



VICINITY MAP

FINAL SUBDIVISION PLAT OF GREYSTONE RIDGE

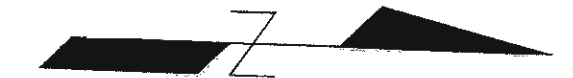
BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBERS

27-28-202-020-0000



Doc#: 1535619113 Fee: \$206.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2015 03:58 PM Pg: 0



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

BASIS OF BEARING

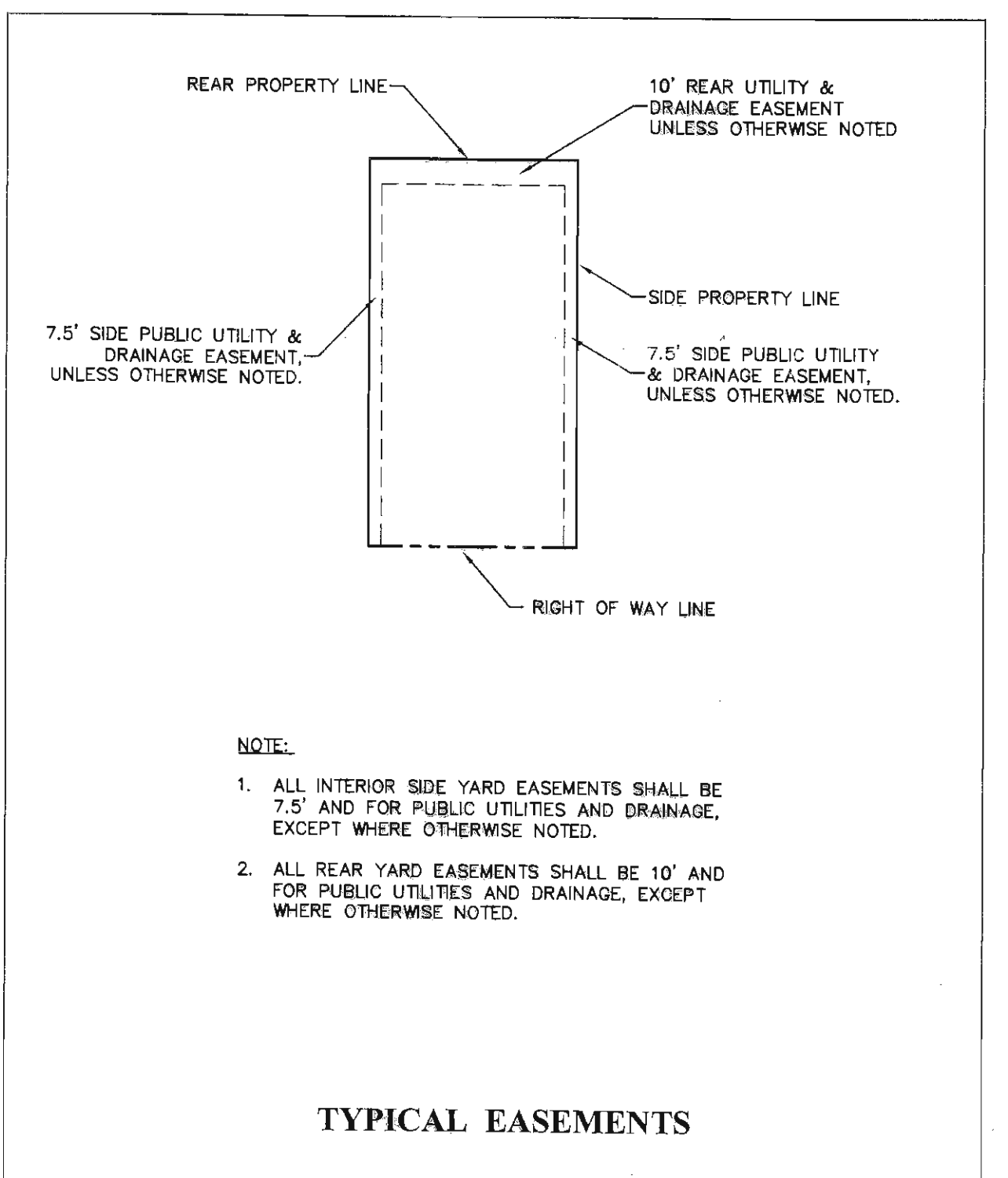
ASSUMED THE SOUTH LINE, NE. 1/4
SECTION 6-36-12 TO BE
S. 88° 18' 29" W.

