

PROPERTY ADDRESS:
740 W 59TH STREET, CHICAGO, ILLINOIS 60621

SURVEY NUMBER: 2107.2142

CERTIFIED TO:
VISIONARY CONSTRUCTION INC. DBA VISIONARY SERVICES; FIRST AMERICAN TITLE INSURANCE COMPANY .

DATE OF SURVEY: 08/16/21

BUYER: VISIONARY CONSTRUCTION INC. DBA VISIONARY SERVICES

LENDER:

TITLE COMPANY:

TITLE COMMITMENT: **CLIENT FILE NO:** 755474

LEGAL DESCRIPTION:
PARCEL 1: LOTS 19, 20, 21 AND 22 IN BLOCK 2 IN SIDWELL'S ADDITION TO ENGLEWOOD, BEING THE SOUTH HALF OF THE WEST HALF OF LOT 39 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 3 8 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 17 AND 18 IN BLOCK 2 IN SIDWELL'S ADDITION TO ENGLEWOOD, BEING THE SOUTH L/2 OF THE WEST 1/2 OF OUTLOT 39 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SET" indicates a set iron rebar, 5/8 inch in diameter and eighteen inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:

LINETYPES		ABBREVIATIONS	
	Boundary Line	(C) - Calculated	FIPC - Found Iron Pipe & Cap
	Center Line	(D) - Deed	FIR - Found Iron Rod
	Chain Link or Wire Fence	(F) - Field	FIRC - Found Iron Rod & Cap
	Easement	(M) - Measured	FN - Found Nail
	Edge of Water	(P) - Plat	FN&D - Found Nail & Disc
	Iron Fence	(S) - Survey	FRRSPK - Found Rail Road Spike
	Overhead Lines	A/C - Air Conditioning	GAR - Garage
	Structure	AE - Access Easement	GM - Gas Meter
	Survey Tie Line	ANE - Anchor Easement	ID - Identification
	Vinyl Fence	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress Easement
	Wall or Party Wall	B/W - Bay/Box Window	ILL - Illegible
	Wood Fence	BC - Block Corner	INST - Instrument
SURFACE TYPES		BFP - Backflow Preventer	INT - Intersection
	Asphalt	BLDG - Building	IRRE - Irrigation Easement
	Brick or Tile	BLK - Block	L - Length
	Concrete	BM - Benchmark	LAE - Limited Access Easement
	Covered Area	BR - Bearing Reference	LB# - License No. (Business)
	Water	BRL - Building Restriction Line	LBE - Limited Buffer Easement
	Wood	BSMT - Basement	LE - Landscape Easement
SYMBOLS		C - Curve	LME - Lake/Landscape Maintenance Easement
	Benchmark	C/L - Center Line	LS# - License No. (Surveyor)
	Center Line	C/P - Covered Porch	MB - Map Book
	Central Angle or Delta	C/S - Concrete Slab	ME - Maintenance Easement
	Common Ownership	CATV - Cable TV Riser	MES - Mitered End Section
	Control Point	CB - Concrete Block	MF - Metal Fence
	Catch Basin	CH - Chord Bearing	MH - Manhole
	Elevation	CHIM - Chimney	NR - Non-Radial
	Fire Hydrant	CLF - Chain Link Fence	NTS - Not to Scale
	Find or Set Monument	CME - Canal Maintenance Easement	NAVD88 - North American Vertical Datum 1988
	Guywire or Anchor	CO - Clean Out	NGVD29 - National Geodetic Vertical Datum 1929
	Manhole	CONC - Concrete	OG - On Ground
	Tree	COR - Corner	ORB - Official Records Book
	Utility or Light Pole	CS/W - Concrete Sidewalk	ORV - Official Record Volume
	Well	CUE - Control Utility Easement	O/A - Overall
		CVG - Concrete Valley Gutter	O/S - Offset
		D/W - Driveway	OFF - Outside Subject Property
		DE - Drainage Easement	OH - Overhang
		DF - Drain Field	OHL - Overhead Utility Lines
		DH - Drill Hole	ON - Inside Subject Property
		DUE - Drainage & Utility Easement	P/E - Pool Equipment
		ELEV - Elevation	PB - Plat Book
		EM - Electric Meter	PC - Point of Curvature
		ENCL - Enclosure	PCC - Point of Compound Curvature
		ENT - Entrance	PCP - Permanent Control Point
		EOP - Edge of Pavement	PI - Point of Intersection
		EOW - Edge of Water	PLS - Professional Land Surveyor
		ESMT - Easement	PLT - Planter
		EUB - Electric Utility Box	POB - Point of Beginning
		F/DH - Found Drill Hole	POC - Point of Commencement
		FCM - Found Concrete Monument	PRC - Point of Reverse Curvature
		FF - Finished Floor	PRM - Permanent Reference Monument
		FIP - Found Iron Pipe	

JOB SPECIFIC SURVEYOR NOTES:
POSSIBLE VACATED ALLEY ON A PORTION OF THE WEST LINE OF LOT 17. SHOWN ON TAX MAP BUT NOT INCLUDED IN LEGAL DESCRIPTION



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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES