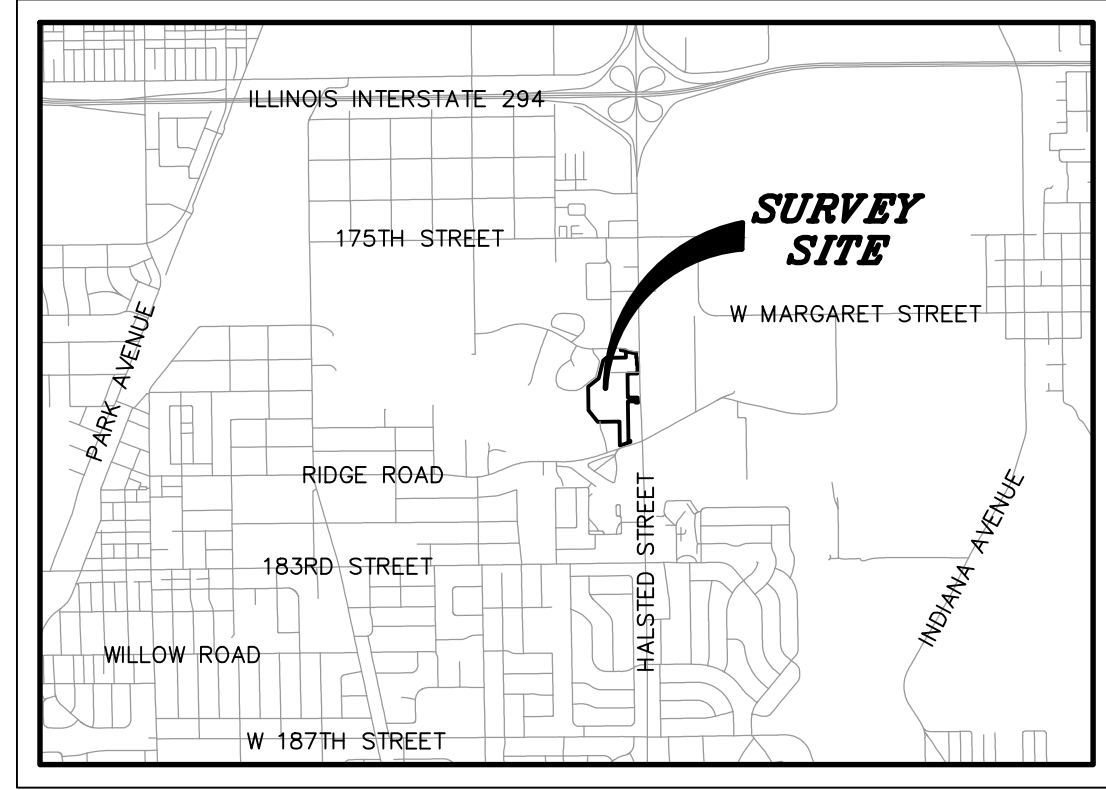
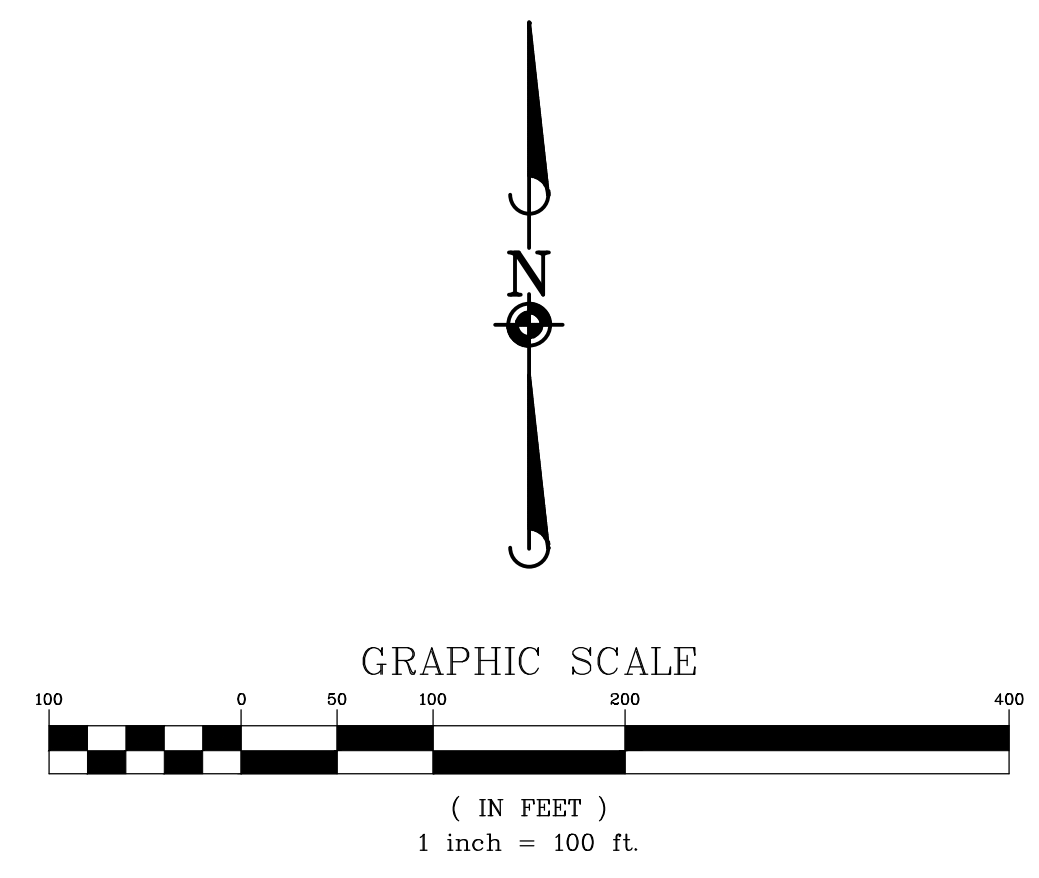
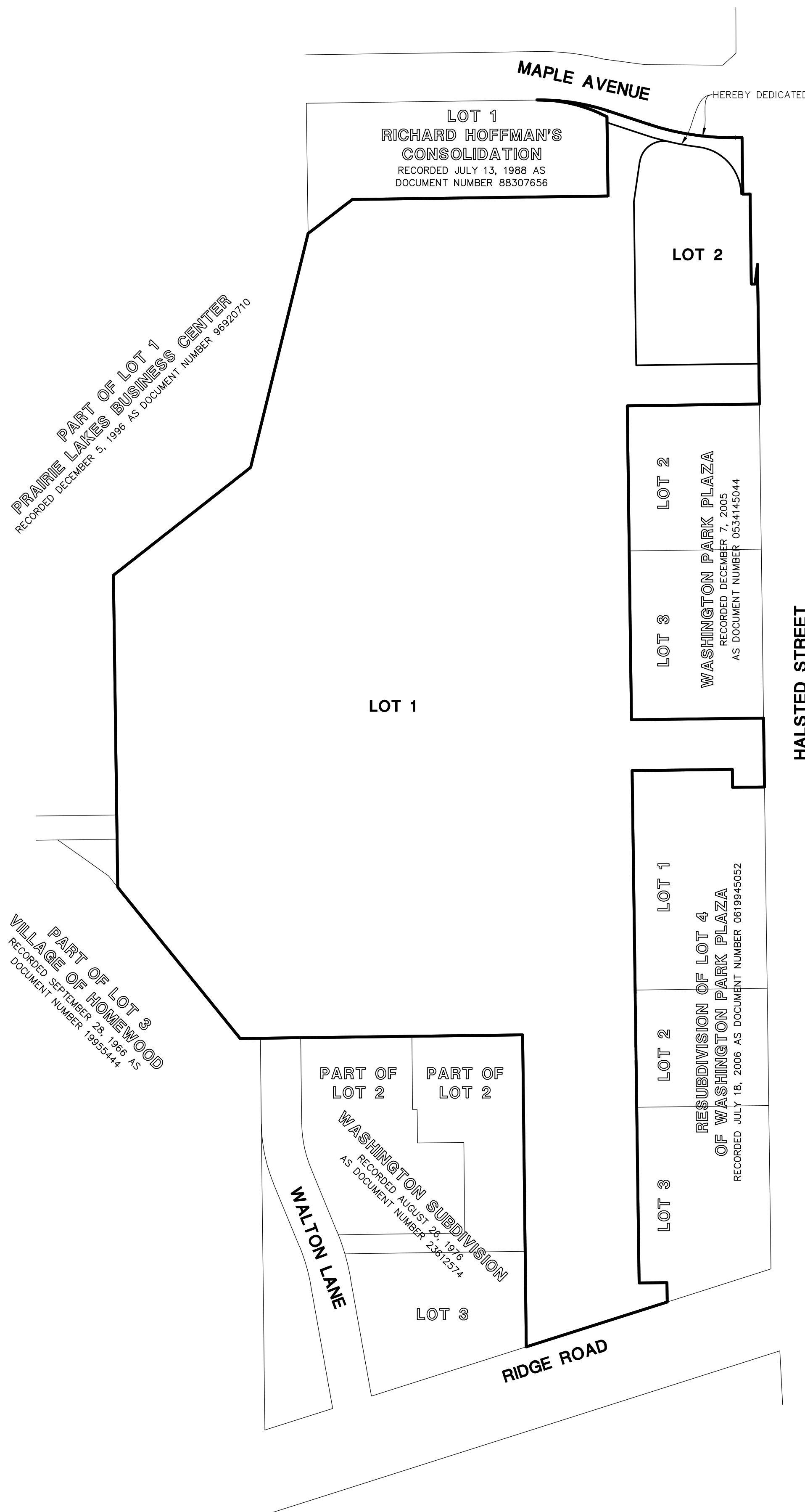


