



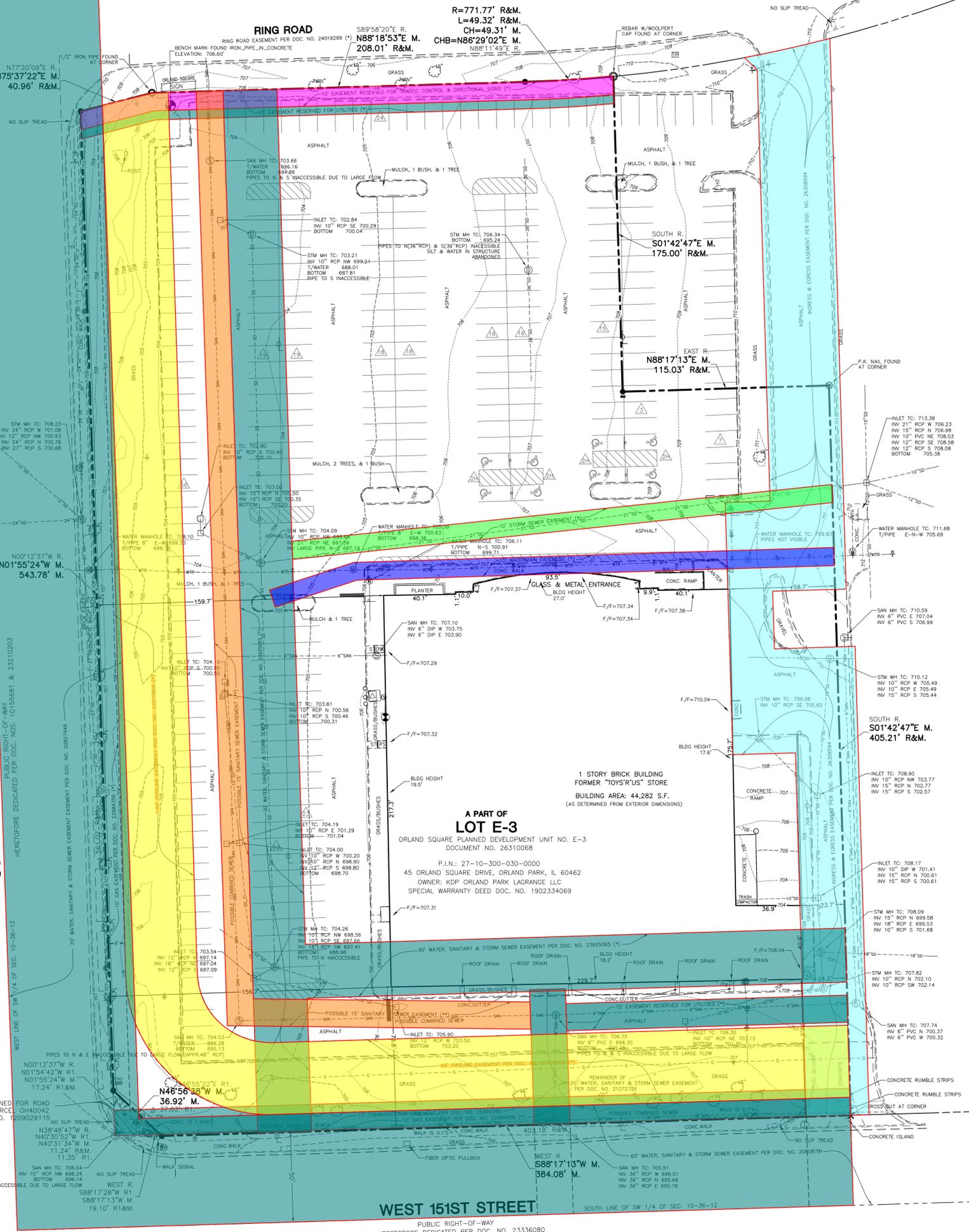
SITE MAP
NOT TO SCALE

LEGEND:

- SYMBOLS FOR SURVEYED BOUNDARY, LOT/PARCEL LINE, RIGHT OF WAY LINE, SETBACK LINE, EXISTING EASEMENT LINE, SECTION LINES, GUARDRAIL, WOOD FENCE, IRON FENCE, CHAIN LINK FENCE, OVERHEAD ELECTRIC, OVERHEAD TELEPHONE, UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, UNDERGROUND CABLE, UNDERGROUND FIBER OPTIC, UNDERGROUND GAS, WATER LINE, FIRE PROTECTION LINE, SANITARY LINE, STORM LINE, RAILROAD, TREE LINE, EDGE OF POND, CREEK, etc.

