LOCATION MAP

NOT TO SCALE

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 IN 159TH STREET AND 76TH AVENUE

SUBDIVISION RECORDED MAY 10, 1994 AS DOCUMENT NUMBER 94418743

EXISTING EASEMENT LEGEND

= PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED PER DOCUMENT NUMBER 1617618107

= CROSS ACCESS EASEMENT GRANTED PER DOCUMENT NUMBER 1617618107

= SIDEWALK EASEMENT GRANTED PER DOCUMENT NUMBER 1617618107

= PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED PER DOCUMENT NUMBER 1619019099

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE—EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS SUBDIVISION IS SUBJECT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT NUMBERS 23861100 AND 23861101 FOR INGRESS AND EGRESS.

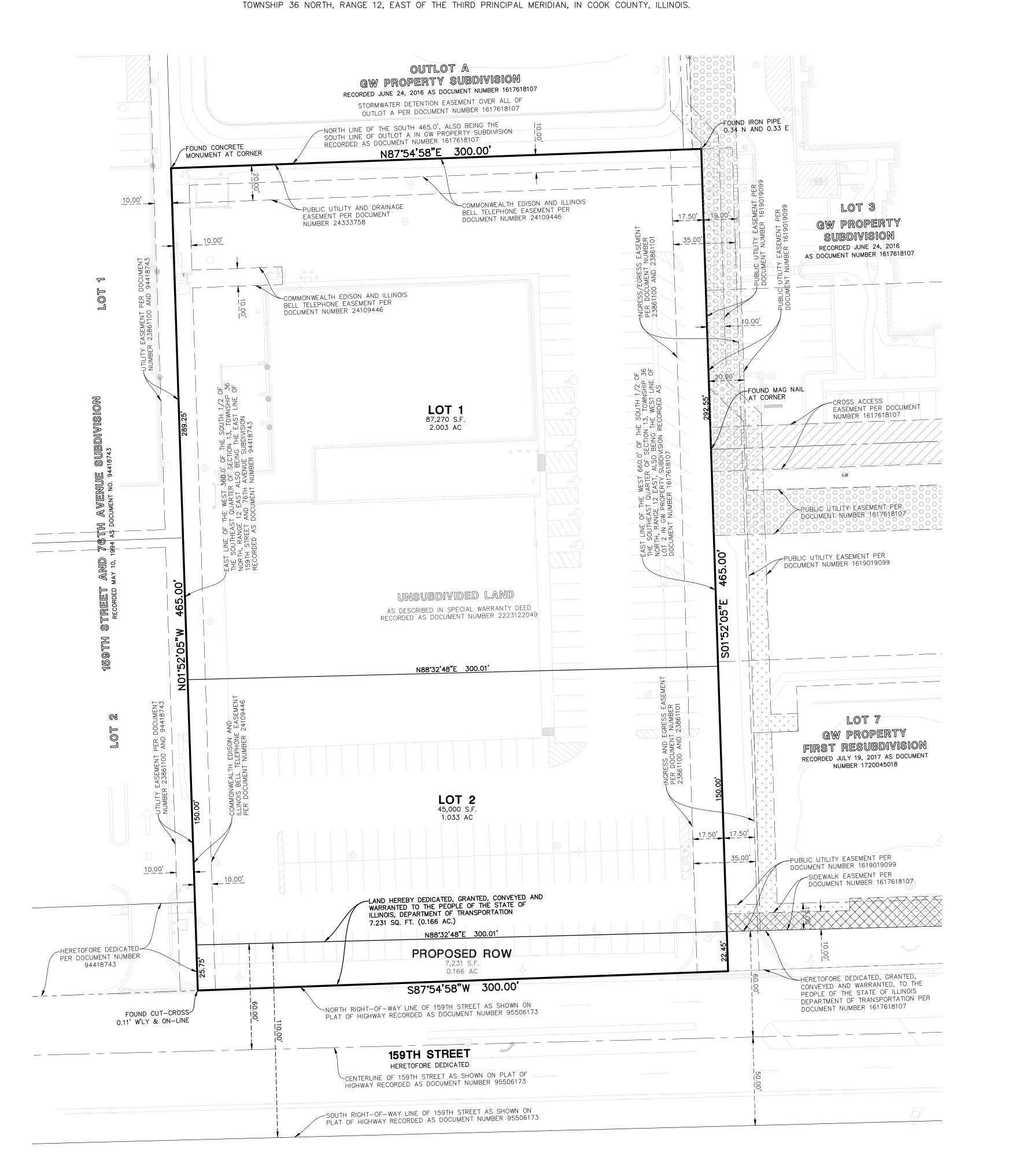
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

