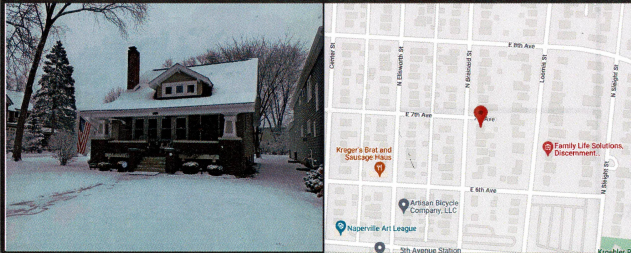




www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS:
632 N BRAINARD STREET, NAPERVILLE, ILLINOIS 60563

SURVEY NUMBER: 2203.1136

DATE SIGNED: 03/07/22

FIELD WORK DATE: 3/7/2022

REVISION DATE(S):
(REV.1 3/7/2022)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



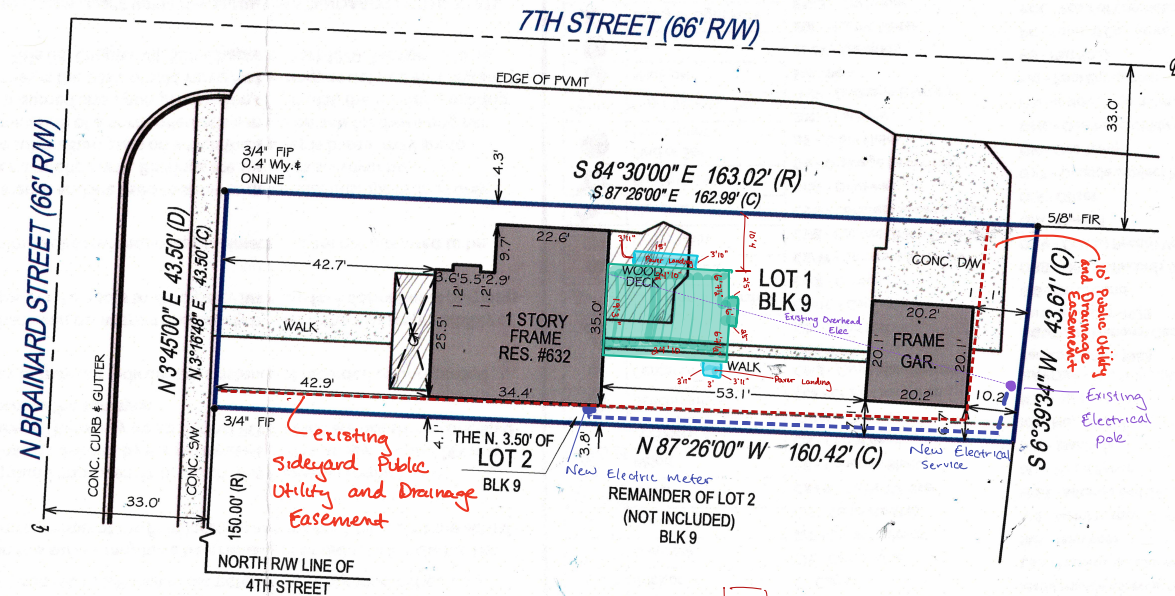
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3712
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



2203.1136
BOUNDARY SURVEY
DUPAGE COUNTY



TOTAL AREA OF PROPERTY SURVEYED 7034 SQ.FT.±

PROPERTY ADDRESS:
632 N BRAINARD STREET, NAPERVILLE, ILLINOIS 60563

SURVEY NUMBER: 2203.1136

CERTIFIED TO:
JAMES GOMBAS AND JULIE GOMBAS; THE MCCORMICK LAW FIRM LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY

DATE OF SURVEY: 05/07/22

BUYER: JAMES GOMBAS AND JULIE GOMBAS

LENDER:

TITLE COMPANY: THE MCCORMICK LAW FIRM LLC

COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO: DW22004173

LEGAL DESCRIPTION:

LOT 1 AND THE NORTH 3.5 FEET OF LOT 2, ALL IN BLOCK 9 IN PARK ADDITION TO NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1873, AS DOCUMENT 16618, IN DUPAGE COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYORS NOTES:

1. 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.
2. 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.
3. 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.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. 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.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. 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.
10. 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.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. 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.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. 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.
15. 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	FRRSPPK - 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
Asphalt	BFP - Backflow Preventer	INT - Intersection
Brick or Tile	BLDG - Building	IRRE - Irrigation Easement
Concrete	BLK - Block	L - Length
Covered Area	BM - Benchmark	LAE - Limited Access Easement
Water	BR - Bearing Reference	LB# - License No. (Business)
Wood	BRL - Building Restriction Line	LBE - Limited Buffer Easement
SYMBOLS	BSMT - Basement	LE - Landscape Easement
Benchmark	C - Curve	LME - Lake/Landscape Maintenance Easement
Center Line	C/L - Center Line	LS# - License No. (Surveyor)
Central Angle or Delta	C/P - Covered Porch	MB - Map Book
Common Ownership	C/S - Concrete Slab	ME - Maintenance Easement
Control Point	CATV - Cable TV Riser	MES - Mitered End Section
Catch Basin	CB - Concrete Block	MF - Metal Fence
Elevation	CH - Chord Bearing	MH - Manhole
Fire Hydrant	CHIM - Chimney	NR - Non-Radial
Find or Set Monument	CLF - Chain Link Fence	NTS - Not to Scale
Guywire or Anchor	CME - Canal Maintenance Easement	NAVD88 - North American Vertical Datum 1988
Manhole	CO - Clean Out	NGVD29 - National Geodetic Vertical Datum 1929
Tree	CONC - Concrete	OG - On Ground
Utility or Light Pole	COR - Corner	ORB - Official Records Book
Well	CS/W - Concrete Sidewalk	ORV - Official Record Volume
	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	



Exacta Land Surveyors, LLC
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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES