

ALTA/NSPS LAND TITLE SURVEY

AS-SURVEYED LEGAL DESCRIPTION – EASEMENT AREA

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, STATE OF ILLINOIS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 09 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF THE SAID SECTION 10, 2716.69 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 16 SECONDS EAST, 195.73 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 44 SECONDS WEST, 134.42 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

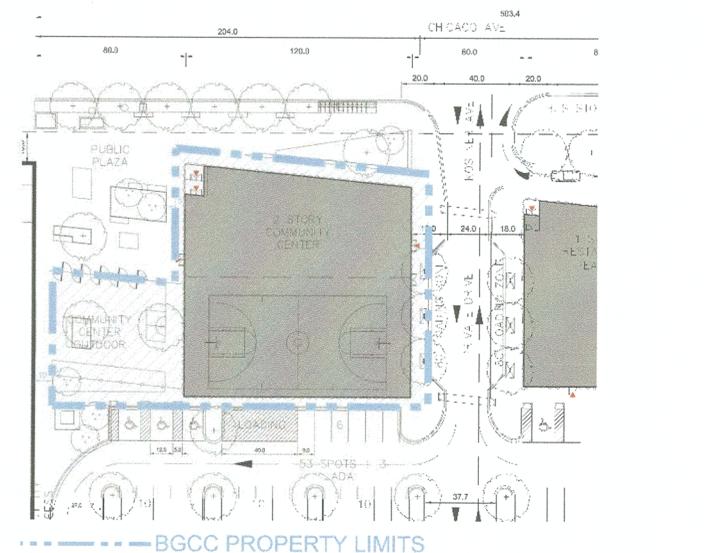
FROM THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 09 MINUTES 44 SECONDS EAST, 65.00 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 16 SECONDS WEST, 72.18 FEET; THENCE SOUTH 86 DEGREES 07 MINUTES 38 SECONDS EAST, 65.32 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 16 SECONDS EAST, 65.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.103 ACRES, MORE OR LESS.

AS-SURVEYED LEGAL DESCRIPTION – LEASE AREA

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, STATE OF ILLINOIS BEING DESCRIBED AS FOLLOWS:

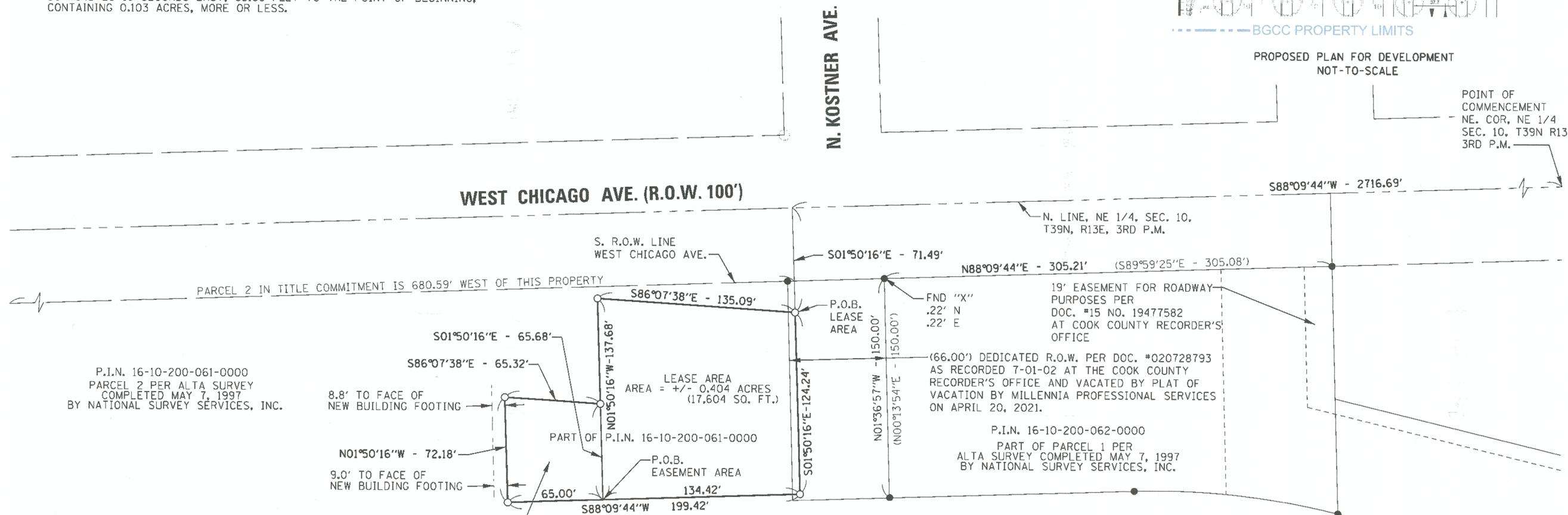
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 09 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF THE SAID SECTION 10, 2716.69 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 16 SECONDS EAST, 71.49 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 50 MINUTES 16 SECONDS EAST, 124.24 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 44 SECONDS WEST, 134.42 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 16 SECONDS WEST, 137.68 FEET; THENCE SOUTH 86 DEGREES 07 MINUTES 38 SECONDS EAST, 135.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.404 ACRES, MORE OR LESS.



