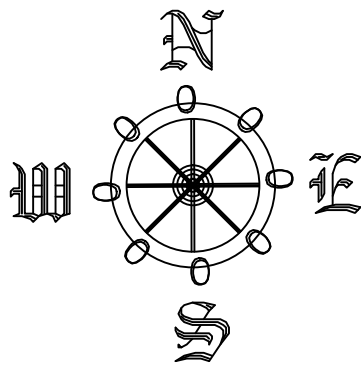
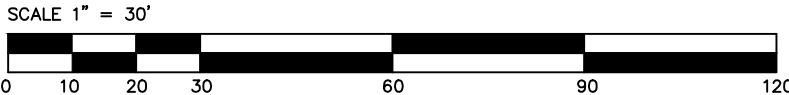


PLAT OF EASEMENT GRANT



PIN: 27-17-315-001



BASIS OF BEARINGS

HELD BEARING OF N88° 07' 50"E ON THE NORTH LINE OF LOT 1 AS SHOWN ON WOLF POINT PLAZA PLAT OF SUBDIVISION, RECORDED AS DOCUMENT No. 1026045035

LEGAL DESCRIPTION OF TOTAL HOLDING PARCEL

PARCEL 1:

LOT 1 IN WOLF POINT PLAZA, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT RECORDED SEPTEMBER 17, 2010 AS DOCUMENT No. 1026045035, IN COOK COUNTY, ILLINOIS.

LAND AREA

TOTAL HOLDING: SUBJECT PROPERTY CONTAINS 66.932 SQUARE FEET =1.5365 ACRES
PERPETUAL CROSS ACCESS EASEMENT: CONTAINS 12,068 SQUARE FEET=0.2770 ACRES

EASEMENT PROVISIONS

GRANT OF PERPETUAL CROSS EASEMENT: THE OWNER OF EACH LOT IN THE SUBDIVISION GRANTS IN PERPETUITY TO THE OTHER OWNER OF A LOT IN THE SUBDIVISION, AND TO EACH OF THEIR RESPECTIVE TENANTS, EMPLOYEES, VISITORS, CUSTOMERS AND LICENSEES, FOR THE BENEFIT OF THE OTHER PARTY'S REAL ESTATE, A PERMANENT NON-EXCLUSIVE RIGHT-OF-WAY AND CROSS ACCESS EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS TO, FROM THE EASEMENT AREAS AS DELINEATED ON THE PLAT. SUCH CROSS ACCESS SHALL NOT BE INTERRUPTED, CURTAILED OR BLOCKED EXCEPT AS MAY BE NECESSARY FOR COMMERCIALLY REASONABLY TIMES AS REQUIRED TO PROVIDE MAINTENANCE OR SNOW REMOVAL.

CONSTRUCTION OF CURB CUTS AND ACCESS DRIVES: EACH OWNER OF A LOT OF RECORD SHALL BE RESPONSIBLE FOR CONSTRUCTING THE CURB CUTS AND ACCESS DRIVES IN EACH CROSS EASEMENT AREA AND EXTENDING AS DEPICTED IN THIS PLAT ON THEIR PROPERTY AT SUCH OWNER'S SOLE EXPENSE. THE COMPLETE INSTALLATION OF THE ACCESS DRIVES, PERMITTING, ENGINEERING EXPENSE, ENGINEERING REVIEW EXPENSE AND ALL UTILITIES AS SET FORTH ON THE APPROVED ENGINEERING PLAN SHALL BE AT SUCH OWNER'S SOLE COST AND EXPENSE.

LINE SEGMENT TABLE

L1:	N88° 13' 15"E	2.36
L2:	S28° 52' 47"W	14.83
L3:	S88° 07' 50"W	52.50
L4:	N32° 59' 01"W	14.86
L5:	S09° 29' 26"E	48.62
L6:	N01° 52' 10"W	24.00
L7:	S88° 13' 29"W	21.62
L8:	S88° 07' 50"W	11.11
L9:	N01° 52' 10"W	24.00
L10:	S88° 07' 49"W	9.29
L11:	N88° 13' 15"E	6.60
L12:	N88° 13' 29"E	6.00

ARC TABLE

A1:	R=10.50	ARC=16.49	CH	BRNG=	S46° 46' 31"E	CH=14.85
A2:	R=10.50	ARC=16.49	CH	BRNG=	N43° 13' 29"E	CH=14.85
A3:	R=10.50	ARC=16.49	CH	BRNG=	S46° 46' 31"E	CH=14.85
A4:	R=10.50	ARC=12.91	CH	BRNG=	N52° 59' 40"E	CH=12.11
A5:	R=10.50	ARC=16.49	CH	BRNG=	S46° 46' 38"E	CH=14.85
A6:	R=10.50	ARC=16.48	CH	BRNG=	N43° 10' 39"E	CH=14.84
A7:	R=10.50	ARC=11.91	CH	BRNG=	N59° 23' 05"W	CH=11.28
A8:	R=34.50	ARC=39.07	CH	BRNG=	S59° 20' 22"E	CH=37.01
A9:	R=8.15	ARC=9.35	CH	BRNG=	S65° 39' 05"E	CH=10.90

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE PERPETUAL CROSS ACCESS EASEMENT TO BE PLATTED, AND RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ IN THE YEAR A.D. _____

OWNERS ADDRESS:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) S.S.

I HEREBY CERTIFY THAT THE PERSON'S WHOS NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNER(S), GIVEN UNDER MY HAND AND NOTARY SEAL

THIS _____ DAY OF _____ IN THE YEAR _____

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

LOT 4
WOLF POINT PLAZA SUBDIVISION
PER DOCUMENT No. 1026045035

LOT 3
WOLF POINT PLAZA SUBDIVISION
PER DOCUMENT No. 1026045035
"BMW OF ORLAND PARK"

ZEIGLER ROAD

R=N88° 07' 50"E 267.55 M=267.48

LOT 1

WOLF POINT PLAZA SUBDIVISION
PER DOCUMENT No. 1026045035

WOLF ROAD

159th STREET

PREPARED FOR:

TOMMY'S ORLAND, LLC
21655 SOUTH 108th AVE
FRANKFORT, ILLINOIS

PLAT OF EASEMENT GRANT

159th & WOLF ROAD
ORLAND PARK, ILLINOIS

NOLAN & WEDOW SURVEY GROUP

1225 IORQUOIS AVE., BATAVIA, ILLINOIS, 60510
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004605
(630) 578-4028 E MAIL NOLANNSC@aol.com FAX (630) 578-4029

JOB #	SURVEYED BY:	CLL	SCALE: 1"= 30'	DATE: 5-10-2019
18-162	DRAFTED BY:	CLL	FILE#	D-18-162-EASE