# FINAL PLAT OF WASHINGTON PARK COMMERCIAL SUBDIVISION

BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



**LOCATION MAP**  
NOT TO SCALE



**BASIS OF BEARINGS**

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

**SURVEY PREPARED FOR**

ALTO REAL ESTATE FUNDS  
5956 SHERRY LANE, SUITE 1000  
DALLAS, TX 75225

**OWNER**

WASHINGTON PARK PLAZA, LLC  
1449 37TH STREET, SUITE 216  
BROOKLYN, NEW YORK 11218

**SUBMITTED BY/RETURN TO:**

VILLAGE CLERK  
VILLAGE OF HOMEWOOD  
2020 CHESTNUT ROAD  
HOMEWOOD, IL 60430

**PIN'S**

29-32-200-059  
29-32-200-061  
29-32-200-095

**PROPERTY AREA**

LOT 1 = 643,450 SQ. FT. (14.772 ACRES)  
LOT 2 = 38,096 SQ. FT. (0.874 ACRES)  
ROW DEDICATION = 3,363 SQ. FT. (0.077 ACRES)  
TOTAL AREA = 684,909 SQ. FT. (15.723 ACRES)

**SURVEYOR'S NOTES**

1. ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.
4. SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
5. PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

**SHEET INDEX**

SHEET 1	LOCATION MAP & SURVEYOR'S NOTES
SHEET 2-3	EXISTING LOT AND EASEMENT DETAILS
SHEET 4	PROPOSED LOT AND EASEMENT DETAILS
SHEET 5	CERTIFICATES

DATE	
REVISIONS	

**Manhard CONSULTING**  
1938 East River Road, Suite 200, Homewood, IL 60430  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WASHINGTON PARK COMMERCIAL SUBDIVISION  
HOMEWOOD, ILLINOIS  
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM  
PROJ. ASSOC.: ARM  
DRAWN BY: NAL  
DATE: 05/06/24  
SCALE: 1"=100'

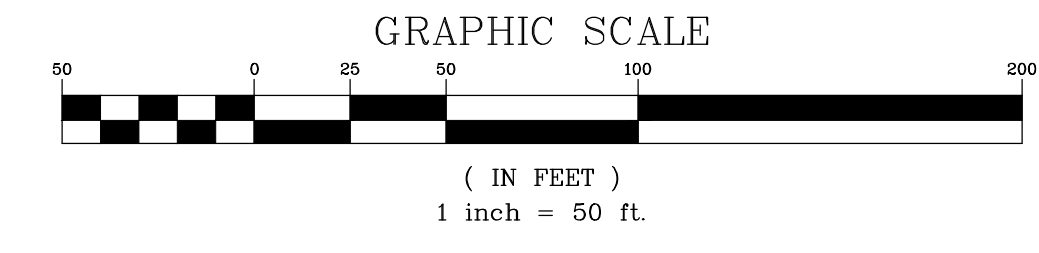
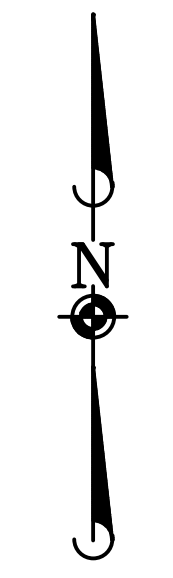
SHEET  
**1** OF **5**  
ARFHML01

May 29, 2024 - 17:25 - Draw Name: P:\Arfhml01\Drawings\Final Plats\01\_ArFHML01.Plot Updated by: AlMerry

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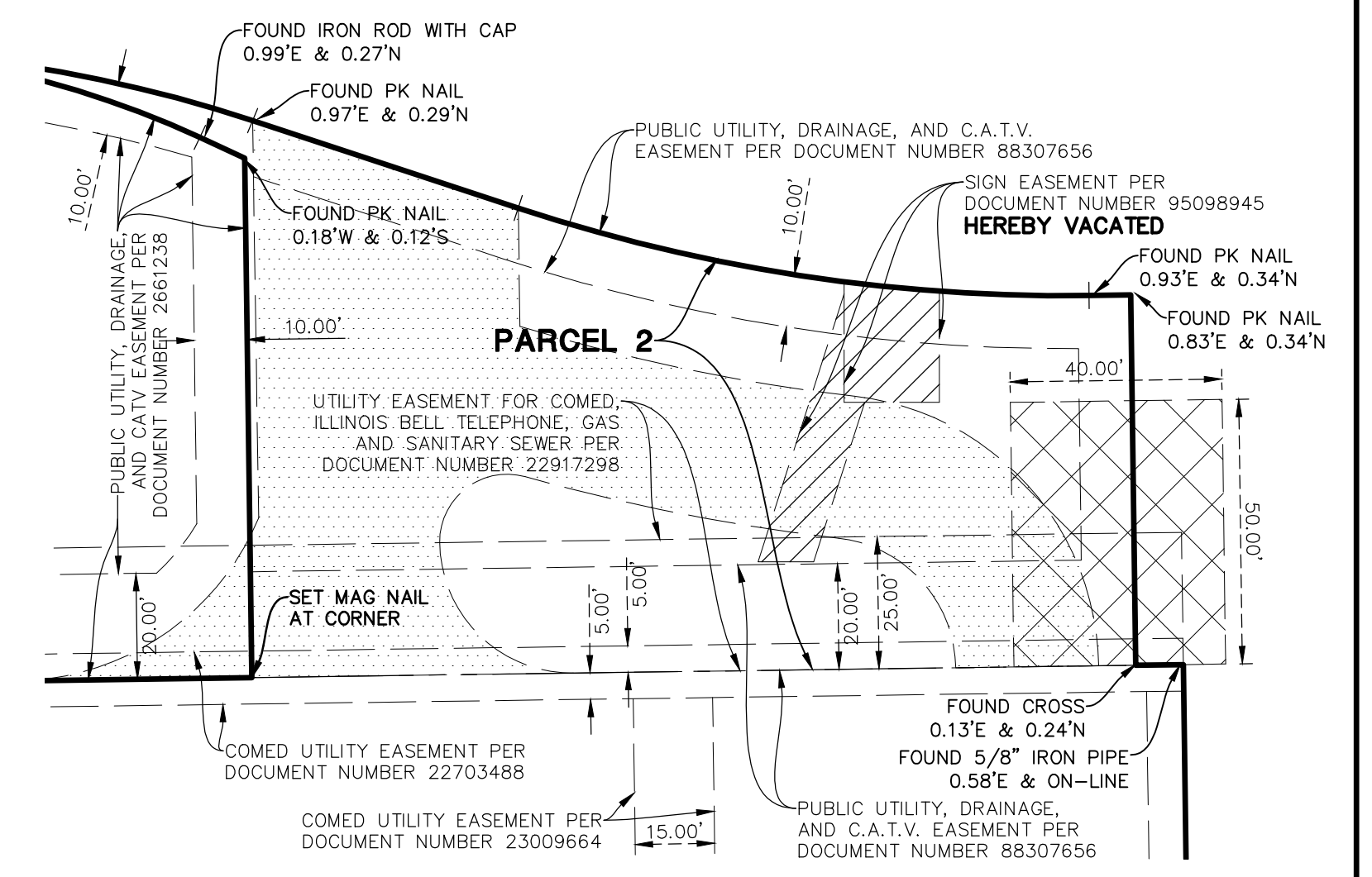
# FINAL PLAT OF WASHINGTON PARK COMMERCIAL SUBDIVISION

BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



### LEGEND

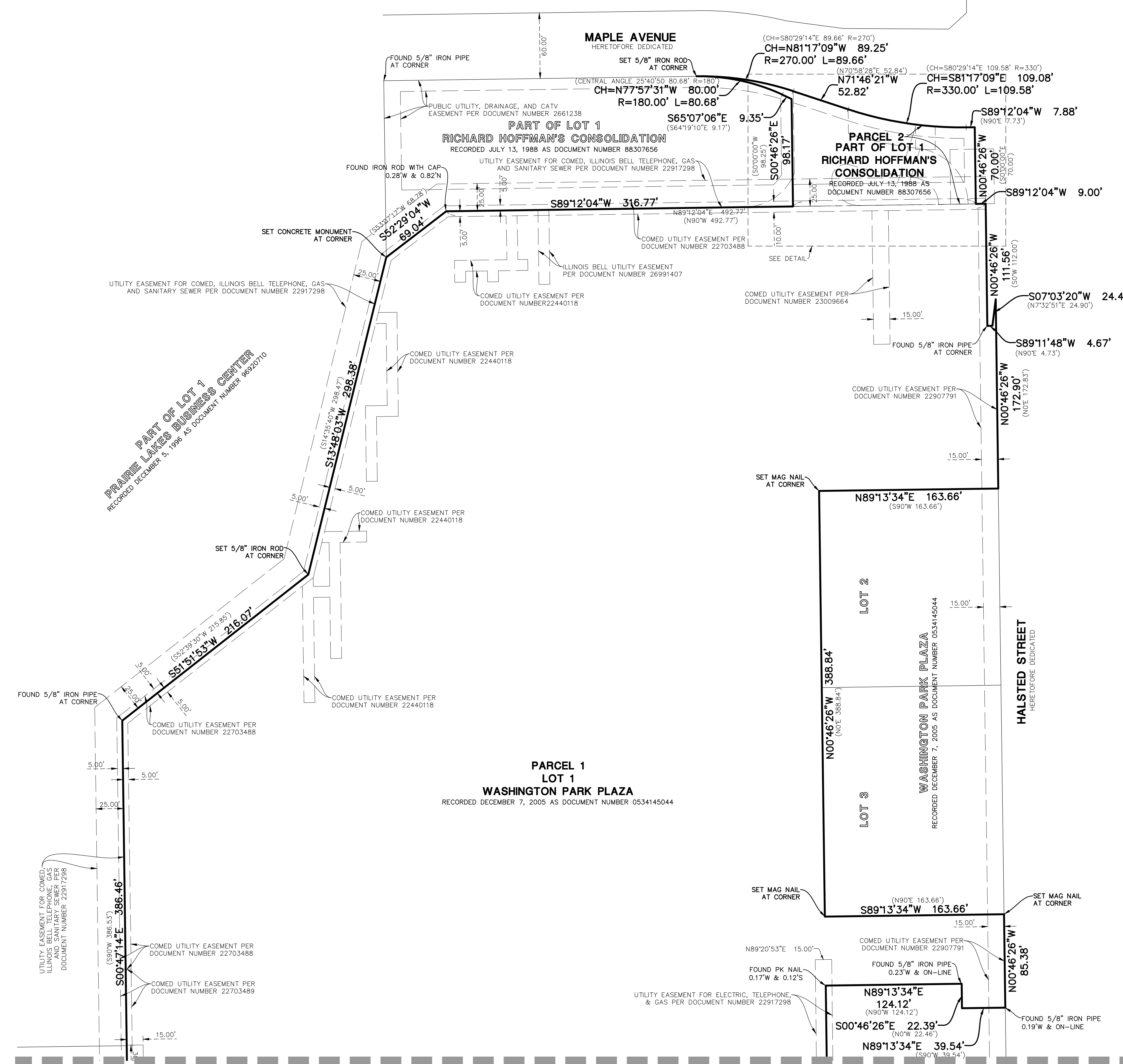
- EX. PROPERTY LINE
- EX. LOT LINE
- - - EX. EASEMENT LINE



### EASEMENT DETAIL SCALE 1"=30'

### EASEMENT LEGEND

- = SIGN EASEMENT PER DOCUMENT NUMBER 95098945  
**HEREBY VACATED**
- = INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 26580500
- = VEHICLE INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 22592742



**SEE SHEET 3**

DATE	REVISIONS

**Manhard CONSULTING**

388 East Randolph Street, Suite 200, Chicago, IL 60601  
 (773) 327-1100  
 www.manhardconsulting.com

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

WASHINGTON PARK COMMERCIAL SUBDIVISION  
HOMEWOOD, ILLINOIS  
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM  
 PROJ. ASSOC.: ARM  
 DRAWN BY: NAL  
 DATE: 05/06/24  
 SCALE: 1"=50'  
 SHEET  
**2** OF **5**  
 ARFHMI01

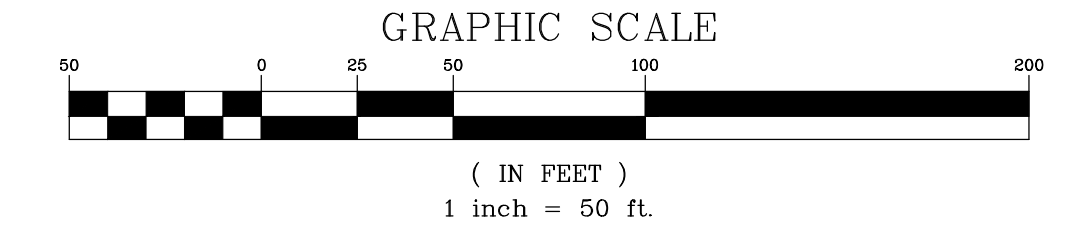
May 29, 2024, 17:29 Doc Name: P:\Arfhmi01\Drawings\Plat of Subdivision\Final Plat\02-03-ARFHMI01.PLS Drawn By: Aterny

