

# 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, 134.42 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 44 SECONDS WEST, 134.42 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

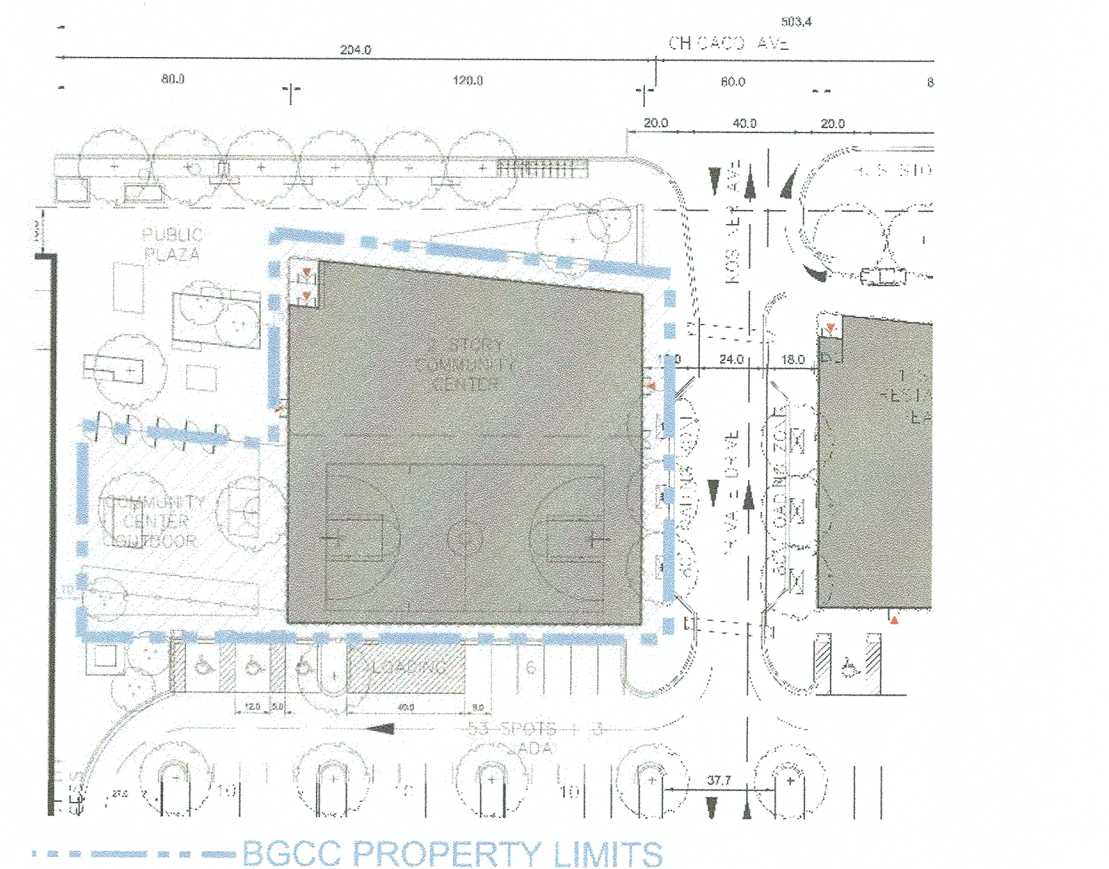
FROM THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 09 MINUTES 44 SECONDS EAST, 65.00 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 16 SECONDS WEST, 72.18 FEET; THENCE SOUTH 86 DEGREES 07 MINUTES 38 SECONDS EAST, 65.32 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 16 SECONDS EAST, 65.68 FEET TO THE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

WEST CHICAGO AVE. (R.O.W. 100')

N. KOSTNER AVE.

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

NO1°50'16"W - 72.18'

9.0' TO FACE OF  
NEW BUILDING FOOTING

S01°50'16"E - 65.68'

S86°07'38"E - 65.32'

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

PART OF P.I.N. 16-10-200-061-0000

P.O.B.  
EASEMENT AREA

S88°09'44"W - 199.42'

S01°50'16"E - 134.42'

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

P.I.N. 16-10-200-061-0000

19' EASEMENT FOR ROADWAY  
PURPOSES PER  
DOC. #15 NO. 19477582  
AT COOK COUNTY RECORDER'S  
OFFICE

(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 CCH2103173LD, 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. J. Evans  
MILLENNIA PROFESSIONAL SERVICES,  
DANIEL J. EVANS  
ILLINOIS PROFESSIONAL LAND SURVEYOR #3348  
MY LICENSE EXPIRES: NOVEMBER 30, 2022

1"=50'  
SCALE  
50 0 50 100  
FEET



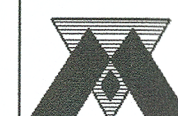
## ZONING INFO

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



850 North Main Street, Morton, IL 61550  
309.321.8141 voice, 309.321.8142 fax  
www.mps-ll.com

MILLENNIA PROFESSIONAL SERVICES

SURVEY	EB/DH	CHECKED	ISSUE DATE
DESIGN	DASH	APPROVED	6-14-21
DRAWN	DASH	BK-PG	SCALE
			1" = 50'
			JOB NO.
			MS20115