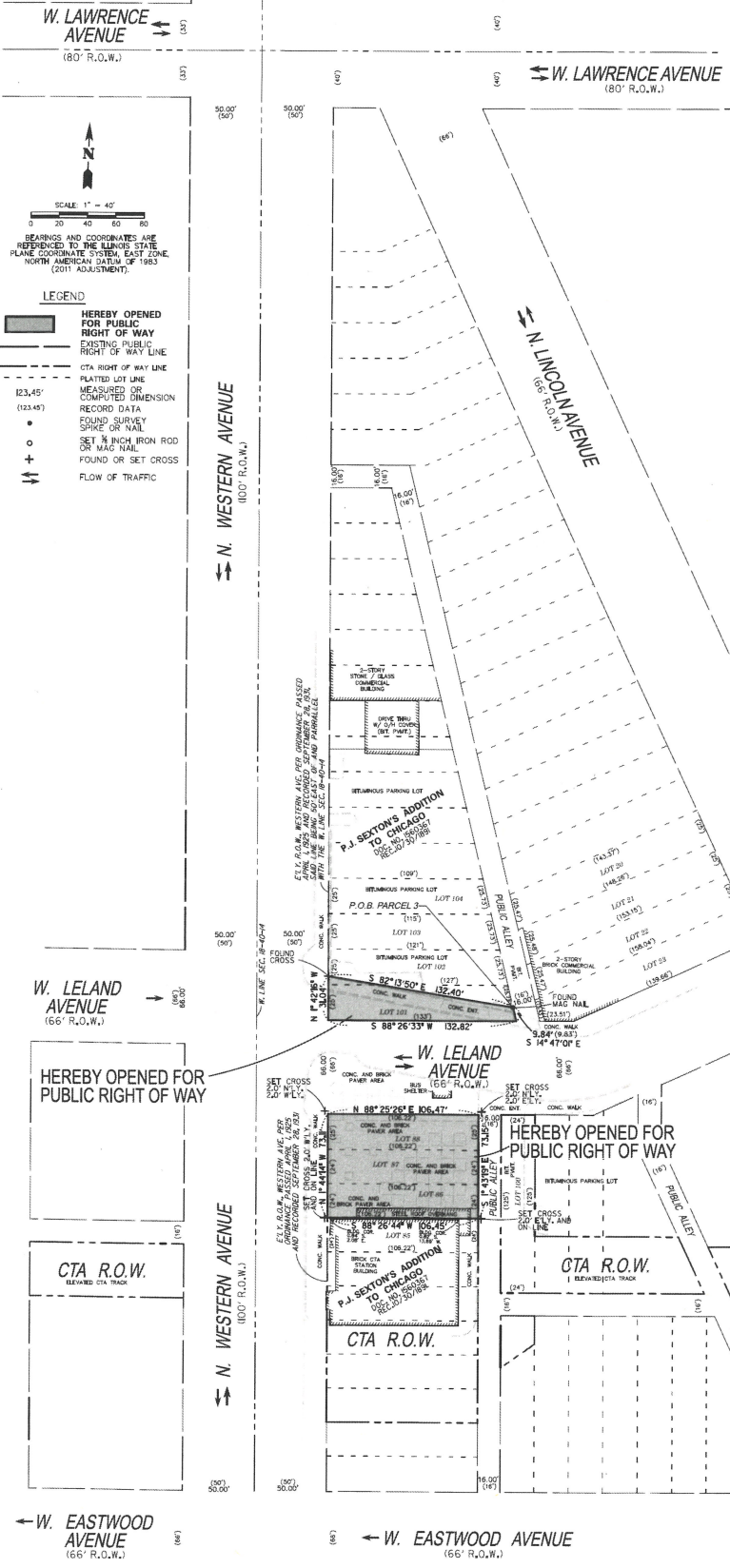


EXHIBIT "A" PLAT OF OPENING

LEGAL DESCRIPTION:

