ALTA/NSPS LAND TITLE SURVEY

FOSTER STREET (66' R.O.W.)

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

FOSTER STREET (66' R.O.W.)

STORM COMBINATION RIM=595.95 N. INV.=589.95 N. INV.=589.95 W. INV.=589.75 E. INV.=589.75 S.E. INV.=590.05 TROUGH

STORM MANHOLE RIM=595.71 S. INV.=590.51 (CLOSED) SUMP=585.81

STORM MANHOLE RIM=595.98 P.T. INV.=(CLOSED) S. INV.=(CLOSED) W. INV.=590.28 N. INV.=590.78

STORM CATCH BASIN RIM=595.32 N. INV.=592.62 SUMP=582.32

STORM CATCH BASIN RIM=595.21 S. INV.=592.01 S. INV.=591.41 (CLOSED) SUMP=587.51

STORM MANHOLE RIM=595.25 N.W. INV.=590.65 N.E. INV.=590.85 E. INV.=582.85 W. INV.=583.15 S. INV.=590.35

STORM CATCH BASIN RIM=595.97 N. INV.=591.27 (TOP OF PIPE) S. INV.=591.27 (TOP OF PIPE) S. INV.=592.87 6 IN PIPE SUMP=590.87

STORM CATCH BASIN RIM=596.36 N. INV.=591.46 (TOP OF PIPE) S. INV.=591.46 (TOP OF PIPE) S. INV.=592.97 SUMP=591.26

STORM MANHOLE RIM=595.96 N. INV.=591.06 S. INV.=591.06 S.E. INV.=592.06 TROUGH

STORM CATCH BASIN RIM=595.43 S. INV.=591.53 SUMP=590.33

STORM CATCH BASIN RIM=595.83 NO PIPES VISIBLE SUMP=588.63

SANITARY MANHOLE RIM=597.19 W. INV.=593.17 E. INV.=593.17 TROUGH FLOWS S.E.

