

VICINITY MAP - NOT TO SCALE

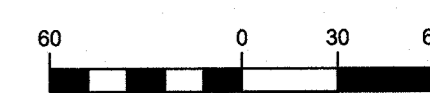
# GREMLEY & BIEDERMANN

A DIVISION OF  
PLCS Corporation  
LICENSE NO. 18-00332

PROFESSIONAL LAND SURVEYORS  
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

## ALTA / NSPS Land Title Survey

GRAPHIC SCALE



(IN FEET)

1" = 60'



THAT PART LOT 17 (EXCEPT THE WEST 4.30 ACRES THEREOF) LYING WEST OF THE WEST LINE OF ASHLAND AVENUE, AND LYING SOUTH OF THE SOUTH LINE OF ISABELLA STREET AND LYING NORTH OF THE NORTH LINE OF CENTRAL AVENUE IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF ARCHANGEL QUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE PART OF LOTS 17 AND 18 LYING EAST OF THE EAST LINE OF ASHLAND AVENUE, SOUTH OF THE SOUTH LINE OF ISABELLA STREET AND NORTH OF THE NORTH LINE OF CENTRAL AVENUE (EXCEPT THE EASTERLY 4 FEET OF THE SOUTHERLY 432.92 FEET OF THE NORTHERLY 465.92 FEET OF LOT 18) IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF ARCHANGEL QUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

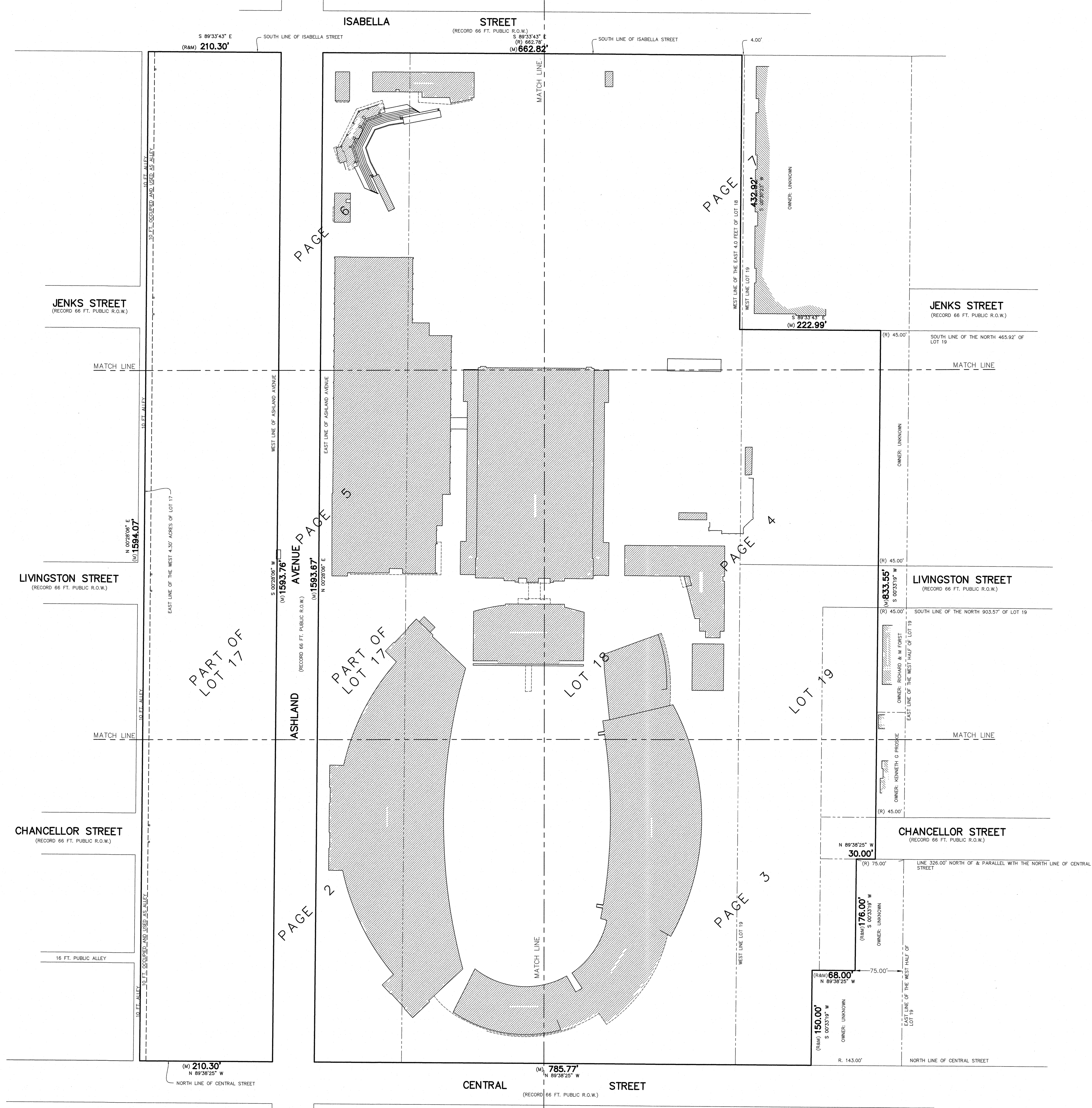
ALSO

THE WEST HALF OF LOT 19, EXCEPT THE NORTH 465.92 FEET THEREOF AND EXCEPT THE EAST 45.00 FEET LYING NORTH OF A LINE 326.00 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF CENTRAL STREET.