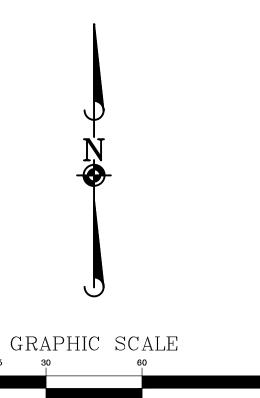
FINAL PLAT

OF

GW PROPERTIES HARBOR FREIGHT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13,





BASIS OF BEARINGS

1 inch = 30 ft.

COORDINATES AND BEARINGS ARE BASED UPON GW PROPERTY SUBDIVISION RECORDED JUNE 24, 2016 AS DOCUMENT NUMBER 1617618107

SURVEY PREPARED FOR

GW PROPERTIES 2211 N. ELSTON AVENUE, SUITE 304 CHICAGO, ILLINOIS 60614

SUBMITTED BY/RETURN TO:

GW PROPERTIES 2211 N. ELSTON AVENUE, SUITE 304 CHICAGO, ILLINOIS 60614

EXISTING PIN27-13-402-017-0000

ADDRESS

7520 159TH STREET, ORLAND PARK

EXISTING PROPERTY AREA

139,501 SQUARE FEET (3.203 ACRES)

PROPOSED PROPERTY AREA

LOT 1: 87,270 SQUARE FEET (2.003 ACRES) LOT 2: 45,000 SQUARE FEET (1.033 ACRES) RIGHT-OF-WAY DEDICATION: 7,231 SQUARE FEET (0.166 ACRES) TOTAL: 139,501 SQUARE FEET (3.203 ACRES) DATE REVISIONS

Martine, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.co

One Overlook Point, Suite 290, Lincolnshine, IL.
Civil Engineers • Surveyors • Water

UBDIVISIO

S

ORLAND PARK, ILLINOIS
NAL PLAT OF SUBDIVISION

GW PR

PROJ. MGR.: ERV

PROJ. ASSOC.: AAS

DRAWN BY: AAS

DATE: 09/26/24

SCALE: 1"=30'

SHEET

OF 2

GWPOPIL02

GW PROPERTIES
2211 N ELSTON AVENUE, SUITE 304 CHICAGO, ILLINOIS, 60614

MORTGAGEE NOTARY PUBLIC

STATE OF ______)

COUNTY OF ______)

NOTARY PUBLIC

PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS

_____ AND _____

INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D. 20__.

SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME

WHO ARE PERSONALLY KNOWN TO ME TO BE THE

EXISTING PIN

27-13-402-017-0000

GW PROPERTIES HARBOR FREIGHT SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REVISIO	
DATE	WL
GW PROPERTIES HARBOR FREIGHT SUBDIVISION	ORLAND PARK, ILLINOIS

