

SPYGLASS CONSOLIDATION

PLAT



Doc#: 1532722080 Fee: \$122.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/23/2015 02:57 PM Pg: 0

OWNERS STATEMENT AND DEDICATION

STATE OF ILLINOIS)
COUNTY OF COOK)

SPYGLASS BUILDERS LLC., DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND THAT IT HAS CAUSED SAID PROPERTY TO BE CONSOLIDATED (SUBDIVIDED) AS SHOWN ON THIS PLAT AS ITS FREE ACT AND DEED. THE PROPERTY IS CONSOLIDATED BY THIS PLAT INTO THE SINGLE RESIDENTIAL LOT. OTHER LETTERED PUBLIC USE AREAS AND DEDICATED STREET RIGHT-OF-WAYS AS SHOWN ON THE ACCOMPANYING DEPICTION ARE PREVIOUSLY DIVIDED IN THE PLAT OF OLDE MILL PHASE III RECORDED AUGUST 28, 2012 AS DOCUMENT NUMBER 1224129022 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 14, 2012 AS DOCUMENT NUMBER 1225818050, IN COOK COUNTY, ILLINOIS.

SCHOOL DISTRICT DECLARATION: THE OWNER HEREBY UNDERSTANDS AND CERTIFIES THAT THIS PROPERTY LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

SCHOOL DISTRICT 135
CONSOLIDATED HIGH SCHOOL DISTRICT 230
MORAIN VALLEY COMMUNITY COLLEGE DISTRICT 524

DAVID KANE, PRESIDENT OF SPYGLASS BUILDERS LLC. HAS CAUSED ITS CORPORATE SEAL TO BE HERETO AFFIXED AND HAS SIGNED HIS NAME TO THIS DOCUMENT THIS 9th DAY OF NOVEMBER, 2015

ON BEHALF OF SPYGLASS BUILDERS LLC.

BY David Kane
DAVID KANE, PRESIDENT, SPYGLASS BUILDERS LLC.

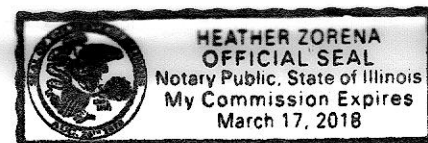
ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN THE STATE OF ILLINOIS DO HEREBY CERTIFY THAT DAVID KANE, PRESIDENT OF SPYGLASS BUILDERS LLC. OF 17243 BUCK DR. ORLAND PARK, IL 60462 IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, AFFIXED THE SPYGLASS CORPORATE SEAL AND DELIVERED THE SAID INSTRUMENT, AS HIS FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SPYGLASS BUILDERS LLC. FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL AND NOTARIAL SEAL THIS 9th DAY OF November, 2015

Heather Zorena
NOTARY PUBLIC



APPROVED BY THE VILLAGE OF ORLAND PARK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, THE TREASURER FOR THE VILLAGE OF ORLAND PARK, DOES HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXATION PLAT.

DATE: 11/10/15
VILLAGE TREASURER Commairia Kump

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED AT A MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK THIS 2nd DAY OF November, 2015

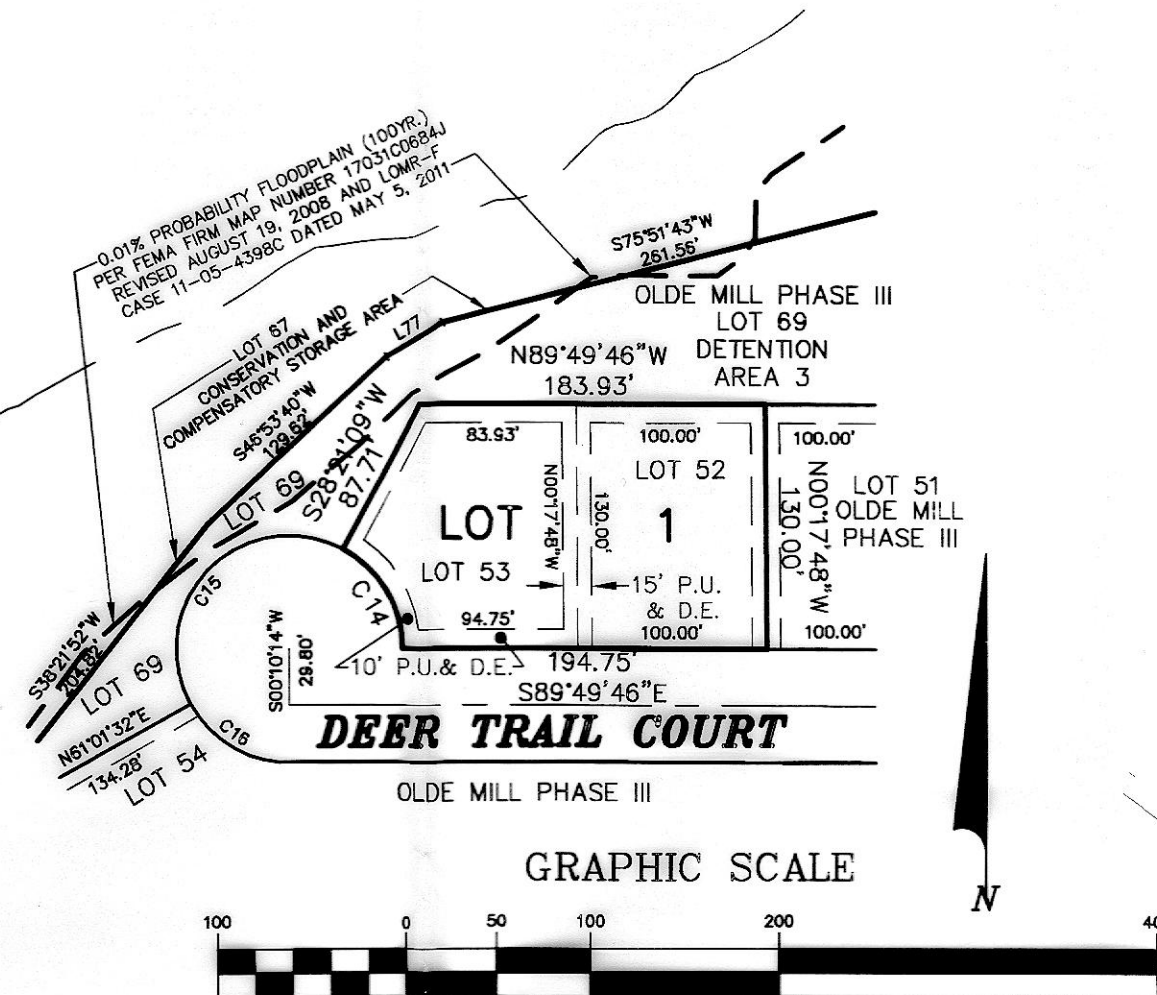
DATE: 11/11/15
VILLAGE PRESIDENT David P. O'Malley
DATE: 11/11/15
VILLAGE CLERK John

I DO NOT FIND ANY DELINQUENT GENERAL TAXES OR UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATE: Nov. 20, 15
COUNTY CLERK David P. O'Malley

MAIL TO
RECORDER'S BOX 324

A RESUBDIVISION OF LOTS 52 AND 53 IN OLDE MILL PHASE III, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36, NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2012, AS DOCUMENT NUMBER 1224129022 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 14, 2012 AS DOCUMENT NUMBER 1225818050, IN COOK COUNTY, ILLINOIS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C14	64.53	60.00	61.47	N30°50'07\"W	61°37'29\"
C15	154.28	60.00	115.16	S44°41'21\"W	147°19'37\"
C16	58.80	60.00	56.47	S57°02'52\"E	56°08'49\"

LINE TABLE		
LINE	LENGTH	BEARING
L77	36.36	S59°55'35\"W

SURVEYORS/ENGINEERS CERTIFICATE

LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD., PROFESSIONAL DESIGN FIRM NO. 184.006823, OF 846 REGENT STREET, NEW LENOX IL. HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED AS:

LOTS 52 AND 53 IN OLDE MILL PHASE III, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36, NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2012, AS DOCUMENT NUMBER 1224129022 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 14, 2012 AS DOCUMENT NUMBER 1225818050, IN COOK COUNTY, ILLINOIS.

