

ALTA/NSPS LAND TITLE SURVEY

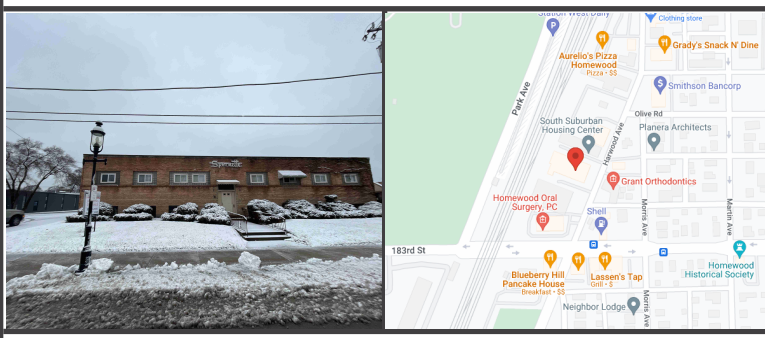
GENERAL SURVEYORS NOTES:

- 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 "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four 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, building 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 8, 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	MB - Map Book
Boundary Line	(C) - Calculated	ME - Maintenance Easement
Center Line	(D) - Deed	MES - Mitered End Section
Chain Link or Wire Fence	(F) - Field	MF - Metal Fence
Easement	(M) - Measured	MH - Manhole
Edge of Water	(P) - Plat	MHWL - Mean High Water Line
Iron Fence	(R) - Record	NR - Non-Radial
Overhead Lines	(S) - Survey	NTS - Not to Scale
Structure	A/C - Air Conditioning	NAVD88 - North American Vertical Datum 1988
Survey Tie Line	AE - Access Easement	NGVD29 - National Geodetic Vertical Datum 1929
Vinyl Fence	ANE - Anchor Easement	ORB - Official Records Book
Wall or Party Wall	ASBL - Accessory Setback Line	ORV - Official Record Volume
Wood Fence	B/W - Bay/Box Window	O/A - Overall
	BC - Block Corner	O/S - Offset
	BFP - Backflow Preventer	OFF - Outside Subject Property
	BLDG - Building	OH - Overhang
	BLK - Block	OHL - Overhead Utility Lines
	BM - Benchmark	OHWL - Ordinary High Water Line
	BR - Bearing Reference	ON - Inside Subject Property
	BRL - Building Restriction Line	P/E - Pool Equipment
	BSMT - Basement	PB - Plat Book
	C - Curve	PC - Point of Curvature
Asphalt	CL - Center Line	PCC - Point of Compound Curvature
Brick or Tile	C/P - Covered Porch	PCP - Permanent Control Point
Concrete	C/S - Concrete Slab	PI - Point of Intersection
Covered Area	CATV - Cable TV Riser	PLS - Professional Land Surveyor
Water	CB - Concrete Block	PLT - Planter
Wood	CH - Chord Bearing	POB - Point of Beginning
	CHIM - Chimney	POC - Point of Commencement
	CLF - Chain Link Fence	PRC - Point of Reverse Curvature
	CME - Canal Maintenance Easement	PRM - Permanent Reference Monument
	CO - Clean Out	PSM - Professional Surveyor & Mapper
	CONC - Concrete	PT - Point of Tangency
	COR - Corner	PUE - Public Utility Easement
	CS/W - Concrete Sidewalk	R - Radius or Radial
	CUE - Control Utility Easement	R/W - Right of Way
	CVG - Concrete Valley Gutter	RES - Residential
	D/W - Driveway	RGE - Range
	DE - Drainage Easement	ROE - Roof Overhang Easement
	DF - Drain Field	RP - Radius Point
	DH - Drain Hole	S/W - Sidewalk
	DUE - Drainage & Utility Easement	SBL - Setback Line
	ELEV - Elevation	SCL - Survey Closure Line
	EM - Electric Meter	SCR - Screen
	ENCL - Enclosure	SEC - Section
	ENT - Entrance	SEP - Septic Tank
	EOP - Edge of Pavement	SEW - Sewer
	ESMT - Easement	SIRC - Set Iron Rod & Cap
	EUB - Electric Utility Box	SN&D - Set Nail and Disc
	F/DH - Found Drill Hole	SQFT - Square Feet
	FCM - Found Concrete Monument	STL - Survey Tie Line
	FF - Finished Floor	STY - Story
	FIP - Found Iron Pipe	SV - Sewer Valve
	FIPC - Found Iron Pipe & Cap	SWE - Sidewalk Easement
	FIRC - Found Iron Rod & Cap	TBM - Temporary Bench Mark
	FN - Found Nail	TEL - Telephone Facilities
	FN&D - Found Nail & Disc	TOB - Top of Bank
	FRSRK - Found Rail Road Spike	TUE - Technological Utility Easement
	GAR - Garage	TWP - Township
	GM - Gas Meter	TX - Transformer
	ID - Identification	TYP - Typical
	IE/EE - Ingress/Egress Easement	UE - Utility Easement
	INT - Intersection	UG - Underground
	IRRE - Irrigation Easement	UP - Utility Pole
	L - Length	UR - Utility Riser
	LAE - Limited Access Easement	W/C - Witness Corner
	LBN - License No. (Business)	W/F - Water Filter
	LBE - Limited Buffer Easement	WF - Wood Fence
	LE - Landscape Easement	WM - Water Meter/Valve Box
	LME - Lake/Landscape Maintenance Easement	WV - Water valve
	LS# - License No. (Surveyor)	

FLOOD ZONE INFORMATION:



PROPERTY ADDRESS:
18240 HARWOOD AVENUE, HOMEWOOD, ILLINOIS 60430

SURVEY NUMBER: 2401.0780

CERTIFIED TO:
C. MICHAEL NOVICK, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY

BUYER:

LENDER:

TITLE COMPANY: C. MICHAEL NOVICK, LLC

COMMITMENT DATE: CLIENT FILE NO:

LEGAL DESCRIPTION:
LOT 14 AND THE NORTHERLY 59.95 FEET OF LOT 15 IN BLOCK 6 IN THORNTON STATION SUBDIVISION, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALTA/NSPS TABLE A ITEMS
1. AS SHOWN HEREON
2. AS SHOWN HEREON
4. GROSS LAND AREA IS 39880 SQ. FT., MORE OR LESS
7A. AS SHOWN HEREON
7B. AS SHOWN HEREON
7C. AS SHOWN HEREON
7D. AS SHOWN HEREON
14. AS SHOWN HEREON

REVIEW OF TITLE:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: 77384
COOK COUNTY, ILLINOIS
SCHEDULE B/B
EFFECTIVE DECEMBER 5, 2023
EXCEPTIONS 1-11: NO SURVEY OR PLOTTABLE MATTERS, AFFECTS THE SUBJECT PROPERTY
EXCEPTION 22: EASEMENTS AS SHOWN HEREON, AFFECTS THE SUBJECT PROPERTY
EXCEPTION 13: EASEMENTS AS SHOWN HEREON, AFFECTS THE SUBJECT PROPERTY
EXCEPTION 24-25: NO PLOTTABLE MATTERS, AFFECTS THE SUBJECT PROPERTY

JOB SPECIFIC SURVEYOR NOTES

DATE SIGNED: 01/10/24 FIELD WORK DATE: 1/9/2024

REVISION DATE(S):
(REV.1 1/10/2024)