ALSO

EXCEPTING THEREFROM THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF CENTRAL STREET WITH THE EAST LINE OF THE WEST HALF OF SAID LOT 19 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF CENTRAL STREET, A DISTANCE OF 143.00 FEET; THENCE NORTH PARALLEL TO SAID EAST LINE OF THE WEST HALF OF LOT 19, A DISTANCE OF 150.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 66.00 FEET TO A POINT 75.00 FEET WEST OF SAID EAST LINE OF WEST HALF OF LOT 19; THENCE NORTH PARALLEL TO SAID EAST LINE OF THE WEST HALF OF LOT 19, A DISTANCE OF 176.00 FEET TO A POINT 326.00 FEET NORTH OF THE NORTH LINE OF CENTRAL STREET; THENCE EAST PARALLEL TO SAID SOUTH LINE OF LOT 19, A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH SAID EAST LINE OF THE WEST HALF OF LOT 19; AND THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF LOT 19, A DISTANCE OF 326.00 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE CERTAIN STREETS OPENED AND USED IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHANGEL QUILMETTE RESERVATION (SITUATED IN TOWNSHIP 42, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN).

AREA OF PROPERTY = 1,828,423 SQ. FT. OR 37.38 ACRES MORE OR LESS



**SURVEY NOTES:**

SURVEYOR'S LICENSE EXPIRES November 30, 2022

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF, AND IS SUBJECT TO, ALL RESTRICTIONS AND MATTERS APPEARING OF RECORD AS MIGHT BE INCORPORATED BY A CURRENT TITLE COMMITMENT.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 6.2% ANNUAL CHANCE FLOODPLAIN, PRE-FLOOD INSURANCE RATE MAP, COOK COUNTY, ILLINOIS, MAP NO. 170310254K, EFFECTIVE DATE SEPTEMBER 10, 2021.

Note: (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

No dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing, Elevation Datum and Coordinate Datum if used is ASSUMED.

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PRIMARY BENCHMARK # 37  
ELEVATION = 14.86 (563.832 NAVD)  
ROD WITH CAP  
LOCATION: SOUTHWEST QUADRANT OF MILBURN ST. & SHERIDAN RD.  
SECONDARY BENCHMARK # 63  
ELEVATION = 22.98 (601.972 NAVD)  
NSC MONUMENT  
LOCATION: SOUTHWEST QUADRANT COLFAX ST. & BROWN AVE.

REVISED PER EMAIL APRIL 29, 2022 (BB)	CHECKED	DATE
ORDERED BY: NORTHWESTERN UNIVERSITY	DRWA	BY
ADDRESS: 651 CENTRAL STREET		
<b>GREMLEY &amp; BIEDERMANN</b>		
PLCS CORPORATION		
LICENSE NO. 18-00332		
PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO.	DATE	PAGE NO.
2021-29557-001	FEBRUARY 24, 2022	1 OF 7
SCALE: 1" = 60' FEET		

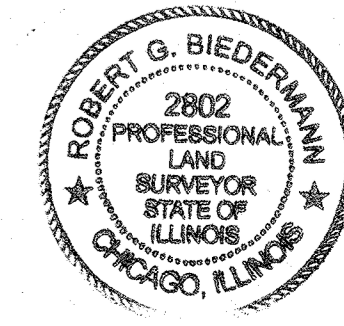
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 28, 2022.