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# FINAL PLAT OF WASHINGTON PARK COMMERCIAL SUBDIVISION

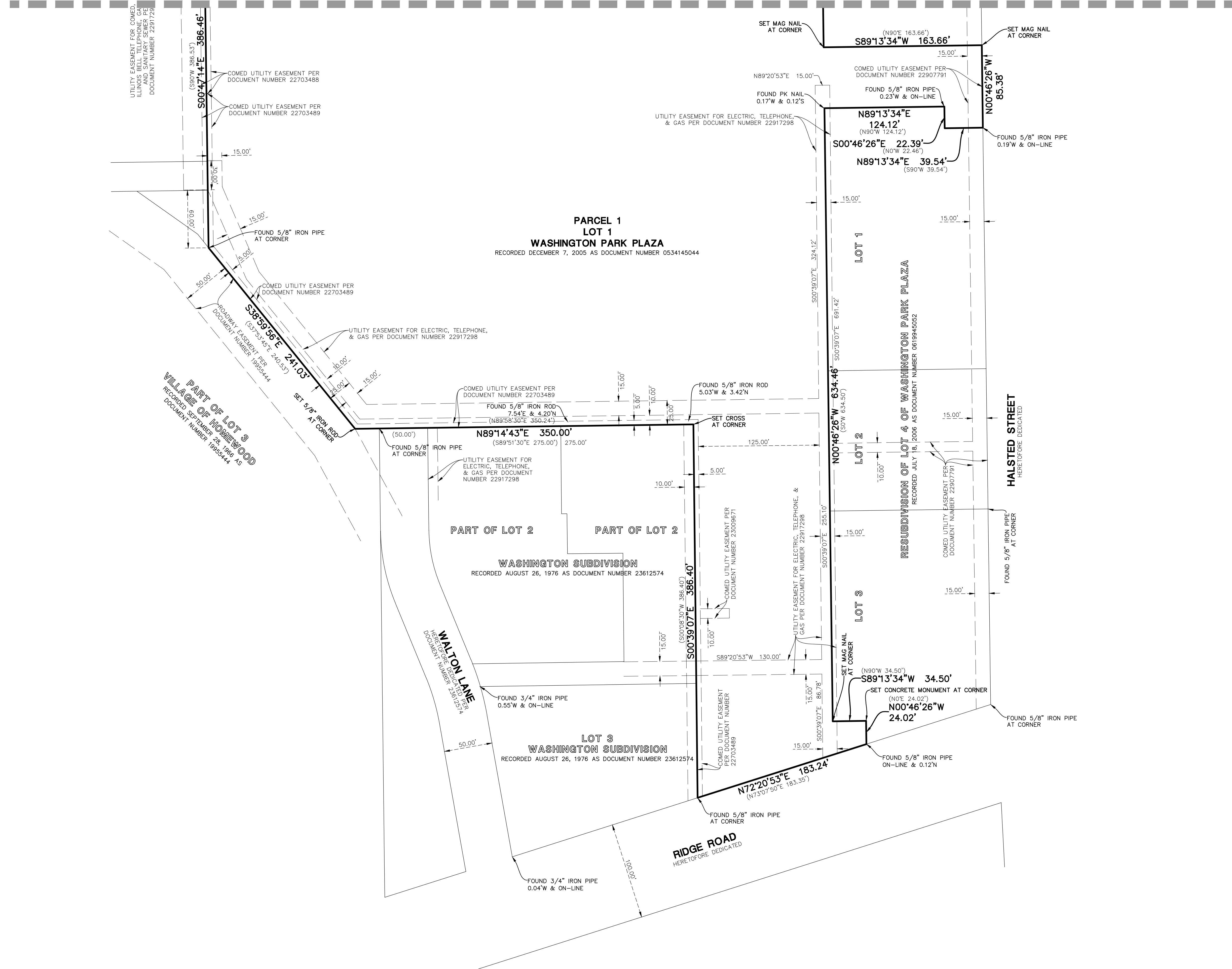
BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SEE SHEET 2**



**LEGEND**

- = EX. PROPERTY LINE
- - - = EX. LOT LINE
- - - - - = EX. EASEMENT LINE



DATE	REVISIONS

**Manhard CONSULTING**  
 598 East Randolph Street, Suite 200, Chicago, IL 60601  
 TEL: (773) 663-8888 FAX: (773) 663-8889  
 WWW: MANHARDCONSULTING.COM  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

