SITE MAP

NOT TO SCALE

NORTH

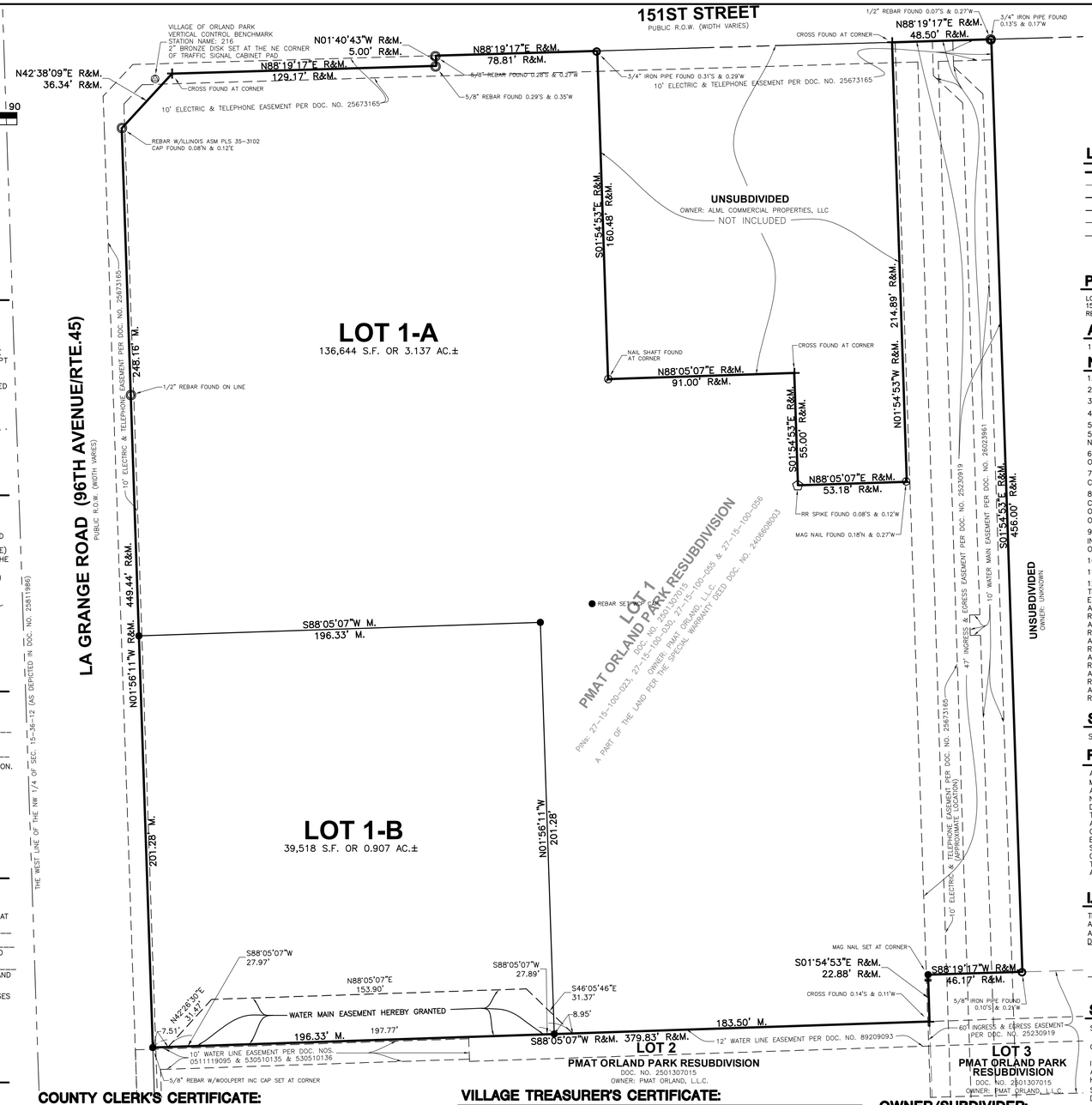
0 30 60 90

GRAPHIC SCALE IN FEET

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

NAME: STEPHEN R. KREGER, PLS
WOOLPERT, INC.