WAS SURVEYED ON THE GROUND AND THAT THE RESULTS OF SAID SURVEY ARE SHOWN CORRECTLY ON THIS PLAT OF SURVEY. DIMENSIONS ARE IN U.S. STANDARD FEET AND SEXIGESIMAL BEARINGS.

THIS DESIGN FIRM CERTIFIES THAT THE LAND HEREBY SUBDIVIDED IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ORLAND PARK, ILLINOIS, WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL/MAP NUMBER 17031C0884 J (COOK COUNTY) WITH EFFECTIVE DATE OF AUGUST 19, 2008, AND THE SUBSEQUENTLY ISSUED LETTER OF MAP REVISION CASE NUMBER 11-05-4398C DATED MAY 5TH 2011, NO PART OF THE DEVELOPED LOTS 43 THRU 64 CREATED BY THIS PLAT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTES

- STEEL REINFORCING RODS, UNLESS OTHERWISE NOTED, WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY, AND BLOCK CORNERS, TWO OF WHICH WILL BE IN CONCRETE, AS DIRECTED IN THE ILLINOIS STATUTES, IN CHAPTER 109, PARAGRAPH 12 AND ALSO IN THE ILLINOIS COMPILED STATUTES UNDER 765ILCS 205/1.
- FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT, REFER TO THE TITLE ABSTRACT, DEED, CONTRACT, AND VILLAGE OF ORLAND PARK ZONING REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES TO THE DEVELOPER OR SURVEYOR.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENTS.
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- ALL DRAWN EASEMENTS ARE FOR PUBLIC UTILITIES, UNDERGROUND AND SURFACE WATER DRAINAGE UNLESS OTHERWISE SHOWN.
- ALL EASEMENTS SHALL REMAIN AS ORIGINALLY RECORDED AND DEPICTED ON THIS PLAT. ORIGINAL LOTS HAVE THE FOLLOWING PUBLIC UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE SHOWN:

REAR: 10'

SIDE: 7.5'

BY THIS CERTIFICATE, BOTH LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD. AND MATTHEW DUNN, ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY AUTHORIZE THE VILLAGE OF ORLAND PARK OR THEIR DESIGNATED AGENT TO RECORD THIS PLAT WITH THE RECORDER OF DEEDS IN THE COUNTY OF COOK.

BY IT'S SURVEYOR, MATTHEW D. DUNN, P.E., P.L.S., IT'S CORPORATE LICENSE EXPIRES APRIL 30, 2017.

MATTHEW D. DUNN P.L.S. # 62-003107
MY LICENSE EXPIRES NOVEMBER 30, 2016
LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD.



SURFACE WATER DRAINAGE STATEMENT

I HEREBY DECLARE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH IMPROVEMENTS OR ANY PART THEREOF OR THAT 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 DEVELOPER 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 THE DEVELOPMENT.

OWNER OR ATTORNEY IN FACT
(TRUST BENEFICIARY)

DESIGN ENGINEER MATTHEW D. DUNN P.E. # 35-047326
MY LICENSE EXPIRES NOVEMBER, 30TH 2015
LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD.



NOTE: PLEASE RETURN ONE RECORD COPY OF THIS PLAT TO:

MATTHEW DUNN P.E., P.L.S.
LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD.
846 REGENT ST.
NEW LENOX, ILLINOIS 60451

PREPARED BY:
LINCOLNWAY
ENGINEERING AND LAND SURVEYING LTD.

846 REGENT STREET, NEW LENOX, IL. 60451
PHONE (630)301-1325

RECORDING NO. 1122
DATE 11-23-15
BY 6 mg