DATE OF PLAT JUNE 24, 2022

BY: *Robert G. Biedermann*

ROBERT G. BIEDERMANN  
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802

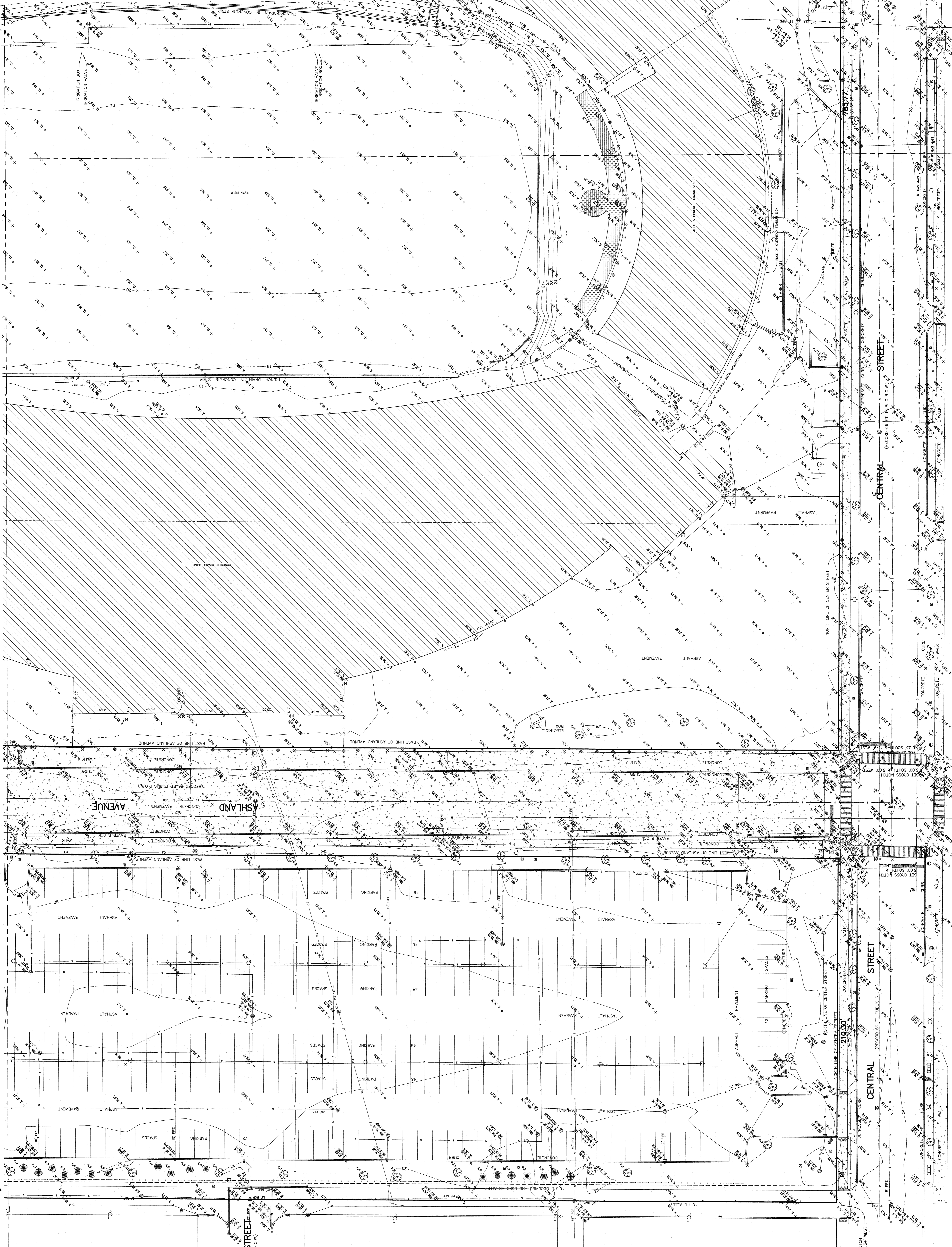




**LEGEND**

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- San Storm Combo MH
- Water Buffer Box
- Water Hard Hole
- Water Mains
- Telephone Pedestal
- Telephone Vault
- Utility Anchor
- Electric MH
- Electric Vault Hole
- Electric Pad
- Electric Meter
- Electric Pedestal
- Electric Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Manhole Wall Light
- Gas Buffer Box
- Gas Hard Hole
- Tree - Evergreen
- Sign Post
- Bumper Post
- Unclassified Manhole
- Auto Sprinkler
- Rose Connection
- Iron Pipe
- Cut Cross
- Electric - Telephone
- JULIE Mark - Gas
- JULIE Mark - Water
- A-ASPHALT ELEVATION
- B-FINISHED FLOOR ELEVATION
- C-CURB ELEVATION
- D-CONCRETE ELEVATION
- E-TOP OF SLOPE ELEVATION
- F-TOP OF FINISHED FLOOR ELEVATION
- G-OUTLET ELEVATION
- H-TOP OF WALL ELEVATION
- I-BRICK ELEVATION
- J-SUBSTATION

NOTE:  
(RIM) = RIM AS SHOWN FROM PLANS  
(INVERT) = INVERT AS SHOWN FROM PLANS



REVISED PER EMAIL APRIL 26, 2022 (BB)  
DRAWN BY: WESTERN ARIZONA  
CHECKED BY: RAY FELD  
DATE: 2/27/22

**GREMLEY & BIEDERMANN**  
PLCS Corporation  
4505 North Elston Avenue, Chicago, IL 60630  
Telephone: (773) 685-8102 Email: info@plcs-survey.com

SCALE: 1" = 40' PER 24" x 36" SHEET

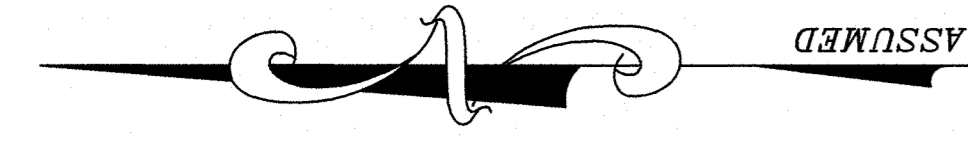
DATE: 2/27/22

PROJECT NO.: 2021-29557-001

NO DIMENSIONS NOTED FROM THE BUILDING BANK, ELEVATION DATA AND COORDINATE DATA FILED IN ARS/MERIS.  
UNLESS OTHERWISE NOTED FROM THE BUILDING BANK, ELEVATION DATA AND COORDINATE DATA FILED IN ARS/MERIS.  
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UTILITY WARNING:  
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all utilities that exist in the area shown. The surveyor is not responsible for any damage to existing utilities caused by the construction of the proposed improvements. Call DODGER: (773) 744-7000 with the City of Chicago.

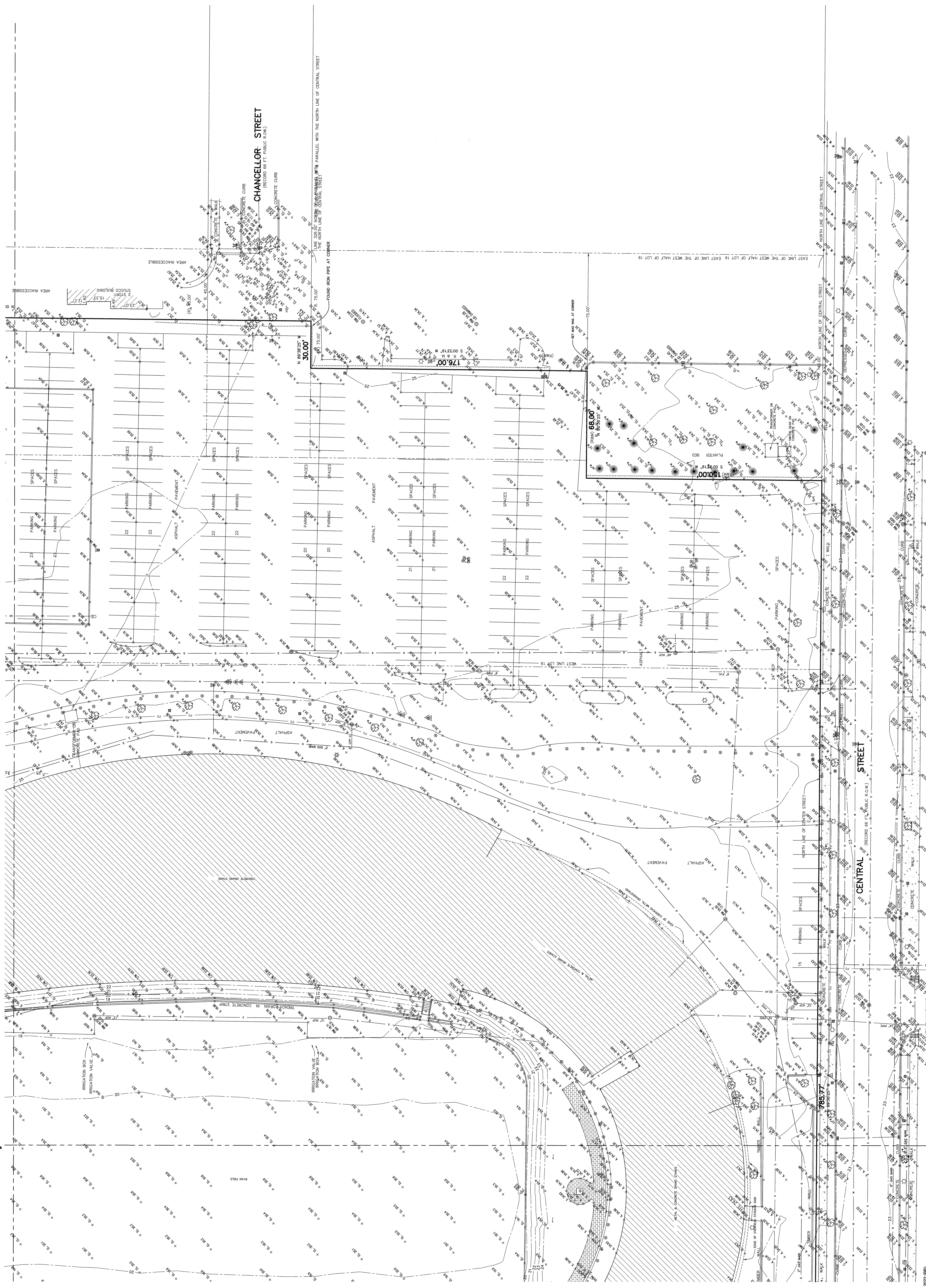
Outside of the City of Chicago call J.U.L.E. (800) 892-0725 prior to construction or excavation.