ADDRESS: 3333 WARRENVILLE RD, STE.200
LISLE, IL 60532



ADDRESSES:
LOT 1–A: 9559 151ST STREET AND
15105–15127 LA GRANGE ROAD
ORLAND PARK, IL 60462
LOT 1–B: 15131–15139 LA GRANGE ROAD
ORLAND PARK, IL 60462

PARCEL INDEX NUMBER:
27–15–100–023–0000
27–15–100–030–0000
27–15–100–055–0000
27–15–100–056–0000

LEGEND:

- SUBDIVISION BOUNDARY
- EXISTING LOT/PARCEL LINE
- PROPOSED LOT LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- SPIKE FOUND
- REBAR FOUND
- IRON PIPE FOUND
- CROSS FOUND
- MAG NAIL FOUND

R.O.W. RIGHT–OF–WAY

PROPERTY DESCRIPTION:

LOT 1 IN PMAT ORLAND PARK RESUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, PER THE PLAT THEREOF RECORDED IN THE COOK COUNTY CLERK'S OFFICE ON JANUARY 13TH, 2025 AS DOCUMENT NUMBER 2501307015.

AREA SCHEDULE:

176,162 S.F. OR 4.044 ACRES (MORE OR LESS)

NOTES:

1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE FIELD BOUNDARY SURVEY WAS COMPLETED ON 06/05/24.
5. PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED. PROPERTY CORNERS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED "WOOLPERT" UNLESS OTHERWISE NOTED HEREON.
6. THE ORIGINAL OF THIS DRAWING IS SIGNED IN BLUE INK. SIGNATURE COLORS OTHER THAN BLUE ARE NOT ORIGINAL AND THE DRAWING CANNOT BE GUARANTEED TO BE UNCHANGED FROM THE ORIGINAL SURVEY.
7. OWNERSHIP INFORMATION AND PARCEL NUMBERS SHOWN HEREON ARE PER COOK COUNTY GIS VIEWER AND CLERK'S WEBSITE.
8. 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 (NGS CORS) NETWORK.
9. EASEMENTS AS DEPICTED HEREON ARE PER THE RECORDED DOCUMENTS REFERENCED IN THE CHICAGO TITLE INSURANCE COMPANY, ALTA OWNER'S POLICY OF TITLE INSURANCE POLICY NO. CCHI2306211LD, WITH A POLICY DATE OF MARCH 6, 2024.
10. THERE SHALL BE NO DIRECT ACCESS TO US ROUTE 45 FROM LOTS 1–A AND 1–B.
11. ALL ACCESS SHALL BE VIA INTERNAL CIRCULATION.
12. ACCESS AND UTILITY RIGHTS HAVE BEEN ESTABLISHED WITH RESPECT TO THE PROPERTY PURSUANT TO THE TERMS AND CONDITIONS OF THAT CERTAIN AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED ON JULY 21, 1998 AS DOCUMENT NUMBER 98630610; AS AMENDED BY THE FIRST AMENDMENT TO AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED ON MARCH 9, 2000 AS DOCUMENT NUMBER 00171863; AS FURTHER AMENDED BY THE SECOND AMENDMENT TO AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED ON JULY 27, 2001 AS DOCUMENT NUMBER 0010677502; AS FURTHER AMENDED BY THE THIRD AMENDMENT TO AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED ON AUGUST 11, 2003 AS DOCUMENT NUMBER 0322316090; AS FURTHER AMENDED BY THE FOURTH AMENDMENT TO AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED ON JANUARY 12, 2006 AS DOCUMENT NUMBER 0601227057; AS FURTHER AMENDED BY THE FIFTH AMENDMENT TO AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED ON JUNE 30, 2015 AS DOCUMENT NUMBER 1518134091; AND AS FURTHER AMENDED BY THE SIXTH AMENDMENT TO AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED ON MARCH 20, 2025 AS DOCUMENT NUMBER 2507923197.