STORM MANHOLE RIM=597.34 W. INV.=593.94 E. INV.=591.64 S.W. INV.=592.04 SUMP=590.34

STORM MANHOLE RIM=595.68 N. INV.=592.68 SUMP=590.58

STORM MANHOLE RIM=595.86 E. INV.=583.16 S. INV.=583.96

WATER MANHOLE RIM=595.73 T.P.= 590.43 T.V.= 591.43

STORM MANHOLE RIM=596.71 N. INV.=589.61 S. INV.=589.61 S.E. INV.=589.71 TROUGH

STORM MANHOLE RIM=596.55 N. INV.=589.55 S. INV.=589.45 NW. INV.=591.35 TROUGH

STORM MANHOLE RIM=596.31 TOP OF WATER=593.01 SUMP=591.81 NO PIPES VISIBLE

STORM MANHOLE RIM=595.66 W. INV.=592.26 E. INV.=592.16 N. INV.=592.16 (CLOSED) SUMP=588.16

STORM MANHOLE RIM=596.46 N.W. INV.=589.46 S.E. INV.=589.46 TROUGH

STORM CATCH BASIN RIM=595.17 W. INV.=592.27 SUMP=592.17

STORM CATCH BASIN RIM=595.55 E. INV.=592.65 SUMP=592.55

STORM MANHOLE RIM=596.19 NO PIPES VISIBLE

MANHOLE ABANDON RIM=597.98

MANHOLE ABANDON RIM=597.98

STORM MANHOLE RIM=595.68 CANNOT OPEN

1 STORY BRICK BUILDING #1655 FOSTER STREET "FLEETWOOD-JOURDAIN CENTER" TAX NO. 10-13-201-026

MULTI STORY BRICK AND BLOCK BUILDING/WITH BASEMENT BUILDING FOOTPRINT 24,124 SQ.FT. 2010 DEWEY AVENUE

2 STORY BRICK ROOF 627.83

2 STORY BRICK ROOF 637.77

3 STORY BRICK ROOF 642.83

3 STORY BRICK ROOF 645.04

2 STORY BRICK ROOF 627.83

1 STORY BRICK ROOF 608.83

1 STORY BRICK ROOF 613.82

1 STORY BRICK ENTRANCE SILL 598.3 ROOF 610.73

1 STORY BLOCK ROOF 608.8

1 STORY BLOCK ROOF 608.80

2 STORY BRICK ROOF 627.83

BRICK CHIMNEY ROOF 655.62

2 STORY BLOCK ROOF 637.77

1 STORY FRAME #2032 DEWEY AVE. TAXES PAID BY WESLEY DORR TAX NO. 10-13-201-024

FF RINT =592.8 FF 1ST FLOOR =604.3 FF 2ND FLOOR =617.8 FF 3RD FLOOR =632.6

ENTRANCE SILL 594.24

BASEMENT ENTRANCE SILL 593.61

BASEMENT ENTRANCE SILL 553.49

GLASS ENTRANCE SILL 597.02

ENTRANCE SILL 599.15

ENTRANCE SILL 598.59

ENTRANCE SILL 598.60

ENTRANCE

EXIT

13 PARKING SPACES

17 PARKING SPACES

15 PARKING SPACES

3 PARKING SPACES

2 PARKING SPACES

HANDICAPPED

NO PARKING AREA

NO ACCESS

TYPICAL YELLOW PARKING STRIP

ASPHALT PARKING LOT

ASPHALT

CONCRETE SIDEWALK

CONCRETE SIDEWALK FOR GENERAL PUBLIC

CONCRETE ENTRANCE

CONCRETE SIDEWALK

CONCRETE WALKWAY

CURB AND GUTTER TYPICAL

WIRE FENCE 6.5' HIGH

WOOD PLANTER TYPICAL

WOOD FENCE 6' HIGH

WOOD FENCE 5' HIGH

WOOD FENCE 3' HIGH

CHAIN LINK FENCE 5' HIGH

CHAIN LINK FENCE 6' HIGH

RETAINING WALL AND ROD IRON FENCE

ROD IRON FENCE

WOOD POST

RETAINING WALL

POSTS FOR SWING

PLAYGROUND EQUIPMENT

BENCH TYPICAL

BLEACHERS

STEEL POSTS

DUGOUT

BACKSTOP FENCE 10' HIGH

BASEBALL FIELD

COLUMN TYPICAL

CANOPY AND OVERHANG COLUMN

CANOPY

SHED

PLAYGROUND

WOOD PLANTERS

GARDEN AREA

MULCH AND RUBBER

WOOD PLANTER

BUSH LINE

ROCK

RUBBER

GRASS

FRAME GARAGE

BLOCK GARAGE

GATE

SPEED BUMP

OHE

STRM

8" CLAY

CONCRETE

ASPHALT

GRASS

RETAINING WALL

ENTRANCE

BUILDING LINE

1"=20'

ABNA

4140 Lindell Boulevard
Saint Louis, MO 63108
Phone: (314) 454-0222
www.abnacorp.com

2023-6027 FAMILY FOCUS

ANDREW O'CONNELL
035-003451
EVANSTON
ILLINOIS
STATE OF ILLINOIS
PROFESSIONAL LAND SURVEYOR

ANDREW O'CONNELL
LICENSE EXPIRES 11/30/2024

THIS SHEET IS NOT VALID UNLESS SIGNED AND SEALED BY A SURVEYOR/ENGINEER. SEAL(S) AND SIGNATURE(S) APPLY ONLY TO THE SHEET TO WHICH THEY ARE AFFIXED. THIS DRAWING IS PROVIDED IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE SURVEYOR/ENGINEER. © COPYRIGHT 2023 ABNA ENGINEERING, INC.

