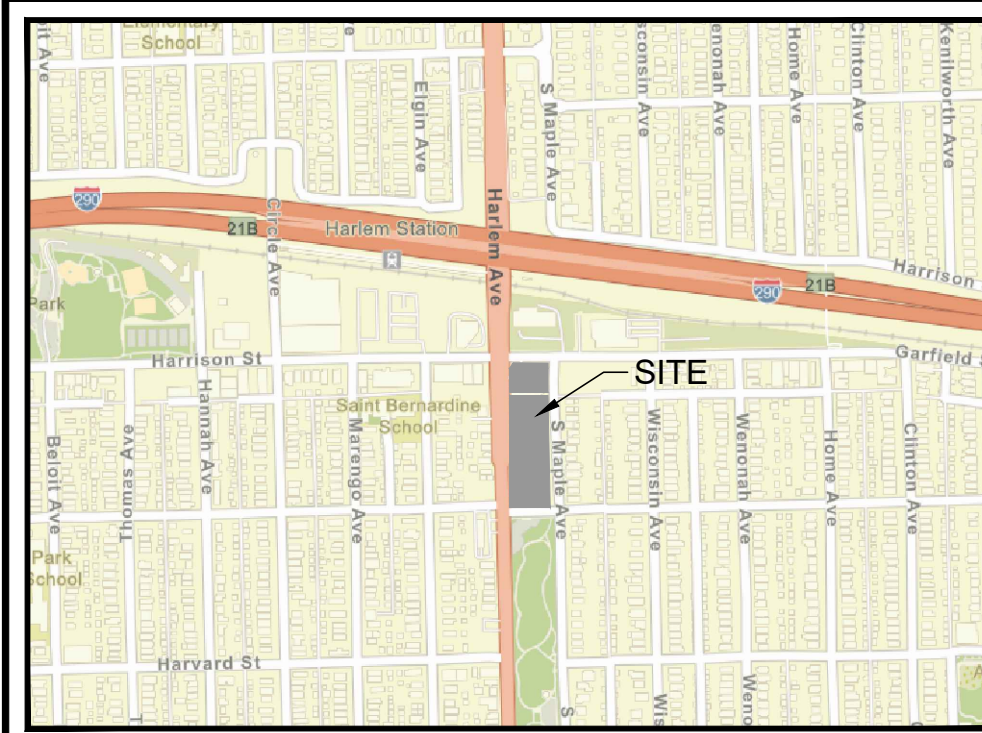
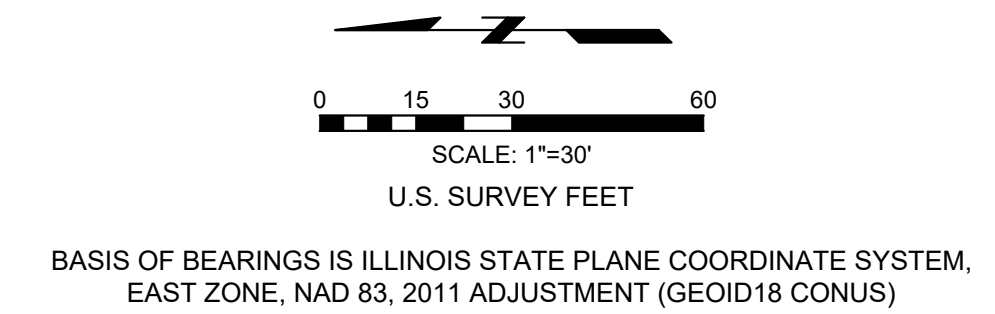


PLAT OF SUBDIVISION FOR QUIKTRIP NO. 4454 ADDITION

BEING A RESUBDIVISION OF LOTS 1, 2, AND 4 THRU 12, INCLUSIVE IN BLOCK 2, PART OF LOT 3 IN BLOCK 2, AND THE VACATED ALLEY IN BLOCK 2, ALL IN ROBSON WEDDELL'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 694 FEET OF THE WEST HALF OF THE SW 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE 3RD PRINCIPAL MERIDIAN, VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS



Location Map
Not to Scale

LEGEND

- | | |
|-----------------------|--|
| SET + | SET CUT CROSS |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| (S89°21'26"W 446.71') | PREVIOUS PLAT OR DEED CALL |
| (S89°21'55"W 446.72') | MEASURED BEARING AND DISTANCE |
| --- | SUBJECT PROPERTY BOUNDARY |
| --- | PARCEL LINE |
| --- | EASEMENT LINE |
| * | AREA PREVIOUSLY DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DOCUMENT 96360411 FOR ROAD RIGHT OF WAY |

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS EAST NAD 83 STATE PLANE COORDINATE SYSTEM AS DETERMINED BY USING TRIMBLE VRS (GPS) NETWORK.