**LEGEND**

- Storm MH
- Storm Inlet
- Storm CB
- San Man
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Fire Hydrant
- Telephone MH
- Telephone Pedestal
- Utility Pole
- Utility Pole
- Gas Anchor
- Electric MH
- Electric Pad
- Electric Hand Hole
- Electric Meter
- Electric Light Pole
- Electric Traffic Signal
- Electric Control Box
- Electric Ground Light
- Electric Mounted Wall Light
- Gas Buffalo Box
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Sign Post
- Unclassified Manhole
- Auto Sprinkler
- Flag Pole
- Iron Pipe
- Oil Cross
- JULIE MARK - Electric
- JULIE MARK - Telephone
- JULIE MARK - Gas
- JULIE MARK - Water
- GRAVEL ELEVATION
- REFINISHED FLOOR ELEVATION
- X-CONCRETE ELEVATION
- TOP OF BANK ELEVATION
- C-CURB ELEVATION
- EL ELEVATION
- TOP OF WALL ELEVATION
- B-BOTTOM
- BOUNDARY
- UNDERLYING LOTS
- AERIAL WIRES
- FENCE LINES
- CONCRETE CURB
- DEPRESSED CURB
- WATER MAIN
- HOT WATER RETURN
- GAS MAIN
- TELEPHONE
- CABLE TV
- FIBER OPTIC
- CONCRETE LINE
- CONCRETE MATCH LINE
- CONTOUR LINES

NOTE:  
 (RM) = RIM AS SHOWN FROM PLANS  
 (INVERT) = INVERTS AS SHOWN FROM PLANS



REVISION PER CHAL APRIL 20, 2022 (BB)  
 REVISED PER CHAL APRIL 6, 2022 (BB)

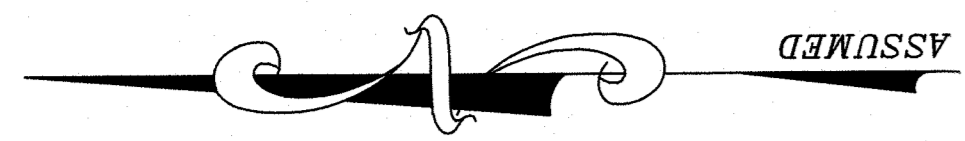
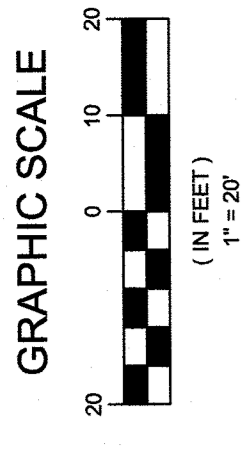
PROJECT: ALTA / NSPS LAND TITLE SURVEY  
 ADDRESS: 7957 S. CHICAGO AVENUE, CHICAGO, IL 60620

DATE: 04/06/2022  
 SCALE: 1" = 20'  
 SHEET: 3 OF 7

2021-29557-001

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UTILITY WARNINGS  
 The underground utilities shown have been located from field survey information and existing utility records. The utility locations shown are approximate and do not constitute a warranty of accuracy. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although no due effort has been made to locate them. The surveyor is not responsible for any damage to existing utilities. Call DODGER - (312) 744-7000 within the City of Chicago.  
 Outside of the City of Chicago call J.L.L.E. (800) 892-0129 for information or excavation. Utility connections depicted herein are based on data collected on the ground and utility data provided by Northwestern University and others. More accurate data might be available with a utility location made by a public or private location service.



**LEGEND**

- Storm MH
- Storm CB
- Storm Man
- San MH
- San Clean Out
- San Storm Combo MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone Pedestal
- Telephone Vault
- Utility Pole
- Electric MH
- Electric Vault
- Electric Hand Hole
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Control Box
- Electric Ground Light
- Electric Ground Light Light
- Gas Buffalo Box
- Gas Hand Hole
- Tree - Deciduous
- Tree - Coniferous
- Sign Post
- Bumper Post
- Unimproved Asphalt
- Auto Sprinkler
- Hose Connection
- Log Pole
- Iron Pipe
- Cut Cress
- Cut Notch
- Electric
- JULIE Mark - Telephone
- JULIE Mark - Gas
- JULIE Mark - Water
- A-ASPHALT ELEVATION
- W-WALK ELEVATION
- FR-FINISHED FLOOR ELEVATION
- TOE-TOP OF BANK ELEVATION
- TOE-TOP OF SLOPE ELEVATION
- G-GUTTER ELEVATION
- TW-TOP OF WALL ELEVATION
- B-BRICK ELEVATION
- S-BOTTOM
- BOUNDARY
- CONCRETE WALKWAYS
- FENCE LINES
- CONCRETE CURB
- DEPRESSED CURB
- SEWER MAIN
- SEWER LATERAL
- HOT WATER RETURN
- GAS MAIN
- TELEPHONE
- CABLE TV
- FIBER OPTIC
- CONDENSATE LINE
- DRAIN
- MATCH LINE
- CONTOUR LINES
- NOTE - RIM AS SHOWN FROM PLANS (INVERT) = INVERTS AS SHOWN FROM PLANS



