

ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHY

OF

PARCEL 1
LOTS 1 THROUGH 18 EXCEPT THE SOUTH 16 FEET THEREOF AND LOTS 44 EXCEPT THE SOUTH 16 FEET THEREOF THROUGH
50 IN 2 ARMINGTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP 39 NORTH
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE VACATED EAST WEST ALLEY LYING SOUTH OF AND
ADJACENT TO SAID LOTS 1 THROUGH 11 ALSO THAT PART OF THE VACATED NORTH SOUTH ALLEY WHICH LIES NORTH OF
THE SOUTH LINE OF THE NORTH 8 FEET OF SAID LOT 18 COOK COUNTY ILLINOIS.

ADDRESS: 3250 W. CHICAGO AVENUE, ILLINOIS 60651
P.L.N.: 16-11-207-025

PARCEL 2
LOTS 42 AND 43 IN ARMINGTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP
39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

AND

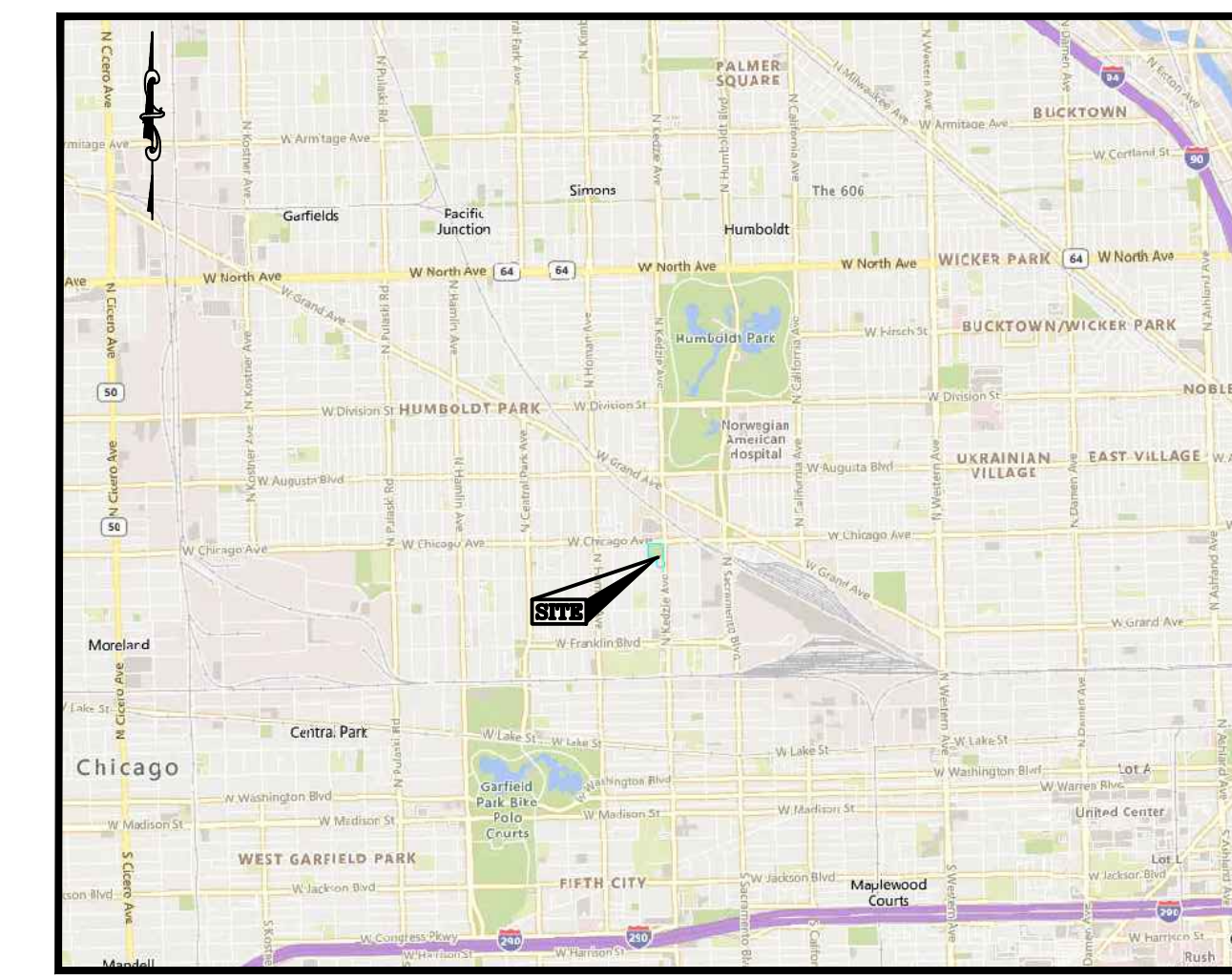
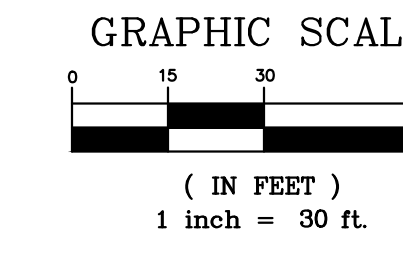
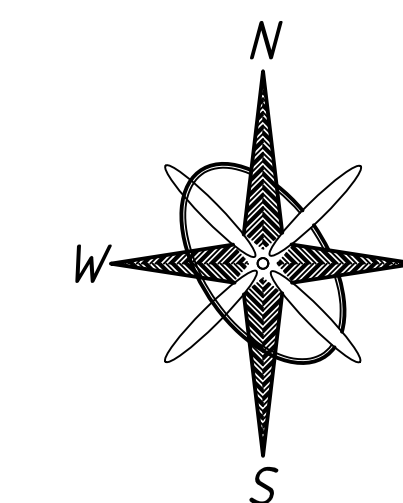
THE SOUTH 16 FEET OF LOT 44 IN ARMINGTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11
TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY ILLINOIS.

