNATED BIKE PATHS (WHICH EASEMENTS SHALL BE PARCELS OF LAND FIFTEEN FEET
(15') IN WIDTH WITH A CENTERLINE APPROXIMATING THE CENTERLINE OF THE BIKE PATHS DEPICTED ON THE LAND PLAN
ATTACHED AS EXHIBIT B TO THE ANNEXATION AGREEMENT FOR THE SUBJECT PROPERTY) AND ALL PAVED DRIVEWAYS,
ROADWAYS AND WALKWAYS AS PRESENTLY OR HEREAFTER CONSTRUCTED, AND CONSTITUTING A PART OF THE SUBJECT
PROPERTY, PROVIDED, HOWEVER, SAID EASEMENTS SHALL NOT GRANT ANY RIGHTS WITH REGARD TO THOSE PORTIONS OF
THE SUBJECT PROPERTY THAT ARE INSIDE THE EXTERIOR WALLS OF ANY STRUCTURE PERMANENTLY AFFIXED TO OR OTHER
STRUCTURES FROM TIME TO TIME LOCATED ON THE SUBJECT PROPERTY DESIGNED OR BUILT FOR BUSINESS, COMMERCIAL,
OFFICE OR OTHER NON-RESIDENTIAL USES, AFTER ANY BIKE PATHS, PAVED DRIVEWAYS, PAVED ROADWAYS AND WALKWAYS
ARE CONSTRUCTED, IT SHALL BE THE OBLIGATION OF THE OWNER(S) OF THE SUBJECT PROPERTY, AT THEIR SOLE EXPENSE, TO
KEEP SUCH EASEMENT AREAS IN GOOD MAINTENANCE AND REPAIR (WHICH INCLUDES RECONSTRUCTION IF REPAIR IS NOT
APPROPRIATE IN THE REASONABLE DETERMINATION OF THE VILLAGE OF ORLAND PARK), ALL AS REASONABLY REQUIRED BY THE
VILLAGE OF ORLAND PARK.

DOCUMENT
WITH THIS EXHIBIT



SITE PLAN
SCALE: 1" = 30'-0"



END-OF-RECORDED-EXHIBITS

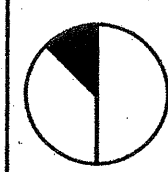
PROJECT DATA

| | |
|-------------------------|-----------------|
| LOT AREA (Gross Area): | 11.65 ACRES |
| LOT 1: (WALGREENS) | 1.80 ACRES |
| BUILDING AREA | 15,120 SQ. FT. |
| LANDSCAPED AREA | 11,118SQ. FT. |
| IMPERVIOUS AREA: | 52,249 SQ. FT. |
| F.A.R. | .19 |
| LOT 2: | .77 ACRES |
| BUILDING AREA | 5,500 SQ. FT. |
| LANDSCAPED AREA | 9,788 SQ. FT. |
| IMPERVIOUS AREA: | 19,090 SQ. FT. |
| F.A.R. | .16 |
| LOT 3: | .80 ACRES |
| BUILDING AREA | 5,000 SQ. FT. |
| LANDSCAPED AREA | 14,507 SQ. FT. |
| IMPERVIOUS AREA: | 15,238 SQ. FT. |
| F.A.R. | .14 |
| LOT 4: | 1.77 ACRES |
| BUILDING AREA | 3,200 SQ. FT. |
| LANDSCAPED AREA | 43,254 SQ. FT. |
| IMPERVIOUS AREA: | 30,491 SQ. FT. |
| F.A.R. | .04 |
| LOT 5: | 1.50 ACRES |
| BUILDING AREA | 5,000 SQ. FT. |
| LANDSCAPED AREA | 41,857 SQ. FT. |
| IMPERVIOUS AREA: | 18,680 SQ. FT. |
| F.A.R. | .07 |
| LAND BANKED PARKING | 24 STALLS |
| OUTLOT A: | 2.68 ACRES |
| IMPERVIOUS AREA | 19166 SQ. FT. |
| DETENTION/OPEN SPACE | 101,800 SQ. FT. |
| R.O.W. | 2.34 ACRES |
| REQUIRED PARKING: | |
| COMMERCIAL (1/200 s.f.) | 101 STALLS |
| OFFICE (1/300 s.f.): | 17 STALLS |
| FINANCIAL (1/300 s.f.): | 15 STALLS |
| RESTAURANT (1/3 seats): | 27 STALLS |
| TOTAL: | 160 STALLS |
| HANDICAPPED | 13 STALLS |
| PROVIDED PARKING: | |
| COMMERCIAL | 111 STALLS |
| OFFICE | 29 STALLS |
| FINANCIAL | 26 STALLS |
| RESTAURANT | 42 STALLS |
| TOTAL | 208 STALLS |
| HANDICAPPED | 13 STALLS |

Exhibit B Site Plan
BOARD APPROVED
CASE NO. 0010073719
DATE 1/13/00
WITNESSES
WFO CONDITIONS

0010073719 Page 22 of 22

Arcline Associates, Ltd.
3025 Highland Parkway, Suite 140
Downers Grove, IL 60515



DATE: 1/13/00
REVISIONS:
2/28/00

SHEET NO.
SP1
OF 1
PROJECT NO.

GLENBROOK DEVELOPMENT OF ORLAND PARK
9700 WEST 197TH STREET
MOKENA, ILLINOIS 60448

SITE PLAN
PROPOSED RETAIL DEVELOPMENT
SEC. OF WOLF ROAD AND 79TH STREET
ORLAND PARK, ILLINOIS