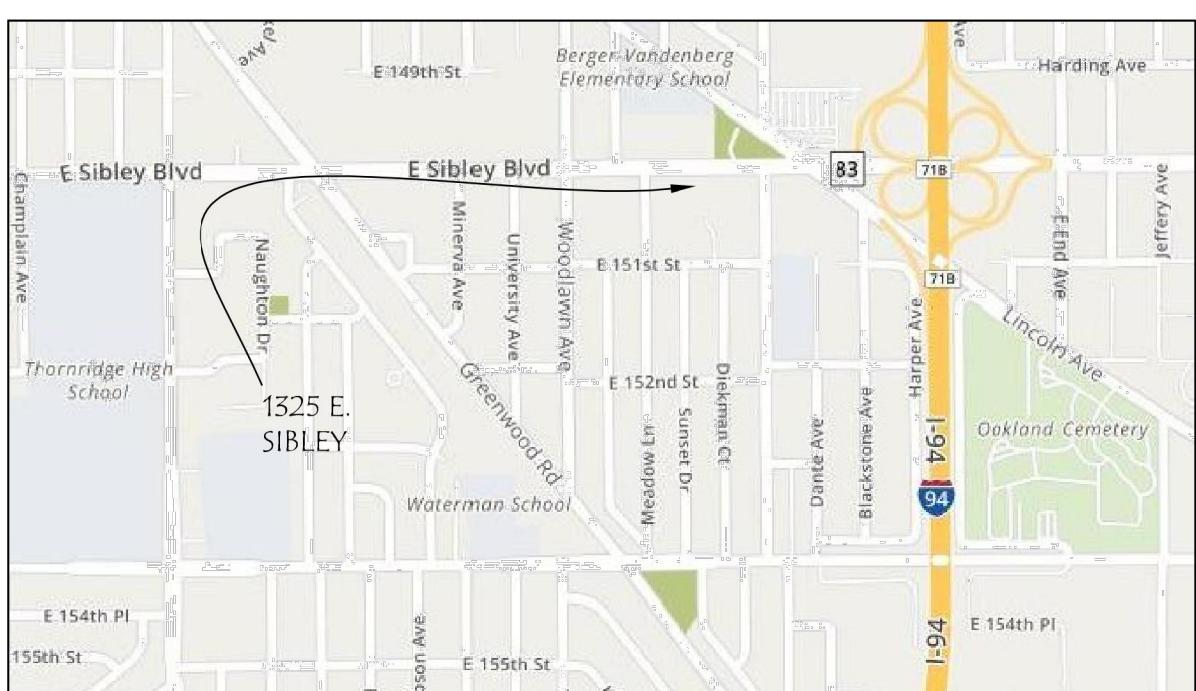


Graphic Scale



VICINITY MAP
no scale

PROPERTY DESCRIPTION:

LOT 1 IN FINAL PLAT OF RESUBDIVISION OF LOT 2 IN DIEKMAN'S SUBDIVISION BEING A RESUBVISION OF PART OF LOT 2 IN DIEKMAN'S SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JUNE 2, 2016 AS DOCUMENT 1615429064, IN THE VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS.

ITEMS CORRESPONDING TO SCHEDULE "B:"

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT No. 19GSC006242LP
EFFECTIVE DATE: MARCH 18, 2019

- ▷ N 16. Subject to matters of record as shown on plat of resubdivision recorded June 2, 2016 as document 1615429064. (For further particulars, see record.)
PLATTED BOUNDARY AND OTHER PARTICULARS SHOWN BUT NOT OTHERWISE LABELED - SEE DRAWING
 - ▷ C 17. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.
ROADWAY SHOWN BUT NOT OTHERWISE LABELED - SEE DRAWING
 - ▷ O 18. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
SURFACE DRAINAGE STRUCTURES SHOWN BUT NOT OTHERWISE LABELED - SEE DRAWING
 - ▷ E 19. Easement for public utilities and drainage over the South 5 feet of the Land as depicted on the Survey by L.R. Ross & Associates et al., no. 97081205, dated August 26, 1997
~~AFFECTS PARCEL AND IS SHOWN - SEE DRAWING~~
NOTE: SURVEYOR IS NOT IN POSSESSION OF THIS DOCUMENT.

NO RECORD OF EXISTING EASEMENT FOUND

ZONING NOTE:

PROPERTY CURRENTLY ZONED "BUSINESS DISTRICT LIMITED RETAIL"

FOR BULK RESTRICTIONS REFER TO:
BUILDING DEPARTMENT
VILLAGE OF DOLTON
14122 CHICAGO ROAD, DOLTON, IL 60419
PHONE: 708-849-4000
<https://vodolton.org/departments/building-department>

FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17031C, COMMUNITY PANEL 0752J EFFECTIVE DATE AUGUST 19, 2008, THE PARCEL SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X.". ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THIS DETERMINATION WAS MADE BY GRAPHICAL PLOTTING AND SCALED MAP MEASURE ONLY. NO FIELD MEASUREMENTS WERE TAKEN CONCERNING THIS DETERMINATION, AND BASE FLOOD ELEVATIONS WERE NOT ESTABLISHED IN PERFORMANCE OF THIS SURVEY.