MARK	DATE	DESCRIPTION

PROJECT NO: 23-6027
ISSUE DATE: AUG 7, 2023
DESIGNED BY: ABNA
DRAWN BY: AOC
CHECKED BY: JAR

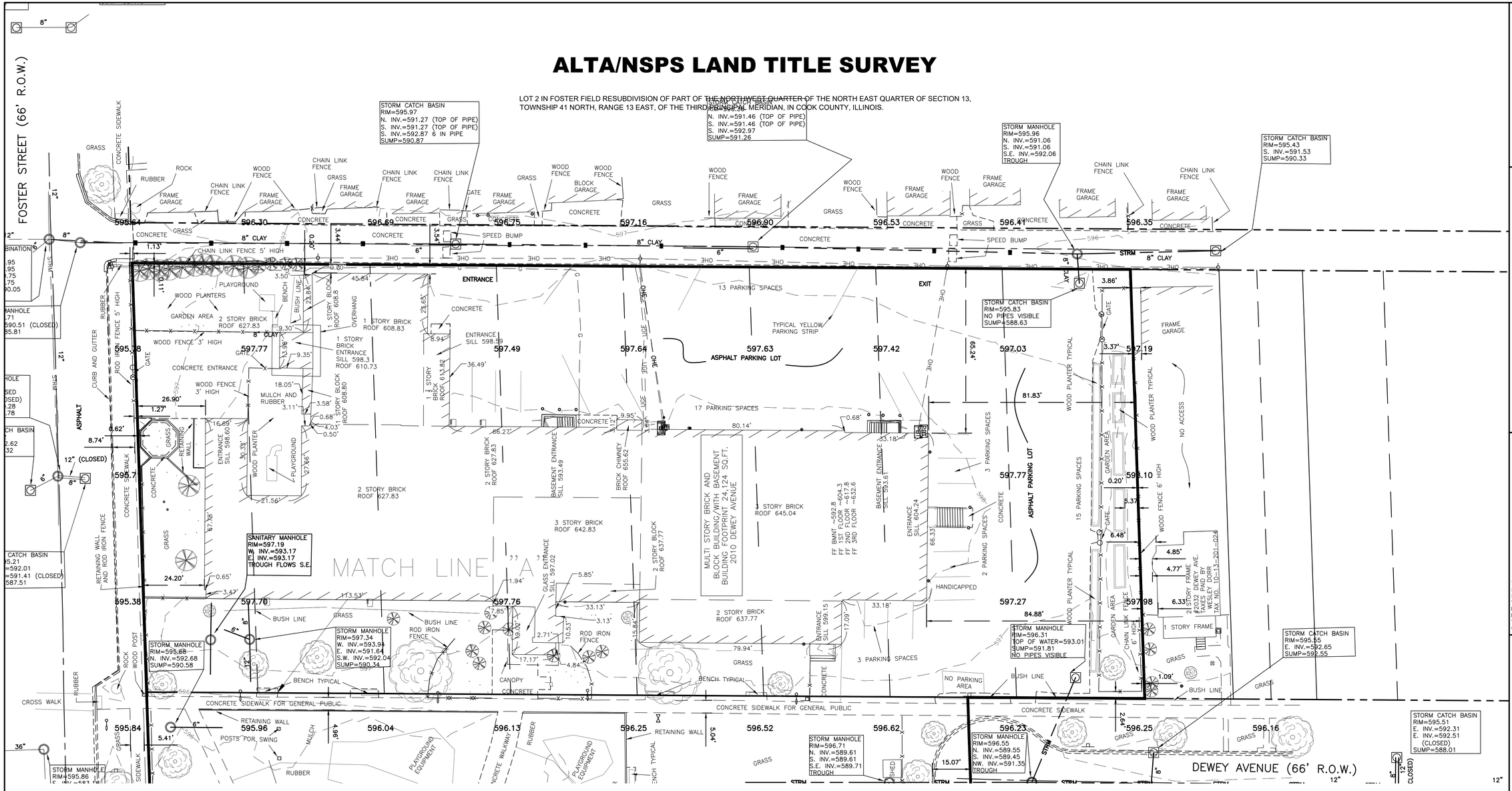
TOPOGRAPHIC SURVEY

V.101

SHEET 2 OF 4

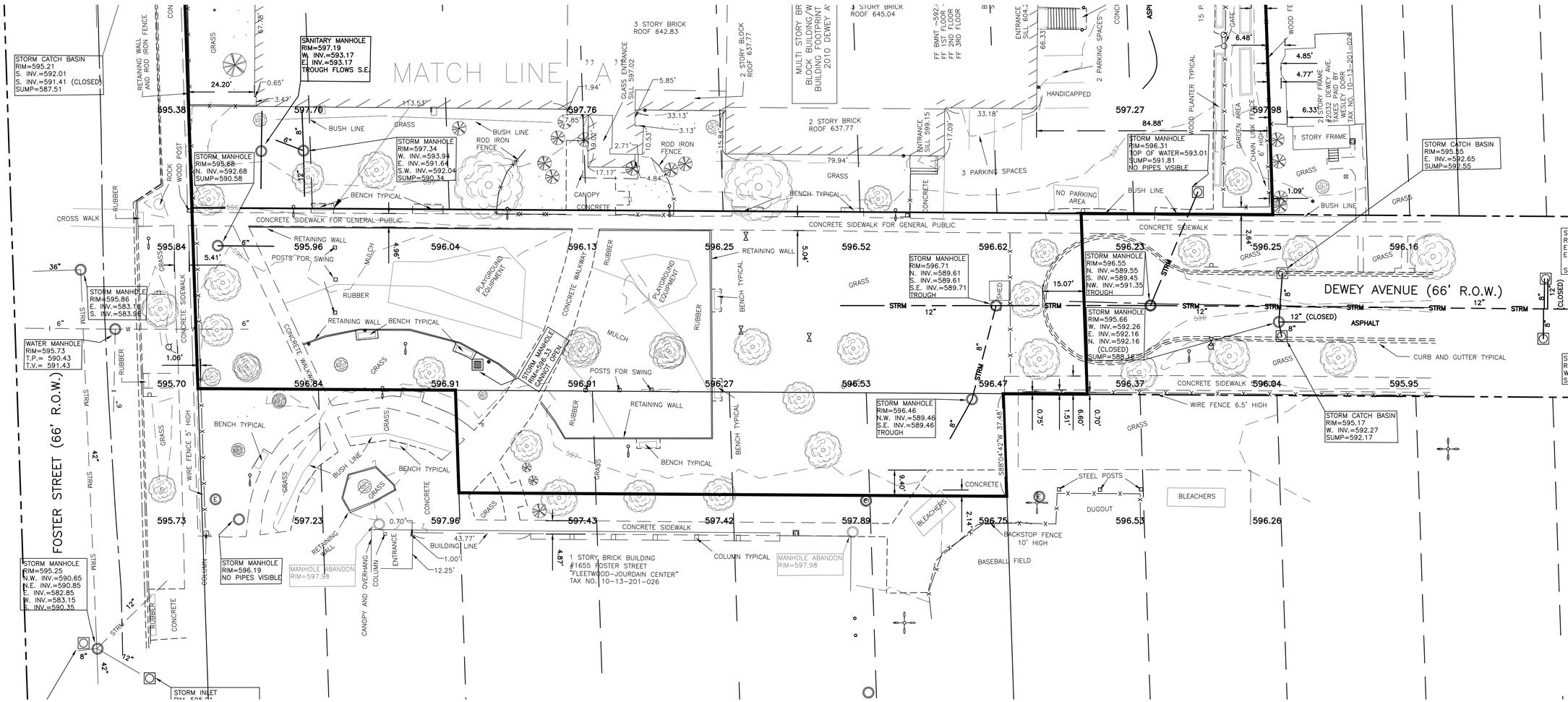
ALTA/NSPS LAND TITLE SURVEY

LOT 2 IN FOSTER FIELD RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


FOSTER STREET (66' R.O.W.)
DEWEY AVENUE (66' R.O.W.)
STORM CATCH BASIN RIM=595.97 N. INV.=591.27 (TOP OF PIPE) S. INV.=591.27 (TOP OF PIPE) S. INV.=592.87 6 IN PIPE SUMP=590.87
STORM CATCH BASIN RIM=596.24 N. INV.=591.46 (TOP OF PIPE) S. INV.=591.46 (TOP OF PIPE) S. INV.=592.97 SUMP=591.26
STORM MANHOLE RIM=595.96 N. INV.=591.06 S. INV.=591.06 S.E. INV.=592.06 TROUGH
STORM CATCH BASIN RIM=595.43 S. INV.=591.53 SUMP=590.33
STORM CATCH BASIN RIM=595.83 NO PIPES VISIBLE SUMP=588.63
STORM MANHOLE RIM=597.34 W. INV.=593.94 E. INV.=591.64 S.W. INV.=592.04 SUMP=590.34
STORM MANHOLE RIM=595.58 N. INV.=592.68 SUMP=590.58
STORM MANHOLE RIM=596.31 TOP OF WATER=593.01 SUMP=591.81 NO PIPES VISIBLE
STORM CATCH BASIN RIM=595.55 E. INV.=592.65 SUMP=592.55
