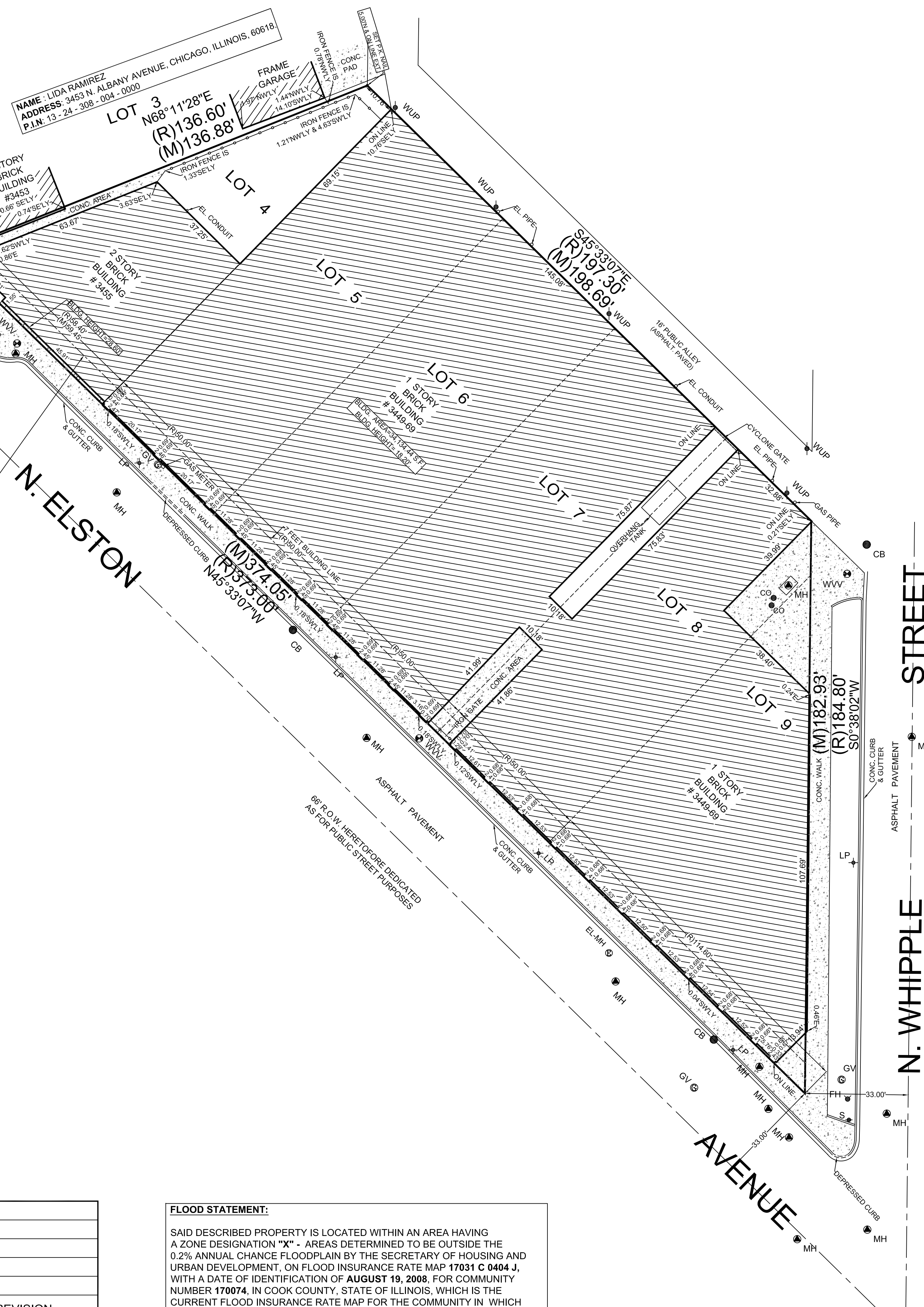


N. ALBANY AVENUE
ASPHALT PAVEMENT
NO°49'20"E
33.00'

ITEM B 16
A 7 FOOT BUILDING LINE AS SHOWN ON THE
PLAT OF SUBDIVISION RECORDED
SEPTEMBER 29, 1928 AS DOCUMENT 2736673



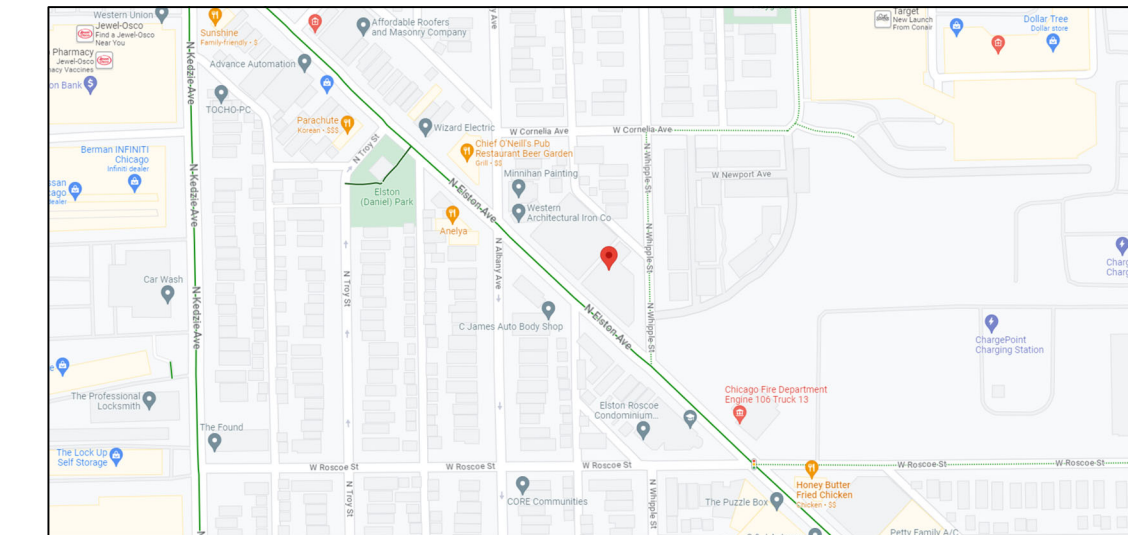
LEGEND	ABBREVIATIONS
	CATCH BASIN
	WATER VALVE VAULT
	ELECTRIC MANHOLE
	LIGHT POLE
	WOOD UTILITY POLE
	GAS VALVE
	MANHOLE
	SIGN
	FIRE HYDRANT
	CLEAN OUT
(M)	MEASURED DATA
(R)	RECORD DATA

ORDERED BY: ARONBERG GOLDGEHN		
SCALE : 1" = 20'		
DATE : OCTOBER 19, 2023		
FILE No.:	DATE	REVISION
2023 - 31237		

FLOOD STATEMENT:
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0404 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170074, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

CITY OF CHICAGO
121 N. LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602
P: 312-744-4190
ZONING CLASSIFICATION:
ZONING: C1-1, NEIGHBORHOOD COMMERCIAL DISTRICT

LOCATION MAP



NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS N. WHIPPLE STREET, N. ELSTON AVENUE, N. ALBANY AVENUE AND A 16 FEET ALLEY
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF USE OF THE SITE AS A DUMP, SUMP OR SANITARY LANDFILL.
- ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
- ITEM # 9 FROM TABLE A
THERE ARE 0 STRIPED PARKING SPACES ON THE PROPERTY.
- ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).
- ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.
- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM # 18 OF TABLE A
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.
- ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS
LAND TITLE SURVEY
OF

LOTS 4, 5, 6, 7, 8 AND 9 IN BLOCK 3 IN JOSEPH BICKERDIKE'S 3RD SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 3449-69 N. ELSTON, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER:

13 - 24 - 308 - 010 - 0000 (AFFECTS PART OF THE LAND)
13 - 24 - 308 - 011 - 0000 (AFFECTS PART OF THE LAND)
13 - 24 - 308 - 012 - 0000 (AFFECTS PART OF THE LAND)
13 - 24 - 308 - 013 - 0000 (AFFECTS PART OF THE LAND)

AREA = 38,386.21 SQ.FT OR 0.88 ACRES

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: 23CSA834280LP
EFFECTIVE DATE: SEPTEMBER 11, 2023

ITEMS CORRESPONDING TO SCHEDULE B PART II:

ITEMS 1 - J 15.
NOT SURVEY RELATED.

ITEM B 16.
A 7 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 29, 1928 AS DOCUMENT 2736673.
(PLOTTED ON THE DRAWING)

ITEM C 17 - K 18.
EASEMENT IN FAVOR OF WESTERN UNITED GAS AND ELECTRIC AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS RECORDED MARCH 2, 1926 AS DOCUMENT 1926R0072039
NOT SURVEY RELATED.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- BALSAM HOLDINGS LLC

- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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, 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2023.

DATE OF PLAT: NOVEMBER 9, 2023.

BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

