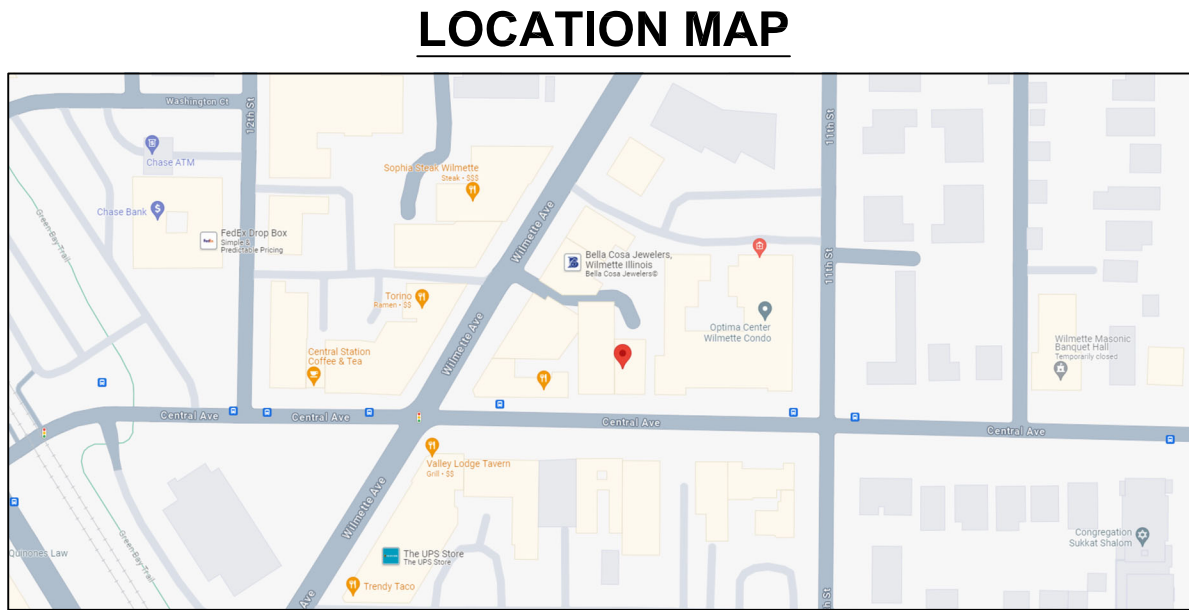


LEGEND	ABBREVIATIONS
	B BOX
	CATCH BASIN
	LIGHT POLE
	WOOD UTILITY POLE
	MANHOLE
	METAL GUARD POST
	RECORD DATA
	MEASURED DATA

ORDERED BY: HOFFMANN COMMERCIAL REAL ESTATE		
SCALE : 1" = 10'		
DATE :JULY 23, 2024		
FILE No.:		
2024 - 31680	DATE	REVISION

FLOOD STATEMENT:
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 170175, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 10, 2021, FOR COMMUNITY NUMBER 170074 0418 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

VILLAGE OF WILMETTE
A: 1200 WILMETTE AVENUE, WILMETTE, ILLINOIS
P: 847-251-2700
ZONING CLASSIFICATION:
ZONING: VC, VILLAGE CENTER BUSINESS



NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **CENTRAL AVENUE AND 12' PUBLIC ALLEY**.

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF USE OF THE SITE AS A DUMP, SUMP OR SANITARY LANDFILL.

- ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- ITEM # 9 FROM TABLE A
THERE ARE 0 STRIPED PARKING SPACES ON THE PROPERTY.

- ITEM # 10 FROM TABLE A
NO PARTY WALLS.

- ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 FROM TABLE A
OFFSITE BENEFICIAL EASEMENT WAS REFLECTED IN TITLE.

- ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS
LAND TITLE SURVEY
OF

LOT 1 IN OPTIMA CENTER WILMETTE RESUBDIVISION IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 1996 AS DOCUMENT 96918635, IN COOK COUNTY, ILLINOIS.

KNOWN AS:**1114-1116 CENTRAL AVENUE, WILMETTE, ILLINOIS**

PERMANENT INDEX NUMBERS: 05 - 34 - 106 - 017 - 0000

AREA = 5,124 SQ. FT. OR 0.117 ACRE

GREATER ILLINOIS TITLE COMPANY

COMMITMENT NO.: **41078655**

COMMITMENT DATE: **JULY 10, 2024**

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

ITEMS 1 - 8.
NOT SURVEY RELATED.

ITEMS 9.
BUILDING SETBACK LINE OF 25 FEET (FROM THE NORTH LOT LINE) AS SHOWN ON THE PLAT OF SUBDIVISION.
(PLOTTED ON DRAWING)

ITEMS 9.
ENCROACHMENT EASEMENT AGREEMENT BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 6, 1996 AND KNOWN AS TRUST NO. 121816-08 AND GUS DEMAS BUILDING CORPORATION RECORDED AS DOCUMENT NO. 97024475, AND THE TERMS AND CONDITIONS CONTAINED THEREIN. AMENDMENT RECORDED MARCH 27, 1997 AS DOCUMENT NO. 97215814.
(PLOTTED ON DRAWING)

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- OSPREY CAPITAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

- GREATER ILLINOIS TITLE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **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, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 23, 2024.

DATE OF PLAT: AUGUST 9, 2024

BY: **ROY G. LAWNICZAK**, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

