(630) 325-3400

McNaughton Developmen 220 S. JACKSON STREET BURR RIDGE, ILLINOIS 60527

FINAL SUBDIVISION PLAT

STATE OF ILLINOIS

COUNTY

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OWNER'S CERTIFICATE

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 NORTHEAST 1/4 AND PART OF THE NORTHWEAST 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.

WATER 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, 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 owner 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 this subdivision.

Printed Name

Printed Name

PUBLIC UTILITY EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Orland Park, Illinois and to those public utility companies operating under franchise from the Village Orland Park, including, but not limited to, Comed, Ameritech, NiCor, Comcast and their respective successors and assigns, over all of the areas marked "Public Utilitic Williams or (P.U. & D.E.) on the plat for the perpetual right, privilege and authority to construct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems and including storm and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said village, over, upon, along, under and through said indicated easements, together with right of access across the property for necessary personnel and equipment to do any of the above work.

The right is also granted to cut down, trim or remutilities. any trees, shrubs or other plants on the eas ents that interfere with the operation of the

Easements are hereby reserved for and granted to the Village of Orland Park and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire easement area for ingress, egress and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance. No permanent buildings or obstructions shall be placed on said easements without prior written consent of grantees, but same may be used for gardens, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights. after installations of such facilities. ent is used both for sewers and other utilities, the other utility installation shall be subject to the ordinances of the Village of Orland

easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, its successors and assigns, in all platted "easement" areas, streets, alleys, other lic ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be structed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with easements reserved and granted hereby.

wealth Edison Company and k.a. Illinois P-"

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), 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 alleys, 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, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface as may be common area or in, upon or over the property within the dashed or dotted lines (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.

rty Act", Chapter 765 ILCS 605/2, led from time

defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such sen space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common ed with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or sond or mechanical equipment.

Grantees at cost of the Grantor/Lot Owner, upon written request.

Submitted by:

Orland Park, Illinois 60462 708-403-6100 Village of Orland Park 14700 Ravinia Avenue

Return the original Mylar to:

Orland Park, Illinois 60462 708-403-6100 Village of Orland Park 14700 Ravinia Avenue

McNaughton Development 220 S. Jackson Street Burr Ridge, Illinois 60527 630-325-3400 Send all future tax bills to:

RESERVED FOR: COOK COUNTY RECORDER

COOK COUNTY CLERK STAMP

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

Feb. 6, 2626 (E)

Mail To Recorder's Box 324

SURVEYOR'S CERTIFICATE

OF ILLINOIS) SS

This is to certify that I, Steven J. Laub, an Illinois Professional Land Surveyor, No. 035—003160, have resubdivided the following described property:

Lots 19 thru 36, both inclusive, in the Final Plat of Bluff Pointe, being a subdivision in part of the East 1/2 of the Northeast 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, according to the plat thereof recorded January 11, 2018 as Document No. 1801134084, in Cook County, Illinois.

as shown by the Annexed Plat which is a correct representation of said survey and subdivision.

Village of Article 11, by the Vil plat. certify that this Subdivision lies within the Village limits or within 1.5 miles of the corporate limits of the Orland Park, Illinois, which has adopted a Municipal Plan and is exercising special powers authorized by Division 12 of the Illinois Municipal Code, as now and hereafter amended and that all regulations enacted and the preparation of this compliance of Orland Park relative to plats and subdivisions have been complied with in the preparation of this

I further indicated and subdi certify that iron rebar 5/8" X 24" will be set at all lot corners except where concrete monuments are upon the completion of the final grading, and that the plat hereon drawn correctly represents said survey division.

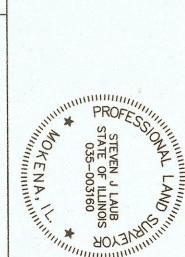
I further certify that part of the subject property lies within Zone "AE" (areas within the 1% annual chance flood (100—year flood), base flood elevation determined) as defined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) of Cook County and Incorporated Areas, Map Number 17031C0684J, map revised August 19, 2008.

Dimensions are given in feet and decimal parts thereof and all curve lengths shown are arc dimensions

hand and seal at Mokena, on November. 30, 2020 Illinois, this 13th day of August A.D., 2019

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

FINAL SUBDIVISION PLAT



TOWNHOMES AT BLUFF POINTE CHECKED BY: DSR

DRAFTING COMPLETED:
FIELD WORK COMPLETED:

Project No: SHEET NO. 3 16-11003-TH

