EXHIBIT "A"
PLAT OF SUBDIVISION
"HEALTHY BRIGHTON SUBDIVISION"

OF

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AFFECTED P.I.N.'s:

19-12-101-040 (PARTIAL)
19-12-101-041

AREA TABLE:

LOT #	AREA (MORE OR LESS)	
	SQ. FT.	ACRES
1	69,758	1.601
2	68,962	1.583

LEGEND AND ABBREVIATIONS:

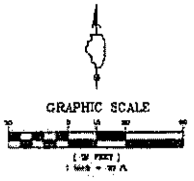
PROPERTY LINE
QUARTER SECTION LINE
EASEMENT LINE
EXISTING P.I.N. LINE
TRAFFIC DIRECTION
FOUND PK NAIL
FOUND REBAR
SET IRON ROD/PIPE
SET MAG NAIL
SET/FOUND CUT CROSS
(R) RECORD DIMENSION
(M) MEASURED DIMENSION
CONCRETE
ASPHALT

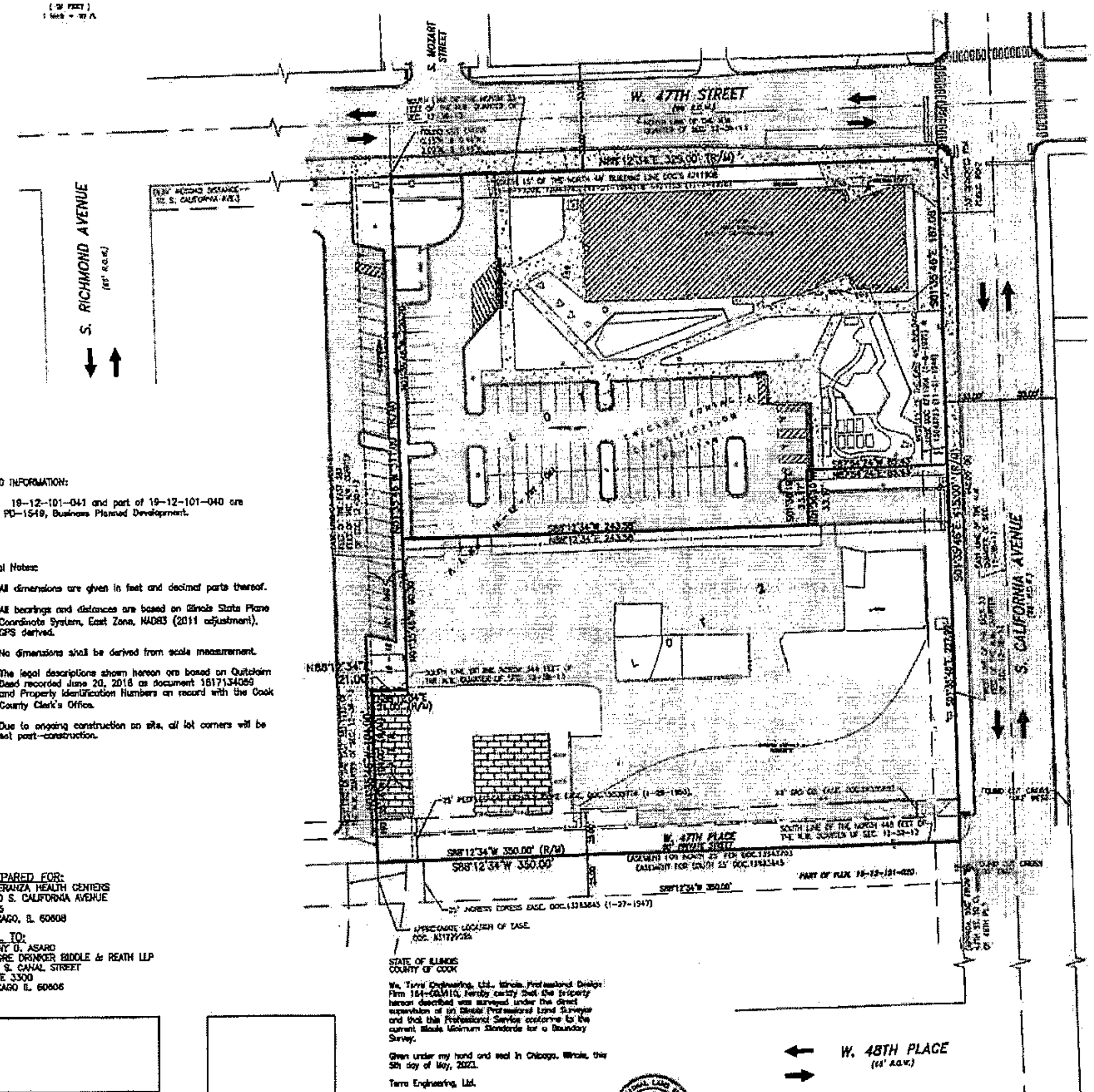
LEGAL DESCRIPTION:

THE NORTH 448 FEET (EXCEPT THE NORTH 33 FEET THEREOF) OF THE EAST 383 FEET (EXCEPT THE EAST 33 FEET TOGETHER WITH THE WEST 21 FEET OF THE NORTH 344 FEET THEREOF) IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 138,720 SQUARE FEET, OR 3.184 ACRES, MORE OR LESS.