(*) - EASEMENT AS DEPICTED IN DOC. NO. 26310068
(**) - EASEMENT AS DEPICTED IN DOC. NO. 26310068 INCORRECTLY SHOWN THEREIN AS PER DOC. NO. 21072709

SOUTH LAGRANGE ROAD (U.S. ROUTE 45)



A PART OF LOT E-3
ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-3
DOCUMENT NO. 26310068

P.I.N.: 27-10-300-030-0000
45 ORLAND SQUARE DRIVE, ORLAND PARK, IL 60462
OWNER: KDP ORLAND PARK LAGRANGE LLC
SPECIAL WARRANTY DEED DOC. NO. 1902334069

WEST 151ST STREET

SURVEYOR'S NOTES:

- 1. THE LOCATIONS OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATIONS OF PHYSICAL STRUCTURES OR PER PLANS PROVIDED BY UTILITY COMPANIES AND CONFORMS TO ASCE STANDARD C/ASCE 38-02, SUE QUALITY LEVEL C AND D UNLESS OTHERWISE NOTED HEREON.
- 2. NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH J.U.L.I.E. AT THE TIME OF EXCAVATION.
- 3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, ARE SHOWN ON THE FACE OF THIS PLAT. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH THINGS AS BUMPSTERS, TRAILERS, ETC.
- 4. "M," DESIGNATES MEASURED DIMENSION/BEARING, "R," DESIGNATES RECORD DIMENSION/BEARING PER DOC. 26310068, "R1," DESIGNATES RECORD DIMENSION/BEARING PER DOC. 1209029115.
- 5. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 6. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 7. 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.
- 8. SURVEY AS SHOWN WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- 9. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ILLINOIS.
- 10. FIELD WORK COMPLETED 05/10/19.
- 11. EASEMENTS AS DEPICTED HEREIN ARE PER THE RECORDED DOCUMENTS REFERENCED IN THE CHICAGO TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE ORDER NO. CCH18006717LD, WITH A COMMITMENT DATE OF JUNE 06, 2018. SEVERAL OF THE DOCUMENTS REFERENCED THEREIN AND PROVIDED TO SURVEYOR WERE INCOMPLETE (MISSING EXHIBITS) THEREFORE THE LOCATIONS OF THE EASEMENTS PER SAID DOCUMENTS ARE UNKNOWN.
- 12. SOME OF THE EASEMENTS DEPICTED ON THE PLAT DOCUMENT NO. 26310068 ARE SHOWN HEREON APPROXIMATELY PER GRAPHIC PLOTTING METHODS. SURVEYOR IS NOT AWARE OF ANY POSSIBLE ABROGATIONS OR MODIFICATIONS OF ANY OF THESE EASEMENTS.

- 10' WATER EASEMENT
- 10' STORM SEWER EASEMENT
- 10' GAS EASEMENT
- 15' SANITARY SEWER EASEMENT
- 15' TRAFFIC CONTROL AND DIRECTIONAL SIGN EASEMENT
- 40' PIPELINE EASEMENT
- VARIABLE WIDTH MULTIPLE UTILITIES EASEMENT
- VARIABLE WIDTH INGRESS & EGRESS EASEMENT

PROPERTY DESCRIPTION:

LOT E-3 IN ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. E-3 RECORDED AUGUST 4, 1982 AS DOCUMENT NO. 26310068 BEING A SUBDIVISION OF A TRACT OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PORTION CONDEMNED FOR ROAD PURPOSES IN CASE 12LS0451) IN COOK COUNTY, ILLINOIS.