OWNER'S CERTIFICATE OWNER'S CERTIFICATION AND CONVEYANCE OF RIGHT-OF-WAY THIS IS TO CERTIFY THAT GW ORLAND PARK IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED _ IS/ARE THE OWNER(S) OF THE PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, DEDICATED, AND THE PLATTED AS SHOWN BY RIGHT-OF-WAY DESCRIBED ABOVE AND AS OWNER(S) HEREBY GRANT, CONVEY AND WARRANT THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. RIGHT-OF-WAY DESCRIBED ABOVE. THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS GW PROPERTIES HARBOR FREIGHT SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO DATED THIS ____ DAY OF ______ 20___. THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE. LOT NUMBER(S) SCHOOL DISTRICT SIGNATURE GRADE SCHOOL DISTRICT NO. 146 HIGH SCHOOL DISTRICT NO. 230 JUNIOR COLLEGE DISTRICT NO. 524 NAME AND TITLE SIGNATURE DATED THIS _____, A.D., 2024. NAME AND TITLE OWNER'S NAME AND ADDRESS PRINTED NAME AND TITLE NOTARY PUBLIC VILLAGE COLLECTOR CERTIFICATE STATE OF ILLINOIS) _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE COUNTY OF COOK) AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, _, VILLAGE COLLECTOR FOR THE VILLAGE OF ORLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH. FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT. GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 20__. DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS, THIS ___ DAY OF _____, A.D. 2024. NOTARY PUBLIC VILLAGE COLLECTOR MORTGAGEE CONSENT THE UNDERSIGNED. AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF XXXXXXXX, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., ____, AS DOCUMENT VILLAGE BOARD OF TRUSTEES CERTIFICATE NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN. STATE OF ILLINOIS) COUNTY OF COOK) DATED: _____, A.D., 20__. THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT. DATED AT ORLAND PARK, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 2024. MORTGAGEE'S NAME AND ADDRESS PRINTED NAME AND TITLE VILLAGE PRESIDENT/MAYOR VILLAGE CLERK PRINTED NAME AND TITLE PRINTED NAME

LEGAL DESCRIPTION 159TH STREET DEDICATION

THAT PART OF THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 660.00 FEET OF SAID SOUTH HALF AND THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET PER DOCUMENT NUMBER 1617618107, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 7 IN GW PROPERTY FIRST RESUBDIVISION RECORDED JULY 19. 2017 AS DOCUMENT NUMBER 1720045018, THENCE SOUTH 01 DEGREES 52 MINUTES 05 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 22.45 FEET TO NORTH RIGHT-OF-WAY LINE OF 159TH STREET AS SHOWN ON PLAT OF HIGHWAY RECORDED AS DOCUMENT NUMBER 95506173; THENCE SOUTH 87 DEGREES 54 MINUTES 58 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 300.00 FEET TO EAST LINE OF THE WEST 360.00 FEET OF AFORESAID SOUTH HALF; THENCE NORTH 01 DEGREES 52 MINUTES 05 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 25.75 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 48 SECONDS EAST, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE				
THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.				
BY: JOSE RIOS, P.E. REGION ONE ENGINEER	DATE:, 20			

ACCESS NOTES

1. LOT 1 AND 2 SHALL HAVE ONE FULL ACCESS TO 159TH STREET VIA EXISTING INGRESS/EGRESS EASEMENT GRANTED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT NUMBERS 23861100 AND 23861101

2. ALL OTHER OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

	DATE:	
JOSE RIOS, P.E.		
REGION ONE ENGINEER		

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF. OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE 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.

DATED THIS 25TH DAY OF OCTOBER, A.D., 2024.

ы.	OWNER/ATTORNEY				
	OWNER'S	NAME	AND	ADDRESS	
_					
-					

MATT CALLAGHAN, P.E. MANHARD CONSULTING ONE OVERLOOK POINT, SUITE 290 LINCOLNSHIRE, IL 60069

PERMISSION TO RECORD

STATE OF ILLINOIS) COUNTY OF LAKE)

I, ERIC R, VESELY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855, HEREBY GRANT PERMISSION IO ANY REPRESENTATIVE OF GW PROPERTIES TO RECORD THIS PLAT ON OR BEFORE DECEMBER 3 2024. THE REPRESENTATIVE SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS 25TH DAY OF OCTOBER, A.D. 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855 LICENSE EXPIRES NOVEMBER 30, 2024

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND

THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 3.203 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF ORLAND PARK, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS. POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0706J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(NO SCREEN) AND ZONE X(SHADED). ZONE X(NO SCREEN) IS DEFINED AS AREAS OF MINIMAL FLODD HAZARD AND ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEAVES FROM 1% ANNUAL CHANCE FLOOD PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF OCTOBER, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855 LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: MARCH 4, 2022



PROJ. MGR.: ERV

PROJ. ASSOC.: AAS

DRAWN BY: AAS

SCALE: N/A

DATE: 09/26/24

SHEET

OF

GWPOPIL02