COMMON ADDRESS

11434 139th St
Orland Park, Illinois

SITE DATA

GROSS AREA: ±760,408.71 SQUARE FEET
OR 17.4565 ACRES
RIGHT OF WAY DEDICATION: 153,495.6115 SQUARE FEET
OR 3.52 ACRES



TYPICAL EASEMENTS

R-3 ZONING CRITERIA

-10,000 S.F. MINIMUM LOT SIZE
-80' MINIMUM LOT WIDTH
-35% BUILDING AND PAVEMENT COVERAGE (MAX.)
-2.5 STORIES, 30' HEIGHT (MAX.)

GENERAL NOTES

- ALL AREAS ARE PLUS OR MINUS.
- ALL EASEMENTS ARE HEREBY GRANTED.
- ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
- THERE SHALL BE NO DIRECT ACCESS TO 139TH STREET FROM LOTS 26 & 27.
- THE CURRENT OR SUBSEQUENT TITLE HOLDERS OF LOT 40 AND OUTLOTS 41 AND 42 SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

LEGEND

- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- SIP SET 5/8" x 24" IRON PIPE
- SMN SET MAG. NAIL
- CONCRETE MONUMENT
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

ABBREVIATIONS

- FD. FOUND
- (###) RECORD DIMENSION
- ### MEASURED DIMENSION
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD OR PIN
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- L.E. LANDSCAPE EASEMENT
- SQ. FT. SQUARE FEET
- L ARC DIMENSION
- R RADIUS DIMENSION
- N NORTH
- S SOUTH
- E EAST
- W WEST

FINAL SUBDIVISION PLAT

GREYSTONE RIDGE

DRAFTING COMPLETED: 05/06/2015
FIELD WORK COMPLETED: 07/09/2014
DRAWN BY: SJL
CHECKED BY:
PROJECT MANAGER: SJL
SCALE: 1" = 60'

SHEET NO.
1 of 2

Project No: 08-05013



DESIGNTEK SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
& CONSULTANTS
IL Prof. Lic. No.: 184 - 004929
License renews April 30, 2017

9930 W. 190th Street, Suite L
Mokena, Illinois 60448
708-326-4961 voice
708-326-4962 fax

PREPARED FOR:
TETON DEVELOPMENT, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
630.920.9430

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	05/30/2015	PER VILLAGE COMMENTS (06-29-2015)	6.	10/20/2015	UTILITY EASEMENTS
2.	07/07/2015	EASEMENTS			
3.	07/24/2015	OWNER CHANGE			
4.	08/07/2015	NO CHANGES THIS SHEET			
5.	08/31/2015	VILLAGE COMMENTS			

FINAL SUBDIVISION PLAT OF GREYSTONE RIDGE

BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBERS

27-26-202-020-0000

COMMON ADDRESS

11434 139th St
Orland Park, Illinois

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF } SS

This is to certify that GREYSTONE RIDGE, LLC is the owner of the land described in the attached plat and has caused the same to be surveyed and platted 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: # 135

High School: # 230

Dated at Burr Ridge, Illinois, this 26th day of October, A.D., 2015.

Barbara A. Peczkowski
Owner

SURFACE WATER STATEMENT

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision 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 a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Michael J. Ford
Owner
Name

Michael J. Ford P.E. # 062-055708
Professional Engineer
Name

LANDSCAPE EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby reserved for and granted to the owner(s) and to its/their successors and assigns, in, upon, across, under, over and through the areas shown by dashed lines and labeled "landscape easement" on the annexed plat for the purpose of the placement of trees, shrubs, bushes, lawns, other forms of vegetation, berms, identification signs and monuments.