AREA SCHEDULE:

217,547 S.F. OR 4.994 ACRES (MORE OR LESS)

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. IRON PIPE IN CONCRETE FOUND - SEE DRAWING FOR LOCATION. ELEVATION = 706.60'

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE WOOLPERT, INC. AN ILLINOIS PROFESSIONAL LAND SURVEYING CORPORATION, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD AND THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

DATE: _____
SIGNED: STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES NOVEMBER 30, 2020
WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001393



Woolpert, Inc. 1815 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 630.424.9080 630.424.9537
Woolpert, Inc. DESIGN (CORPORATE) INDEPENDENT CONTRACTOR
KDP ORLAND PARK, IL
A PART OF THE SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE 3RD
PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS
BOUNDARY & TOPOGRAPHIC SURVEY
SHEET NO. 1 of 1

Summary of Easements on the Subject Property

Document No. 20808791



Variable Width Multiple Utilities Easement

“Grantor may continue to make use of the aforesaid real estate, provided said use is not inconsistent or detrimental to the rights herein granted. The grantor will grant free access to the premises aforesaid for the purposes aforesaid and will not obstruct or interfere with the exercise of the rights herein granted.”

- No specific restrictions about what may or may not be located within the easement.

Document No. 20827449



Variable Width Multiple Utilities Easement

“Grantor may continue to make use of the aforesaid real estate, provided said use is not inconsistent or detrimental to the rights herein granted. The grantor will grant free access to the premises aforesaid for the purposes aforesaid and will not obstruct or interfere with the exercise of the rights herein granted.”

- No specific restrictions about what may or may not be located within the easement.

Document No. 21072709



Variable Width Multiple Utilities Easement

(partially vacated per Document No. 24124212); “Grantor may continue to make use of the aforesaid real estate, provided said use is not inconsistent or detrimental to the rights herein granted. The grantor will grant free access to the premises aforesaid for the purposes aforesaid and will not obstruct or interfere with the exercise of the rights herein granted.”

- No specific restrictions about what may or may not be located within the easement.

Document No. 22984356



10' Gas Easement

(The document supplied was missing Exhibit II. Shown on the Resubdivision Plat as depicted on Document No. 26310068); Trustee reserves the right to use the easement and right of way area in any manner not inconsistent with the rights granted herein, provided however that the Trustee shall not build, construct, erect, or place or permit others to build, construct, erect or place, any buildings over the easement and right of way area without the prior written consent of Northern.

Document No. 22670809



40' Gas Pipeline Easement

(The document supplied was missing Exhibit II. Shown on the Resubdivision Plat as depicted on Document No. 26310068); Grantor is to use fully and enjoy the said lands except for the purposes granted to the said Grantee and provided the said Grantor shall not from the date hereof construct nor permit to be constructed any house, structures or obstructions on or over, or that will interfere with the construction, maintenance or operation of, any pipe line or appurtenances constructed hereunder, and the grade over such pipe line will not be increased by more than three feet nor reduced by more than one and one-half feet from the finished grade as shown on the "Site Grading" drawing.

Document No. 25499395



15' Communication Easement

- No specific rights reserved to Grantor.
- No specific restrictions about what may or may not be located within the easement.

Document No. 23925065



Variable Width Multiple Utilities Easement

(The document supplied was missing Exhibit II. Shown on the Resubdivision Plat as depicted on Document No. 26310068); Grantor shall have the right to use such property in any manner not inconsistent with the rights dedicated, assigned, transferred, conveyed and quit claimed herein, including subsurface use, provided, however, that the Grantors shall not build, construct, erect or place or permit others to build, construct, erect or place any building or other structure above, in, over, upon, across or under the easements without the prior written consent of the Village. Nothing contained herein shall, however, be deemed to prevent the construction and maintenance over, upon and within the easements of pedestrian walkways, vehicular roadways, parking areas, landscaping, planter boxes for shrubs and flowers and utility line cross-overs.

Document No. 26308594



10' Water Main Easement*



10' Storm Sewer Easement*



10' Traffic Control and Directional Sign Easement*



Variable Width Ingress & Egress Easement

All easements labeled (*) are depicted on the Resubdivision Plat per Document No. 26310068 (the prior Plat). Said document did not include any easement provisions.



15' Sanitary Sewer Easement **

The easement labeled (**) is depicted on the Resubdivision Plat per Document No. 26310068 (the prior Plat) and was incorrectly shown therein as granted per Document No. 21072709. Said prior Plat document did not include any easement provisions.