

LOCATION MAP

NOT TO SCALE

SURVEYOR'S NOTES

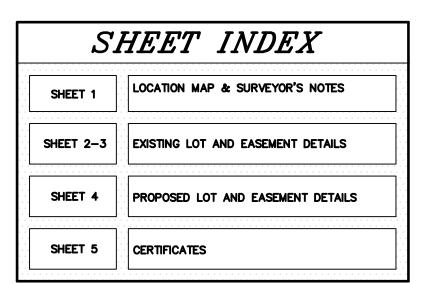
1. ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

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"

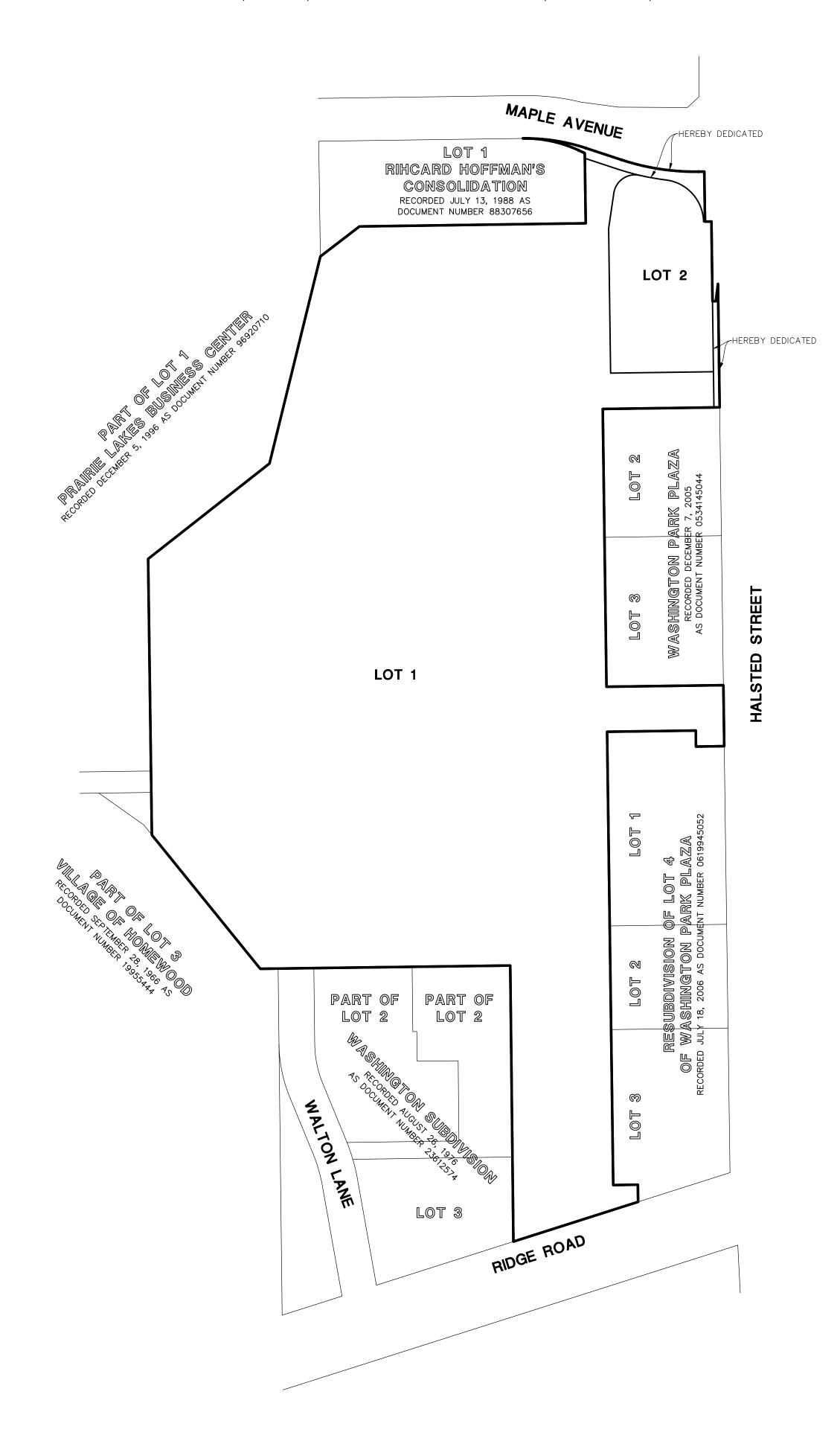
5. PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

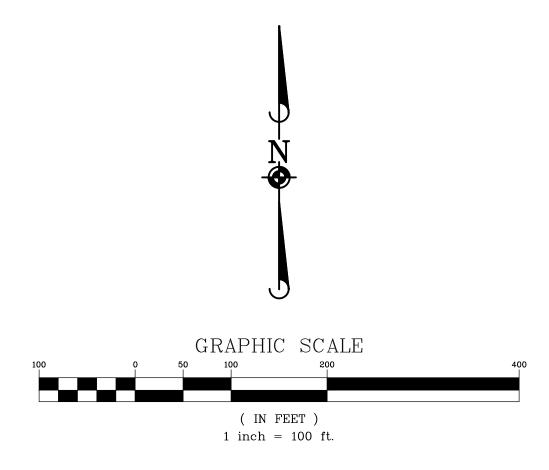


FINAL PLAT

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.





BASIS OF BEARINGS

OORDINATES 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 HOMEWWOOD 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



SUBDIVISIO

COMMERCIAL

WASHINGTON PARK

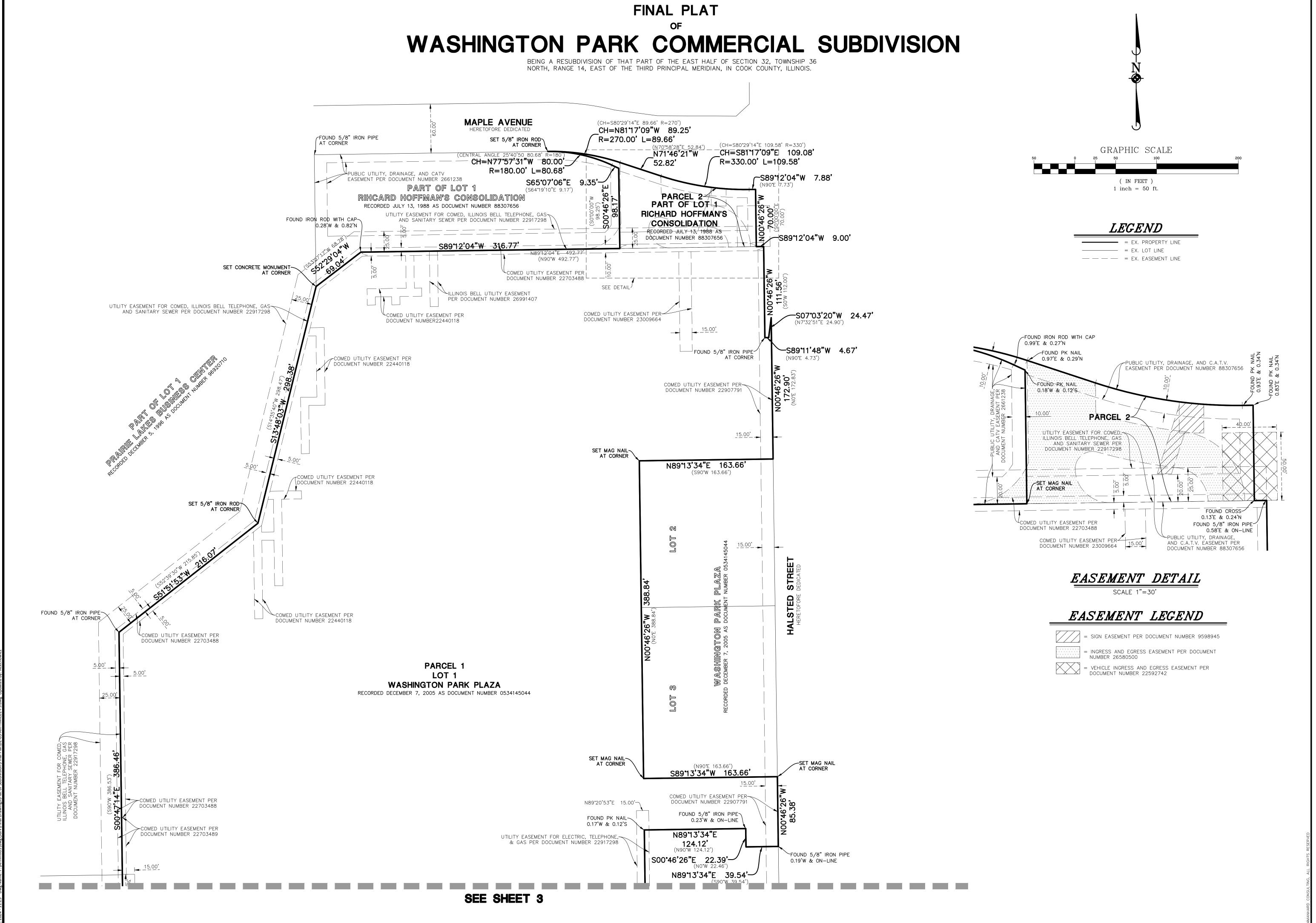
HOMEWOOD, ILLINOIS

PROJ. MGR.: ARM PROJ. ASSOC.: ARM 05/06/24

SHEET ARFHMIL01

SCALE:

