ALTA/NSPS LAND TITLE SURVEY

Prepared By
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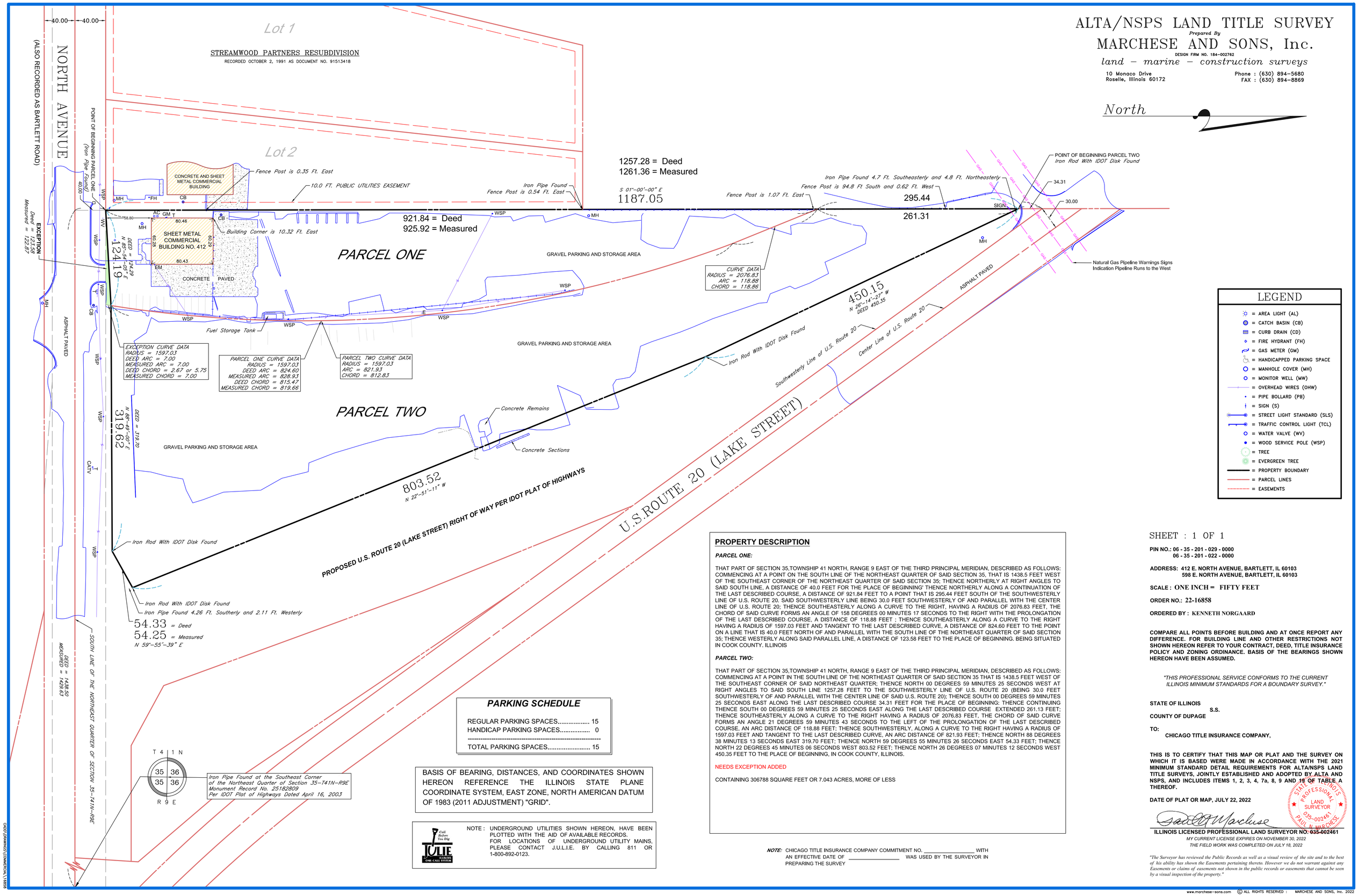

PARKING SCHEDULE

REGULAR PARKING SPACES..... 15
HANDICAP PARKING SPACES..... 0

TOTAL PARKING SPACES..... 15

BASIS OF BEARING, DISTANCES, AND COORDINATES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

NOTE : UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN PLOTTED WITH THE AID OF AVAILABLE RECORDS. FOR LOCATIONS OF UNDERGROUND UTILITY MAINS, PLEASE CONTACT J.U.L.I.E. BY CALLING 811 OR 1-800-892-0123.