**WASHINGTON PARK COMMERCIAL SUBDIVISION**  
**HOMWOOD, ILLINOIS**  
**FINAL PLAT OF SUBDIVISION**

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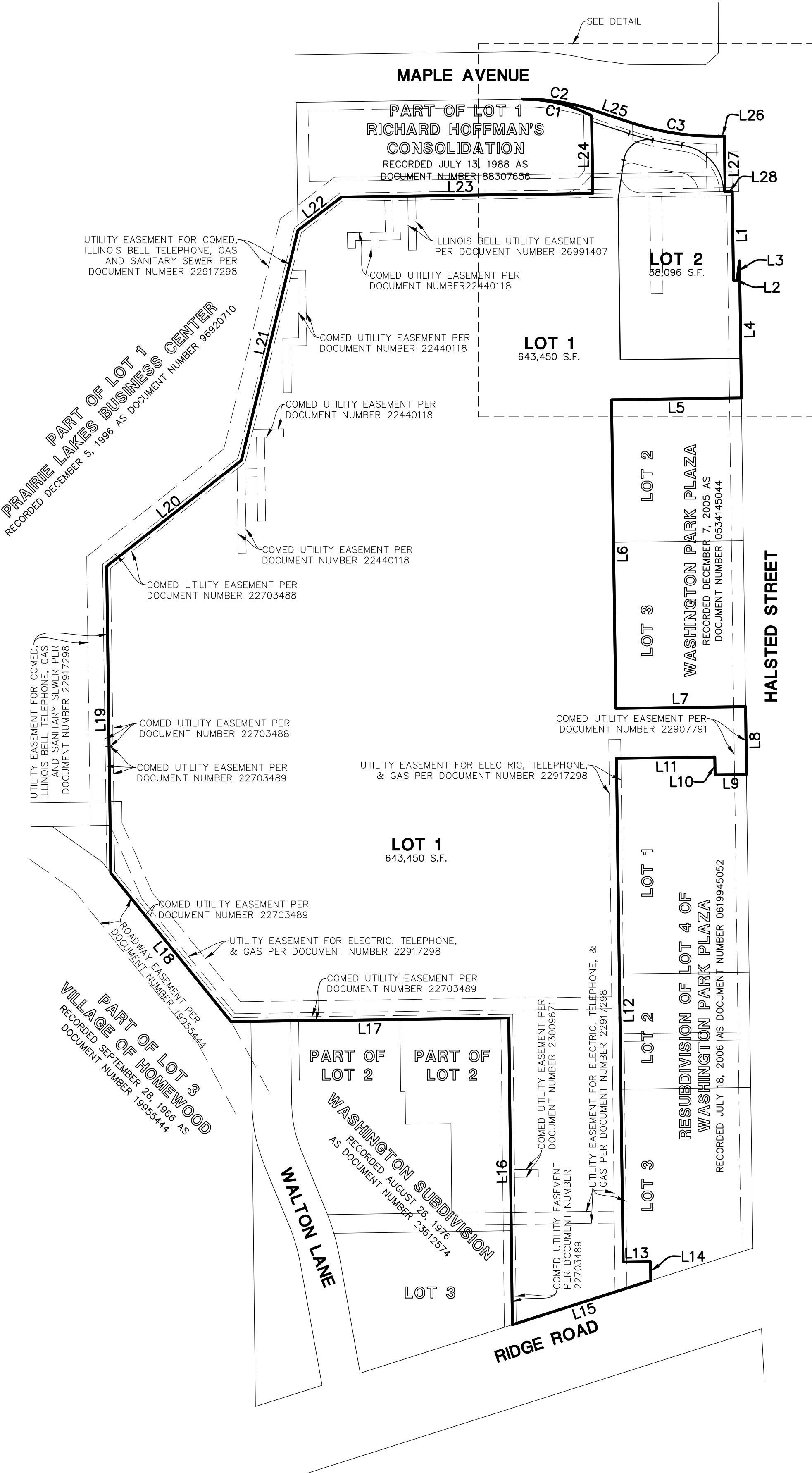
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 PROJ. ASSOC.: ARM  
 DRAWN BY: NAL  
 DATE: 05/06/24  
 SCALE: 1" = 50'

SHEET  
**3** OF **5**  
 ARFHML01

May 29, 2024 - 17:29 Doc Name: P:\Mhml01\Map\Surf\Final Drawings\Final Plat of Subdivision\Final Plat of Subdivision ARFHML01.dwg Updated By: Alexey  
 © 2024 MANHARD CONSULTING. ALL RIGHTS RESERVED.

