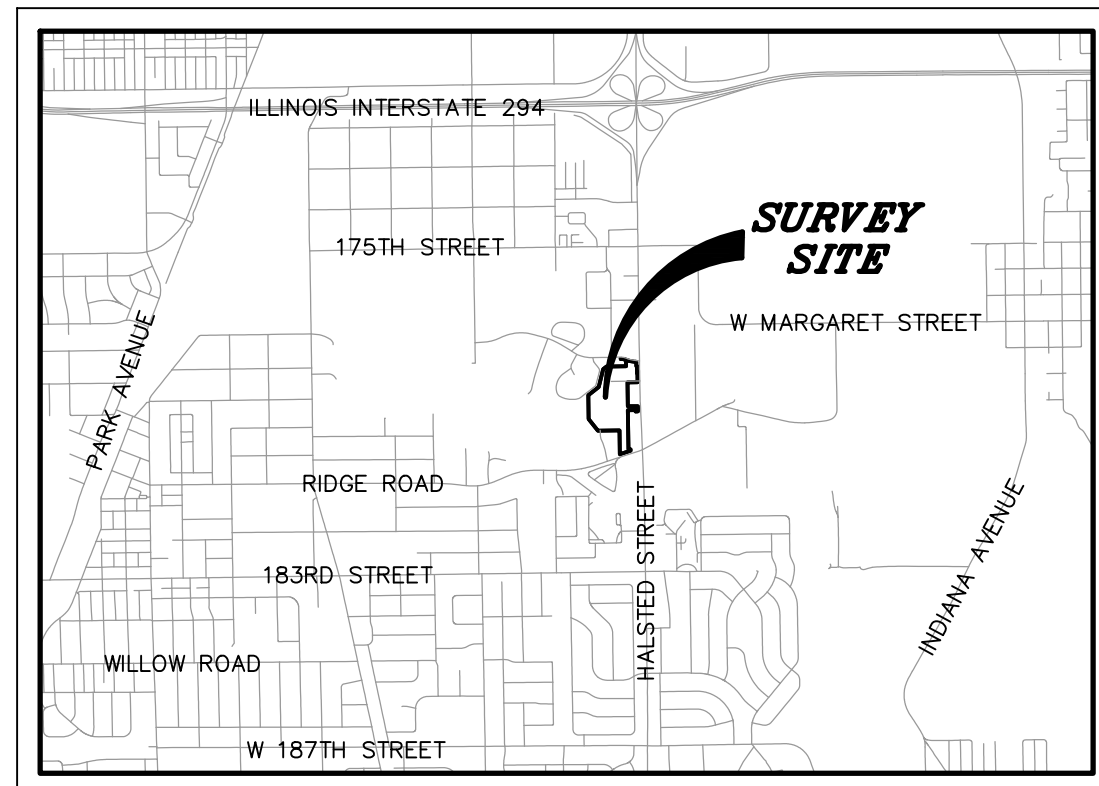
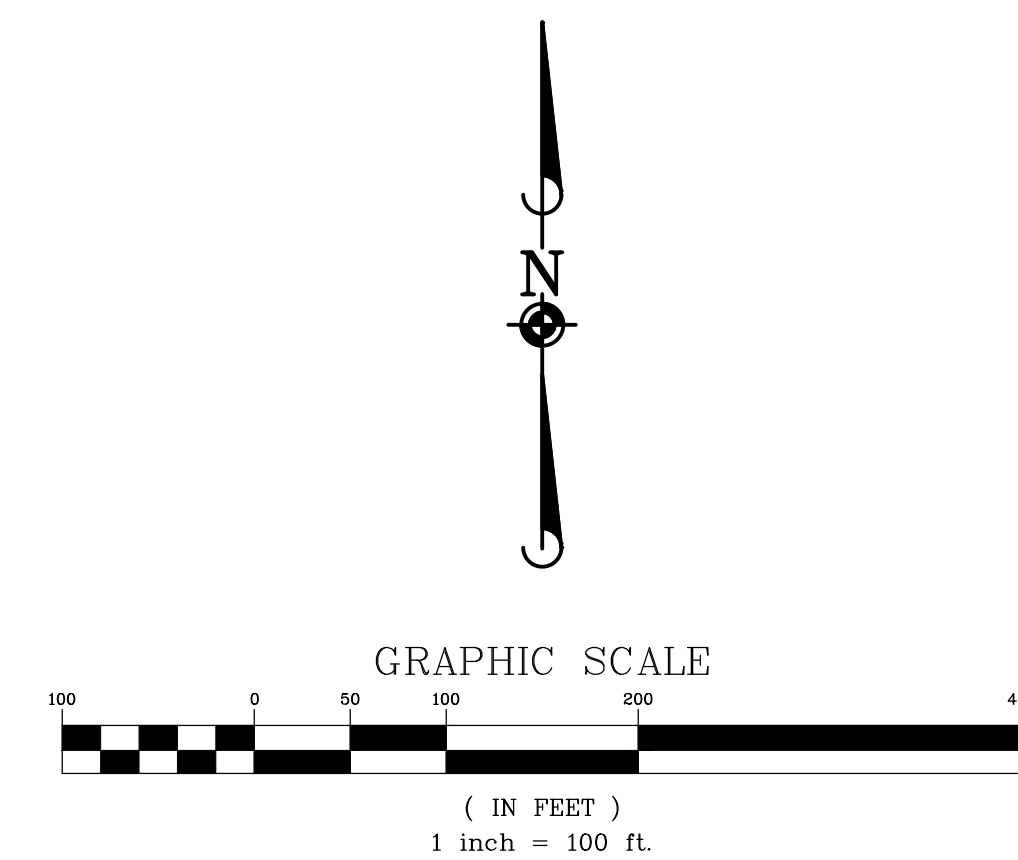
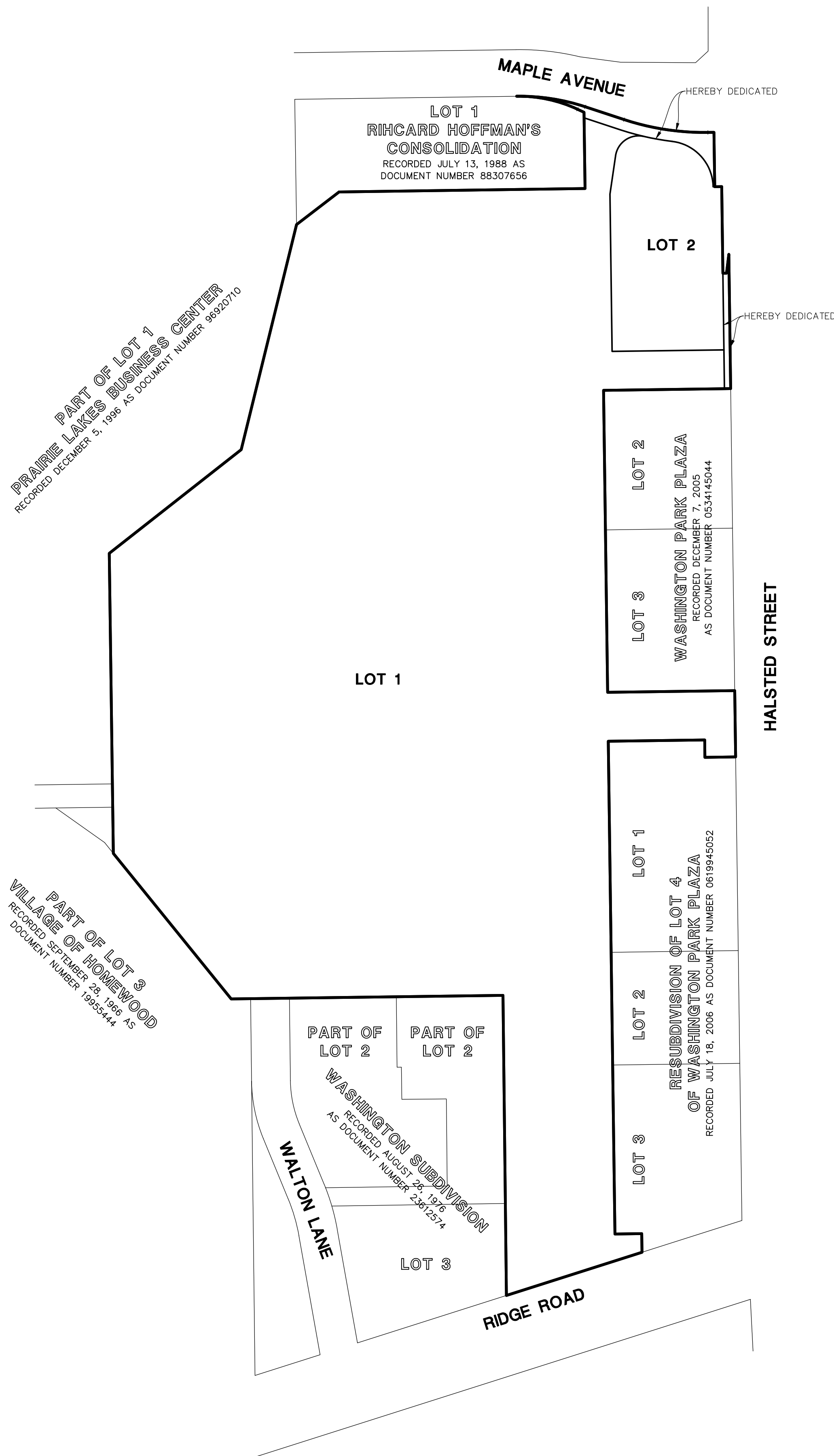


FINAL PLAT OF WASHINGTON PARK COMMERCIAL SUBDIVISION

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

EXISTING PROPERTY AREA

PARCEL 1 = 670,978 SQ. FT. (15.403 ACRES)
PARCEL 2 = 13,931 SQ. FT. (0.320 ACRES)
TOTAL AREA = 684,909 SQ. FT. (15.723 ACRES)

EXISTING PROPERTY AREA

LOT 1 = 643,050 SQ. FT. (14.762 ACRES)
LOT 2 = 37,266 SQ. FT. (0.856 ACRES)
ROW DEDICATION = 4,593 SQ. FT. (0.105 ACRES)
TOTAL AREA = 684,909 SQ. FT. (15.723 ACRES)

PIN'S

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

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

DRAWN BY	
REVISIONS	
DATE	

Manhard
CONSULTING

188 East Riverside Road, Suite 200, Homewood, IL 60430
Tel: 708.329.8800 Fax: 708.329.8801
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"=100'

SHEET
1 OF **5**
ARFHML01