<u>1"=100'</u>



SUBDIVISIO

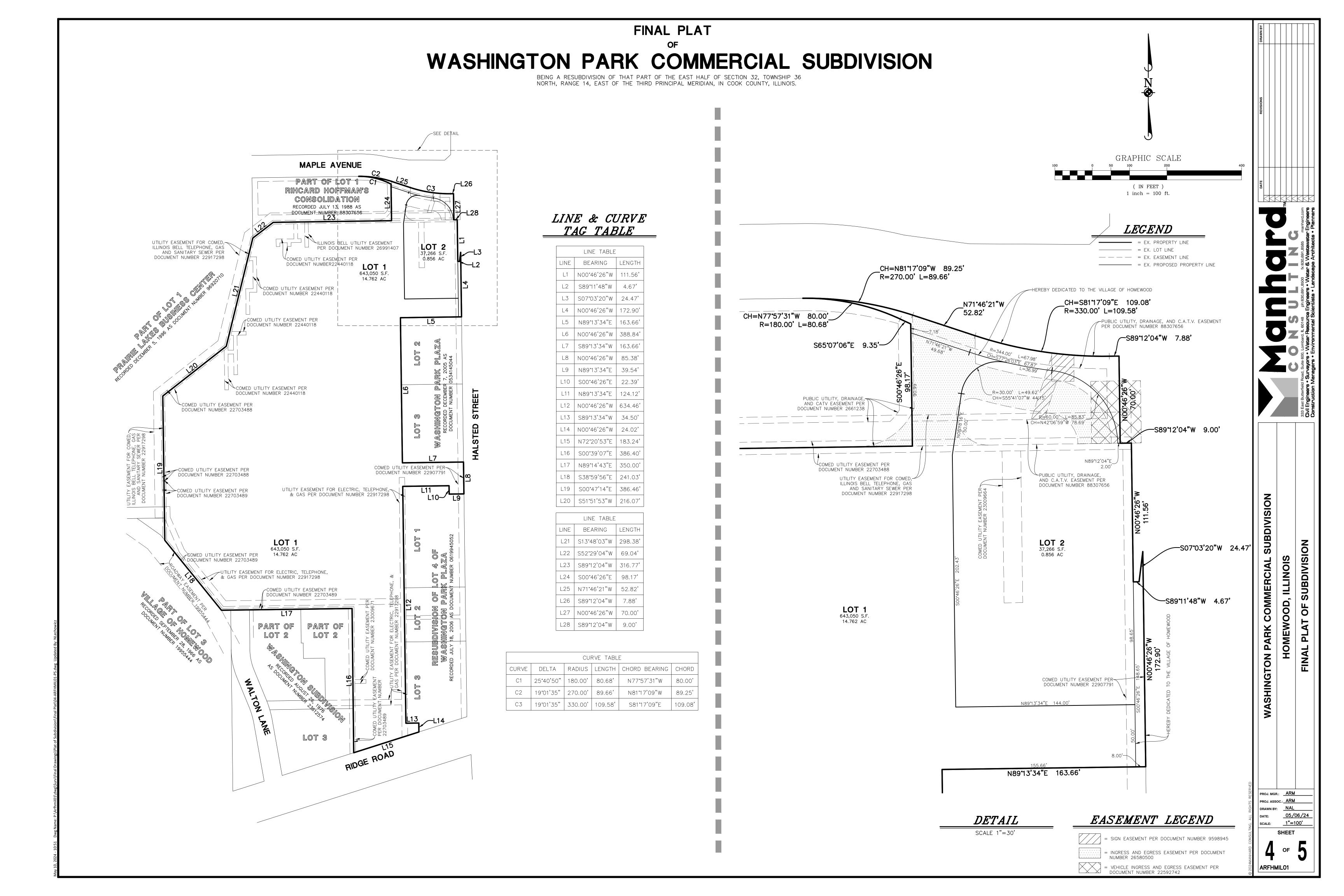
HOMEWOOD, ILLINOIS

PROJ. MGR.: ARM 05/06/24 <u>1"=50'</u> SCALE:

SHEET ARFHMIL01

FINAL PLAT 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 SET MAG NAIL AT CORNER SET MAG NAIL AT CORNER (N90°E 163.66') S8913'34"W 163.66' GRAPHIC SCALE COMED UTILITY EASEMENT PERDOCUMENT NUMBER 22907791 COMED UTILITY EASEMENT PER DOCUMENT NUMBER 22703488 N89°20'53"E 15.00' FOUND 5/8" IRON PIPE FOUND PK NAIL~ 0.23'W & ON-LINE 0.17'W & 0.12'S 1 inch = 50 ft.COMED UTILITY EASEMENT PER N89°13'34"E DOCUMENT NUMBER 22703489 UTILITY EASEMENT FOR ELECTRIC, TELEPHONE, & GAS PER DOCUMENT NUMBER 22917298 **124.12'** (N90°W 124.12') FOUND 5/8" IRON PIPE S00°46'26"E 22.39' 0.19'W & ON-LINE **LEGEND** <u> 15.00'</u> N89°13'34"E 39.54'— = EX. PROPERTY LINE ----- = EX. LOT LINE — — — = EX. EASEMENT LINE PARCEL 1 15.00' FOUND 5/8" IRON PIPE AT CORNER LOT 1 WASHINGTON PARK PLAZA RECORDED DECEMBER 7, 2005 AS DOCUMENT NUMBER 0534145044 COMED UTILITY EASEMENT PER DOCUMENT NUMBER 22703489 -UTILITY