

FINAL SUBDIVISION PLAT

OF

TOWNHOMES AT BLUFF POINTE

BEING A RESUBDIVISION OF LOTS 19-36 (BOTH INCLUSIVE) IN THE FINAL PLAT OF BLUFF POINTE, BEING A SUBDIVISION IN PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PROPOSED LOTS & EASEMENTS

LSPD ZONING TOWNHOMES	
FRONT:	25'
CORNER SIDE:	25'
REAR:	15'

PROPOSED TOWNHOME LOT AREA DATA

LOT #	AREA (SQUARE FEET)
TH A	20,871
TH B	20,872
TH C	20,872
TH D	20,925
TH E	24,829
TH F	21,870
TH G	21,870
TH H	24,829
TH I	20,925

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

LEGEND

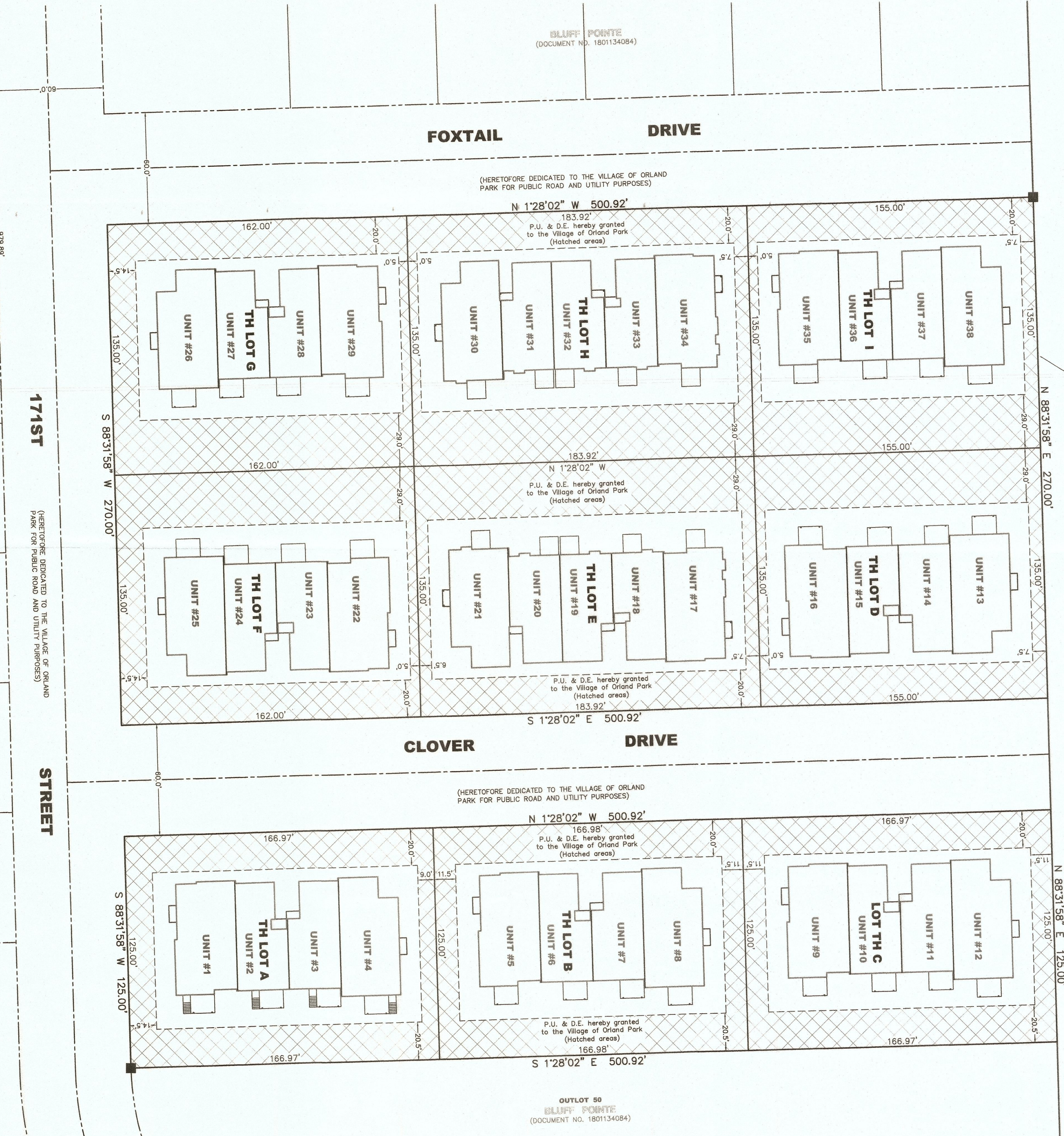
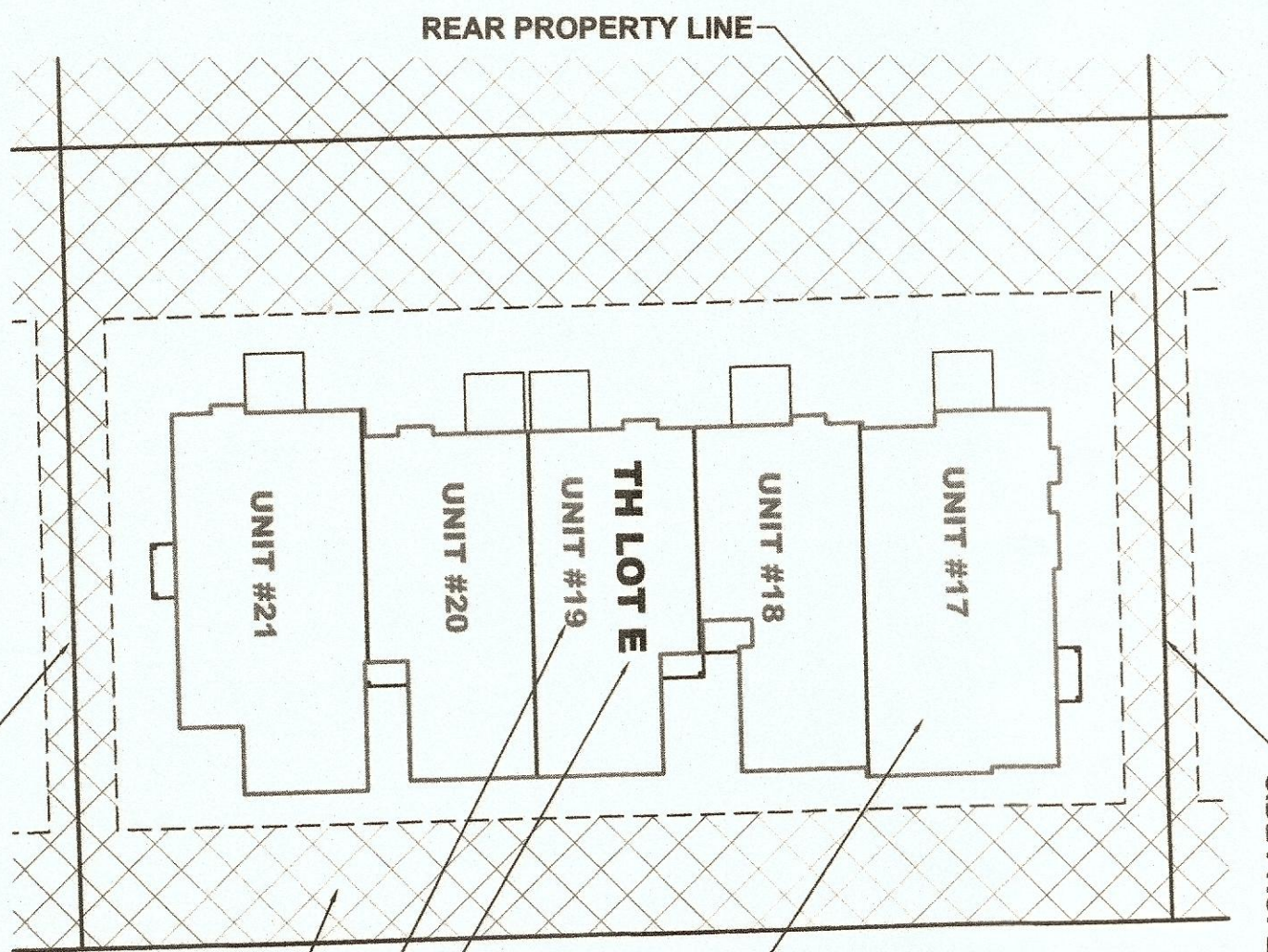
- FIP FOUND IRON PIPE
- FIP FOUND IRON ROD
- SIP SET 5/8" x 24" IRON PIPE
- SMN SET MAG. NAIL
- CONCRETE MONUMENT
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED TO THE VILLAGE OF ORLAND PARK

