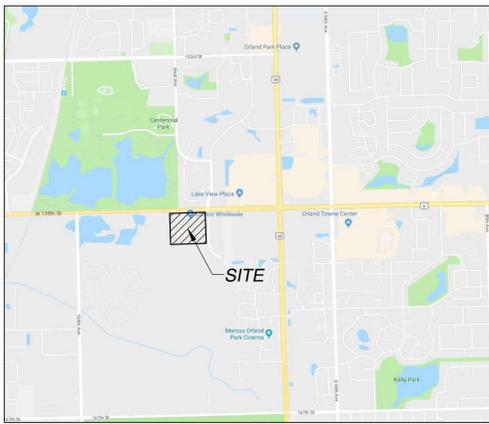


FINAL PLAT OF COSTCO LOT 3 RESUBDIVISION ORLAND PARK, IL

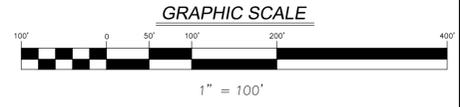
BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

AREA

LOT 3	727,594 SQ. FT.	16.7032 ACRES
OUTLOT 3A	21,565 SQ. FT.	0.4951 ACRES
TOTAL	749,159 SQ. FT.	17.1983 ACRES



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
 LATITUDE: 41° 46' 02.00482" N
 LONGITUDE: 88° 21' 42.59949" W
 ELLIPSOIDAL HEIGHT: 590.384 SFT
 GROUND SCALE FACTOR: 1.0000531038
 ALL MEASUREMENTS ARE ON THE GROUND.

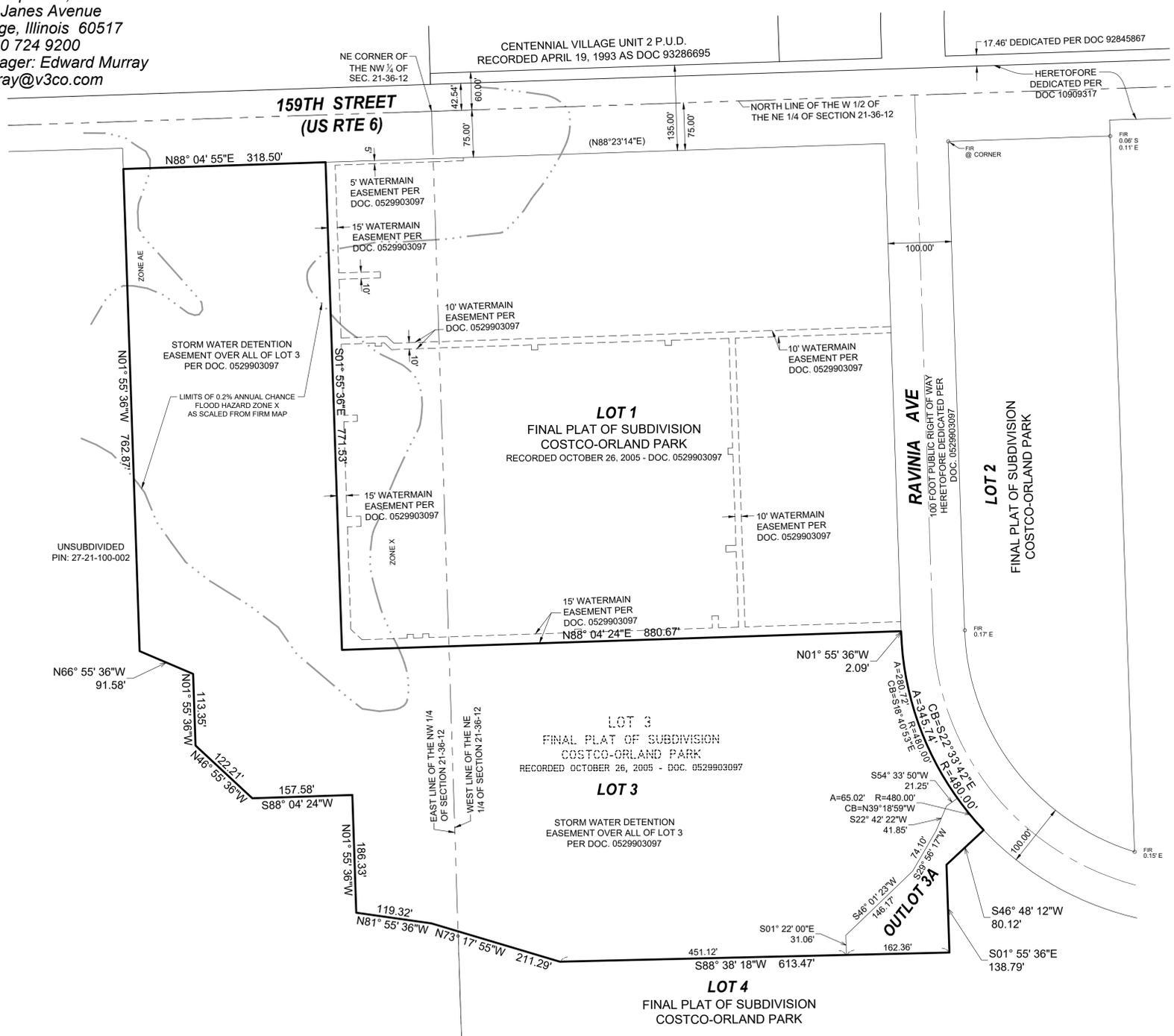
STATE PLANE MERIDIAN

OWNER/DEVELOPER

Costco Wholesale Corporation
 730 Lake Drive
 Issaquah, WA 98027
 425 313 8085
 Contact: Kayleen Burnett

SURVEYOR

V3 Companies, Ltd.
 7325 Janes Avenue
 Woodridge, Illinois 60517
 630 724 9200
 Project Manager: Edward Murray
 emurray@v3co.com



ACCESS NOTES

- THERE SHALL BE NO VEHICULAR ACCESS POINT ALONG US RT 6 (159TH STREET) SERVING LOT 3, AS DEPICTED HEREON.

SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" CAPPED IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (1234) ADDRESS
- SF SQUARE FEET
- AC ACRES
- XX.XX MEASURED DATUM
- (XX.XX) INFORMATION TAKEN FROM DEED
- B.S.L. BUILDING SETBACK LINE
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- G.&E.E. GAS AND ELECTRIC EASEMENT

LEGEND

- SECTION CORNER
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- FUTURE LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- QUARTER SECTION LINE
- FBD FOUND BRASS DISC
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- FBM FOUND BRASS MONUMENT
- TP SET TRAVERSE POINT
- SCM SET CONCRETE MONUMENT
- SPK SET PK NAIL
- SIP SET IRON PIPE

PIN:
27-21-200-009

COMMON ADDRESS:
16000 S RAVINIA AVE
ORLAND PARK, IL 60467

PREPARED FOR / OWNER:
COSTCO WHOLESALE CORPORATION
730 LAKE DRIVE
ISSAQUAH, WA 98027

PREPARED BY:
V3 COMPANIES
7325 JANES AVE, SUITE 100
WOODRIDGE, IL 60517

SUBMITTED BY / MAIL TO:
COSTCO WHOLESALE CORPORATION
730 LAKE DRIVE
ISSAQUAH, WA 98027

V Engineers
 7325 Janes Avenue, Suite 100
 Woodridge, IL 60517
 630.724.9200 voice
 630.724.0384 fax
 v3co.com

PREPARED FOR:
COSTCO WHOLESALE
 730 LAKE DRIVE
 ISSAQUAH, WA 98027
 425.313.8085

REVISIONS		
NO.	DATE	DESCRIPTION

FINAL PLAT

COSTCO LOT 3 RESUBDIVISION - ORLAND PARK, IL

DRAFTING COMPLETED: 07/03/2025 DRAWN BY: ADS PROJECT MANAGER: DEF
 FIELD WORK COMPLETED: N/A CHECKED BY: EJM SCALE: 1" = 100'

Project No: 04016.09GRELO
 Group No: VP04.2
 SHEET NO.
 1 of 2

FINAL PLAT OF COSTCO LOT 3 RESUBDIVISION ORLAND PARK, IL

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

SCHOOL DISTRICT 135
CONSOLIDATED HIGH SCHOOL 230
MORAIN VALLEY COMMUNITY COLLEGE DISTRICT 524

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

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____(TITLE) _____ AND
_____(TITLE) _____ OF

_____, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

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

CHAIRMAN

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.

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

VILLAGE TREASURER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF ORLAND PARK, ILLINOIS, AT A MEETING HELD THIS ____ DAY OF _____, A.D., 20__.

PRESIDENT

VILLAGE CLERK

VILLAGE COMPTROLLER

COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT 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 _____, THIS ____ DAY OF _____, 20__.

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE ____ DAY

OF _____, A.D., 20__ AT _____ O'CLOCK __M. AS

DOCUMENT NUMBER _____

COUNTY RECORDER

ILLINOIS DEPARTMENT OF TRANSPORTATION:

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

STORMWATER MANAGEMENT EASEMENT PROVISION

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ALL EASEMENTS INDICATED AS "STORMWATER DETENTION EASEMENTS" ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS, AND TO THEIR SUCCESSORS AND ASSIGNS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE STORMWATER DETENTION EASEMENT AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF ORLAND PARK, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER DETENTION EASEMENTS, THE VILLAGE OF ORLAND PARK, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER DETENTION EASEMENT AREA.

IN THE EVENT THE VILLAGE OF ORLAND PARK, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER DETENTION EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN PERCENT (10%) OF SAID COST COMPLETION OF THE WORK CONSTITUTES A LIEN AGAINST ANY LOT OR LOTS CREATED BY THIS PLAT WHICH MAY REQUIRE MAINTENANCE. THE LIEN MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF ORLAND PARK, ILLINOIS.

SURFACE WATER STATEMENT

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, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

OWNER: _____

BY: _____
NAME: _____
TITLE: _____

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

BY: DAN FREE, P.E.
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

IL. STATE REGISTRATION NUMBER

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, EDWARD J. MURRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF ORLAND PARK TO RECORD THIS PLAT OF COSTCO LOT 3 RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

THIS 7TH DAY OF JULY, A.D., 2025.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 IN FINAL PLAT OF SUBDIVISION FOR COSTCO-ORLAND PARK, IL, A SUBDIVISION IN PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2005 AS DOCUMENT 0529903097 AND THE CERTIFICATION OF CORRECTION RECORDED DECEMBER 13, 2005 AS DOCUMENT 0534718010, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X, ZONE X* AND ZONE AE PER FIRM MAP NUMBER 17031C0701F EFFECTIVE DATE NOVEMBER 6, 2000.

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

DATED THIS 7TH DAY OF JULY, A.D., 2025.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