No permanent buildings or structures shall be placed on said easement, however fences may be placed within said easement in accordance with a site plan approved by the Village of Orland Park.

There shall be no removal or destruction of trees and plants within the easement area, except to the extent that such activities are undertaken to remove dead or diseased trees or plants and/or in accordance with a landscaping maintenance plan approved by the Village of Orland Park.

No term or condition contained in this easement relating to landscaping, entry sign or monumentation shall limit or preclude the exercise of any rights granted pursuant to any other easement provision reserved and/or granted on the annexed plat for any other purpose landscape easement provisions.

NI-COR EASEMENT PROVISIONS

Its successors and assigns, in all platted "P.U. & D.E." areas all streets and other public ways and places shown on this plat; said easement to be for the installation, maintenance, relocation, renewal, and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat, as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such easement areas, streets, alleys or other public ways or places, nor shall any other use be made thereof which will interfere with the easements reserved and granted herein.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC - Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Dedication of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 805/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "allotment", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or Recreational facilities will be done by Grantee at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Orland Park, Illinois and to those public utility companies operating under franchise from the Village of Orland Park, including, but not limited to, Comed, Ameritech, NiCor, Comcast and their respective successors and assigns, over all of the areas marked "Public Utilities & Drainage Easements" or (P.U. & D.E.) on the plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems and including storm and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through said indicated easements, together with right of access across the property for necessary personnel 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 easements that interfere with the operation of the sewers or other utilities.

No permanent buildings or obstructions shall be placed on said easements without prior written consent of grantees, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights, after installations of such facilities, the grade of said easement shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Where an easement is used both for sewers and other utilities, the other utility installation shall be subject to the ordinances of the Village of Orland Park.

Easements are hereby reserved for and granted to the Village of Orland Park and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire easement area for ingress, egress and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

This is to certify that I, Steven J. Laub, an Illinois Professional Land Surveyor, No. 035-003160, have surveyed and subdivided the following described property:

The East Half, (Except the west 228.0 feet of the south 493.62 feet thereof) of the Southwest Quarter of the Northeast Quarter of Section 6, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

as shown by the Annexed Plat which is a correct representation of said survey and subdivision.

I further certify that this Subdivision lies within the city limits or within 1.5 miles of the corporate limits of the Village of Orland Park, Illinois, which has adopted a Municipal Plan and is exercising special powers authorized by Article 11, Division 12 of the Illinois Municipal Code, as now and hereafter amended and that all regulations enacted by the Village of Orland Park relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that iron pipes will be set at all lot corners except where concrete monuments are indicated upon the completion of the final grading, and that the plat hereon drawn correctly represents said survey and subdivision.

I further certify that the subject property lies within Zone "X" (areas outside the 0.2% annual chance flood plain) as defined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) of Cook County and Unincorporated Areas, Community Panel No. 17031C0594J, map revised August 19, 2008.

I further hereby grant permission to a representative of the Village of Orland Park to record this plat. Said representative shall show proper identification and provide this surveyor with a recorded copy of said plat.

Dimensions are given in feet and decimal parts thereof and all curve lengths shown are arc dimensions.

Given under my hand and seal at Mokena, Illinois, this 20th day of October, A.D., 2015

Steven J. Laub
Steven J. Laub
Illinois Professional Land Surveyor No. #035-00316
License expires on November, 30, 2015



NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF } SS

I, Barbara A. Peczkowski, a notary public in and for the said county and state aforesaid, do hereby certify that Barbara A. Peczkowski, who is (are) personally known to me to be the same person(s) whose name(s) 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 as his (her) (their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of October, A.D., 2015.