DEVELOPER:

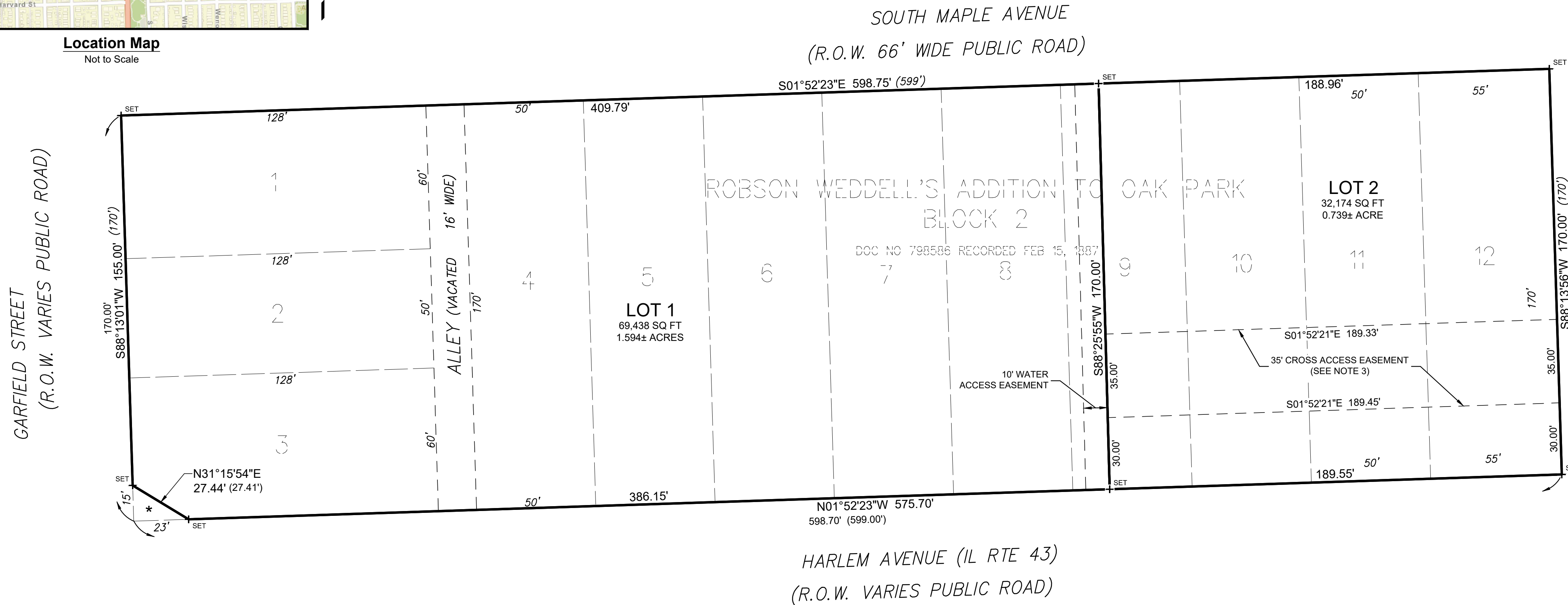
QUIKTRIP CORPORATION
ATTN: SKYLER EVANS
50 SOUTH MAIN STREET, SUITE 200
NAPERVILLE, IL 60540

RETURN TO:

QUIKTRIP CORPORATION
ATTN: SKYLER EVANS
50 SOUTH MAIN STREET, SUITE 200
NAPERVILLE, IL 60540

GENERAL NOTES:

- THIS SUBDIVISION IS IDENTIFIED AS PROPERTY IDENTIFICATION NUMBER: 16-18-300-003-0000.
- ACCORDING TO THE COOK COUNTY ASSESSORS ONLINE TOOL THE ADDRESS FOR THE SUBJECT SITE IS 915 S. MAPLE AVENUE, OAK PARK, IL. 60304.
- A CROSS-ACCESS EASEMENT IS A LEGAL AGREEMENT THAT ALLOWS THE OWNERS OF ADJACENT PROPERTIES TO SHARE ACCESS TO EACH OTHER'S LAND, TYPICALLY FOR PURPOSES LIKE SHARED DRIVEWAYS OR PARKING AREAS. THIS AGREEMENT ENSURES VEHICLES OR PEDESTRIANS CAN MOVE FREELY BETWEEN THE PROPERTIES WITHOUT NEEDING TO RE-ENTER THE PUBLIC ROAD. DETAILS OF THE ACCESS EASEMENT WILL BE FINALIZED IN AN AGREEMENT BETWEEN THE ADJACENT LANDOWNERS TO BE FILED IN A SEPARATE DOCUMENT.



OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SAID RECORD OWNER IT CONSENTS TO THE SUBDIVISION OF SAID PROPERTY, THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHT-OF-WAY SHOWN THEREON, ALSO THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF OAK PARK SCHOOL DISTRICT 97, OAK PARK AND RIVER FOREST HIGH SCHOOL DIST 200, AND TRITON COMMUNITY COLLEGE 504.

