

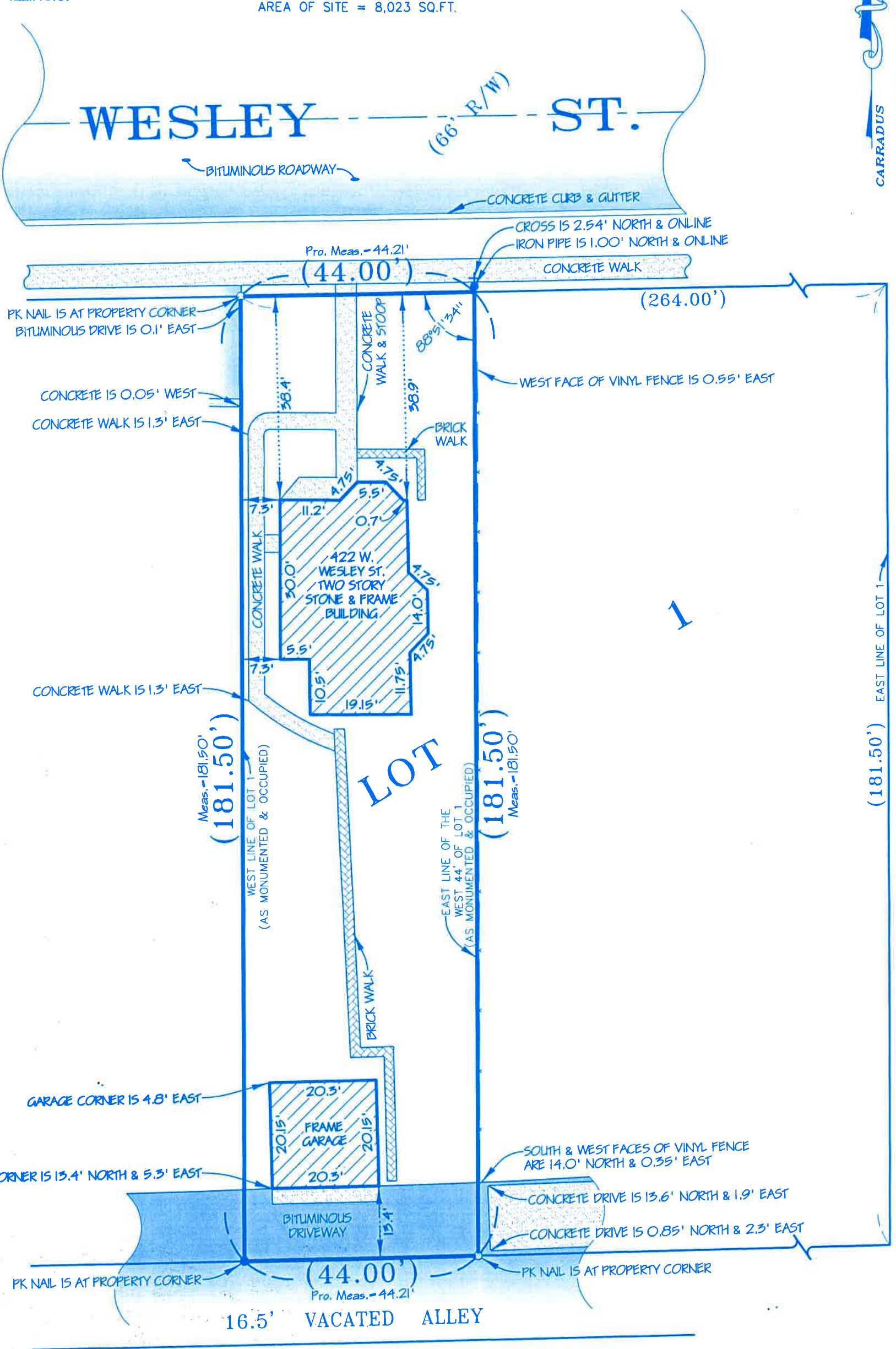
SURVEY LEGEND

- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- X- Fence Line

PLAT OF SURVEY

THE WEST 44 FEET OF LOT 1, IN BLOCK 1 IN GARY'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1857 AS DOCUMENT NUMBER 11973, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE = 8,023 SQ.FT.



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68' f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 6th DAY OF June A.D. 2026
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2026.

CARRADUS LAND SURVEY, INC.
Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.com

PREPARED FOR: **PHIL BORTER**

DRAWN BY: CMG	DATE OF FIELD WORK: 06/06/26	SCALE: 1" = 20'	FLD. BK. - PAGE: 48-00	PROJECT NO.: 43840
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