AND ALSO

AN EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY DEED FROM JOHN S. PHIPPS ET AL. AS TRUSTEES UNDER THE TRUST AGREEMENT OF THE PHIPPS INDUSTRIAL LAND TRUST RECORDED AS DOCUMENT 7035508 AND AMENDMENT THERETO RECORDED AS DOCUMENT 7222743 TO CLAWSON AND BABS INC., A CORPORATION OF ILLINOIS, DATED SEPTEMBER 11, 1946 AND RECORDED NOVEMBER 21, 1946 AS DOCUMENT 13943793, ON AND OVER THE NORTH 25 FEET OF A PRIVATE STREET, WHICH AMONG OTHER THINGS, SAID PRIVATE STREET SHALL BE USED IN COMMON FOR INGRESS AND EGRESS, ETC., ALL IN COOK COUNTY, ILLINOIS.


GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.


S. MOZART STREET
W. 47TH STREET
N88°12'34"E 329.00' (R/M)
S. RICHMOND AVENUE
S. CALIFORNIA AVENUE
187.08'
N88°12'34"E 243.30'
S01°53'46"E
2
1
N88°12'34"E
21.00' (R/M)
W. 47TH PLACE
PRIVATE STREET
S88°12'34"W 350.00' (R/M)
S88°12'34"W 350.00'
SOUTH LINE OF THE NORTH 448 FEET OF THE N.W. QUARTER OF SEC. 12-38-13
EASEMENT FOR NORTH 25' PER DOC.13943793
EASEMENT FOR SOUTH 25' DOC.13943845
PART OF P.I.N. 19-12-101-020
S88°12'34"W 350.00'
25' INGRESS EGRESS EASE. DOC.13953845 (1-27-1947)
W. 48TH PLACE

ZONING INFORMATION:

P.I.N.s 19-12-101-041 and part of 19-12-101-040 are zoned PD-1549, Business Planned Development.

General Notes:

1. All dimensions are given in feet and decimal parts thereof.
2. All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment). GPS derived.
3. No dimensions shall be derived from scale measurement.
4. The legal descriptions shown hereon are based on Quitclaim Deed recorded June 20, 2016 as document 1617134069 and Property Identification Numbers on record with the Cook County Clerk's Office.
5. Due to ongoing construction on site, all lot corners will be set post-construction.

PREPARED FOR:
ESPERANZA HEALTH CENTERS
1940 S. CALIFORNIA AVENUE
#205
CHICAGO, IL 60608

MAIL TO:
LENNY D. ASARO
FAEGRE DRINKER BIDDLE & REATH LLP
320 S. CANAL STREET
SUITE 3300
CHICAGO IL 60606

CHICAGO DEPARTMENT OF FINANCE

COOK COUNTY

CHICAGO DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS
COUNTY OF COOK

We, Terra Engineering, Ltd., Illinois Professional Design Firm 184-003010, hereby certify that the property hereon described was surveyed under the direct supervision of an Illinois Professional Land Surveyor and that this Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Chicago, Illinois, this 5th day of May, 2023.

Terra Engineering, Ltd.

Thomas E. Baumgartner

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2024
DESIGN FIRM EXPIRATION 04-30-2025

Field work completed March 21, 2022.

I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF SUBDIVISION WITH THE COOK COUNTY RECORDER'S OFFICE

#	Date	Description
1	05-05-23	Issued

TERRA ENGINEERING LTD.
225 W. Ohio Street
4th Floor
Chicago, IL 60654
TEL: (312) 467-0123
FAX: (312) 467-0220
www.terraengineering.com
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003010

Project Information
PROJECT #: 21-215-007
DRAWN BY: NAW
CHECKED BY: LAG
APPROVED BY: TB
CLIENT:
ESPERANZA HEALTH CENTERS
1940 S. [illegible] AVENUE
SUITE 205
CHICAGO, IL 60608

EXHIBIT A
PLAT OF SUBDIVISION
(P.I.N. DIVISION)

1 of 1

CDOT# 12-14-23-4029

MAY 8, 2023

May 05, 2023 – 4:06pm
V:_2021\(21-215-002) EHC Brighton Park Parking Lot ALTA\SURVEY\DRAWING\21-216 Esperanza_West half_Sheet 3_REV TO ONE SHEET PLAT.dwg
[illegible]