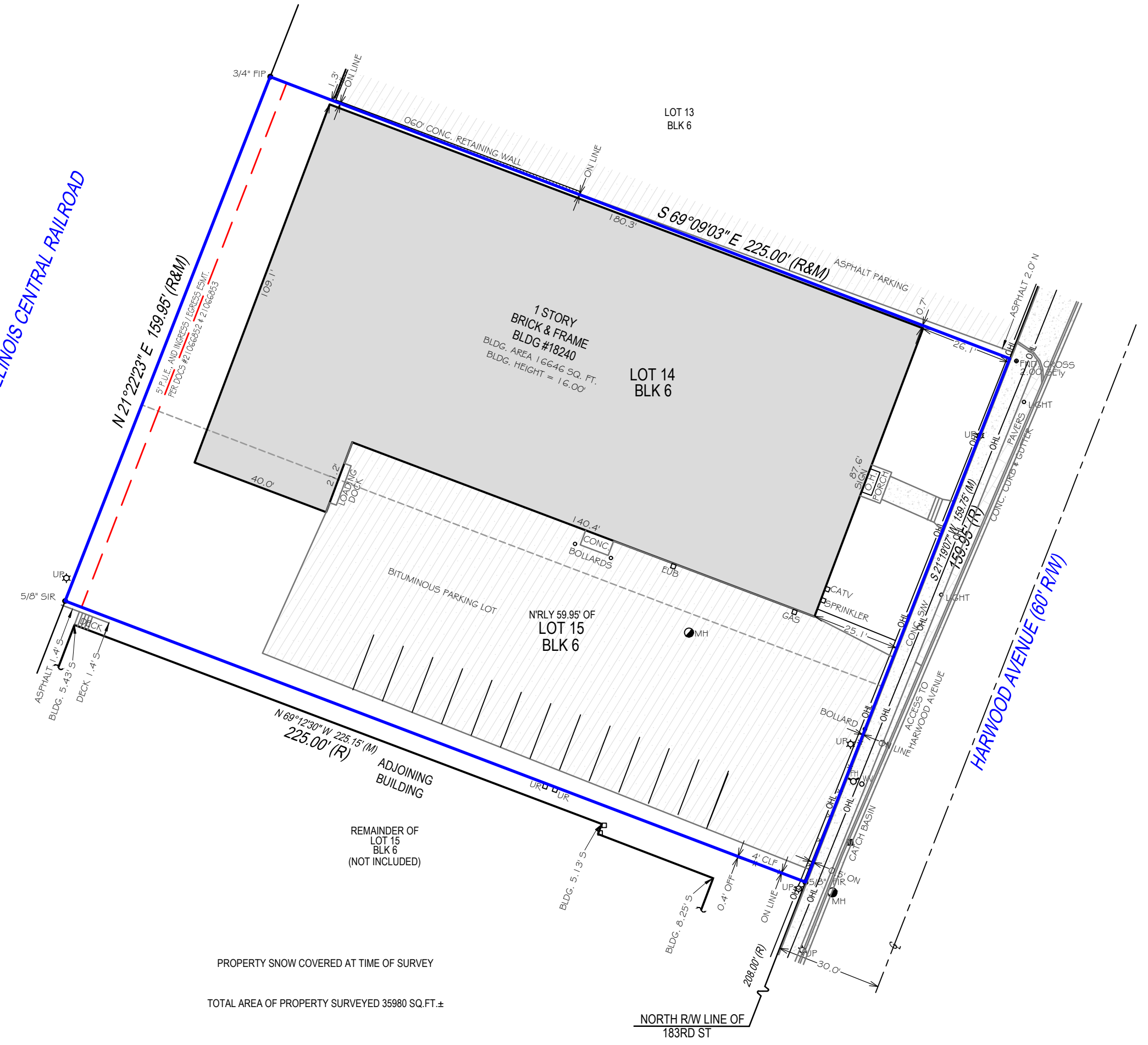
POINTS OF INTEREST
NONE VISIBLE

TO: C. MICHAEL NOVICK, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7A, 7B(1), 7C, 8 AND 14 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2024, DATED THIS 10TH DAY OF JANUARY, 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2971
LICENSE EXPIRES 11/03/2024
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 184008059-0008

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO.
77384 DATED DECEMBER 05, 2023 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY



PROPERTY SNOW COVERED AT TIME OF SURVEY
TOTAL AREA OF PROPERTY SURVEYED 39880 SQ.FT. ±