STORM MANHOLE RIM=596.71 N. INV.=589.61 S. INV.=589.61 S.E. INV.=589.71 TROUGH
STORM MANHOLE RIM=596.55 N. INV.=589.55 S. INV.=589.45 NW. INV.=591.35 TROUGH
STORM CATCH BASIN RIM=595.51 E. INV.=592.31 E. INV.=592.51 (CLOSED) SUMP=588.01
SANITARY MANHOLE RIM=597.19 W. INV.=593.17 E. INV.=593.17 TROUGH FLOWS S.E.
STORM MANHOLE RIM=595.86
ENTRANCE
EXIT
13 PARKING SPACES
17 PARKING SPACES
15 PARKING SPACES
3 PARKING SPACES
2 PARKING SPACES
ASPHALT PARKING LOT
TYPICAL YELLOW PARKING STRIP
HANDICAPPED
NO PARKING AREA
NO ACCESS
MULTI STORY BRICK AND BLOCK BUILDING/WITH BASEMENT BUILDING FOOTPRINT 24,124 SQ.FT. 2010 DEWEY AVENUE
MATCH LINE "A"
1 STORY FRAME 2323 DEWEY AVE. TAXES PAID BY WESLEY DORR TAX NO. 10-13-201-024
WOOD PLANTER TYPICAL
GARDEN AREA
CHAIN LINK FENCE 6' HIGH
WOOD FENCE 6' HIGH
CONCRETE SIDEWALK FOR GENERAL PUBLIC
RETAINING WALL
PLAYGROUND EQUIPMENT
BENCH TYPICAL
CANOPY
SHED
ASPHALT
CONCRETE
GRASS
BUSH LINE
ROD IRON FENCE
WOOD FENCE 3' HIGH
CHAIN LINK FENCE 5' HIGH
CURB AND GUTTER
RUBBER
ROCK
WOOD POST
CROSS WALK
SIDEWALK
PLAYGROUND
