

P.I.N.= 27-17-301-018-0000

Area of Subdivision: 4.7971 Acres

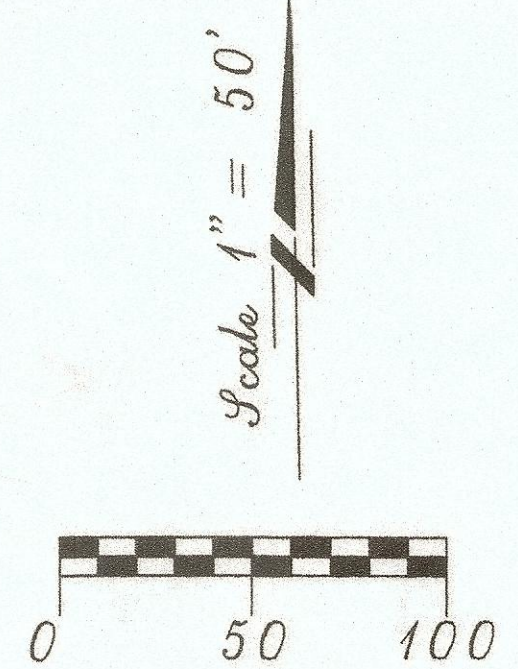
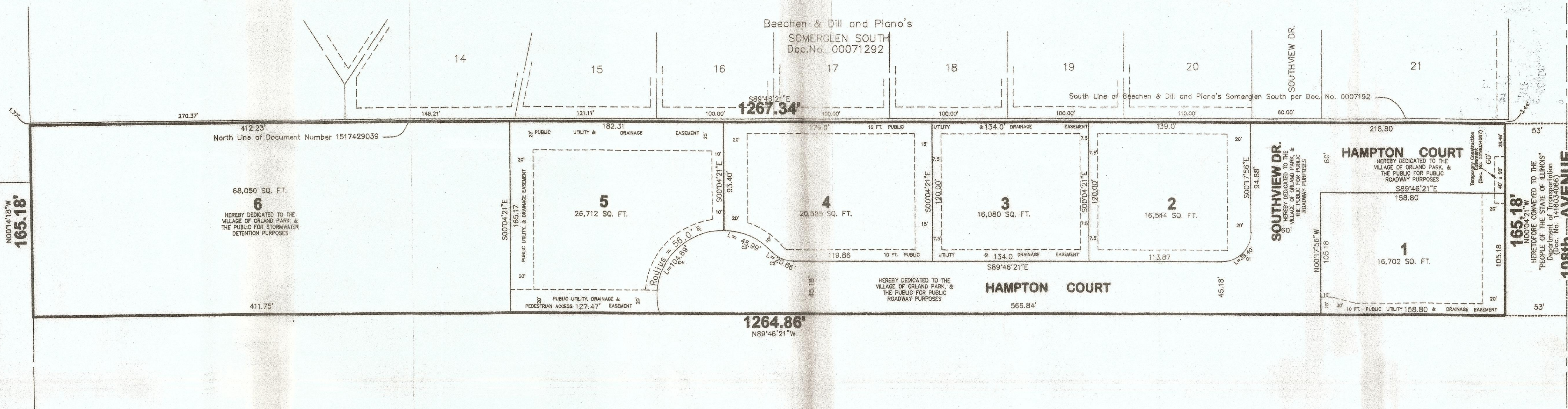
Doc# 2132119013 Fee \$133.00
RNSP FEE: \$9.00 RPDF FEE: \$1.00
KAREN A. VRSBROUGH
COOK COUNTY CLERK
DATE: 11/17/2021 10:24 AM PG: 0

HAMPTON COURT

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Equestrian Place South
Doc.No. 96672866

Wolf Point Plaza
Doc.No. 1026045035



PEDESTRIAN ACCESS EASEMENT AREA
An easement for the purposes of pedestrian ingress and egress over and across the "Pedestrian Easement Area" is reserved for and granted to the Village of Orland Park, an Illinois municipal corporation, Hampton Court 108th Avenue, LLC, the Hampton Court Homeowner's Association and their respective successors, assigns and licensees. No fence, gate, barrier or obstruction of any kind shall be placed in said Area that would hinder the free flow pedestrian traffic over and across the Pedestrian Easement Area.

