

VICINITY MAP — NOT TO SCALE

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE No. 184-005332

PROFESSIONAL LAND SURVEYORS

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

ALTA / NSPS Land Title Survey

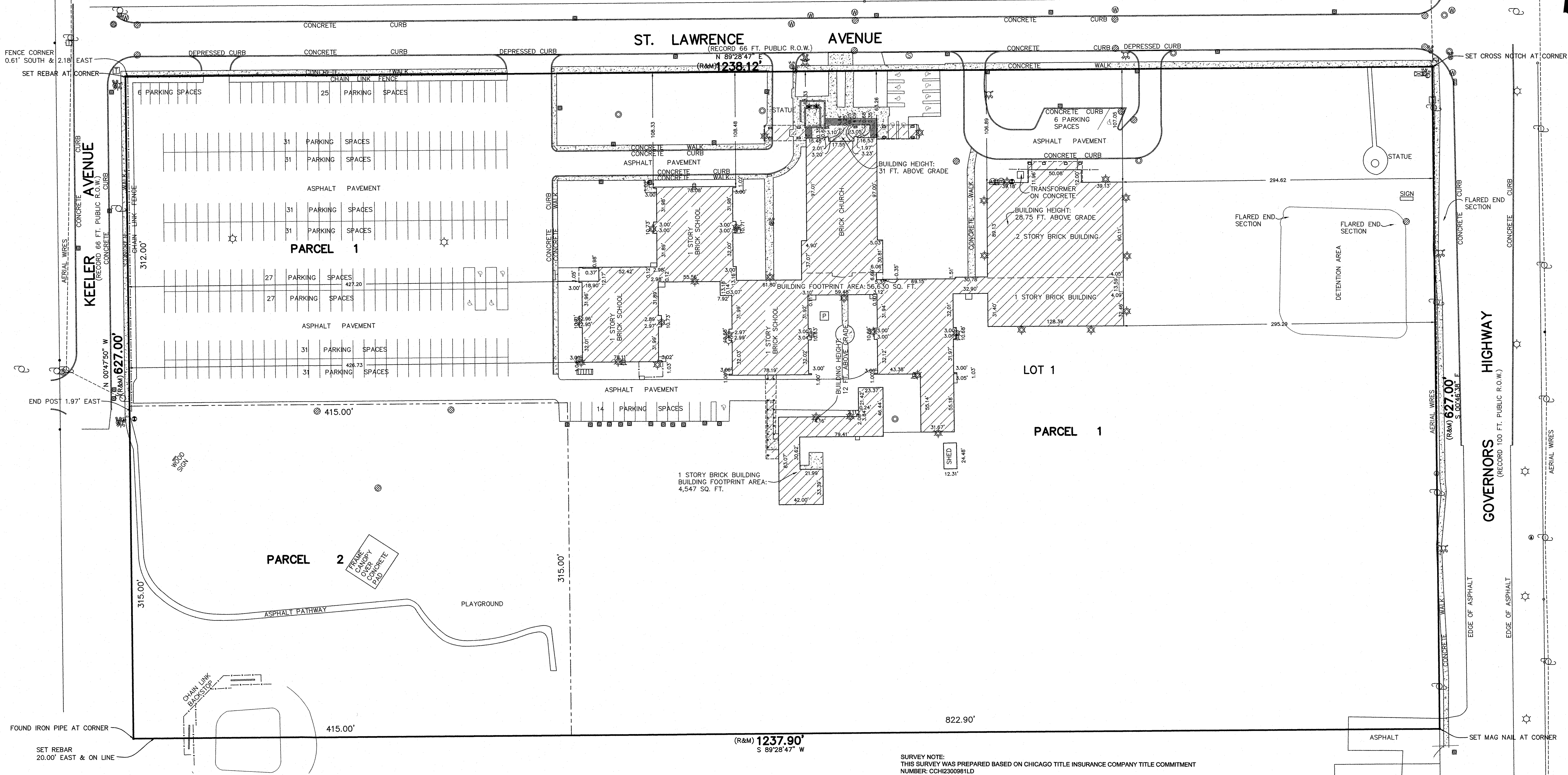
PARCEL 1:
LOT 1 IN ST. LAWRENCE O'TOOLE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 680 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE WHICH IS 1394.50 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF THE MICHIGAN CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS, EXCEPT THE SOUTH 315.0 FEET OF THE WEST 415.0 FEET OF LOT 1 IN ST. LAWRENCE O'TOOLE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 660 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF A LINE WHICH IS 1394.50 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF THE MICHIGAN CENTRAL RAILROAD.

