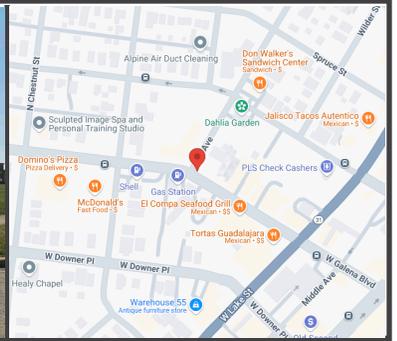




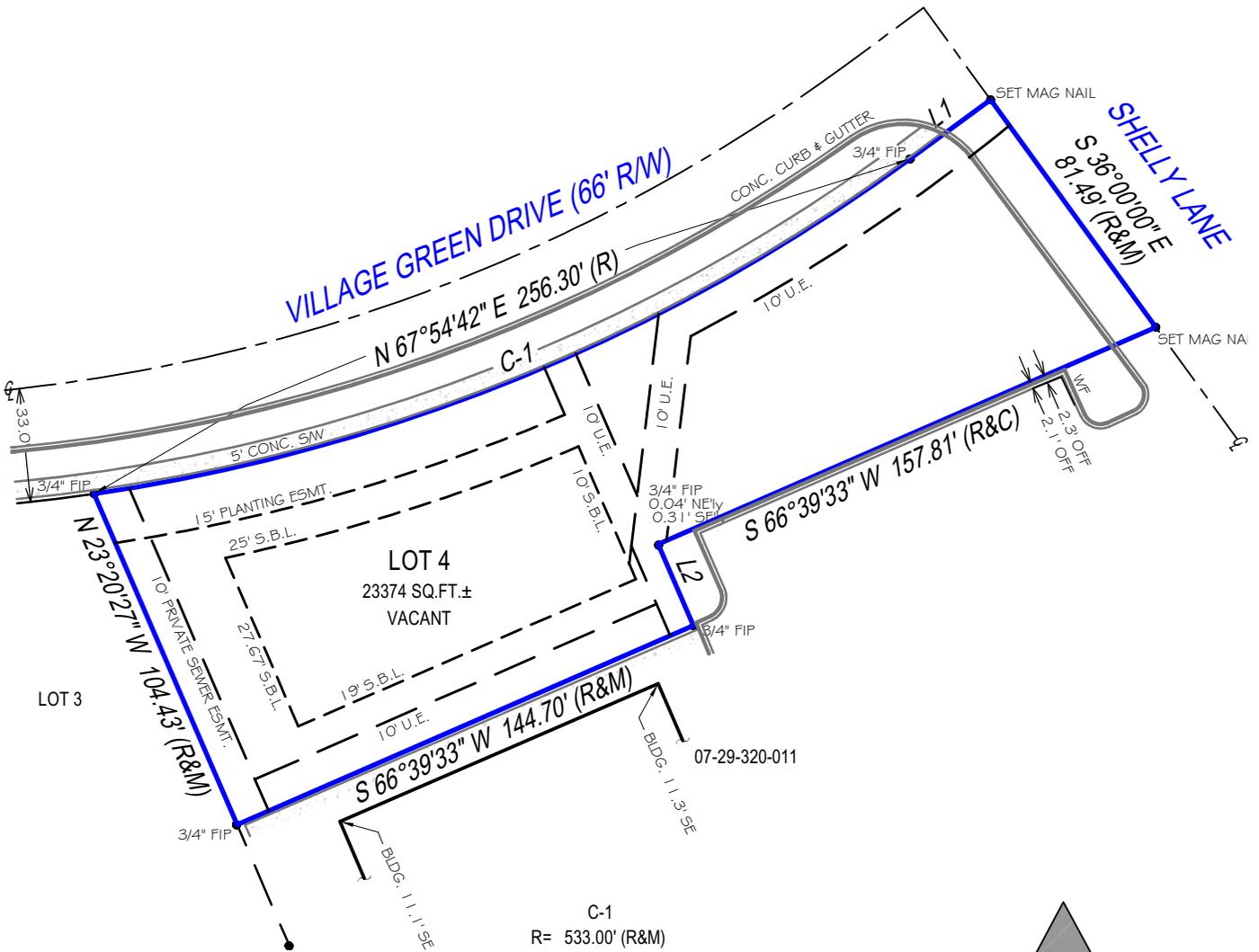
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: VACANT, AURORA, ILLINOIS 60504

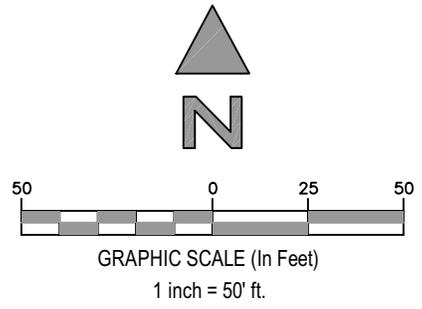
SURVEY NUMBER: 2409.1013

2409.1013
 PLAT OF SURVEY
 DUPAGE COUNTY, ILLINOIS



C-1
 R= 533.00' (R&M)
 L= 258.84'(R) 258.84'(M)
 $\Delta = 27^{\circ}49'27''$ (R) $27^{\circ}49'27''$ (M)
 N $67^{\circ}54'42''$ E 256.30' (R)
 N $67^{\circ}54'42''$ E 256.30' (M)

LINE TABLE:
 L1 N $54^{\circ}00'00''$ E 29.12' (R&M)
 L2 S $23^{\circ}20'27''$ E 25.70' (R&C)



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.

Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
 LICENSE EXPIRES 11/30/2024
 EXACTA LAND SURVEYORS, LLC
 PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
 NONE VISIBLE



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



DATE OF SURVEY: 09/16/24
 FIELD WORK DATE: 9/13/2024
 REVISION DATE(S): (REV.1 9/16/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

copy of easement for Shelly Lane was not provided by client at time of survey

LEGAL DESCRIPTION:

LOT 4 IN FOX VALLEY VILLAGES UNIT 24A, BEING A SUBDIVISION OF PART OF SECTIONS 29 AND 30, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1986 AS DOCUMENT R86-63326, IN DU PAGE COUNTY, ILLINOIS.

GENERAL SURVEYOR 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 the Title Commitment Number and Date is referenced on this survey, 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 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. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYOR'S LEGEND

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

CERTIFIED TO:

M&M MANAGEMENT GROUP LLC; CHICAGO TITLE INSURANCE COMPANY;

FLOOD ZONE INFORMATION:

DATE SIGNED: 09/16/24

BUYER: M&M MANAGEMENT GROUP LLC

LENDER:

TITLE COMPANY:

COMMITMENT DATE:

CLIENT FILE NO: 24GSC674068NL

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



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