EASEMENT FOR ELECTRIC, TELEPHONE, & GAS PER DOCUMENT NUMBER 22917298 FOUND 5/8" IRON ROD -COMED UTILITY EASEMENT PER 5.03'W & 3.42'N DOCUMENT NUMBER 22703489 FOUND 5/8" IRON ROD __7.<u>54'E_</u>&_4.20'<u>N</u>_ SET CROSS AT CORNER N8914'43"E 350.00' 125.00' (S89°51'30"E 275.00') 275.00' FOUND 5/8" IRON PIPE AT CORNÉR UTILITY EASEMENT FOR ELECTRIC, TELEPHONE, & GAS PER DOCUMENT NUMBER 22917298 10.00' SUBDIVISION PART OF LOT 2 PART OF LOT 2 Washington subdivision RECORDED AUGUST 26, 1976 AS DOCUMENT NUMBER 23612574 HOMEWOOD, ILLINOIS COMMERCIAL 15.00' S89°2<u>0'53"</u>W<u>13</u>0.<u>00'</u> **WASHINGTON PARK** | N90°W 34.50') | S89°13'34"W 34.50' SET CONCRETE MONUMENT AT CORNER FOUND 3/4" IRON PIPE 0.55"W & ON-LINE _N00°46°26"W __24.02**'** FOUND 5/8" IRON PIPE AT CORNER LOT 3 ____50.00' ___ Washington Subdivision FOUND 5/8" IRON PIPE ON-LINE & 0.12'N RECORDED AUGUST 26, 1976 AS DOCUMENT NUMBER 23612574 FOUND 5/8" IRON PIPE AT CORNER FOUND 3/4" IRON PIPE 0.04'W & ON-LINE PROJ. MGR.: ARM PROJ. ASSOC.: ARM 05/06/24 1"=50' SCALE: SHEET ARFHMIL01

