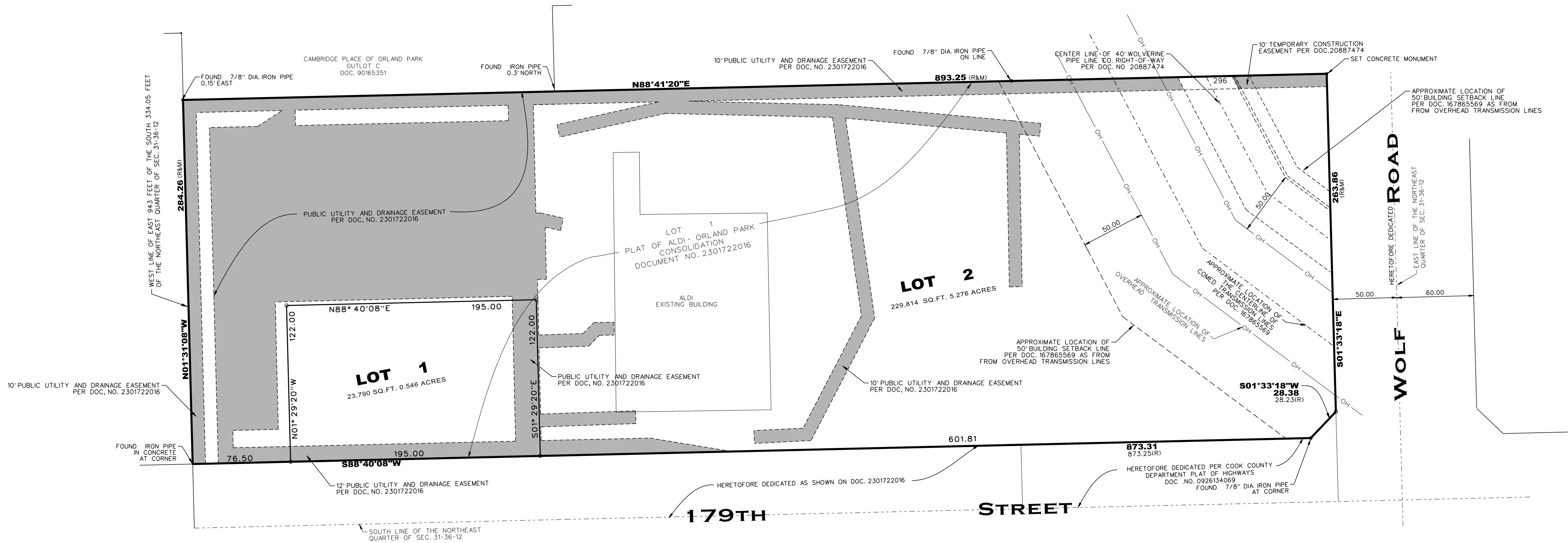


BASIS OF BEARING
NAD 83, ILLINOIS STATE PLANE, EAST ZONE
AS DETERMINED BY TRIMBLE VRS NETWORK

PIN
27-31-202-019
27-31-202-021
27-31-202-022

ALDI - VALVOLINE SUBDIVISION

IN PART OF THE NORTHEAST QUARTER OF SECTION 31 TOWNSHIP 36 NORTH, RANGE 12, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GENERAL NOTES

THIS SUBDIVISION PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION AND DISCLOSE EASEMENTS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.

PROPERTY BOUNDARY WAS ESTABLISHED FROM FOUND SURVEY MONUMENTS AND A PREVIOUS SURVEY PREPARED BY WEAVER CONSULTANTS GROUP.

3.) ALL EXTERIOR CORNERS HAVE BEEN MONUMENTED PRIOR TO RECORDING OF THIS PLAT.

4.) INTERIOR CORNERS WILL BE SET AFTER ANY CONSTRUCTION IS COMPLETE.

FIELDWORK COMPLETED 3-11-2024

ACCESS NOTE

THERE SHALL BE ONE (1) RIGHT-IN/RIGHT OUT VEHICULAR ACCESS TO WOLF ROAD FROM LOT 2 AND (1) VEHICULAR ACCESS TO 179TH ST.

ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION

PLAT SUBMITTED BY AND RETURN TO:

AFTER RECORDING SUBMIT TAX BILL TO:

Rev	Date	Description	By	PLAT OF SUBDIVISION			
				LOCATION: 179th STREET AND WOLF ROAD ORLAND PARK, ILLINOIS			
				PREPARED FOR: ARCHAMERICA, INC. 34121 N. US 455 SUITE 213 GRAYSLAKE, ILLINOIS 60030 PHONE: 847.336.6600			
				JOB #:	DATE:	SCALE:	1"=40'
				SURV:	DRAWN:	DESIGN:	XXX
				FILE #:	COOK CO. 31-36-12 SUB	SHEET #:	1 of 1

ALDI - VALVOLINE SUBDIVISION

IN PART OF THE NORTHEAST QUARTER OF SECTION 31 TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF COOK)SS
I, _____, VILLAGE FINANCE DIRECTOR OF THE VILLAGE OF ORLAND PARK, DO HEREBY CERTIFY THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BE APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS , THIS _____ DAY OF _____, A.D., 20_____.
FINANCE DIRECTOR
PLEASE TYPE/PRINT NAME

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS
_____, AN _____ AUTHORIZED TO DO BUSINESS IN ILLINOIS, CERTIFIES THAT IT IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES SET FOR AND DOES HEREBY CONSENTS TO THE SUBDIVISION OF SAID PROPERTY.
DATED THIS _____ DAY OF _____, A.D., 20_____.