Barbara A. Peczkowski
Notary Public



COOK COUNTY CLERK STAMP

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

Approved by the President and the Board of Trustees of the Village of Orland Park, Illinois on this

6th day of June, A.D., 2015.

David M. Hargis
Village President

Attest: John J. Laub
Village Clerk

RECORDER'S OFFICE OF COOK COUNTY STAMP

STORMWATER MANAGEMENT EASEMENT PROVISIONS

An easement is hereby reserved and granted to the Village of Orland Park and to its successors and assigns over all of the areas marked "Stormwater Management Easement" on the plat hereon drawn for the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain and operate storm sewers and the storm water detention area, together with any and all necessary manholes, catch basins, connections, ditches, swales and other structures and appurtenances as may be deemed necessary by said association, over, upon, along, under and through said indicated easement, together with right of access across the property for necessary personnel 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 sewers or other facilities.

No permanent buildings shall be placed on said easement. No changes to the topography or storm water management structures within the easement area shall be made without the express written consent of the Village Engineer of the Village of Orland Park, but same may be used for purposes that do not then or later interfere with the aforesaid uses or rights.

The owner of the property shall remain responsible for maintenance of the Stormwater Management area and appurtenances. The Village of Orland Park will perform only emergency procedures as deemed necessary by the Village Engineer of the Village of Orland Park.

PUBLIC UTILITY EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Orland Park, Illinois and to those public utility companies operating under franchise from the Village of Orland Park, including, but not limited to, Comed, Ameritech, NiCor, Comcast and their respective successors and assigns, over all of the areas marked "Public Utilities & Drainage Easements" or (P.U. & D.E.) on the plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems and including storm and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through said indicated easements, together with right of access across the property for necessary personnel 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 easements that interfere with the operation of the sewers or other utilities.

No permanent buildings or obstructions shall be placed on said easements without prior written consent of grantees, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights, after installations of such facilities.

Where an easement is used both for sewers and other utilities, the other utility installation shall be subject to the ordinances of the Village of Orland Park.

Easements are hereby reserved for and granted to the Village of Orland Park and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire easement area for ingress, egress and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

Submitted by:

Village of Orland Park
14700 Ravinia Avenue
Orland Park, Illinois 60462
708-403-6100

Return the original Mylar to:

Village of Orland Park
14700 Ravinia Avenue
Orland Park, Illinois 60462
708-403-6100

Send all future tax bills to:

Teton Development, LLC
7512 County Line Road
Burr Ridge, Illinois 60527
630-920-9430

MAIL TO
RECORDER'S BOX 324

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, Annmarie Hargis, Village Treasurer 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 25 day of November, A.D., 2015.

Annmarie Hargis
Village Treasurer

ALL TAXES PAID
GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS
OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE
TRACT OF LAND IN THE ABOVE PLAT.
David D. OM (RD)
COUNTY CLERK

DATE Dec. 18, 15



DESIGNTEK SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
& CONSULTANTS
IL Prof. Lic. No. 184 - 004929
Licensee renewal: April 30, 2017

9930 W. 190th Street, Suite L
Mokena, Illinois 60448
708-326-4961 voice
708-326-4962 fax

PREPARED FOR:
TETON DEVELOPMENT, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
630.920.9430

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	06/30/2015	PER VILLAGE COMMENTS (06-29-2015)	6.	10/20/2015	NO REVISIONS THIS SHEET
2.	07/07/2015	NO REVISIONS THIS PAGE			
3.	07/24/2015	OWNER CHANGE			
4.	08/07/2015	LANDSCAPE PROVISIONS			
5.	08/31/2015	VILLAGE COMMENTS			

FINAL SUBDIVISION PLAT

GREYSTONE RIDGE

DRAFTING COMPLETED: 05/06/2015

DRAWN BY: SJL

PROJECT MANAGER: SJL

FIELD WORK COMPLETED:

CHECKED BY:

SCALE: 1" = N/A

SHEET NO.

2 of 2

Project No: 08-05013