SUBDIVISION



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.

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 GRADE SCHOOL DISTRICT NO. 183 HIGH SCHOOL DISTRICT NO. 233 JUNIOR COLLEGE DISTRICT NO. 515

OWNER'S CERTIFICATE

ALL	HIGH SCHOOL DISTRICT NO. 233 JUNIOR COLLEGE DISTRICT NO. 515			
DATED THIS DAY OF	, A.D., 2024.			
BY:	WASH 1449	NAME AND ADDRESS HINGTON PARK PLAZA, LLC 37TH STREET, SUITE 216 OKLYN, NEW YORK 11218		
PRINTED NAME AND TITLE				
NOTARY PUBLIC STATE OF) COUNTY OF)				
	NOTARY PUBLIC IN AND FOR THE COUNTY AN	ND STATE		
AFORESAID, DO HEREBY CERTIFY T PERSONALLY KNOWN TO ME TO BE THE APPEARED BEFORE ME THIS DAY IN P		WHO IS HE FOREGOING CERTIFICATE, D SIGN AND DELIVER THIS		

GIVEN UNDER MY HAND AND NOTORIAL SEA	L THIS	DAY OF		, A.D., 2024.	
NOTARY PUBLIC		-			
MORTGAGEE CONSENT					
THE UNDERSIGNED, AS MORTGAGEE, UNDE	R THE PRO	OVISIONS OF CERT	TAIN MORTGA	GE DATED	
AND RECORD	ED IN THE	RECORDER'S OFF	FICE OF COO	Κ,	
COUNTY, ILLINOIS, ON THIS DAY	OF	, A.D.	·,,	AS DOCUMENT	
NUMBER, HEREBY	CONSENTS	TO THE SUBDIVIS	SION STATED	HEREIN.	
DATED:	, А	a.D., 2024.			
BY:					
PRINTED NAME AND TITLE		MOR	RTGAGEE'S	NAME AND	ADDRESS
ATTEST:					
PRINTED NAME AND TITLE					

MORTGAGEE NOTARY PUBLIC
STATE OF)
STATE OF)
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 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) __, 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 ENGINEER 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.

_____, VILLAGE PRESIDENT

_____, VILLAGE CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION CE	RTIFICATE
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DE RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAP IN RELATION TO PLATS," AS AMENDED. A PLAN THAT ME THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS IS BE REQUIRED BY THE DEPARTMENT.	PH 2 OF "AN ACT TO REVISE THE LA ETS THE REQUIREMENTS CONTAINED
DIANE O'KEEFE, P.E. DEPUTY DIRECTOR OF HIGHWAYS, REGION ONE ENGINEER	DATE

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.

4. ACCESS TO AND FROM LOT 2 AND THE ADJOINING LOTS SHALL BE VIA INTERNAL CIRCULATION.

TRANSPORTATION CERTIFICATE PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
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.

FOR REVIEW ONLY

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

DATED THIS 10TH DAY OF MAY, A.D. 2024.



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:

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 88307656, 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; THÉNCE 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 18 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 10TH 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



S33 East Butterfield Road, Suite 600, Lombard, IL 60148 ph:630.691.8585 manhard.com

HOMEWOOD, ILLINOIS AL PLAT OF SUBDIVISION

DIVISI

UBI

S

PROJ. MGR.: ARM

PROJ. ASSOC.: ARM

DRAWN BY: NAL

DATE: 05/06/24

SCALE: N.T.S.

5 of 5