BENCHMARK AND DATUM NOTES:

- - 1) ELEVATIONS ARE ADJUSTED TO STATE PLANE COORDINATE DATUM.
 - 2) SITE BENCHMARK IS RIM OF MANHOLE IN SIBLEY STREET AT APPROXIMATE MIDPOINT OF LOT 2. ELEVATION = 606.24

ENCROACHMENT NOTE:

SUBJECT PROPERTY FENCE APPEARS TO ENCROACH OVER AND UPON WEST ADJOINER'S PROPERTY BY THE AMOUNT SHOWN ON THE DRAWING.

MISCELLANEOUS NOTES:

- 1) PARCEL P.I.N.: 29-11-400-049-0000
 - 2) PARCEL AREAS: 37,429.33 sq. ft./0.859 ac±
 - 3) NO STRIPED PARKING STALLS WERE OBSERVED ON THE DAY THE FIELD WORK WAS PERFORMED
 - 4) BEARINGS SHOWN HEREON ARE BASED UPON THOSE RECITED IN THE RECORDED PLAT
 - 5) UTILITIES AND OTHER IMPROVEMENTS SHOWN HEREON ARE BASED ON DIRECT OBSERVATION OF ABOVE-GROUND APPURTENANCES ONLY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH UTILITY PLANS OR ATLASES RELATED TO THE SUBJECT PROPERTY OR ADJOINING PROPERTIES OR RIGHTS-OF-WAY.
 - 6) SUBJECT PARCEL IS 416.96 FEET WEST OF THE SOUTHWESTERLY INTERSECTION OF SIBLEY BOULEVARD AND DORCHESTER AVENUE, BOTH PUBLIC RIGHTS-OF-WAY. PARCEL HAS DIRECT VEHICULAR ACCESS TO SIBLEY BOULEVARD AS SHOWN AND LABELED ON THE DRAWING.
 - 7) THE PROPERTY DESCRIPTION SHOWN HEREON IS THE SAME AS, AND DESCRIBES THE SAME PARCEL, AS THAT REFERRED TO IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 19GSCO062421P BEARING AN EFFECTIVE DATE OF MARCH 18, 2019.

SURVEYOR'S CERTIFICATION

To:
AETNA DEVELOPMENT CORPORATION, AN ILLINOIS 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 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, 5, 7(a), 7(b)(1), 8, 9 and 14 of Table A thereof. The field work was completed on April 9, 2019.

A photograph of a business card. The top half features a large, handwritten-style signature of "R W D" in black ink. Below the signature is a faint, printed background watermark of a map or technical drawing showing various plots of land with boundaries and labels like "LOT 1", "LOT 2", "LOT 3", and "LOT 4". The bottom half of the card contains printed text: "RUSSELL WAID DILLON" in a bold, sans-serif font, followed by "Professional Land Surveyor No. 3153" and "LICENSE EXPIRATION DATE: November 30, 2020". To the right of the card, there is a circular red stamp with the word "RUSSELL" at the top, "WAID" in the middle, and "DILLON" at the bottom. The stamp also features decorative stars and the word "GRIEVANCE" at the bottom.

No dimensions should be assumed by scale measurements upon plat. Contractor should verify and compare all points before beginning any construction and at once report any discrepancies to the surveyor. Surveyor should be contacted for construction layout of any improvements.

For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and seal of the surveyor. If you have any questions regarding this plat do not hesitate to contact us.

ALTAA/NSPS LAND TITLE SURVEY		ZARKO SEKEREZ & ASSOCIATES, INC.	
Denzin Soltanzadeh, LLC 190 S. LaSalle Street Suite 2160 Chicago, Illinois		Land Surveyors & Land Planners	
SHEET 1 OF 1	1323 East Sibley Boulevard Dolton, Illinois	DRAWN BY: PS	CHECKED BY: RWD
		DATE: April 25, 2019	ORDER NO.: 11060
<p style="text-align: right;">116 WEST CLARK STREET CROWN POINT, INDIANA 46307 ILL. PHONE: (312) 726-1315 IND. PHONE: (219) 663-3344 ILL. FAX: (312) 236-9506 IND. FAX: (219) 663-7282</p>			

LTD. ALL RIGHTS RESERVED		
PROJ. MGR.:	TTR	
PROJ. ASSOC.:	JRC	
DRAWN BY:	PS	
DATE:	08-05-19	

2 OF 13
AETDOIL01