# FINAL PLAT OF WASHINGTON PARK COMMERCIAL SUBDIVISION

BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

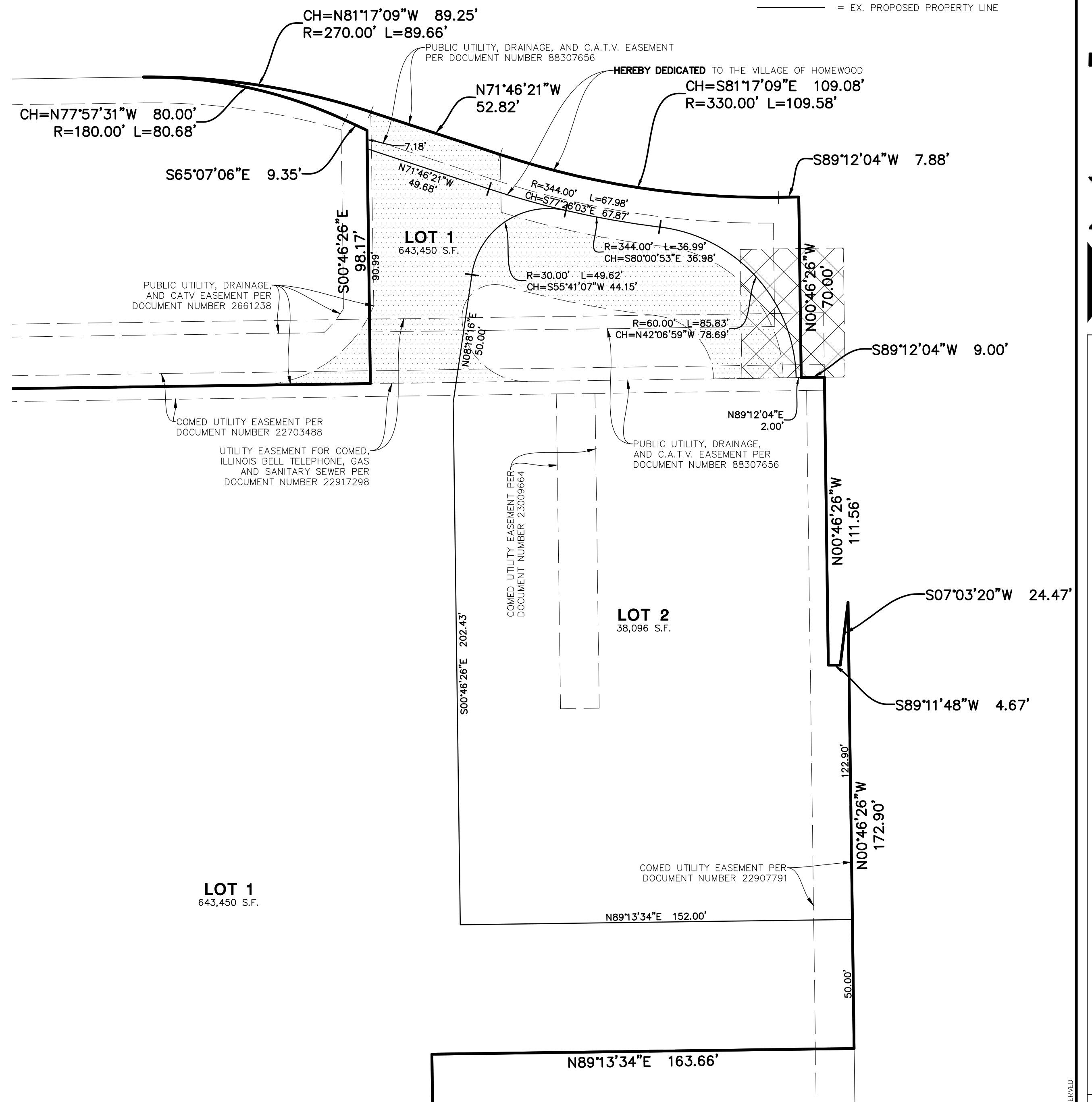


**LINE & CURVE  
TAG TABLE**

LINE	BEARING	LENGTH
L1	N00°46'26"W	111.56'
L2	S89°11'48"W	4.67'
L3	S07°03'20"W	24.47'
L4	N00°46'26"W	172.90'
L5	N89°13'34"E	163.66'
L6	N00°46'26"W	388.84'
L7	S89°13'34"W	163.66'
L8	N00°46'26"W	85.38'
L9	N89°13'34"E	39.54'
L10	S00°46'26"E	22.39'
L11	N89°13'34"E	124.12'
L12	N00°46'26"W	634.46'
L13	S89°13'34"W	34.50'
L14	N00°46'26"W	24.02'
L15	N72°20'53"E	183.24'
L16	S00°39'07"E	386.40'
L17	N89°14'43"E	350.00'
L18	S38°59'56"E	241.03'
L19	S00°47'14"E	386.46'
L20	S51°51'53"W	216.07'

LINE	BEARING	LENGTH
L21	S13°48'03"W	298.38'
L22	S52°29'04"W	69.04'
L23	S89°12'04"W	316.77'
L24	S00°46'26"E	98.17'
L25	N71°46'21"W	52.82'
L26	S89°12'04"W	7.88'
L27	N00°46'26"W	70.00'
L28	S89°12'04"W	9.00'

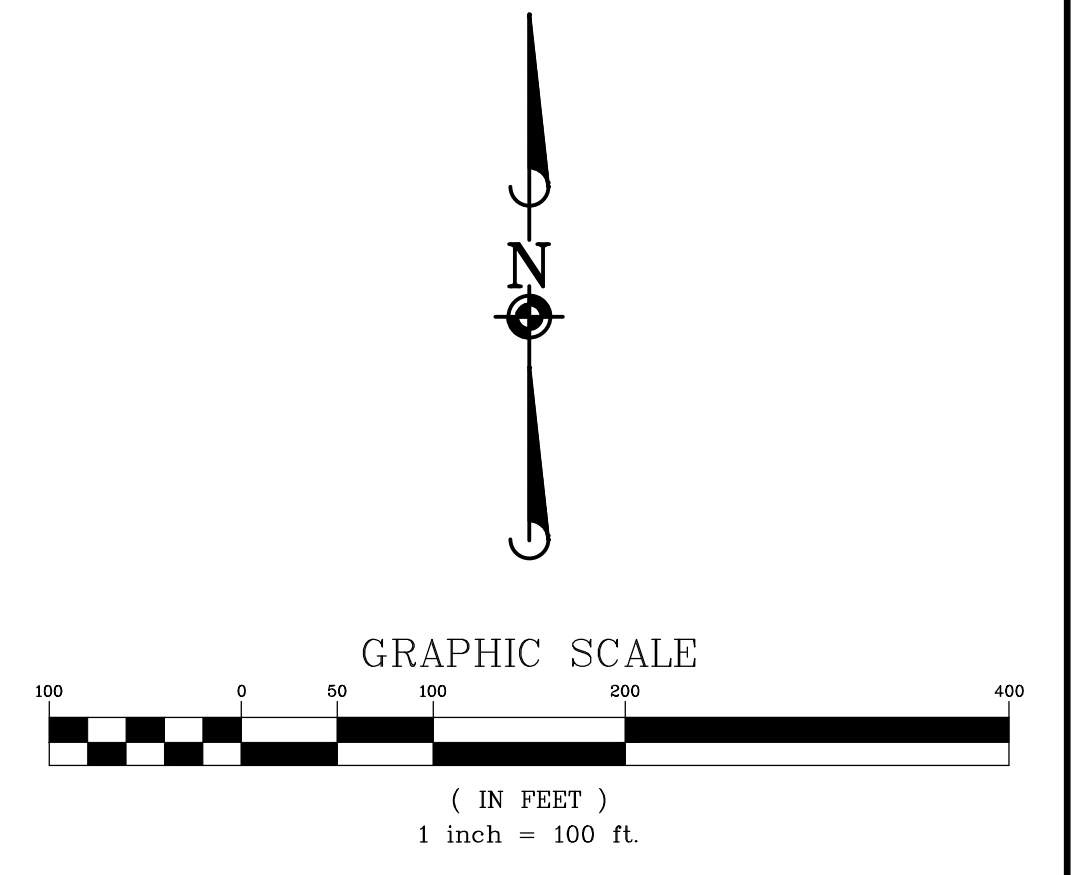
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°40'50"	180.00'	80.68'	N77°57'31"W	80.00'
C2	19°01'35"	270.00'	89.66'	N81°17'09"W	89.25'
C3	19°01'35"	330.00'	109.58'	S81°17'09"E	109.08'



**DETAIL**  
SCALE 1"=30'

**EASEMENT LEGEND**

- = INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 25580500
- = VEHICLE INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 22592742



**LEGEND**

- = EX. PROPERTY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. PROPOSED PROPERTY LINE

May 29, 2024 - 17:29 - Dwg Name: P:\Armm\03\Drawings\Final Plat\04.ARFHMILO1.Plot.dwg, Updated by: AMerity

DATE	REVISIONS

**Manhard  
CONSULTING**

1858 East Millennium Parkway, Suite 600, Naperville, IL 60563  
 630.484.8800  
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WASHINGTON PARK COMMERCIAL SUBDIVISION  
HOMEWOOD, ILLINOIS  
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ARM  
 PROJ. ASSOC.: ARM  
 DRAWN BY: NAL  
 DATE: 05/06/24  
 SCALE: 1"=100'