PROPERTY DESCRIPTION

PARCEL ONE:

THAT PART OF SECTION 35,TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, THAT IS 1438.5 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE NORTHERLY AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 40.0 FEET FOR THE PLACE OF BEGINNING' THENCE NORTHERLY ALONG A CONTINUATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 921.84 FEET TO A POINT THAT IS 295.44 FEET SOUTH OF THE SOUTHWESTERLY LINE OF U.S. ROUTE 20. SAID SOUTHWESTERLY LINE BEING 30.0 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF U.S. ROUTE 20; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2076.83 FEET, THE CHORD OF SAID CURVE FORMS AN ANGLE OF 158 DEGREES 00 MINUTES 17 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 118.88 FEET ; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1597.03 FEET AND TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 824.60 FEET TO THE POINT ON A LINE THAT IS 40.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 123.58 FEET TO THE PLACE OF BEGINNING. BEING SITUATED IN COOK COUNTY. ILLINOIS

PARCEL TWO:

THAT PART OF SECTION 35,TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 THAT IS 1438.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 59 MINUTES 25 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTH LINE 1257.28 FEET TO THE SOUTHWESTERLY LINE OF U.S. ROUTE 20 (BEING 30.0 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID U.S. ROUTE 20); THENCE SOUTH 00 DEGREES 59 MINUTES 25 SECONDS EAST ALONG THE LAST DESCRIBED COURSE 34.31 FEET FOR THE PLACE OF BEGINNING: THENCE CONTINUING THENCE SOUTH 00 DEGREES 59 MINUTES 25 SECONDS EAST ALONG THE LAST DESCRIBED COURSE EXTENDED 261.13 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2076.83 FEET, THE CHORD OF SAID CURVE FORMS AN ANGLE 21 DEGREES 59 MINUTES 43 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 118.88 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1597.03 FEET AND TANGENT TO THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 821.93 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 13 SECONDS EAST 319.70 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 26 SECONDS EAST 54.33 FEET; THENCE NORTH 22 DEGREES 45 MINUTES 06 SECONDS WEST 803.52 FEET; THENCE NORTH 26 DEGREES 07 MINUTES 12 SECONDS WEST 450.35 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NEEDS EXCEPTION ADDED

CONTAINING 306788 SQUARE FEET OR 7.043 ACRES, MORE OF LESS

NOTE: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. _____ WITH AN EFFECTIVE DATE OF _____ WAS USED BY THE SURVEYOR IN PREPARING THE SURVEY

SHEET : 1 OF 1

PIN NO.: 06 - 35 - 201 - 029 - 0000
06 - 35 - 201 - 022 - 0000

ADDRESS: 412 E. NORTH AVENUE, BARTLETT, IL 60103
598 E. NORTH AVENUE, BARTLETT, IL 60103

SCALE : ONE INCH = FIFTY FEET

ORDER NO.: 22-16858

ORDERED BY : KENNETH NORGAARD

COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF THE BEARINGS SHOWN HEREON HAVE BEEN ASSUMED.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

STATE OF ILLINOIS
S.S.
COUNTY OF DUPAGE

TO:
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, 7a, 8, 9 AND 19 OF TABLE A THEREOF.

DATE OF PLAT OR MAP, JULY 22, 2022

STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR 035-002461 PAUL A. MARCHESE

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO: 035-002461
MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2022
THE FIELD WORK WAS COMPLETED ON JULY 18, 2022

"The Surveyor has reviewed the Public Records as well as a visual review of the site and to the best of his ability has shown the Easements pertaining thereto. However we do not warrant against any Easements or claims of easements not shown in the public records or easements that cannot be seen by a visual inspection of the property."

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