**UTILITY WARNINGS**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all utilities in the area. The surveyor makes NO guarantee that the underground utilities shown are in the exact location indicated throughout the area, nor that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**UTILITY NOTES:**

NO dimensions shall be assumed by user measurements upon this plan.

Utilities are shown to the best of the Surveyor's knowledge, based on data collected on the ground and utility records. Utility connections are shown to the best of the Surveyor's knowledge, based on data collected on the ground and utility records.

Call DISHER - (312) 742-7000 within the City of Chicago.

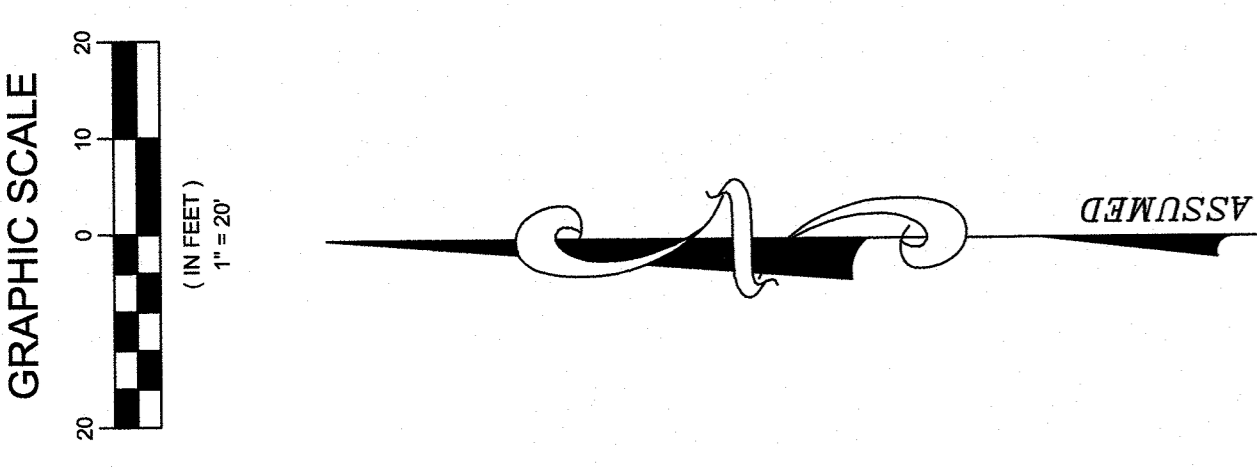
Outside of the City of Chicago call J.L.L.E. (800) 892-0729 prior to construction or excavation.

Utility connections depicted herein are based on data collected on the ground and utility records.

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**2021-29557-001**

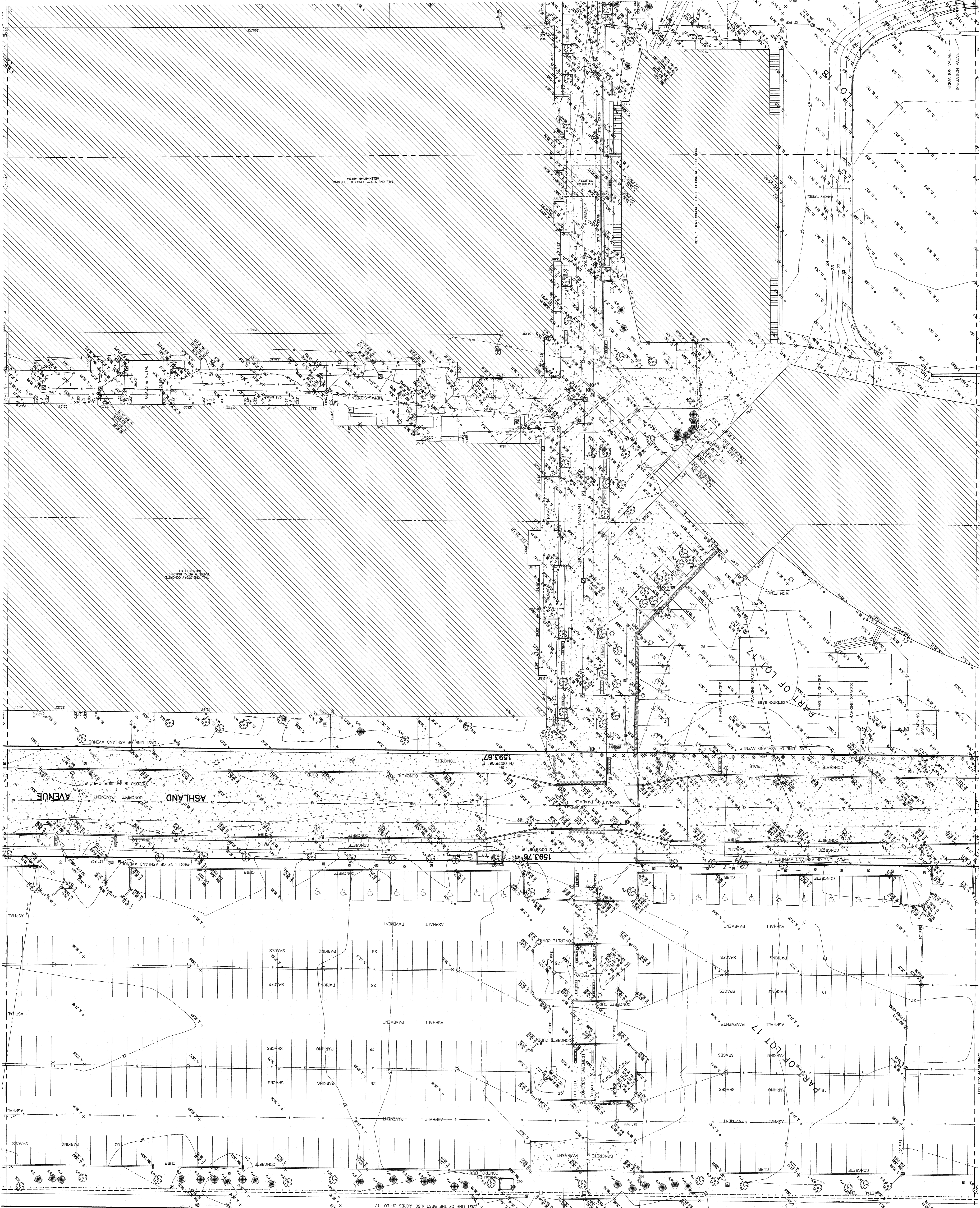
DATE: 04/08/2021  
SCALE: AS SHOWN  
SHEET: 4 OF 7