CONTAINING: 645,496 SQUARE FEET OR 14.818 ACRES MORE OR LESS

PARCEL 2:
THE SOUTH 315.0 FEET OF THE WEST 415.0 FEET OF LOT 1 IN ST. LAWRENCE O'TOOLE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 660 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF A LINE WHICH IS 1394.50 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF THE MICHIGAN CENTRAL RAILROAD.

CONTAINING: 130,727 SQUARE FEET OR 3.001 ACRES MORE OR LESS.

TOTAL PROPERTY AREA: 776,223 SQ. FT. OR 17.82 ACRES MORE OR LESS



REVIEWED WITH TITLE AND REVISED MARCH 1, 2023
PER ORDER #2023-30989

| | |
|---|---------------------------|
| ORDERED BY: ARCHDIOCESE OF CHICAGO | CHECKED: BB |
| ADDRESS: 4101 ST. LAWRENCE AVENUE | |
| GREMLEY & BIEDERMANN | |
| PLCS CORPORATION | |
| LICENSE No. 184-005332 | |
| PROFESSIONAL LAND SURVEYORS | |
| 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 | |
| TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM | |
| ORDER NO. 2022-30731-001 | PAGE NO. 1 OF 1 |
| DATE: JANUARY 12, 2023 | SCALE: 1" = 50' FEET |

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SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0738J, EFFECTIVE DATE AUGUST 19, 2008.

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 Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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SURVEY NOTE:

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: CCH20200981LD
COMMITMENT DATE: FEBRUARY 15, 2023 AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B"

K 18. GRANT BY EMMA GERLOFF TO THE ILLINOIS BELL TELEPHONE COMPANY DATED OCTOBER 23, 1952 AND RECORDED APRIL 6, 1953 AS DOCUMENT NO. 15884895 OF EASEMENT TO INSTALL AND MAINTAIN ELECTRIC SYSTEM AND NECESSARY APPURTENANCES, OVER A PORTION OF THE LAND. (SEE DOCUMENT FOR PARTICULARS) (DOCUMENT NOT PROVIDED)

L 19. GRANT FROM EMMA GERLOFF TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS DATED MARCH 2, 1948 AND RECORDED MAY 19, 1948 AS DOCUMENT NO. 14317618 OF THE RIGHT TO CONSTRUCT AND MAINTAIN A 20 INCH GAS MAIN AND NECESSARY APPURTENANCES THERETO OVER, IN, UPON AND ACROSS A PORTION OF THE LAND. (SEE DOCUMENT FOR PARTICULARS) (DOCUMENT NOT PROVIDED)

M 20. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

N 21. RIGHTS OF WAY FOR DRAINAGE DITCHES, FEEDERS, LATERALS, IF ANY AND THE RIGHT TO HAVE MAINTAINED THE UNOBSTRUCTED FLOW OF ANY STREAM THAT MAY FLOW ON OR THROUGH THE LAND.

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

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, 14, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2023.

DATE OF PLAT MARCH 1, 2023.

BY:

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802

LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone Vault
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric Hand Hole
- Electric Pad
- Electric Meter
- Electric Light Pole
- Electric Traffic Control Box
- Electric Ground Light
- Electric Mounted Wall Light
- Gas Hand Hole
- Gas Meter
- Sign Post
- Bike Rack
- Unclassified Manhole
- Auto Sprinkler
- Fire Alarm
- Iron Pipe
- Iron Rod

GRAPHIC SCALE

