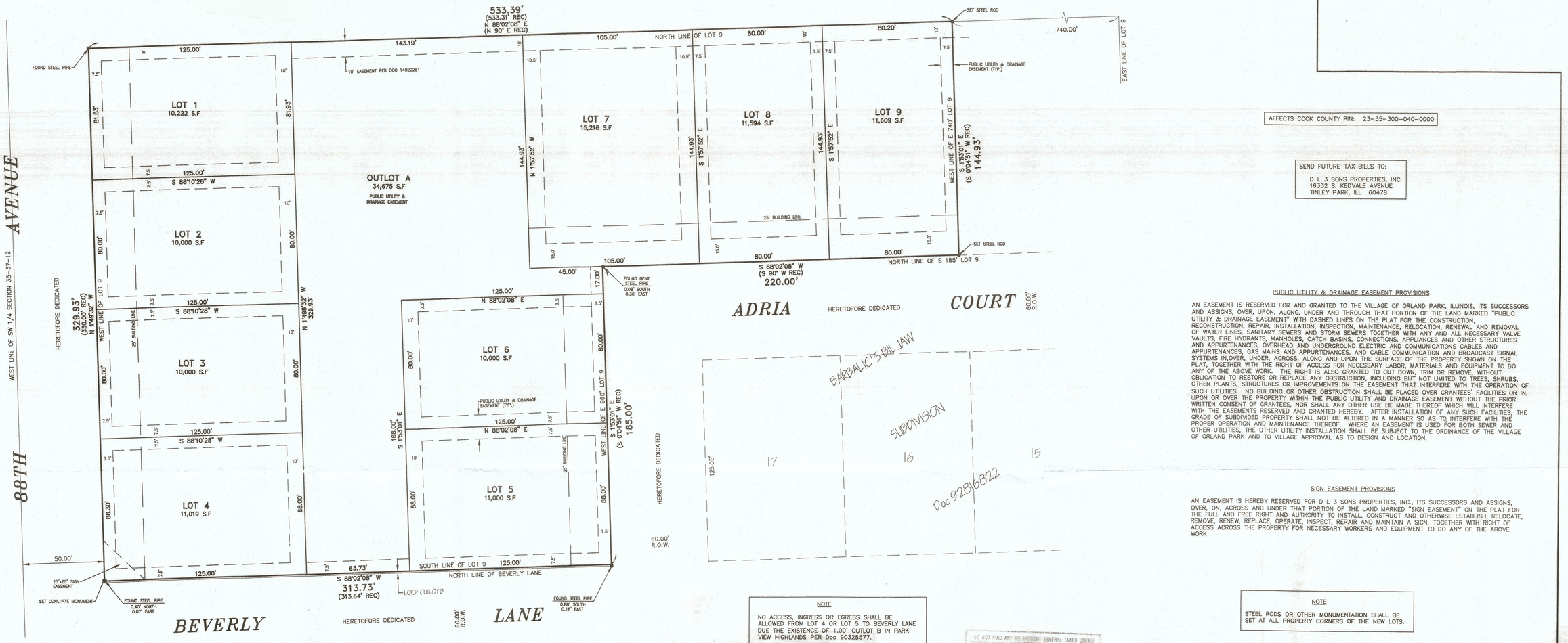
#2108119027#
Doc# 2108119027 Fee $133.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 03/22/2021 11:39 AM PG: 0

MEGAN NICOLE RIDGE

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AFFECTS COOK COUNTY PIN: 23-35-300-040-0000

SEND FUTURE TAX BILLS TO:
D L 3 SONS PROPERTIES, INC.
16332 S. KEDVALE AVENUE
TINLEY PARK, ILL 60478

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ALONG, UNDER AND THROUGH THAT PORTION OF THE LAND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT" WITH DASHED LINES ON THE PLAT FOR THE CONSTRUCTION, RECONSTRUCTION, REPAIR, INSTALLATION, INSPECTION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF WATER LINES, SANITARY SEWERS AND STORM SEWERS TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES, OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES, GAS MAINS AND APPURTENANCES, AND CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN,OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH UTILITIES. NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF ORLAND PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

SIGN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR D L 3 SONS PROPERTIES, INC., ITS SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER THAT PORTION OF THE LAND MARKED "SIGN EASEMENT" ON THE PLAT FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN A SIGN, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK

NOTE

NO ACCESS, INGRESS OR EGRESS SHALL BE ALLOWED FROM LOT 4 OR LOT 5 TO BEVERLY LANE DUE THE EXISTENCE OF 1.00' OUTLOT B IN PARK VIEW HIGHLANDS PER Doc 90325577.

NOTE

STEEL RODS OR OTHER MONUMENTATION SHALL BE SET AT ALL PROPERTY CORNERS OF THE NEW LOTS.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES NOT YET DUE OR SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
DATE: Mar. 18, 2021
COUNTY CLERK

0 10 20 30
SCALE
1" = 30'

PREPARED FOR:
DL3 SONS PROPERTIES INC.

PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 18-09-070-SUB-R6

VILLAGE TREASURER

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

DATED THIS 6TH DAY OF JANUARY A.D. 2021.

VILLAGE TREASURER

PLAN COMMISSION

THIS SUBDIVISION WAS APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, AT A MEETING HELD THIS 7TH DAY OF APRIL A.D., 20 20

BY: Nick A. Parisi CHAIRMAN ATTEST: SECRETARY

VILLAGE BOARD

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK AT A MEETING HELD THIS 21 DAY OF September A.D. 20 20.

BY: VILLAGE PRESIDENT ATTEST: VILLAGE CLERK

OWNER

D L 3 SONS PROPERTIES, INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND THAT, AS SUCH OWNER, IT HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

IT FURTHER CERTIFIES THAT THE PROPERTY HEREIN CONSOLIDATED LIES WITHIN PALOS SCHOOL DISTRICT 118 AND CONSOLIDATED HIGH SCHOOL DISTRICT 230.

DATED AT _____, ILLINOIS THIS 15 DAY OF January A.D., 20 21

DWAYNE STAROSTKA, President

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DWAYNE STAROSTKA OF D L 3 SONS PROPERTIES, INC., PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF D L 3 SONS PROPERTIES, INC., FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 15 DAY OF January A.D., 20 21

BY: NOTARY PUBLIC

MY COMMISSION EXPIRES 12-11-2024

OFFICIAL SEAL
SHANNON RAE GALLAGHER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/11/24

LAND SURVEYOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 9 (EXCEPT THE EAST 740 FEET THEREOF AND EXCEPT THE SOUTH 185 FEET OF THE WEST 220 FEET OF THE EAST 960 FEET THEREOF) IN GROVER C. ELMORE AND COMPANY'S PALOS PARK ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1950, AS DOCUMENT 14920281, IN COOK COUNTY, ILLINOIS;

AS SHOWN BY THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON THE ILLINOIS EAST ZONE (2011) STATE PLANE COORDINATE SYSTEM AS DETERMINED BY GPS MEASUREMENT, AND THE AREA OF THE SUBDIVISION IS 135,338 SQUARE FEET = 3.107 ACRES (more or less).

I FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, WHICH HAS ADOPTED A CITY PLAN AND EXERCISES THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT ALL THE PROPERTY IS WITHIN ZONE X, UNSHADED AREAS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL 17031C0614J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, AND I HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK TO RECORD THIS PLAT OF SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL AT PALOS HILLS, ILLINOIS, THIS 21st DAY OF DECEMBER, A.D. 2020.

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: 11/30/2022

MARK H. LANDSTROM 2625 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALOS HILLS, ILLINOIS