WOOD PLANTERS
GARDEN AREA
2 STORY BRICK ROOF 627.83
1 STORY BRICK ROOF 608.83
1 STORY BRICK ENTRANCE SILL 598.3 ROOF 610.73
2 STORY BRICK ROOF 627.83
3 STORY BRICK ROOF 642.83
2 STORY BRICK ROOF 637.77
1 STORY BRICK ROOF 645.04
2 STORY BRICK ROOF 637.77
1 STORY BLOCK ROOF 608.8
1 STORY BLOCK ROOF 608.80
1 STORY BRICK ROOF 653.82
BRICK CHIMNEY ROOF 655.62
ENTRANCE SILL 598.60
ENTRANCE SILL 598.59
BASEMENT ENTRANCE SILL 593.49
BASEMENT ENTRANCE SILL 593.6
ENTRANCE SILL 597.02
ENTRANCE SILL 599.15
ENTRANCE SILL 604.24
FF BMNT.=592.8 FF 1ST FLOOR=604.3 FF 2ND FLOOR=617.8 FF 3RD FLOOR=632.6
595.64
596.30
596.69
596.75
597.16
596.90
596.53
596.41
596.35
595.38
597.77
597.49
597.64
597.63
597.42
597.03
597.19
595.7
597.70
597.76
597.27
597.98
595.84
595.96
596.04
596.13
596.25
596.52
596.62
596.23
596.25
596.16
595.21
591.41 (CLOSED)
587.51
592.01
590.51 (CLOSED)
595.81
590.05
595.28
595.62
590.33
596.10
597.77
597.19
596.98
596.35
596.41
596.53
596.90
596.75
596.69
596.30
595.64
596.23
596.62
596.52
596.25
596.13
596.04
595.96
595.84
595.38
595.7
597.70
597.76
597.27
597.98