SHEET  
**4** OF **5**  
ARFHMILO1

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FINAL PLAT  
OF  
WASHINGTON PARK COMMERCIAL SUBDIVISION

BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WASHINGTON PARK PLAZA, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE \_\_\_\_\_ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S) SCHOOL DISTRICT  
ALL GRADE SCHOOL DISTRICT NO. 183  
HIGH SCHOOL DISTRICT NO. 233  
JUNIOR COLLEGE DISTRICT NO. 515

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

BY: \_\_\_\_\_ OWNER'S NAME AND ADDRESS  
WASHINGTON PARK PLAZA, LLC  
1449 37TH STREET, SUITE 216  
BROOKLYN, NEW YORK 11218

PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORSAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED \_\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF COOK,

COUNTY, ILLINOIS, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_, AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: \_\_\_\_\_, A.D., 2024.

BY: \_\_\_\_\_

PRINTED NAME AND TITLE MORTGAGEE'S NAME AND ADDRESS

ATTEST: \_\_\_\_\_

PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_

OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

NOTARY PUBLIC

SPECIAL ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, \_\_\_\_\_, CLERK OF THE VILLAGE OF HOMEWOOD IN THE COUNTY AND STATE AFORESAID HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID SPECIAL ASSESSMENTS AGAINST THE LANDS PLATTED HEREIN.

GIVEN THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH VILLAGE OF HOMEWOOD STANDARDS AND REQUIREMENTS AND WORKING DRAWINGS AND SPECIFICATION FOR PUBLIC IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH VILLAGE OF HOMEWOOD STANDARDS AND REQUIREMENTS.

GIVEN THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

VILLAGE ENGINEER

VILLAGE MANAGER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT PROVISIONS HAVE BEEN MADE IN ACCORDANCE WITH THE VILLAGE OF HOMEWOOD SUBDIVISION REGULATIONS FOR GUARANTEE OF PERFORMANCE IN CONSTRUCTION OF THE PUBLIC LAND IMPROVEMENTS.

GIVEN THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

VILLAGE MANAGER

VILLAGE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED BY THE HOMEWOOD PLAN COMMISSION IN ACCORDANCE WITH THE VILLAGE OF HOMEWOOD SUBDIVISION REGULATIONS.

GIVEN THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

CHAIRMAN

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED BY ACTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF HOMEWOOD IN ACCORDANCE WITH THE VILLAGE SUBDIVISION REGULATIONS AT A MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

BY: \_\_\_\_\_ VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_ VILLAGE CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DIANE O'KEEFE, P.E. DATE  
DEPUTY DIRECTOR OF HIGHWAYS, REGION ONE ENGINEER

PERMISSION TO RECORD

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, ADAM R. MERRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 28TH DAY OF MAY, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074  
LICENSE EXPIRES NOVEMBER 30, 2024



ACCESS NOTES

- THERE SHALL BE TWO (2) RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS TO HALSTED STREET FROM LOT 1 SHOWN HEREON.
- THERE SHALL BE ONE (1) RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS TO RIDGE ROAD FROM LOT 1 SHOWN HEREON.
- THERE SHALL BE NO DIRECT ACCESS TO HALSTED STREET FROM LOT 2.
- ACCESS TO AND FROM LOT 2 AND THE ADJOINING LOTS SHALL BE VIA INTERNAL CIRCULATION.

ACCEPTANCE OF PUBLIC UTILITY EASEMENT VACATION CERTIFICATE

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE SIGN EASEMENT RECORDED AS DOCUMENT NUMBER 95098945 AS SHOWN HEREON.

ACCEPTED: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME AND TITLE

ACCEPTED: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME AND TITLE

ACCEPTED: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME AND TITLE

SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

PARCEL 1

LOT 1 IN WASHINGTON PARK PLAZA, BEING A RESUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 2005 AS DOCUMENT NUMBER 0534145044, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF LOT 1 IN RICHARD HOFFMAN'S CONSOLIDATION, BEING A CONSOLIDATION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER N SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST N THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1988 AS DOCUMENT 88307856, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 285.75 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTH, RADIUS 180.00 CENTRAL ANGLE 25 DEGREES 40 MINUTES 50 SECONDS, 80.68 FEET; THENCE SOUTH 64 DEGREES 19 MINUTES 10 SECONDS EAST ALONG TANGENT, 9.17 FEET TO A LINE 167 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 1 AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE, 98.25 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 167.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE THEREOF 70.00 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE WESTERLY ALONG THE NORTH AND NORTHERLY LINE OF LOT 1 (BEING ALSO THE SOUTH AND SOUTHERLY LINE OF MAPLE AVENUE AS DEDICATED BY DOCUMENT NO. 26661237) THE FOLLOWING 4 COURSES: NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 7.73 FEET; THENCE WESTERLY ALONG TANGENTIAL CURVE CONCAVE TO THE NORTH, RADIUS 330.00 FEET, CENTRAL ANGLE 19 DEGREES 01 MINUTES 40 SECONDS, 109.59 FEET; THENCE NORTH 70 DEGREES 58 MINUTES 28 SECONDS WEST ALONG TANGENT 52.84 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH, RADIUS 270.00 FEET, CENTRAL ANGLE 19 DEGREES 01 MINUTES 58 SECONDS, 89.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.320 ACRES OF LAND.

SUBDIVIDED PROPERTY CONTAINS 15.723 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF HOMEWOOD, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0734J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED), ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF MAY, A.D. 2024.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074  
EMAIL ADDRESS: AMERRY@MANHARD.COM  
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION  
NO. 184003350-EXPIRES APRIL 30, 2025

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

DATE OF FIELD SURVEY: MAY 6TH, 2024



DATE	REVISIONS

**Manhard CONSULTING**  
1988 East River Road, Suite 100, Chicago, IL 60604  
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