**LEGEND**

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- San Man
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Fire Hydrant
- Telephone MH
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric MH
- Electric Hand Hole
- Electric Pad
- Electric Meter
- Electric Light Pole
- Electric Traffic Signal
- Electric Traffic Control Box
- Electric Ground Light
- Electric Ground Wall Light
- Gas Buffalo Box
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Bike Rack
- Unclassified Manhole
- Airco Sprinkler
- Fire Protection
- Iron Pipe
- Cut Grass
- Julie Mark - Electric
- Julie Mark - Telephone
- Julie Mark - Gas
- Julie Mark - Water
- Gravel Elevation
- Finished Floor Elevation
- Concrete Elevation
- Top of Basement Elevation
- Curb Elevation
- EL Elevation
- Top of Wall Elevation
- Bottom of Wall Elevation
- Boundary
- Underlying Lots
- Aerial Wires
- Fence Lines
- Concrete Curb
- Depressed Curb
- Water Main
- Hot Water Return
- Electric
- Telephone
- Steam Pipe
- Compensate Line
- Under Drain
- Match Lines
- Conveyor Lines

NOTE:  
 (RM) - RIM AS SHOWN FROM PLANS  
 (INVERT) - INVERTS AS SHOWN FROM PLANS



**REVISIONS**

NO. 001	DATE 04/20/22	DESCRIPTION
001	04/20/22	ISSUED FOR PERMITS
002	04/20/22	REVISED PER E-MAIL APRIL 20, 2022 (887)
003	04/20/22	REVISED PER E-MAIL APRIL 20, 2022 (887)

**PROJECT DATA**

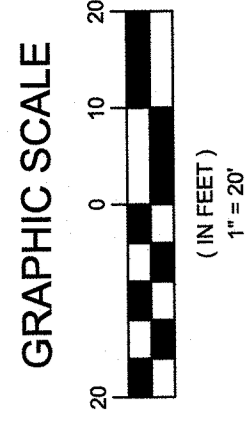
PROJECT NO. 2021-29557-001  
 SHEET NO. 5 OF 7  
 DATE 04/20/22  
 SCALE 1" = 20' FEET  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**UTILITY WARNING**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all utilities in the area. The surveyor does not warrant the accuracy of the utility locations shown on this plan. The surveyor has not provided a utility location map. The surveyor has not provided a utility location map. The surveyor has not provided a utility location map.

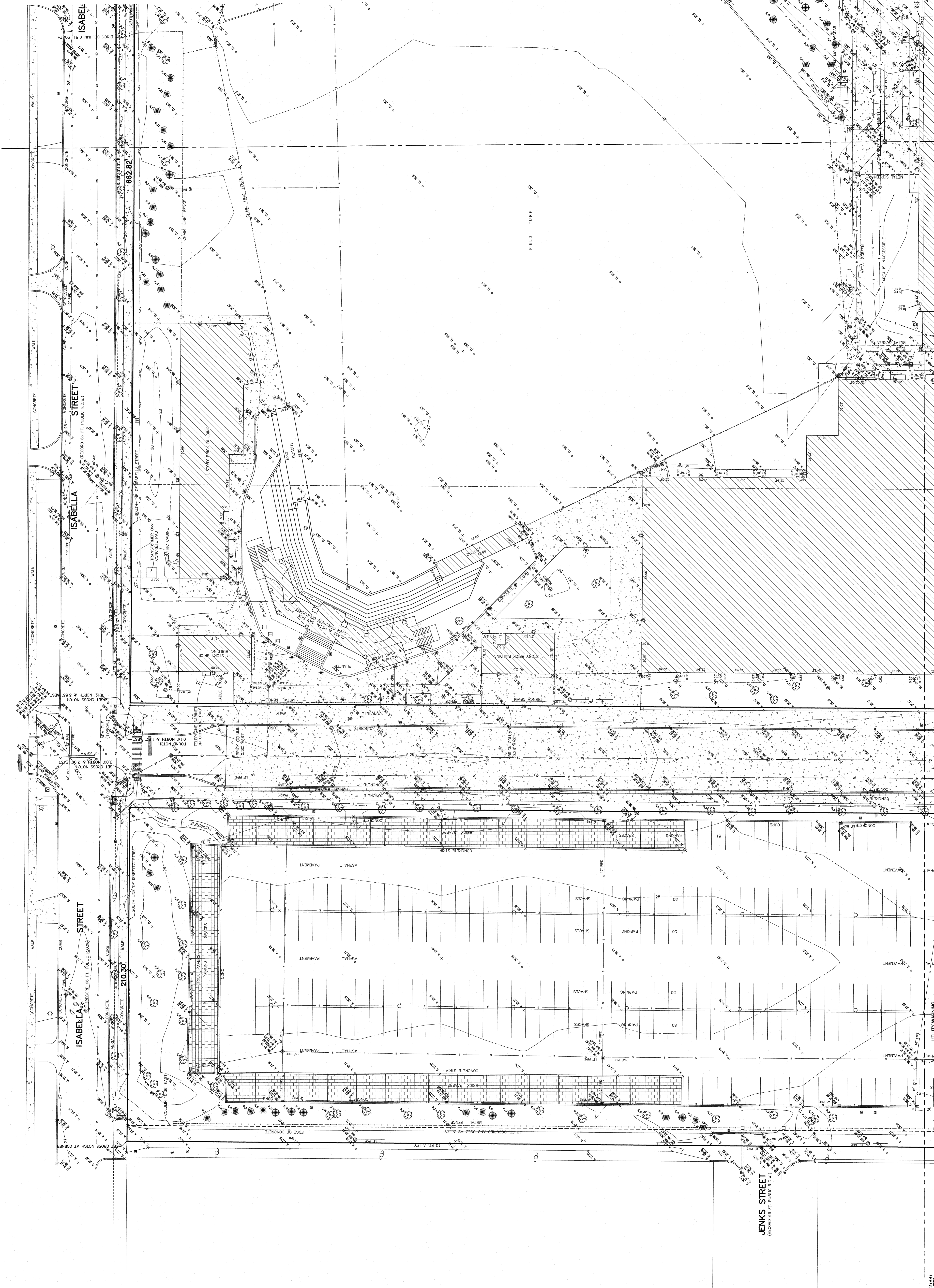
Call DIGGER: (312) 744-7000 within the City of Chicago.  
 Outside of the City of Chicago call J.U.L.I.E. (800) 885-6232 prior to construction or excavation.  
 Utility connections depicted herein are based on data collected on the ground and field observations. The surveyor does not warrant the accuracy of the utility locations shown on this plan. The surveyor has not provided a utility location map. The surveyor has not provided a utility location map. The surveyor has not provided a utility location map.