ABBREVIATIONS

FOUNDED DIMENSION	FOUNDED DIMENSION	FOUNDED DIMENSION
###N###	MEASURED DIMENSION	N NORTH
###E###	FOUNDED IRON PIPE	E EAST
###S###	FOUNDED IRON ROD OR PIN	S SOUTH
###W###	PUBLIC UTILITY EASEMENT	W WEST
###L###	DRAINAGE EASEMENT	
###R###	LANDSCAPE EASEMENT	
###A###	SQ. FT.	
###D###	ARC DIMENSION	
###R###	RADIUS DIMENSION	

GENERAL NOTES

- ALL AREAS ARE PLUS OR MINUS.
- ALL EXISTING P.U. & D.E. EASEMENTS OVER LOTS 19 - 36, AS SHOWN HEREON AND PER THE RECORDED FINAL PLAT OF BLUFF POINTE ARE HEREBY ABROGATED.
- ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO 171ST STREET FROM UNIT 1-TH LOT A, UNIT 25-TH LOT F OR UNIT 26-TH LOT G.
- ALL PROPOSED EASEMENTS OVER TH LOTS A THRU I ARE HEREBY GRANTED TO THE VILLAGE OF ORLAND PARK.



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PREPARED FOR:
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT				SHEET NO.	
TOWNHOMES AT BLUFF POINTE				2 of 3	
DRAFTING COMPLETED:	08/13/2019	DRAWN BY:	SIL	PROJECT MANAGER: SIL	
FIELD WORK COMPLETED:	11/25/2016	CHECKED BY:	DSR	SCALE: 1" = 30'	
				Project No: 16-11003-TH	

Not Subdivided

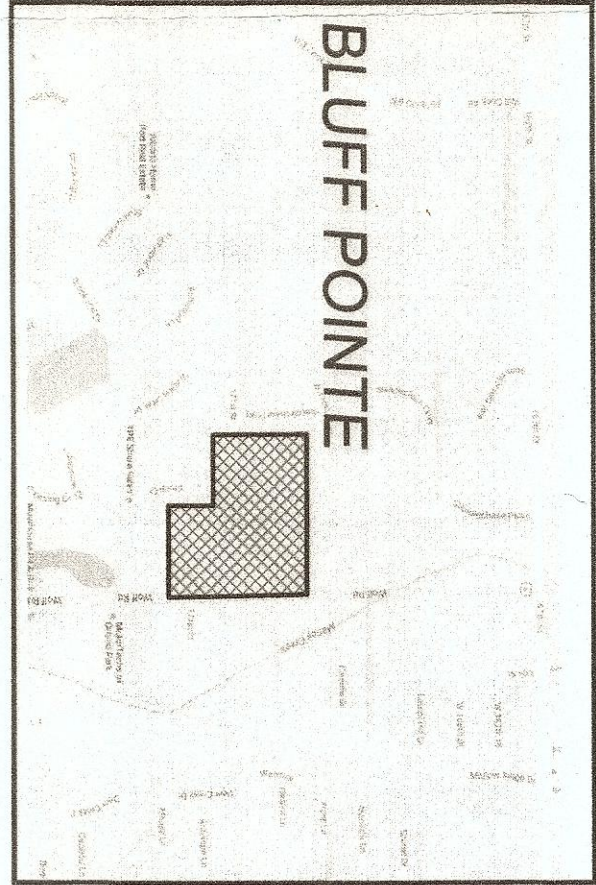
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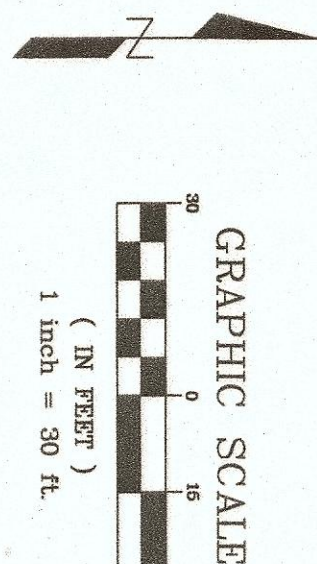
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EXISTING LOTS, EASEMENTS & ABROGATION



VICINITY MAP
NOT TO SCALE



BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

EXISTING LOT AREA DATA	
GROSS AREA:	197,863 SQ. FT. OR 4.54 ACRES
LOTS 19-30:	135,248 SQ. FT.
LOTS 31-36:	62,615 SQ. FT.
THERE ARE NO NEW RIGHT OF WAY / STREET DEDICATIONS.	

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COMMON ADDRESSES

17029	FOXTAIL DRIVE
17037	"
17045	"
17053	"
17061	"
17068	"
17028	CLOVER DRIVE
17029	"
17036	"
17037	"
17044	"
17045	"
17052	"
17053	"
17060	"
17061	"
17068	"
17069	"

PARCEL IDENTIFICATION NUMBERS TO COME

LEGEND	
●	FOUND IRON PIPE
○	FOUND IRON ROD
○	SET UPGRADE IRON PIPE
○	SET UPGRADE NATURAL
■	CONCRETE MONUMENT
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	EXISTING EASEMENT LINE
---	ABROGATED EASEMENT LINE

ABBREVIATIONS	
FD.	FOUND
RECORD	RECORD DIMENSION
MEASURED	MEASURED DIMENSION
PI	FOUND IRON PIPE OR PIN
PR	FOUND IRON ROD
PU	PUBLIC UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
SO	SQUARE FEET
ARC	ARC DIMENSION
R	RADIUS DIMENSION



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TOWNHOMES AT BLUFF POINTE				Project No: 16-11003-TH	
DRAFTING COMPLETED:	08/13/2019	DRAWN BY:	SIL	Project No: 16-11003-TH	
FIELD WORK COMPLETED:	11/29/2016	CHECKED BY:	DSR	Project No: 16-11003-TH	