

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

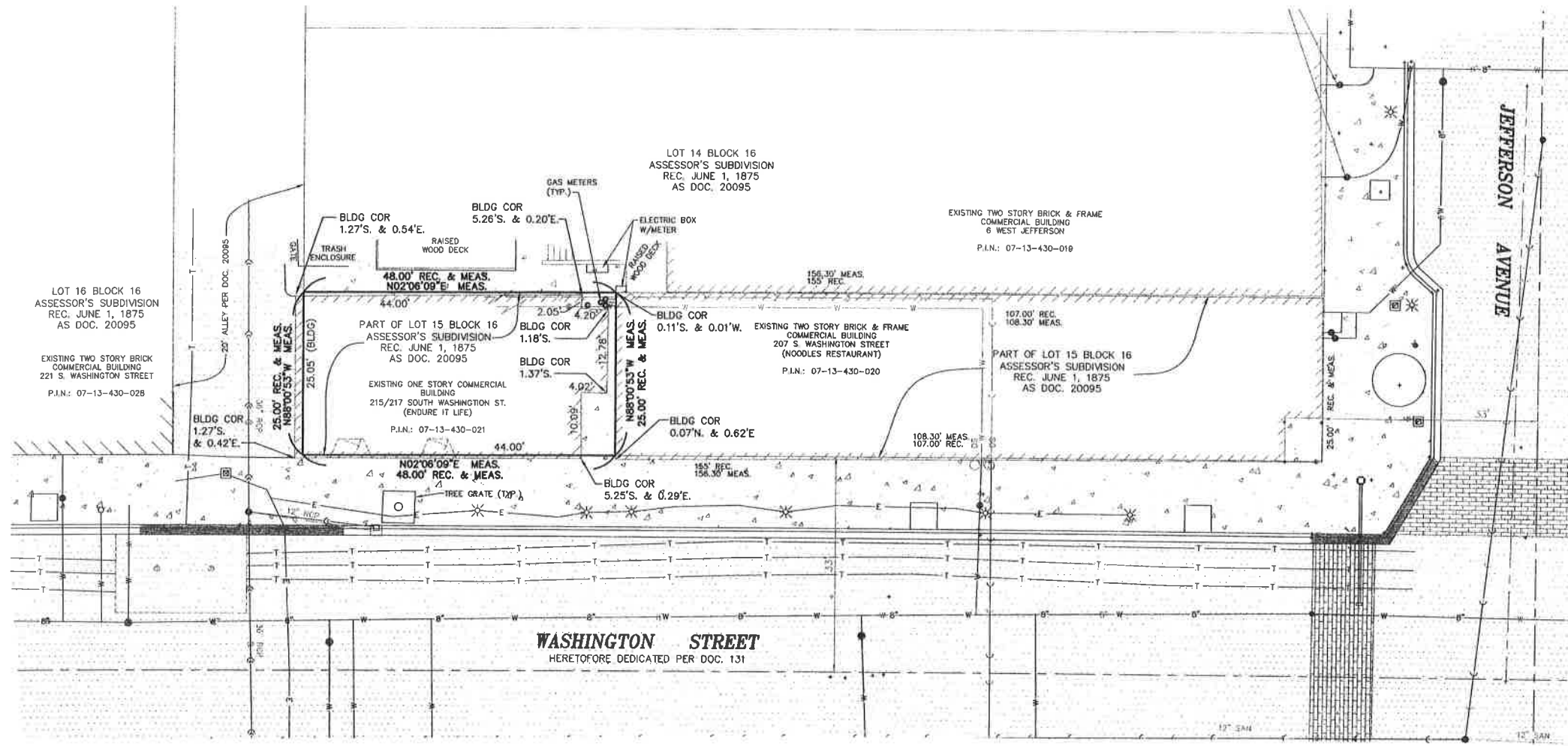
P.I.N. 07-13-430-021



LOCATION MAP

ADDRESS: 215 S. WASHINGTON STREET, NAPERVILLE, ILLINOIS

AREA SUMMARY
 BOUNDARY AREA = 1,200 S.F. OR 0.28 ACRES
 BUILDING FOOTPRINT AREA = 1,150 S.F.



LEGEND

- ⊙ MANHOLE
- CATCH BASIN
- INLET
- ⊕ VALVE & VAULT
- ⊙ VALVE & BOX
- ⊗ FIRE HYDRANT
- ⊗ STREET LIGHT
- ⊕ POWER POLE
- SIDEWALK
- CURB
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- HEADWALL
- END SECTION
- CORRUGATED METAL PIPE
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- FO — FIBER OPTIC CABLE
- OHE — OVERHEAD POWER LINES
- TV — CABLE TELEVISION
- X — FENCE LINE

ABBREVIATIONS

- 000.00' M MEASURED DATA
- 000.00' C COMPUTED DATA
- 000.00' R RECORDED DATA
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R= RADIUS
- A= ARC LENGTH
- PIN PERMANENT INDEX NUMBER
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- L.E. & S.E. LANDSCAPE & SIDEWALK EASEMENT

LINETYPE LEGEND

- BOUNDARY LINE
- ADJOINER LOT LINE
- CENTER LINE
- RIGHT OF WAY
- EASEMENT LINE
- BUILDING LINE
- SECTION LINE
- UNDERLYING LOT LINE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
 COUNTY OF DUPAGE } SS
 TO:
 • FIDELITY NATIONAL TITLE INSURANCE COMPANY
 • ENDURE IT LIFE, LLC
 • VEQUITY LLC SERIES XXIX 215 WASHINGTON, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY
 • METROPOLITAN CAPITAL BANK & TRUST
 • LAKESIDE BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b-1), 8, 9, 11(B), 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 31, 2015.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2017, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

DATED THIS 17th DAY OF December, A.D., 2016.

David R. White
 ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
 LICENSE VALID THROUGH NOVEMBER 30, 2016



SURVEYOR'S NOTES

- REFERENCE IS MADE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. DW15025906, EFFECTIVE DATE JULY 28, 2015, FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AS ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE CURRENT TITLE COMMITMENT OR REPORT.
- BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAVD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GAPS OR OVERLAPS.
- ZONING IS B4 - CENTRAL BUSINESS DISTRICT
- THE SURVEYED PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO MAP NO. 17043C0706H WITH EFFECTIVE DATE OF DECEMBER 16, 2004.
- THERE ARE 0 EXISTING PARKING SPACES.
- THE UNDERSIGNED DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE UNDERSIGNED HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THE UNDERSIGNED HAS OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

THE SOUTH 48 FEET OF LOT 15 IN BLOCK 16 OF THE ASSESSOR'S SUBDIVISION, A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1875 AS DOCUMENT NUMBER 20095, IN DUPAGE COUNTY, ILLINOIS.

PREPARED FOR:
DAVID AND SARA FIX
 215 S. WASHINGTON STREET
 NAPERVILLE, ILLINOIS 60540
 TEL (312) 203-3606

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

215 S. WASHINGTON STREET, NAPERVILLE, IL 60540

ALTA/ACSM LAND TITLE SURVEY

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