ADDRESS: 726 N. KEDZIE AVENUE, CHICAGO, ILLINOIS 60612
P.L.N.: 16-11-207-010
ADDRESS: 724 N. KEDZIE AVENUE, CHICAGO, ILLINOIS 60612
P.L.N.: 16-11-207-011

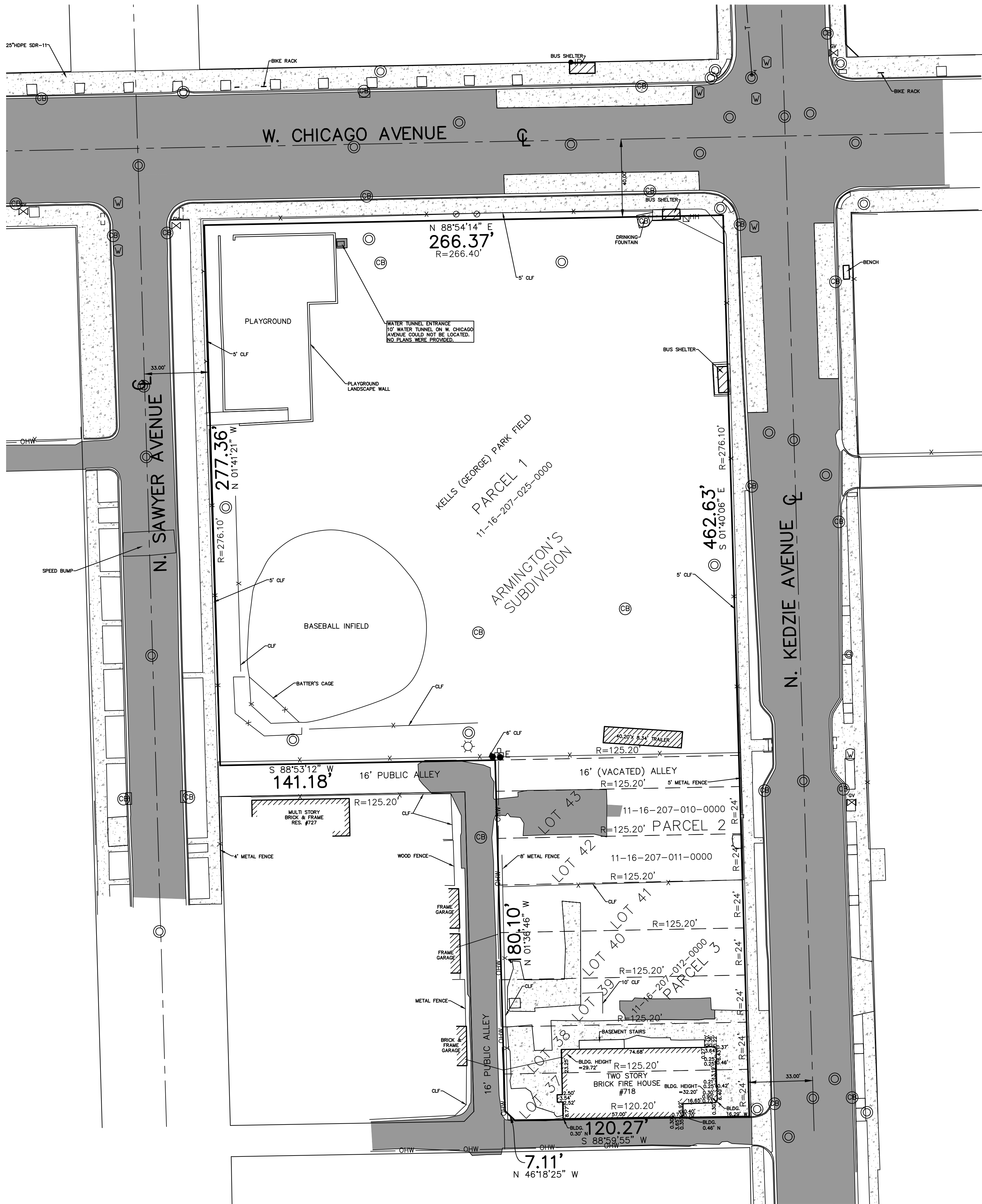
PARCEL 3
LOTS 37 THROUGH 41 IN ARMINGTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP
39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY ILLINOIS.

ADDRESS: 724 N. KEDZIE AVENUE, CHICAGO, ILLINOIS 60612
P.L.N.: 16-11-207-012

CONTAINING AN TOTAL AREA OF 97,024 SQ.FT OR 2.227 ACRES, MORE OR LESS



LOCATION MAP
NOT TO SCALE



CONTROL/BENCHMARKS	
BM 'B'	HYDRANT CHAIN BOLT AT THE SOUTHWEST CORNER OF SAWYER AND CHICAGO ELEVATION = 22.66 (CITY OF CHICAGO DATUM)
BM 'D'	NOTCH CUT 3.15' ABOVE SIDEWALK AT SIDE OF FIREHOUSE BUILDING ELEVATION = 25.56
CP100:	CROSS CUT ON PAVEMENT 4.76' WEST AND 3.93' NORTH OF WEST, SOUTHWEST CORNER OF PROPERTY. N: 104833.138 E: 54601.238 ELEVATION = 21.76 (CITY OF CHICAGO DATUM)
CP101:	CROSS CUT ON PAVEMENT 4.92' WEST AND 6.48' NORTH OF NORTHWESTER CORNER OF PROPERTY. N: 190513.990 E: 115483.101 ELEVATION = 21.533 (CITY OF CHICAGO DATUM)
CP102:	CROSS CUT ON PAVEMENT 10.15' WEST AND 6.30' NORTH OF NORTHEAST CORNER OF PROPERTY. N: 190517.802 E: 115485.131 ELEVATION = 21.576 (CITY OF CHICAGO DATUM)
CP105:	CROSS CUT 3.76' EAST AND 22.54' SOUTH OF SOUTHEAST CORNER OF PROPERTY. N: 1904626.815 E: 1154882.083 ELEVATION = 21.454 (CITY OF CHICAGO DATUM)
CP107:	MAG NAIL IN PAVEMENT 8.06' WEST AND 14.28' SOUTH OF EAST, SOUTHWEST CORNER OF PROPERTY. N: 1904817.661 E: 1154739.599 ELEVATION = 22.047 (CITY OF CHICAGO DATUM)
NOTE:	ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT TO THE OFFENDING PARTY TO ANY DAMAGES ATTENDANT THERETO.

- GENERAL NOTES:
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
 - ONLY THOSE BUILDING SETBACK LINES AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
 - DISTANCES AS SHOWN ALONG CURVES ARE ARC DISTANCES UNLESS NOTED AS OTHERWISE.

- SURVEYOR'S NOTES
- BEARINGS BASED ON GPS MEASUREMENTS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
 - ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
 - VISIBLE SURFACE INDICATIONS OF UTILITIES AROUND THE PERIMETER OF THE SURVEYED PARCEL AND WITHIN THE EXISTING EASEMENTS HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION.
 - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH DIGGER LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. DIGGER AT 1-312-744-7000.
 - LEGAL DESCRIPTION AS SHOWN HEREON CONFORMS TO THAT CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NUMBERS GSG-202500-247240, GSG-202500-247250, AND GSG-202500-247260, ALL DATED JANUARY 17, 2025. THE FOLLOWING SCHEDULE B SPECIAL EXCEPTIONS ARE NOTED:
a. EXCEPTION 9 IN THE ABOVE REFERENCED NOTE NO. 5 FILE NUMBER GSG-202500-247240 REFERS TO TERMS AND CONDITIONS OF AN ORDINANCE VACATING ALLEYS MADE BY THE CITY OF CHICAGO RECORDED AS DOCUMENT 12892991. (DOCUMENT NOT AVAILABLE FOR REVIEW.)
b. EXCEPTION 8 IN THE ABOVE REFERENCED NOTE NO. 5 FILE NUMBER GSG-202500-247250 REFERS TO POSSIBLE UNRECORDED EASEMENTS FOR UTILITIES AND/OR ACTUAL UTILITIES LYING WITHIN THE VACATED ALLEY BEING THE SOUTHERLY 16 FEET OF LOT 44 DESCRIBED HEREIN AND THE RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITY COMPANIES TO IMPROVE REPAIR OR MAINTAIN SAID POLES AND CONDUITS PIPES SEWERS ETC.
6. SUBJECT PROPERTY HAS ACCESS TO NORTH KEDZIE AVENUE, SHOWN GRAPHICALLY.
7. BASED ON CAREFUL INSPECTION OF FEMA FLOOD INSURANCE RATE MAP, NUMBER 17031C0415 J FOR COOK COUNTY, ILLINOIS DATED AUGUST 19, 2008, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. NO PARKING STALLS WERE OBSERVED AT TIME OF SURVEY.

TO: -FIDELITY NATIONAL TITLE INSURANCE COMPANY
-CITY OF CHICAGO, A MUNICIPAL CORPORATION
-PUBLIC BUILDING COMMISSION OF CHICAGO

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, 5, 7(a), 7(c), 8, 9, 11(b), AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2025.