SCHOOL DISTRICTS:

SCHOOL DISTRICT 135 AND CONSOLIDATED HIGH SCHOOL DISTRICT 230

PUBLIC WATER MAIN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS, OVER THE AREA MARKED " WATER MAIN EASEMENT HEREBY GRANTED" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE A WATER MAIN TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE WATER MAIN. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR DRIVEWAYS, PARKING, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR EASEMENT RIGHTS FOR THE WATER MAIN.
THE VILLAGE OF ORLAND PARK WILL BE RESPONSIBLE FOR THE REPAVING OF HARD SURFACES AND REPLACEMENT OF ANY LANDSCAPING THAT COULD BE DAMAGED DURING MAINTENANCE OF THE WATER MAIN.

I.D.O.T. CERTIFICATE:

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

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

OWNER'S CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT PMAT ORLAND, L.L.C. 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 THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, 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 DESCRIBED HEREON LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY DISTRICT: 135 HIGH SCHOOL DISTRICT: 230

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

_____
OWNER

NOTARY'S CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS (ARE) PERSONALLY 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

MORTGAGEE CONSENT CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

THE UNDERSIGNED, AS MORTGAGOR, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____ _____, A.D., 20____ AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF _____ COUNTY, _____ ON THE _____ DAY OF _____, A.D., 20____ AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE PLAT DEPICTED HEREON.

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

MORTGAGOR NAME: _____

BY: _____ ITS: _____

ATTEST: _____ ITS: _____

NOTARY'S CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____ OF _____

AND (NAME) _____ (TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO

THE FOREGOING INSTRUMENT AS SUCH (TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND 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_____, AS MORTGAGOR, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

PLAN COMMISSION APPROVAL:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/1–1–1 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: _____ BY: _____
CHAIRMAN SECRETARY

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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 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 THE PLAT.

DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS

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

_____
FINANCE DIRECTOR

VILLAGE TREASURER'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 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

OWNER/SUBDIVIDER:

PMAT ORLAND, L.L.C.
2215 LAKESHORE DRIVE
MANDEVILLE, LA 70448
PHONE:

SURVEYOR/ENGINEER (PREPARED BY):

WOOLPERT, INC.
3333 WARRENVILLE ROAD, SUITE 200
LISLE, IL 60532
PHONE: 800.414.1045

SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, STEPHEN R. KREGER, 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 ABOVE DESCRIBED PROPERTY.
SUBDIVIDED PROPERTY CONTAINS 4.044 ACRES, MORE OR LESS, AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
½" DIAMETER BY 24" LONG IRON REBARS, MAG 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 RESUBDIVISION 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 JUNE 05, 2024.
I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP – MAP NUMBER 17031C0701J, 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, PER GRAPHIC PLOTTING METHODS 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 FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN 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. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35–002985
LICENSE EXPIRES NOVEMBER 30, 2026

WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184–001393

PROFESSIONAL LAND SURVEYOR STEPHEN R. KREGER OAKBROOK TERRACE ILLINOIS 035-002985 STATE OF ILLINOIS

WARNING
CALL BEFORE YOU DIG
800-892-0123

NO.	DATE	REVISION
3.	11/12/25	PER COMMENTS
2.	11/11/25	PER COMMENTS
1.	10/22/25	LOTS CHANGED

PROJECT NO.: 10021504
DATE 10/20/25
SCALE AS SHOWN
DES. SRK
DR. PTK
CKD. SRK

WOOLPERT, INC.
3333 Warrenville Road
Suite 200
Lisle, IL 60532
800.414.1045
WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE

PMAT ORLAND PARK RESUBDIVISION NO.2

RESUBDIVISION OF LOT 1 IN PMAT ORLAND PARK RESUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PLAT OF SUBDIVISION

SHEET NO.
1 of 1

C:\GS Projects\10021504 – PMAT Orland Park Surveying\10021504 – Plat–Lot1 – R3.dwg, Plotted By: Kaczmarzyk, Plotted: Nov 12, 2025 – 9:08am