DATED THIS _____ DAY OF _____, A.D., 2025

BY: _____
SIGNATURE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ ARE (IS) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE (IS) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY (HE/SHE) SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR (HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DIRECTOR OF DEVELOPMENT SERVICES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, A.D., 2025.

DIRECTOR OF DEVELOPMENT SERVICES, VILLAGE OF OAK PARK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, A.D., 2025.

PLAN COMMISSION, VILLAGE OF OAK PARK

CHAIRMAN, PLAN COMMISSION, VILLAGE OF OAK PARK

BOARD OF TRUSTEES APPROVAL

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, A.D., 2025, BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE COUNCIL OF OAK PARK, ILLINOIS, PURSUANT TO ORDINANCE NUMBER _____

BY: _____
PRESIDENT - VILLAGE OF OAK PARK

ATTEST: _____
CLERK - VILLAGE OF OAK PARK

VILLAGE CLERK CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF COOK)

I, THE UNDERSIGNED, AS VILLAGE CLERK OF OAK PARK, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST THE LAND DEPICTED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON. GIVEN UNDER MY HAND AND SEAL OF THE VILLAGE CLERK AT _____, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 2025.

OAK PARK VILLAGE CLERK

DATE: _____

DIRECTOR OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF OAK PARK STANDARDS AND REQUIREMENTS. THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS _____ DAY OF _____, A.D., 2025.

DIRECTOR OF PUBLIC WORKS - VILLAGE OF OAK PARK

ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §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.

DATED: _____

REGION _____ ENGINEER _____, P.E.

SURVEYOR'S CERTIFICATE - SUBDIVISION

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY AS FOLLOWS:

LEGAL DESCRIPTION - SUBDIVISION

LOTS 1 THRU 12, AND THE VACATED ALLEY, INCLUSIVE, IN BLOCK 2 OF ROBSON WEDDELL'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 694 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

EXCEPT SAID PARCEL TAKE FOR ROAD DESCRIBED AS FOLLOWS:

THAT PART OF LOT 3 IN BLOCK 2 OF ROBSON WEDDELL'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 694 FEET OF THE WEST ONE HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 26 MINUTES 11 SECONDS EAST (ASSUMED) 15.00 FEET ALONG THE NORTHERLY LINE THEREOF; THENCE SOUTH 32 DEGREES 22 MINUTES 38 SECONDS WEST 27.41 FEET TO THE WESTERLY LINE OF SAID LOT, SAID LINE BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43); THENCE NORTH 00 DEGREES 48 MINUTES 23 SECONDS WEST 23.00 FEET ALONG SAID WESTERLY LINE TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION - LOT 1

LOTS 1, 2, AND 4 THRU 8, INCLUSIVE, PART OF LOT 3, PART OF LOT 9, AND THE VACATED ALLEY IN BLOCK 2 OF ROBSON WEDDELL'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 694 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

LEGAL DESCRIPTION - LOT 2

LOTS 10 THRU 12, INCLUSIVE, AND PART OF LOT 9 IN BLOCK 2 OF ROBSON WEDDELL'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 694 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAT AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 17031C0485J, EFFECTIVE DATE AUGUST 19, 2008, THE SUBDIVISION LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

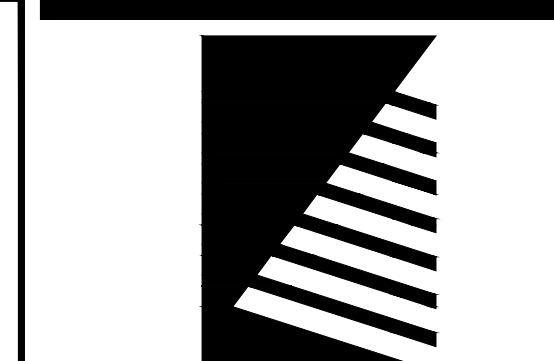
GIVEN MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2025

BY: _____
KENNETH J. SILVERTHORN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3413
PH. 309-689-9888 EMAIL: KSILVERTHORN@F-W.COM
WWW.F-W.COM



DATE: _____
EXP. DATE: 11-30-2026
DESIGN FIRM REGISTRATION NO. 184-001856

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



Farnsworth
GROUP

100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:
1	07/24/2025	REVISED PER CLIENT COMMENT
2	07/31/2025	REVISED PER COMMENTS
3	08/20/2025	REVISED PER CLIENT COMMENTS

PROJECT:

Oak Park, Illinois

DATE: 08/01/2025

DESIGNED: KJS

DRAWN: PDM

REVIEWED: PEB

FIELD BOOK NO.: CHA 200/32

SHEET TITLE:

**FINAL PLAT OF
SUBDIVISION FOR
QUIKTRIP NO. 4454
ADDITION**

SHEET NUMBER:

1
OF 1

PROJECT NO.: 02401802.001