

KOWAL RESUBDIVISION

BEING A RESUBDIVISION OF LOT 149 IN SILVER LAKE GARDENS UNIT NUMBER 5, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

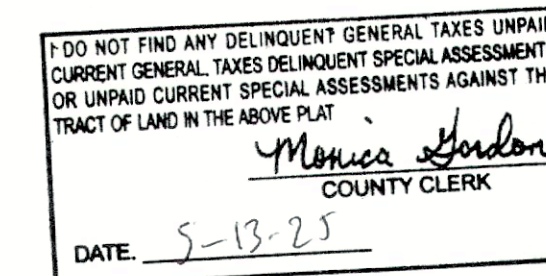
COMMON ADDRESS: 15500 S 73RD AVENUE
ORLAND PARK, IL

PIN: 27-13-201-011 & 015 & 016
PARCEL AREA= 4.84 ACRES

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH, THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE 140 HIGH ELEMENTARY SCHOOL DISTRICT, 230 HIGH SCHOOL DISTRICT AND IN THE MORRAINE VALLEY COMMUNITY COLLEGE DISTRICT. DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW, AND ALL PURCHASER'S SHOULD PERSONALLY CONSULT THE TAX BILL AFFECTING PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE TAXING BODIES AND SCHOOL DISTRICTS IN WHICH THE PROPERTY IS LOCATED.

SOUTHBRIDGE CHURCH

MANAGER:



NOTES:

1. NO IMPROVEMENTS SHOWN HEREON.
2. INTERIOR LOT CORNERS SHALL BE MONUMENTED WITH IRON PIPES IN ACCORDANCE WITH 765 ILCS 205/1.
3. ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE MONUMENTED PRIOR TO THE RECORDING OF THE SUBDIVISION (765 ILCS 205/1).
4. BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE.
5. EASEMENT AREAS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE VILLAGE RETAINS THE RIGHT, BUT NOT THE RESPONSIBILITY TO INSPECT, MAINTAIN OR REPAIR ANY INFRASTRUCTURE OR LAND WITHIN THESE AREAS.

RETURN RECORDED PLAT TO:
KDC CONSULTANTS INC.
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491

SEND FUTURE TAX BILLS TO:
LOT 1:
SOUTHBRIDGE CHURCH
15500 S 73RD AVENUE
ORLAND PARK, ILLINOIS 60462
LOT 2:
KOWAL BUILDERS INC.
10336 S 88TH AVENUE
PALOS HILLS, ILLINOIS 60465

REVISED: MARCH 13, 2025
DATED: DECEMBER 3, 2024
PAGE 1 OF 1

OWNERS CERTIFICATE

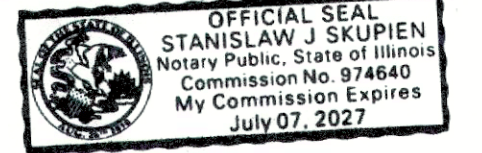
SOUTHBRIDGE CHURCH DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED.

STATE OF ILLINOIS }SS
COUNTY OF COOK

I, STANISLAW SKURPIEN, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 9 DAY OF MAY A.D. 2024

NOTARY PUBLIC



APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, THIS 9 DAY OF MAY, A.D. 2024.

BY: _____ ATTEST: _____

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS 9 DAY OF MAY, A.D. 2024.

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

DATED THIS 9 DAY OF MAY, A.D. 2024.

COUNTY CLERK

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF THEIR 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 BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR 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 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 SUBDIVISION.

OWNER: Dea. Rick ENGINEER: [Signature]

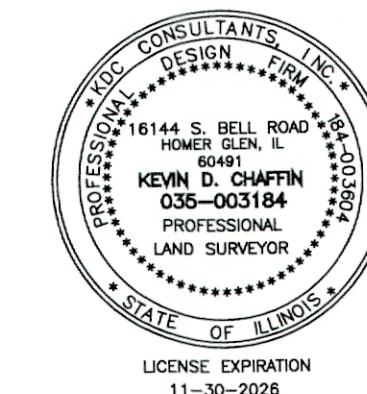
STATE OF ILLINOIS }SS
COUNTY OF WILL

I, KEVIN D. CHAFFIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3184, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 149 IN SILVER LAKE GARDENS UNIT NUMBER 5, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND RESUBDIVISION IN EVERY DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR COOK COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0706 J, DATED AUGUST 19, 2008. I ALSO HEREBY DESIGNATE THE VILLAGE OF ORLAND PARK AS THE PERSON TO RECORD THIS PLAT OF RESUBDIVISION.

DATED AT HOMER GLEN, ILLINOIS, THIS 3rd DAY OF DECEMBER, A.D. 2024.



Kevin Chaffin
KEVIN D. CHAFFIN

PREPARED FOR:

KOWAL BUILDERS INC.

PREPARED BY:

KDC CONSULTANTS INC.

WWW.KDCCONSULTANTSINC.COM

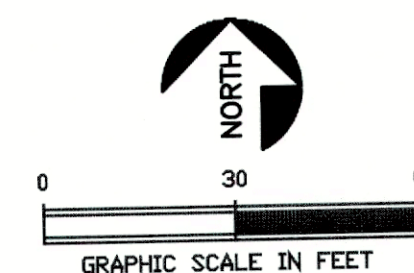
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

SURVEY No. 24-11-051 SUB

COMMONWEALTH EDISON RIGHT OF WAY

145

WHEELER DRIVE
HERETOFORE DEDICATED



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ZONING ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE. DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF KDC CONSULTANTS, INC. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.