SIGNATURE TITLE
ADDRESS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNERS CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN AFORESAID INSTRUMENT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20_____.
BY: _____ NOTARY
PRINT NAME

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF COOK)SS
THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2, HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.
_____, DAY OF _____, _____
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss
THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS _____ DAY OF _____, 20_____.
WEBSTER, McGRATH AND AHLBERG, LTD.
BY: _____ ENGINEER
LICENSE EXPIRATION DATE: NOVEMBER 30, 2027
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS.
DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, 20_____.
CHAIRMAN
ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS
APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS.
AT A MEETING HELD THIS _____ DAY OF _____, 20_____.
PRESIDENT
ATTEST: _____
VILLAGE CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF CH. 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ORLAND PARK AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS, WATER MAINS, VALVE VAULTS, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF ORLAND PARK, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ORLAND PARK.
THE PLACES OF ANY LANDSCAPING NOT IN WITH THE APPROVED LANDSCAPE PLAN OR GRADING PLAN FOR A GIVEN PROPERTY, OR ANY ACCESSORY BUILDING OR STRUCTURE, SWIMMING POOL, FENCE OR OTHER IMPROVEMENT WHICH IN ANY WAY COULD CAUSE AN IMPEDIMENT TO THE OVERLAND FLOW OF STORM WATER WITHIN SAID DRAINAGE EASEMENT IS HEREBY PROHIBITED.
AN EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED AREAS HEREON NOTED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TO AT&T, COMMONWEALTH EDISON COMPANY, NICOR GAS, COMCAST, THE VILLAGE OF ORLAND PARK, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN, CONDUITS, CABLES, WIRES, SEWERS, PIPES, SURFACE AND SUBSURFACE DRAINAGE, AND WATER MAINS, UNDERGROUND, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SAID REAL ESTATE WITH TELEPHONE, COMMUNICATIONS, ELECTRICITY, SEWER, GAS, WATER SERVICE, DRAINAGE, AND OTHER MUNICIPAL SERVICES, ALSO THERE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN WITHIN THE SAID REAL ESTATE SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES, PIPES, SURFACE AND SUBSURFACE DRAINAGE, AND OTHER EQUIPMENT. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON AND THROUGH THE SAID REAL ESTATE OF EMERGENCY VEHICLES OF ANY AND ALL TYPES, FOR ANY PURPOSE WHATEVER, AS DETERMINED, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED.
NO OVERHEAD UTILITY FACILITIES ARE PERMITTED IN THESE HEREBY CREA TED EASEMENTS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS
THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 1 IN THE PLAT OF ALDI - ORLAND PARK CONSOLIDATION, BEING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 17, 2023 AS DOCUMENT 23017222016 IN COOK COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREFTER AMENDED.
WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONES "UNSHADED X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR COOK COUNTY AND INCORPORATED AREAS, MAP NUMBER 17031C0684J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.
WEBSTER, McGRATH AND AHLBERG, LTD.
BY: _____
IL, PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603
JOELV@WMALTD.COM

AUTHORIZATION TO RECORD

I, JOEL C. VIETTI, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3561, DO HEREBY AUTHORIZE THE VILLAGE OF ORLAND PARK COOK COUNTY, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUES CHAPTER 109 PARAGRAPH 2, AS AMENDED.
SIGNED AT WHEATON, ILLINOIS THIS _____ DAY OF _____, A.D., 20_____.
WEBSTER, McGRATH AND AHLBERG, LTD.
BY: _____
IL, PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, BUILDING A, SUITE 203 WHEATON, ILLINOIS 60187
PH: (630)668-7603 web: www.wmaltd.com
JOELV@WMALTD.COM

Rev	Date	Description	By	PLAT OF SUBDIVISION			
				LOCATION: 179th STREET AND WOLF ROAD ORLAND PARK, ILLINOIS			
				PREPARED FOR: ARCHAMERICA, INC. 34121 N. US 455 SUITE 213 GRAYSLAKE, ILLINOIS 60030 PHONE: 847-336-6600			
				JOB #:	DATE:	SCALE:	1"=40'
				44870	3-6-2025		
				SURV:	DRAWN:	DESIGN:	XXX
				JCV	JCV		
				FILE #:	COOK CO. 31-36-12 SUB	SHEET #:	2 of 2