PROPOSED PLAN FOR DEVELOPMENT
NOT-TO-SCALE

POINT OF COMMENCEMENT
NE. COR, NE 1/4
SEC. 10, T39N R13E
3RD P.M.



P.I.N. 16-10-200-061-0000
PARCEL 2 PER ALTA SURVEY
COMPLETED MAY 7, 1997
BY NATIONAL SURVEY SERVICES, INC.

8.8' TO FACE OF
NEW BUILDING FOOTING

9.0' TO FACE OF
NEW BUILDING FOOTING

EASEMENT AREA
AREA = +/- 0.103 ACRES
(4,481 SQ. FT.)

LEASE AREA
AREA = +/- 0.404 ACRES
(17,604 SQ. FT.)

(66.00') DEDICATED R.O.W. PER DOC. #020728793
AS RECORDED 7-01-02 AT THE COOK COUNTY
RECORDER'S OFFICE AND VACATED BY PLAT OF
VACATION BY MILLENNIA PROFESSIONAL SERVICES
ON APRIL 20, 2021.

P.I.N. 16-10-200-062-0000
PART OF PARCEL 1 PER
ALTA SURVEY COMPLETED MAY 7, 1997
BY NATIONAL SURVEY SERVICES, INC.

NOTES

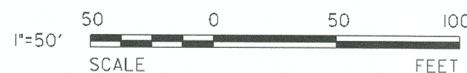
1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT "ILLINOIS MINIMUM STANDARDS OF PRACTICE" APPLICABLE TO BOUNDARY SURVEYS.
2. BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY AND ARE BASED ON THE ILLINOIS STATE PLAIN COORDINATE SYSTEM, ILLINOIS EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011 ADJUSTMENT).
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170074 0415 J; EFFECTIVE DATE: AUGUST 19, 2008. ZONE X DENOTES AREAS OF MINIMAL FLOODING.
4. THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER CCHI2103173LD, EFFECTIVE DATE: APRIL 28, 2021, AS SUPPLIED TO MILLENNIA PROFESSIONAL SERVICES ON MAY 17, 2021.
5. ITEM NUMBER 22 OF SAID TITLE COMMITMENT DOES NOT EFFECT THIS PORTION OF PARCEL 1.
6. THE SITE IS CURRENTLY UNDER CONSTRUCTION.
7. THIS PROPERTY IS PART OF PARCEL 1 AS SHOWN ON THE PREVIOUSLY MENTIONED TITLE COMMITMENT.
8. ITEM NUMBERS 24 AND 25 ARE ONLY EFFECTIVE IF THE PROPERTY IS TO BE USED AS A "RECYCLING FACILITY" OR "TRANSFER STATION."

TO: CHICAGO TRANSIT AUTHORITY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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),8,9 and 11 AND OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-15-21.

DATE OF PLAT OR MAP: JUNE 16, 2021

BY: D. Evans
MILLENNIA PROFESSIONAL SERVICES,
DANIEL J. EVANS
ILLINOIS PROFESSIONAL LAND SURVEYOR #3348
MY LICENSE EXPIRES: NOVEMBER 30, 2022



LEGEND

- FOUND IRON ROD/PIPE/REBAR
- SET 1/2" IRON ROD WITH ORANGE CAP
- SURVEY BOUNDARY LINE
- EXISTING PROPERTY LINES
- (258.15') RECORD DATA
- 257.90' MEASURED DATA
- R.O.W. RIGHT-OF-WAY
- P.I.N. PARCEL IDENTIFICATION NUMBER
- P.O.B. POINT OF BEGINNING

ZONING INFO

PROPERTY IS CURRENTLY ZONED PMD 9, PLANNED MANUFACTURING DISTRICT, CONTAINS NO PARKING SPACES. FOR ADDITIONAL ZONING INFORMATION, CONTACT CITY OF CHICAGO PLANNING AND ZONING.

BOYS AND GIRLS CLUB BUILDING AND OUTDOOR SPACE	ALTANSPS LAND TITLE SURVEY FOR THE CITY OF CHICAGO.		SHEET 1 OF 1
	SURVEY EB/DH	CHECKED <i>[Signature]</i>	ISSUE DATE 6-14-21
DESIGN DASH	APPROVED <i>[Signature]</i>	SCALE 1" = 50'	
DRAWN DASH	BK-PG	JOB NO. MS20115	

850 North Main Street, Morton, IL 61550
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 www.mps-ll.com
 MILLENNIA PROFESSIONAL SERVICES