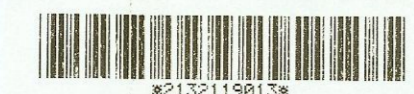


P.I.N. = 27-17-301-018-0000



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

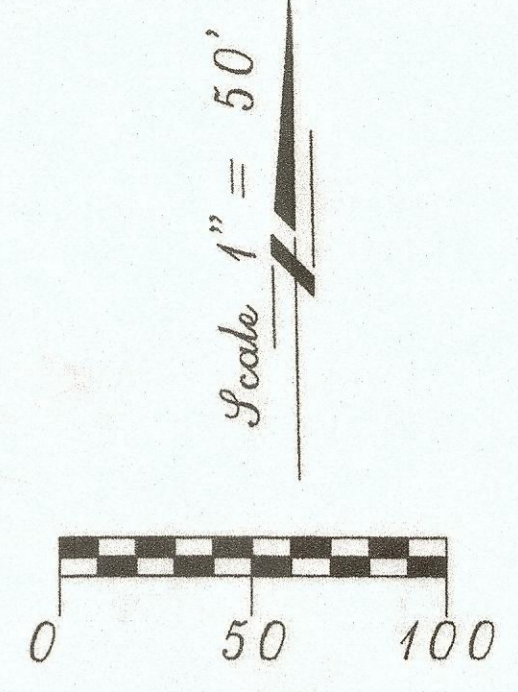
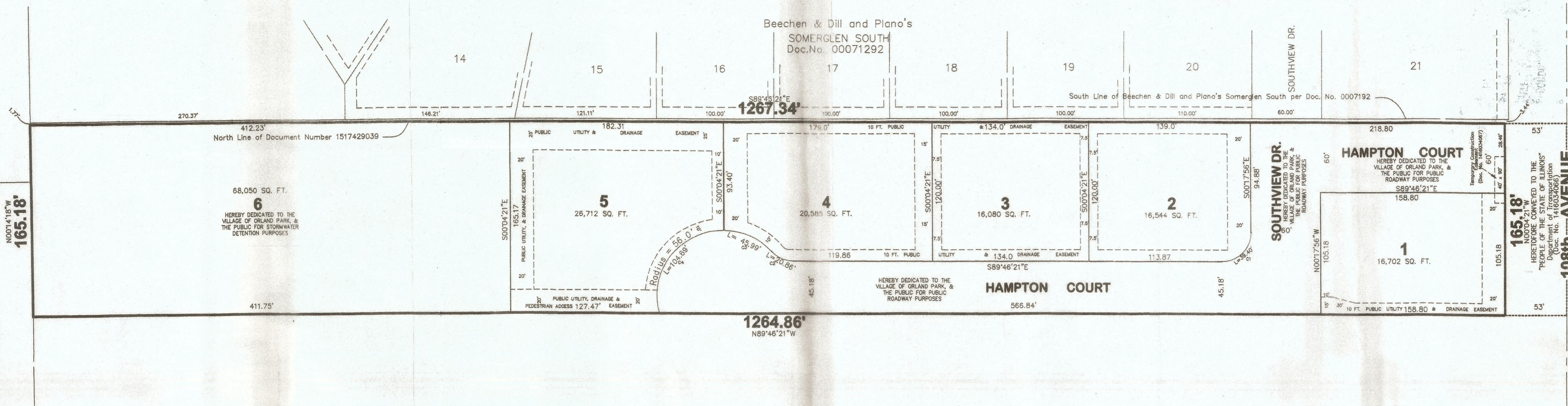
Area of Subdivision: 4.7971 Acres

# 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



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 Chicago, Illinois, this 18th day of January, A.D. 2017.

108th Avenue, LLC  
445 West 41st Street  
Chicago, Illinois 60609  
BY: [Signature]  
ATTEST: [Signature]

**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, L.L.C., 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.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSIGNMENTS OR UNPAID CURRENT SPECIAL ASSIGNMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.  
DATE: Nov. 10, 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 13th day of March, A.D. 2018

BY: [Signature]  
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: [Signature]  
VILLAGE PRESIDENT  
ATTEST: [Signature]  
VILLAGE CLERK

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.  
23rd day of February, A.D. 2018  
[Signature]  
SUPERINTENDENT OF TRANSPORTATION and HIGHWAYS  
COOK COUNTY, ILLINOIS

**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", "Public 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 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 other 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 "Common Elements" or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "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 765/05, 805/2, as amended from time to time. The term "common area or areas" is defined as a lot, parcel or areas of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the subdivided development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open spaces", "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 and property physically occupied by a building, structure, 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.

**EASEMENT PROVISIONS**  
NORTHERN ILLINOIS GAS COMPANY  
An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation, doing business as NIGOR GAS COMPANY, its successors and assigns (hereinafter "NIGOR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E.", "Public Utility & Drains Easement", "P.U. & D.E.", "Common Area or Areas" (or similar designations), streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right 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, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NIGOR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NIGOR. After installation of any such facilities, the grade of the 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 that meaning set forth for such term in Section 805/2(a) of the "Condominium Property Act", Illinois Compiled Statutes, Ch.765, Sec. 805/2(a), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole or in part to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

State of Illinois) S.S.  
County of Will.) S.S.  
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 60 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 170310662J 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.

[Signature]  
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 16 day of November, A.D. 2017.

[Signature]  
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 00'04'21" West

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	39.40	25.00	90°18'01"	S45°04'39"W	35.45	25.13
C2	20.88	25.00	47°48'25"	S 65°52'08"E	20.26	11.08
C3	45.99	56.00	47°03'23"	S65°29'37"E	44.71	24.38
C4	104.69	56.00	107°06'54"	S37°25'14"W	90.10	75.84

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