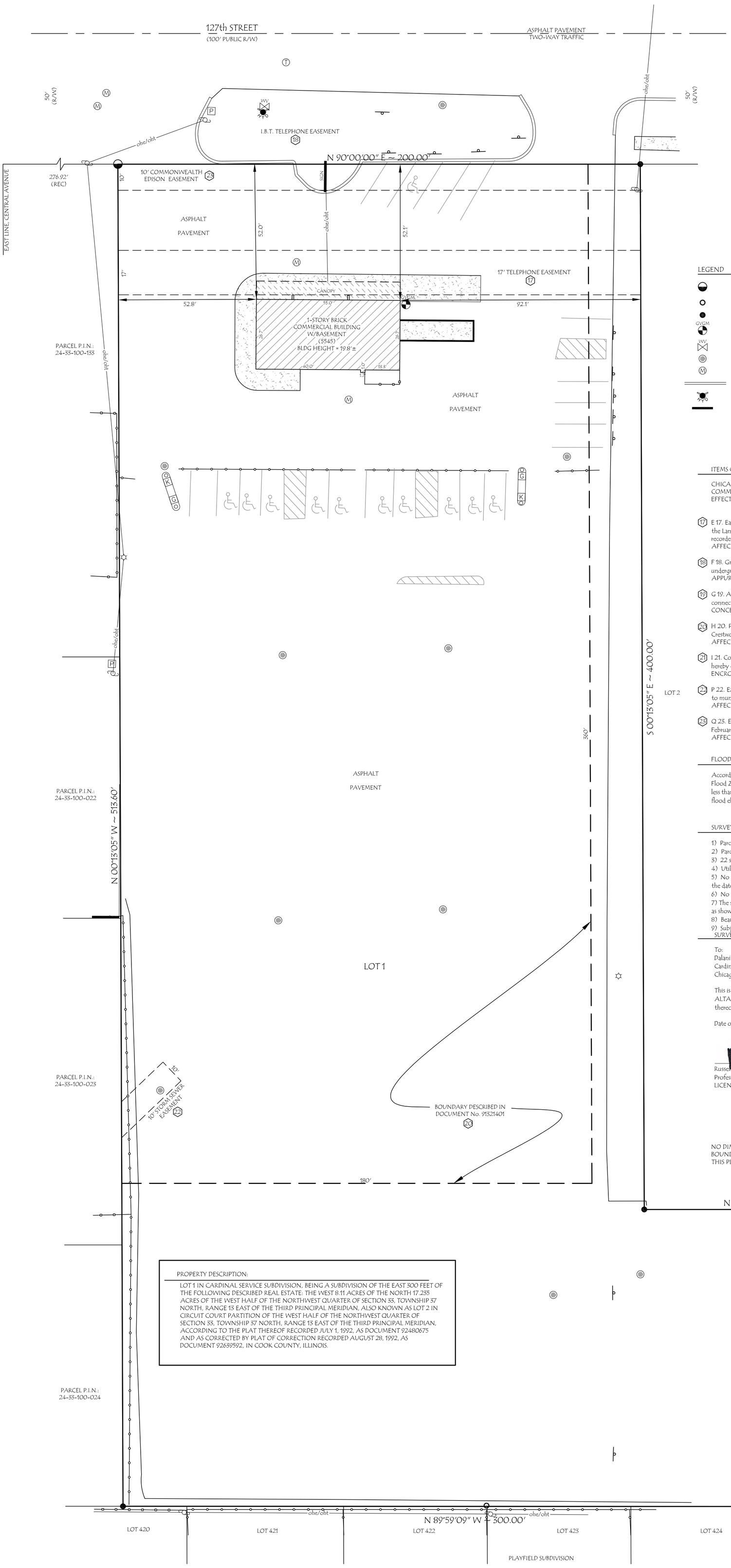

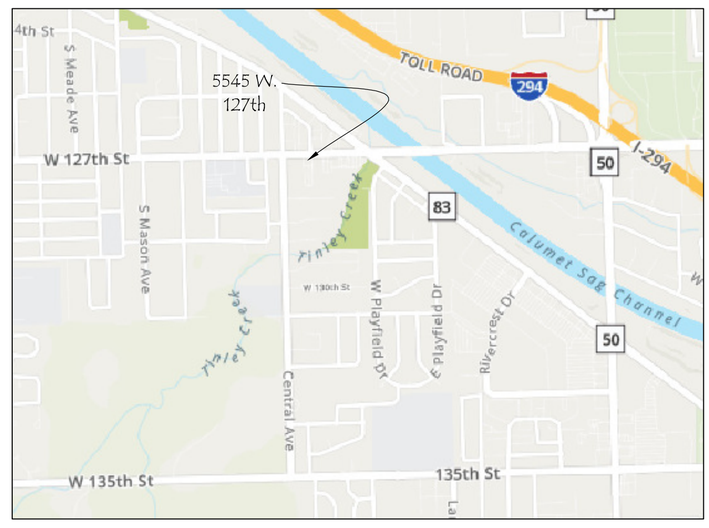

VICINITY MAP
no scale

LEGEND

- = Set Survey Nail
- = Found Iron Marker
- = Set Iron Rod w/ID Cap
- GVGM = Gas Valve/Gas Meter
- WV = Water Valve
- = Catch Basin
- M = Manhole
- = Curb
- = Fire Hydrant
- = Concrete Wall
- = Area Light
- = Bollard
- P = Telecommunication Junction
- T = Telephone Manhole
- G = Gate Box
- K = Keypad Box
- = Sign
- = Concrete Walks & Pads
- = Chain Link Fence
- = Wood/Vinyl Fence
- ohe/oht = Overhead Utility Wires

ITEMS CORRESPONDING TO SCHEDULE "B"