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**LEGEND**

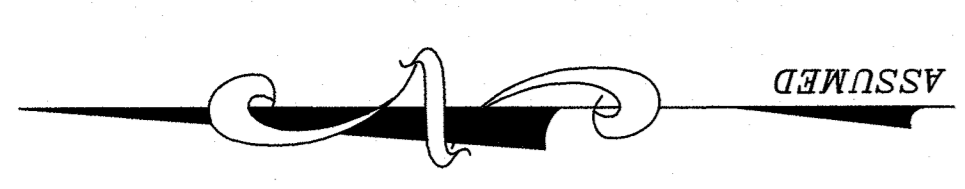
- Storm MH
- Storm Inlet
- Storm CB
- San MH
- San Clean Out
- Water MH
- Water Barfallo Box
- Water Fire Hydrant
- Telephone MH
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric MH
- Electric Pad
- Electric Hand Hole
- Electric Meter
- Electric Light Pole
- Electric Traffic Signal
- Electric Traffic Control Box
- Electric Ground Light
- Electric Mounted Wall Light
- Gas Barfallo Box
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Bike Rack
- Unidentified Manhole
- Auto Simulator
- Flag Pole
- Iron Pipe
- Cut Cross
- Manhole
- JULIE Mark - Electric
- JULIE Mark - Telephone
- JULIE Mark - Gas
- JULIE Mark - Water
- GRAVEL ELEVATION
- FFE-FINISHED FLOOR ELEVATION
- X-CONCRETE ELEVATION
- TOP OF BANK ELEVATION
- C-CURB ELEVATION
- EL-ELEVATION
- TW-TOP OF WALL ELEVATION
- B-BOTTOM
- BOUNDARY
- UNDERLYING LOTS
- AERIAL WIRES
- FENCE LINES
- CONCRETE CURB
- DEPRESSED CURB
- SEWER MAIN
- SEWER LATERAL
- HOT WATER RETURN
- GAS MAIN
- TELEPHONE
- CABLE TV
- CONDENSATE LINE
- FIBER OPTIC
- WATER MAIN
- MATCH LINE
- CONTOUR LINES
- NOTE - RIM AS SHOWN FROM PLANS
- (INVERT) = INVERT AS SHOWN FROM PLANS



**UTILITY WARNING**  
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all utilities that may be present in the area. It is the responsibility of the contractor to locate and verify the location of all utilities before construction or excavation. Call DIGGER - 312/742-7000 within the City of Chicago.

**UTILITY NOTES:**  
 SURVEYORS LICENSE EXPIRES November 30, 2022  
 PLCS (PLCS) License Expires and Measured distances respectively.  
 For easements, building lines and other restrictions not shown on survey data refer to your abstract, deed, contract, file policy and local building regulations.  
 NO dimensions shall be assumed by user measurement upon the site.  
 Unless otherwise noted, the bearing, distance, elevation datum and coordinate system used in this plan is as shown.  
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**REVISIONS:**  
 REVISION PER PLAN APRIL 25, 2022 (AB)  
 REVISION PER PLAN APRIL 22, 2022 (AB)  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 07/2021  
 SCALE: 1" = 20' FEET  
 SHEET NO. 6 OF 7