ALTA/NSPS LAND TITLE SURVEY

LOT 2 IN FOSTER FIELD RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PROPERTY LEGEND

X	FOUND CUT "X"
⊙	FOUND IRON PIPE
●	FOUND IRON ROD
X	SET CUT "X"
○	SET IRON ROD
(R)	RECORDED MEASUREMENT
(S)	SURVEYED MEASUREMENT
N/F	NOW OR FORMERLY
TYP	TYPICAL

LINE TYPE LEGEND

OHE	ELECTRIC, OVERHEAD
UGE	ELECTRIC, UNDERGROUND
X X X	FENCE
FO	FIBER OPTIC
G	GAS LINE
	GUARD RAIL
	HAND RAIL
	PROPERTY LINE
	RIGHT-OF-WAY
STRM	SEWER, STORM
SAN	SEWER, SANITARY
COMB	SEWER, COMBINED
UGT	TELEPHONE, UNDERGROUND
W	WATER LINE

LIST OF SHEETS

G.000	COVER SHEET
V.101	TOPOGRAPHIC SURVEY
V.201	BOUNDARY SURVEY
V.202	BOUNDARY SURVEY

SYMBOL LEGEND

A/C UNIT	GRATED INLET	SOIL BORING
BOLLARD	GRATED MANHOLE	STORM MANHOLE
BUSH	GUY WIRE ANCHOR	STUMP
CLEANOUT	LANDSCAPE LIGHT	TELEPHONE PEDESTAL
COMMUNICATION MH	LAWN SPRINKLER	TELEPHONE PULLBOX
CURB/AREA INLET	LIGHT STANDARD	TREE, DECIDUOUS
ELECTRIC MANHOLE	MONITORING WELL	TREE, CONIFEROUS
ELECTRIC METER	PARKING METER	TRAFFIC SIGNAL PULL BOX
ELECTRIC PEDESTAL	POWER POLE	TRAFFIC SIGNAL PEDESTAL
ELECTRIC PULLBOX	ROW MARKER	UTILITY MARKER
FIRE HYDRANT	RR FLASHERS	WATER MANHOLE
GAS DRIP	SAMPLING TEE	WATER METER
GAS METER	SANITARY/COMB MH	WATER VALVE
GAS VALVE	SIGN	

ABNA
4140 Lindell Boulevard
Saint Louis, MO 63108
Phone: (314) 454-0222
www.abnacorp.com

2023-6027 FAMILY FOCUS

ANDREW O'CONNELL
035-003451
EVANSTON
ILLINOIS
STATE OF ILLINOIS

ANDREW O'CONNELL
LICENSE EXPIRES 11/30/2024

THIS SHEET IS NOT VALID UNLESS SIGNED AND SEALED BY A SURVEYOR/ENGINEER. SEAL(S) AND SIGNATURE(S) APPLY ONLY TO THE SHEET TO WHICH THEY ARE AFFIXED. THIS DRAWING IS PROVIDED IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE SURVEYOR/ENGINEER. © COPYRIGHT 2023 ABNA ENGINEERING, INC.

MARK	DATE	DESCRIPTION

PROJECT NO: 23-6027
ISSUE DATE: AUG 7, 2023
DESIGNED BY: ABNA
DRAWN BY: AOC
CHECKED BY: JAR

BOUNDARY SHEET 2

V.202