LOTS 86, 87, AND 88 EXCEPT THAT PART TAKEN FOR WIDENING N. WESTERN AVENUE BY ORDINANCE PASSED APRIL 1, 1925 AND RECORDED SEPTEMBER 28, 1939 IN P.L. SEXTON'S ADDITION TO CHICAGO, ACCORDING TO THE PLAT RECORDED OCTOBER 20, 1939 AS DOCUMENT NUMBER 1560361, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF LINCOLN AVENUE IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 1,785 SQUARE FEET OR 0.075 ACRES, MORE OR LESS, TOGETHER WITH THAT PART OF LOTS 101 AND 102 IN P.L. SEXTON'S ADDITION TO CHICAGO LYING SOUTH OF AND ADJOINING THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 101 SAID POINT BEING 5.83 FEET NORTH FROM THE SOUTHEAST CORNER THEREOF, AS MEASURED ALONG SAID EAST LINE, THENCE NORTHWESTERLY TO A POINT ON THE EAST LINE OF N. WESTERN AVENUE AS WIDENED, SAID POINT BEING ON SAID LINE LYING 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION, SAID POINT BEING 3.04 FEET NORTH OF THE SOUTH LINE OF SAID LOT 102, AS MEASURED ALONG SAID LINE LYING 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION, SAID POINT BEING THE POINT OF TERMINUS IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 2,663 SQUARE FEET OR 0.061 ACRES, MORE OR LESS, WITH THE TOTAL AREA OF ALL SAID PARCELS DESCRIBED BEING 10,448 SQUARE FEET OR 0.240 ACRES, MORE OR LESS.



W. LAWRENCE AVENUE
(80' R.O.W.)

N. WESTERN AVENUE
(100' R.O.W.)

W. LELAND AVENUE
(66' R.O.W.)

W. EASTWOOD AVENUE
(66' R.O.W.)

N. LINCOLN AVENUE
(66' R.O.W.)

CTA R.O.W.

LEGEND

- HEREBY OPENED FOR PUBLIC RIGHT OF WAY
- EXISTING PUBLIC RIGHT OF WAY LINE
- CTA RIGHT OF WAY LINE
- PLATED LOT LINE
- MEASURED OR COMPUTED DIMENSION
- RECORD DATA
- FOUND SURVEY SPIKE OR NAIL
- SET 3/8 INCH IRON ROD OR MAG NAIL
- FOUND OR SET CROSS
- FLOW OF TRAFFIC

SCALE 1" = 40'

0 20 40 60 80

BEARINGS AND COORDINATES ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).

AFFECTED PINS:

M-18-80-001 / LOTS 87 AND 88 / 4653-4657 N. WESTERN AVE.
M-18-80-002 / LOT 86 / 4651-4653 N. WESTERN AVE.
M-18-100-015 / LOTS 101, 102, AND 103 / 4701-4707 N. WESTERN AVE.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF COOK }

THIS IS TO CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS ARE TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT AS SHOWN HEREON; THAT ALL MONUMENTS FOUND OR ESTABLISHED AS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FIELD WORK COMPLETED DECEMBER 29, 2023.

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

DATED THIS 3rd DAY OF APRIL, 2024.

[Signature]
CONVENTINE PINS ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2199, LICENSE EXPIRATION DATE NOVEMBER 30, 2024



- SURVEYOR'S NOTES:**
1. AREA ZONED PD-157 (PLANNED DEVELOPMENT).
 2. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS ON THE PLAT.

COOK COUNTY

CHICAGO DEPARTMENT OF FINANCE

CHICAGO DEPARTMENT OF TRANSPORTATION

OPENING PARCEL AREA TABLE

PROPERTY	SQ. FT.	ACRES
LOTS 86, 87, AND 88	7,785	0.179
THAT PART OF LOTS 101 AND 102	2,663	0.061
TOTAL AREA OPENED	10,448	0.240

[Handwritten Signature]
APR 19, 2024

CDOT #18-47-23-4068

PREPARED FOR:
REAL ESTATE AND LAND USE DIVISION
CITY OF CHICAGO LAND DEPARTMENT

TO BE MAILED TO:
AMERICAN
SURVEYING & ENGINEERING, LTD.
200 N. LaSalle Street, Suite 26300 / Chicago, IL 60601
312-277-2000 / Fax 312-277-2002
Illinois Professional Design Firm No. 194-003192
Expiration Date April 30, 2025