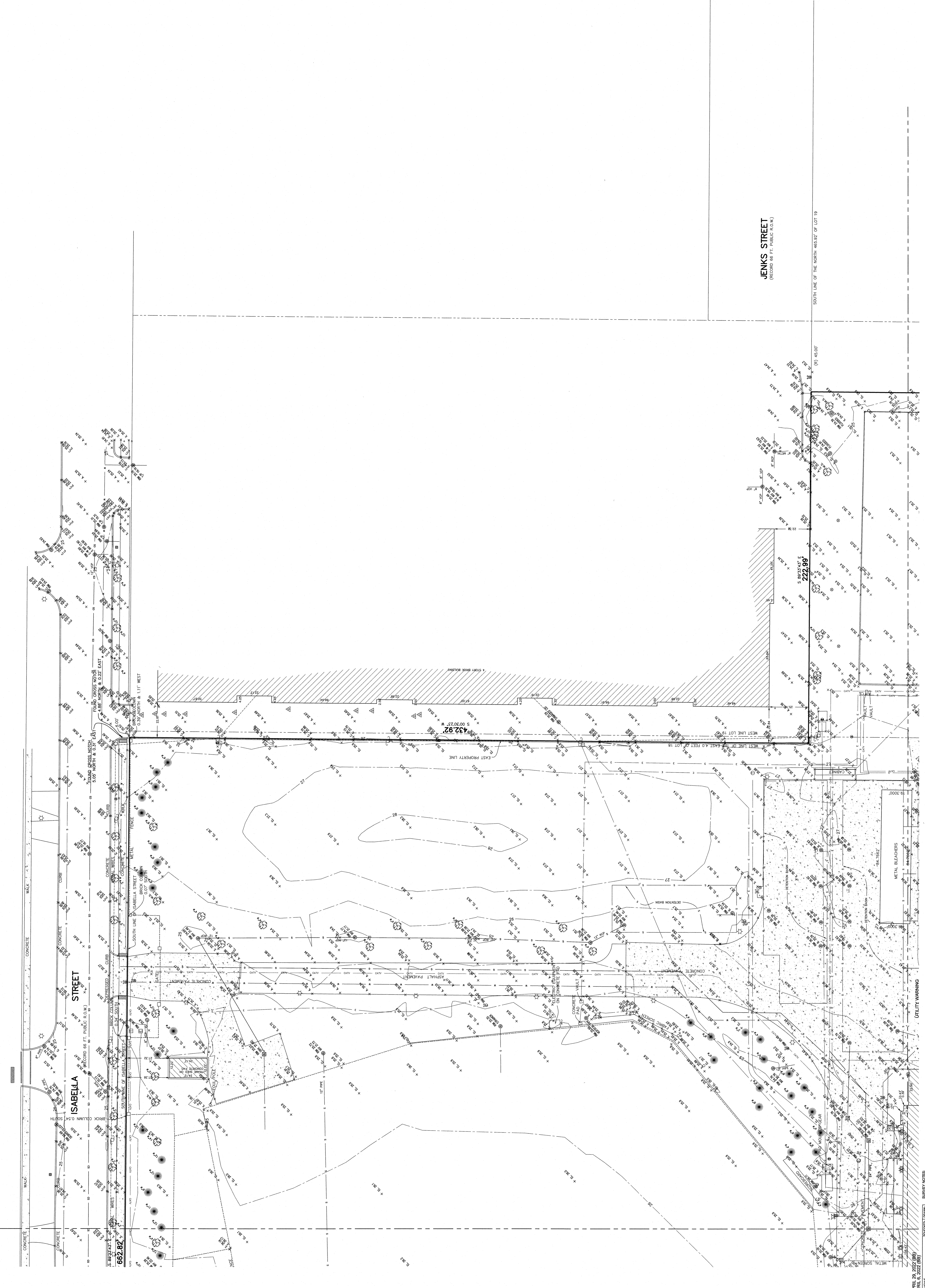


**LEGEND**

○	Storm MH
○	Storm CB
○	Storm Inlet
○	San MH
○	San Storm
○	San Storm Churn
○	Water MH
○	Water Churn
○	Water Burial Box
○	Water Meter
○	Water Fire Hydrant
○	Telephone MH
○	Telephone Pedestal
○	Telephone Vault
○	Utility Pole
○	Guy Anchor
○	Electric MH
○	Electric Hand Hole
○	Electric Pad
○	Electric Meter
○	Electric Control Box
○	Electric Traffic Signal
○	Electric Light Pole
○	Electric Mounted Wall Light
○	Electric Mounted Wall Light
○	Gas Burial Box
○	Gas Meter
○	Tree - Deciduous
○	Tree - Evergreen
○	Sign Post
○	Manhole
○	Blue Rock
○	Unclassified Manhole
○	Auto Sprinkler
○	Fire Hydrant
○	Flag Pole
○	Iron Pipe
○	Cut Cross
○	Water Valve
○	Water Meter
○	Water Valve - Electric
○	Water Valve - Telephone
○	Water Valve - Gas
○	Water Valve - Water

—	BOUNDARY
—	UNDERLYING LOTS
—	AERIAL WIRES
—	FENCE LINES
—	CONCRETE CURB
—	DEPRESSED CURB
—	SEWER MAIN
—	HOT WATER RETURN
—	GAS MAIN
—	TELEPHONE
—	CABLE TV
—	CONDUIT LINE
—	FIBER OPTIC
—	MATCH LINE
—	CONTOUR LINES

(HW) = HIGH AS SHOWN FROM PLANS  
(INVERT) = INVERT AS SHOWN FROM PLANS



**REVISIONS:**  
REVISED PER BIAL APRIL 29, 2022 (BB)  
REVISED PER BIAL APRIL 6, 2022 (BB)  
DRAWN BY: NORTWESTERN AVENUE

**UTILITY NOTES:**  
SURVEYORS LICENSE EXPIRES November 30, 2022  
This plan contains Accurate and Measured distances respectively.  
For easements, building lines and other restrictions not shown on survey refer to your abstract, deed, contract, title policy and local building regulations.  
No construction shall be authorized by users measurement from this plan.  
Please coordinate between the Survey, Plans, Elevation/ Datum and Coordinate System Users is advised.  
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**UTILITY WARNING:**  
The underground utilities shown have been located from field survey information and existing drawings. It is the responsibility of the user to verify the location and depth of all utilities shown on this plan. The user is advised that the underground utilities shown are in the east location indicated although the user may physically locate the underground utilities.  
Call DIGGER - (773) 744-7200 within the City of Chicago.

Outside of the City of Chicago call J.U.L.E. (800) 852-0723 prior to construction or excavation.

Field data provided by Northwestern University and others. More accurate data might be available with a utility location made by a public or private location service.

DATE: 05/11/2022  
TIME: 10:00 AM  
SCALE: AS SHOWN  
SHEET: 7 OF 7  
TOTAL SHEETS: 7