

PLAT OF CONSOLIDATION

LOTS 26 AND 27
BEEMSTERBOER INDUSTRIAL PARK, PHASE 3
ORLAND PARK, ILLINOIS

LEGAL DESCRIPTION:

PARCEL 1 (FROM DEED - DOC. NO. 1808813054)

LOT 26 IN BEEMSTERBOER INDUSTRIAL PARK, PHASE 3, BEING A SUBDIVISION OF PARK OF THE WEST 1/2 OF THE SOUTHEAST 1/4 SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 (FROM DEED - DOC. NO. 1808813053)

LOT 27 IN BEEMSTERBOER INDUSTRIAL PARK, PHASE 3, BEING A SUBDIVISION OF PARK OF THE WEST 1/2 OF THE SOUTHEAST 1/4 SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BLANKET PUBLIC UTILITIES 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 COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE PROPERTY (EXCEPT AREAS TO BE IMPROVED WITH SIGNAGE AND BUILDINGS PURSUANT TO A PLAN APPROVED BY THE VILLAGE) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, 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, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SAID SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, 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. 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.

PROPERTY OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO DECLARE THAT _____ IS THE LEGAL AND TRUE OWNER OF PARCEL 1 SHOWN HEREON AND HAS ACCEPTED THE CONSOLIDATION 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.

PIN 27-16-401-018-0000

BY: _____

ITS: _____

ATTEST: _____

DATED ____ DAY OF _____, A.D., 2024

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE

STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DATE IN PERSON AND ACKNOWLEDGED THAT HE SIGNED PLAT OF CONSOLIDATION AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS ____ DAY OF _____, A.D., 2024

AT _____, ILLINOIS.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

WE, VALDES ARCHITECTURE AND ENGINEERING, ILLINOIS DESIGN FIRM NUMBER 184001286-0015, HEREBY DECLARE THAT THE ABOVE DESCRIBED PROPERTY IS CORRECTLY PLATTED HEREON FROM EXISTING PLATS, DEEDS AND RECORDS FOR THE PURPOSE SHOWN HEREON.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 2024.

PRELIMINARY

SCOTT M. GREGORY, PLS
VALDES ARCHITECTURE AND ENGINEERING
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184001286-0006
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003942

PROPERTY OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO DECLARE THAT _____ IS THE LEGAL AND TRUE OWNER OF PARCEL 2 SHOWN HEREON AND HAS ACCEPTED THE CONSOLIDATION 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.

PIN 27-16-401-018-0000

BY: _____

ITS: _____

ATTEST: _____

DATED ____ DAY OF _____, A.D., 2024

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE

STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DATE IN PERSON AND ACKNOWLEDGED THAT HE SIGNED PLAT OF CONSOLIDATION AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS ____ DAY OF _____, A.D., 2024

AT _____, ILLINOIS.

NOTARY PUBLIC

THE PRESIDENT AND BOARD OF TRUSTEES:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS.

THIS ____ DAY OF _____, A.D., 2024.

VILLAGE PRESIDENT

ATTEST: VILLAGE CLERK

107TH AVENUE

LOT 29

LOT 28

163RD PLACE

60.00'

N 89° 42' 40" W

150.00'

150.00'

PUBLIC UTILITY AND DRAINAGE EASEMENT

30'

LOT 25

LOT 26
PARCEL 1
(VACANT)
#10629

LOT 27
PARCEL 2
(VACANT)
#10629

S 00° 04' 47" E 294.55'

S 00° 04' 47" E 294.55'

PUBLIC UTILITY AND DRAINAGE EASEMENT

25'

N 00° 04' 47" W 294.55'

THE PRESIDENT AND BOARD OF TRUSTEES:

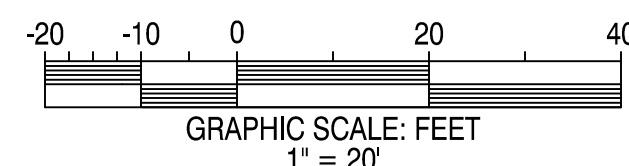
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS.

THIS ____ DAY OF _____, A.D., 2024.

VILLAGE PRESIDENT

ATTEST: VILLAGE CLERK



REV.	DATE	BY	DESCRIPTION OF REVISION	CHK.	APP.
1	1/26/24	JOL	ADD EASEMENT PROVISION	SMG	-
0	3/15/23	JOL	ISSUED FOR INFORMATION	SMG	-



PLAT OF CONSOLIDATION
VILLAGE OF ORLAND PARK
163RD PLACE
ORLAND PARK, IL

DRAWING NUMBER 2023-053-SRV-002		
DRAWN BY JOL	CHECKED BY SMG	REV. 1
DATE 3/15/2023		