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT No.: 21NW1701311WF
EFFECTIVE DATE: June 9, 2021

17 E 17. Easement in, upon, under, over and along the South 17 feet of the North 50 feet of the Land to install and maintain all equipment for the purpose of serving the Land and other property with telephone service, together with right of access to said equipment as created by grant to the Illinois Bell Telephone Company recorded June 25, 1974 as document 22762279.
AFFECTS SUBJECT PARCEL AND IS SHOWN - SEE DRAWING

18 F 18. Grant of easement made by Albert Basile to the Illinois Bell Telephone Company recorded February 20, 1957 as document 16830377 to permit the placing of underground conduit and manholes in the road right of way of 127th Street adjacent to the Land.
APPURTENANT EASEMENT BENEFITTING SUBJECT PARCEL - SEE DRAWING

19 G 19. Agreement recorded March 13, 1989 as document 89109108 made by and between Cardinal Services, Inc. and Village of Crestwood relating to water permit connection fees and sanitary sewer connection fees and agreements contained therein.
CONCERNS MATTERS NOT REPRESENTABLE ON SURVEY - NOT SHOWN

20 H 20. Parking lot special and restricted use permit agreement recorded July 1, 1991 as document 91321401 made by and between Cardinal Service, Inc. and Village of Crestwood and agreements contained therein.
AFFECTS SUBJECT PARCEL AND IS SHOWN - SEE DRAWING

21 I 21. Consent to encroachment made by Heritage Trust Company, as trustee under trust agreement dated July 16, 1985 and known as trust number 2721, does hereby consent to the presence of the base of the light pole erected by Cardinal Service, Inc. Recorded May 17, 1989 as document 89222060.
ENCROACHMENT NOT FOUND - NOT SHOWN

22 P 22. Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document; reserved by Drainage Easement Agreement, for purpose use and access to municipal storm sewer, recorded on April 27, 2006 as Document No. 0611739075
AFFECTS SUBJECT PARCEL AND IS SHOWN - SEE DRAWING & SEE TITLE FOR FULL DESCRIPTION

23 Q 23. Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document; reserved by Grant of Easement, for purpose utilities, recorded on February 4, 2020 as Document No. 2003506159, affects: The North 10 feet of Lot 1 in Cardinal Service Subdivision.
AFFECTS SUBJECT PARCEL AND IS SHOWN - SEE DRAWING

FLOOD NOTE:

According to FEMA Flood Rate Insurance Map Number 17031C panel 0617K dated November 1, 2019, the parcel shown hereon appears to be in Flood Zone "X." Flood Zone "X" is defined as "0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile." This determination was made by graphical plotting and scaled map measure only, and no field work was performed to determine base flood elevations.

SURVEYOR'S NOTES:

1) Parcel P.I.N.: 24-33-100-035
2) Parcel area: 114,089.0 sq.ft./2.619 acres±. Building area: 1,472 sq.ft. Building Height: 19.8 ft.
3) 22 striped parking stalls (including 11 designated handicap) observed on the subject parcel on the day the field work was performed.
4) Utility information represented hereon is based on field measurements of above-ground appurtenances only.
5) No material changes to street right-of-way lines, streets, sidewalk construction or repairs were observed that would materially effect the use of the property on the date the field work was performed.
6) No evidence of earth moving work, building construction, or building additions on the date the field work was performed.
7) The subject property is 276.92' East of the Southeast intersection of 127th Street and Central Avenue, both public rights-of-way. Vehicular access to 127th Street as shown and labeled on the drawing.
8) Bearings are based upon those recited in the recorded plat of Cardinal Service Subdivision.
9) Subject property is zoned "COMMERCIAL" per Village of Crestwood Zoning Map dated March 15, 2012.

SURVEYOR'S CERTIFICATION

To:
Dalani Group, LLC
Cardinal Service Inc., an Indiana Corporation
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 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, 10, 13, and 14 of Table A thereof. The field work was completed on July 5, 2021.

Date of Plat or Map: July 30, 2021

Russell Waid Dillon
Professional Land Surveyor No. 3153
LICENSE EXPIRATION DATE: November 30, 2022

RUSSELL WAID DILLON 3153 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GRIFFITH, IN

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON PLAT.
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORD AND/OR DESCRIPTION PROVIDED.
THIS PLAT IS VALID FOR SIX (6) MONTHS FROM THE DATE SHOWN AND SHOULD NOT BE RELIED ON THEREAFTER.

SEKEREZ LAND SURVEYING & PLANNING

SCALE : 1 inch = 20 feet

20 0 20 40

Graphic Scale

PROPERTY DESCRIPTION:

LOT 1 IN CARDINAL SERVICE SUBDIVISION, BEING A SUBDIVISION OF THE EAST 300 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 8.11 ACRES OF THE NORTH 17.235 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 2 IN CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1992, AS DOCUMENT 92480675 AND AS CORRECTED BY PLAT OF CORRECTION RECORDED AUGUST 28, 1992, AS DOCUMENT 92639592, IN COOK COUNTY, ILLINOIS.

SHEET 1 OF 1

COMMERCIAL IN-SITES
1100 West U.S. Hwy 30
Merrillville, Indiana

ALTA/NSPS LAND TITLE SURVEY

5545 West 127th Street
CRESTWOOD, ILLINOIS

ZARKO SEKEREZ & ASSOCIATES, INC.
Land Surveyors & Land Planners
116 WEST CLARK STREET
CROWN POINT, INDIANA 46307
ILL. PHONE: (312)726-1313 IND. PHONE: (219)663-3344
ILL. FAX: (312) 236-9506 IND. FAX: (219) 663-7282
WWW.SEKEREZ.COM

DRAWN BY:	CHECKED BY:
PS	RWD

DATE: July 30, 2021

ORDER NO.: 11351