DATE OF PLAT OR MAP: _____

PRELIMINARY

STEVEN BARCZAK, IPLS NO. 035-003269
LICENSE EXPIRES: 11/30/2026
SBARCZAK@GSG-CONSULTANTS.COM

THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND	LEGEND	ABBREVIATIONS
BSM BENCHMARK	XXXXX PROPOSED SPOT ELEVATIONS	B/C BACK OF CURB
FCC FOUND CROSS-CUT	AS-BUILT SPOT ELEVATIONS	B/W BOTTOM OF WALL
SEC SET CROSS-CUT	DRAINAGE FLOW ARROW	BIF BITUMINOUS
PIP FOUND IRON PIPE	EXISTING SPOT ELEVATIONS	C.A.C. CALCULATED DATUM
SIP SET IRON PIPE	EXISTING WATER BUFFALO BOX	CHD CHORD
FIR FOUND IRON ROD	EXISTING GAS BUFFALO BOX	CLF CHAIN LINK FENCE
SIR SET IRON ROD	EXISTING CLEANOUT	CONC. CORRUGATED METAL PIPE
FPK FOUND P.K. NAIL	EXISTING SANITARY WYE CONNECTION	CONC. CONCRETE
FMN FOUND MAG NAIL	EXISTING WATER VALVE VAULT	D.E. DRAINAGE EASEMENT
SMN SET MAG NAIL	EXISTING STORM CATCH BASIN	D/C DEPRESSED CURB
SCM SET CONCRETE MONUMENT	EXISTING STORM CURB INLET	DEED DEED DATUM
EXISTING TRAFFIC LIGHT	EXISTING MANHOLE	DIP DUCTILE IRON PIPE
EXISTING POWER POLE	EXISTING DEODOROUS TREE W/ SIZE	E EAST
EXISTING GUY ANCHOR	EXISTING CONFERENTIAL TREE W/ SIZE	E/P EDGE OF PAVEMENT
EXISTING TRAFFIC CONTROL BOX	EXISTING BOLLARDS	EXST, EX EXISTING
EXISTING LIGHT STANDOFF	EXISTING FIRE HYDRANTS	F/F FINISHED FLOOR
EXISTING TRANSFORMER PAD	EXISTING STREET SIGN	F/L FLOW LINE
EXISTING AIR CONDITIONER UNIT	EXISTING DOWNSPOUT	FES FLARED END SECTION
EXISTING ELECTRIC PEDESTAL	EXISTING WELL	I.E.E. INGRESS EGRESS EASEMENT
EXISTING TELEPHONE PEDESTAL	EXISTING MONITORING WELL	INV INVERT
EXISTING CABLE PEDESTAL	EXISTING HEADWALL	MEAS./M- MEASURED DATUM
EXISTING WATER METER	EXISTING MAILBOX	M MANHOLE
EXISTING GAS METER	EXISTING RAILROAD SIGNAL	N NORTH
EXISTING WATER METER	EXISTING BUSH	P.U. & D.E. PUBLIC UTILITY EASEMENT
EXISTING HAND HOLE	EXISTING POP-UP EMITTER	P.O.C. POINT OF CURVE
EXISTING DOUBLE HAND HOLE	EXISTING WATER VALVE	P.C. POINT OF COMPOUND CURVE
EXISTING UTILITY FLAGGING		PRC POINT OF REVERSE CURVE
EXISTING WATER VALVE		PROP. PROPOSED
		PT POINT OF TANGENCY
		RAD RADIUS
		REC./R- RECORD DATUM
		S SOUTH
		SAN SANITARY
		T/C TOP OF CURB
		T/F TOP OF FOUNDATION
		T/P TOP OF PIPE
		T/W TOP OF WALL
		U.E. UTILITY EASEMENT
		VCP VITRIFIED CLAY PIPE
		W WEST
		WW WINDOW WELL

REVISIONS	
NO.	DATE

GSG CONSULTANTS, INC.
735 E. ARMINGTON RD., SCHLAUBURG, IL 60173
TEL: 630-202-5000
ILLINOIS PROFESSIONAL DESIGN FIRM # 164-020262

KELLS GEORGE PARK FIELDHOUSE
714 - 750 N. KEDZIE AVENUE
CHICAGO, IL 60612
PUBLIC BUILDING COMMISSION OF CHICAGO
50 WEST WASHINGTON ST. ROOM 200
CHICAGO, ILLINOIS 60602

DRAWN BY:	PROJECT:
AMS/SJV	24-10027
CHECKED BY:	SCALE:
SB	1"=30'
DATE:	SHEET #:
2/24/2025	1 OF 3
FILE NAME:	
24-10027 KELLS PARK ALTA	