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
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, cables, 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 Declaration 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 drives, 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 sub-surfaces 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 Grantees' 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 780 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 in part, or apportionment 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 "outlots", "common elements", "open spaces", "open area", "common area or areas", and "Common Elements". The term "Common Area or Areas" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

State of Illinois) S.S.
County of Will)
This is to certify that I Donald R. Smith PLS do hereby certify that I have surveyed and subdivided the property as delineated on the Plat of Survey recorded as Document Number 1517429039 described therein as :
THE NORTH 165.18 FEET OF THE SOUTH 709.68 FEET OF THE SOUTH 80 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS PER DOCUMENT NUMBER 1416034086, IN COOK COUNTY, ILLINOIS.
I do also certify that I have subdivided said property into lots and public streets, according to the Owners' instruction, all of which is represented on the plat hereon drawn.
Distances are shown in feet and decimal parts thereof; angular bearings are shown in degrees, minutes and seconds.
I further certify that said property falls within the corporate limits of the Village of Orland Park, Cook County, Illinois and that based upon examination of the Federal Emergency Management Agency Map of Cook County, Illinois and Incorporated Areas Panel 682 of 632, Map Number 17031006B2 J with an Map Revised Date of August 19, 2008, the area included in this plat does not lie in a special flood hazard area.
Street names are shown hereon as provided by the owners and can only be changed by an ordinance passed by the Village of Orland Park. All lot corners shall be monumented with iron stakes upon recording of this Plat.
I hereby designate the Village of Orland Park, Cook County, Illinois, to submit this plat, in the original version as dated and signed below, for recording on our behalf as agent for the annexed title holder.
Dated at Flossmoor, Illinois, this 14th day of November, A.D. 2017.

Donald R. Smith
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002182
DONALD R. SMITH, PLS
1020 Park Ave. #180
Flossmoor, Illinois 60422
Phone: 708 798 3596



State of Illinois) S.S.
County of Cook)
To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof or that if such surface water drainage will change, adequate provision has been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a 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 at Lemont, Illinois, this 14th day of November, A.D. 2017.

Design Engineer

Bearing shown hereon are with respect to the East Line of the East Half of the Southwest Quarter being assigned a value of North 0°0'4"21" West

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Tangent
C1	39.40	25.00	90°18'01"	S45°04'39"W	25.13
C2	20.86	25.00	47°48'25"	S 85°52'08"E	11.08
C3	45.99	56.00	47°03'23"	S65°29'37"E	24.38
C4	104.69	56.00	107°06'54"	S37°25'14"W	75.84

Tax Bills for Lot 6 are to sent to:
Village of Orland Park
Development Services
14700 Rovina Avenue
Orland Park, IL 60462

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.
DATE: Nov. 16, 2017
COUNTY CLERK

I hereby certify that there are no delinquent special assessments or unpaid current special assessments on the above described property.
Dated at Orland Park, Cook County, Illinois, this 14th day of November, A.D. 2017.

BY: William H. Hage
VILLAGE COLLECTOR

Approved by the PRESIDENT and BOARD OF TRUSTEES of the Village of Orland Park, Cook County, Illinois, this 19th day of March, A.D. 2018.

BY: John J. Sullivan
VILLAGE PRESIDENT

ATTEST: John J. Sullivan
VILLAGE CLERK

This plat has been approved by the Cook County Department of Transportation and Highways with respect to roadway access pursuant to 785 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.
23rd day of February, A.D. 2018
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

State of Illinois) S.S.
County of Cook)
108th Avenue LLC, does hereby certify that it is the holder of record title to the property described in the Surveyor's Certificate on Sheet 1 of this instrument and that as such title-holder it has caused said property to be surveyed and subdivided as shown on the plat hereon drawn, for the uses and purposes therein set forth.

108th Avenue LLC, per Public Act #286-765 ILCS 205/1 does also hereby certify that said property to be surveyed and subdivided and known as Hampton Court lies in Elementary School District No. 135 and High School District No. 230.

Dated at Illinois, this 8th day of January, 2018.

108th Avenue, LLC
445 West 41st Street
Chicago, Illinois 60609

BY: Jan Plassek

ATTEST: Jan Plassek

State of Illinois) S.S.
County of Cook)
I, Jan Plassek, a NOTARY PUBLIC in and for said county and state do hereby certify that

Jan Plassek (Name) and Michael M. Mink (Name)
(Title) (Title)
of 108th Avenue, LLC, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed said instrument as their own free and voluntary act and as the free and voluntary act of said Hampton Court 108th Avenue, LLC, for the uses and purposes therein set forth and said

as custodian of the act of said Hampton Court 108th Avenue, LLC, did then and there affix said seal to said instrument as his/her own free and voluntary act and as the free and voluntary act of said 108th Avenue, LLC, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of January, A.D. 2018.

NOTARY PUBLIC