

The following list of firms have members who are Illinois Registered Land Surveyors associated with the Northeast Chapter of The Illinois Registered Land Surveyors Association

Aero-Metrol Engineering, Inc., Sheboygan, Wisc.
R.E. Allen & Assoc., Ltd., 22 Hawley St., Grayslake
John C. Avampato, 386 E. Chicago St., Elgin
Beling Engineering Consultants, 910 S. Briggs St., Joliet
Theodore M. Berg, 636 N. Randall Rd., Aurora
Bergeson & Dreas, 52 W. Downer Pl., Aurora
Bleck Engineering Co., Inc., Libertyville
Cecom, Ltd., Glen Ellyn
Chamberlin Engineering, 160 E. Cook Ave., Libertyville
Chicago Guarantee Survey Co., Chicago
Christian-Roge & Assoc., Chicago
Ciorba, Spies, Gustafson & Co., 512 Greenbay, Kenilworth, Ill.
Alan J. Coulson, P.C., 1500 Erie, Elgin
Walter E. Deuchled Assoc., Inc., Aurora
Donahue and Thornhill, 20 S. Second St., Geneva
Donahue, Thornhill & Olson, 209 W. Hydraulis Ave., Yorkville
Dundee Engineering Co., 310 River St., E. Dundee
R.E. Frederick & Assoc., Inc.,
960 E. Northwest Hwy., Mt. Prospect
Geotec, Inc., 224 N. Broadway, Joliet
Hampton, Lenzini and Renwick, Inc., DeKalb & Elgin
Wm. E. Hanna, Registered Land Surveyor, DeKalb
Hansen-Schnumm, Chicago
Carl R. Harrington, Inc., 59 E. Park Blvd., Villa Park
Howard Surveying Co., Inc., 3130 Garnett Ave., Waukegan
E.J. Hutson & Assoc., Porter County, Indiana
Illinois Carl Walker & Assoc., Inc., 920 Davis Ave., Elgin
Marvin M. Joseph Engineers & Land Surveyors, Elgin
Ernst W. Kohn, Land Surveyor, 342 W. Harrison Rd., Lombard
Glen D. Krisch, Land Surveyor, 555 S. Edson Ave., Lombard
Mark Lovejoy & Assoc., Inc., Burr Ridge
McClure-Manahan Engineering, Grayslake
McHenry County Surveying Co., Inc.,
202 E. Calhoun, Woodstock
Howard A. Meadows Co., Elgin
Mid States Associates, Bara Boo, Wisc.
Charles A. Mionske, Illinois Land Surveyor, Island Lake
Murry & Moody, Palatine, Ill.
R.A. Nack & Assoc., Huntley
W.A. Rakow & Assoc., Ltd., 165 N. Spring St., Elgin
Rempe-Sharp & Assoc., Inc., Geneva
Rezek, Henry, Meisenheimer & Gende, Waukegan, Ill.
Arthur R. Schmidt, 218 N. Elmhurst, Mt. Prospect
Scott & Associates, 16 W. 201 97th St., Hinsdale
Sidwell Company, W. Chicago
Harold F. Steinbrecher Jr., 110 N. West St., Wheaton
Thacker Engineers & Surveyors, Ltd., 4 S. Genesee, Waukegan
Vegrzyn-Sarver & Assoc., 218 W. Lafayette, Ottawa
Webster & Associates, 207 S. Naperville, Wheaton
Wight & Co., Inc., Downers Grove
Woods & Associates, Inc., 721 Hillside Rd., Naperville

ILLINOIS LAND SURVEY STANDARDS



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NORTHEASTERN CHAPTER
ILLINOIS REGISTERED LAND
SURVEYORS ASSOCIATION

ILLINOIS LAND SURVEY STANDARDS

The Illinois Land Survey Standards were prepared under the combined efforts of the Committee on Real Property Law of the Chicago Bar Association, the Section on Real Estate Law of the Illinois State Bar Association, the Committee on Standards and Ethics of the Illinois Registered Land Surveyors Association, and the Committee on Standards of the Society of Professional Land Surveyors. The agreed standards that evolved from the joint endeavors of these committees, as representatives of the legal and surveying professions of this state, received the final approval of the governing bodies of each of these professional associations.

The standards are designed in the main, to serve two purposes. They furnish a guide to the surveyor, meeting the finest professional standards respecting procedures which he is to follow. They also furnish assurance to the attorney that the plat of survey will contain essential information upon which the attorney may rely in representing and advising a client respecting the client's interest in the land. They should serve to eliminate future misunderstandings and confusion between members of the surveying and legal professions with respect to those matters which a lawyer expects to appear upon a plat of survey.

PREFACE

In compiling the following Illinois Land Survey Standards we borrowed freely from standards adopted by other groups and associations including "Minimum Standards for Land Title Surveys as adopted by American Title Association and American Congress on Surveying and Mapping" and "Standards adopted by the Niagara Frontier Land Surveyors Association and the Bar Association of Erie County, New York for Land Surveys."

"THE ROLE OF THE LAND SURVEYOR"

The art of measuring, laying out, and describing Land Boundaries is called "LAND SURVEYING." It is a highly specialized Field of Learning, that can be mastered only through long experience. To become proficient, the LAND SURVEYOR must acquire a high type of skill, a fundamental understanding of the Laws of the United States and the Statutes of the various States relative to Land Conveyance, boundaries, surveys and subdivisions. It is incumbent upon him to accumulate all the evidence that might affect the property involved and to correlate conflicting evidence. His work is fundamentally dependent on United States Government Surveys of Public Lands made more than 130 years ago.

It is expected that The Standards act as a guide to a Land Surveyor for purposes of producing all of the elements which are pertinent to the legal boundaries of a tract and which are essential to the owner, the attorney and the title examiner.

ILLINOIS LAND SURVEY STANDARDS

1. The Plat of Survey must be captioned by the legal description

tion used as the basis of the Land Survey drawn on the Plat.

If it is inconvenient to place the legal description on the face of the Plat as above, it shall be clearly referenced in the caption to the description as typed, lettered or printed on attached page or pages and properly identified as part of the Plat of Survey.

(a) On the face of the Plat or on attached pages referenced as above, the Surveyor should certify as follows:

STATE OF ILLINOIS

COUNTY OF _____

To: _____

Names of person(s) to whom Certification is intended to run."

"If a title co. is to be requested to rely on the survey for title insurance purposed, it should be included here as an addressee.

I (we) hereby certify that I (we) have surveyed the property as described herein and prepared the plat hereon drawn in accordance with the official records and in strict compliance with the requirements applicable to such survey and to said plat of both the laws of the State of Illinois and of the Illinois Land Survey Standards jointly established and adopted by Chicago Bar Association, Illinois State Bar Association, Illinois Registered Land Surveyors Association, and Society of Professional Land Surveyors in 1968, and that the plat hereon drawn correctly represents said survey.

Date _____

Impressed
Official
Seal

Signed _____

Illinois Registered Land Surveyor No. _____

Surveyor's name (Lettered or Printed) Surveyor's address or Co.

Surveyor's zip code

Surveyor's telephone No.

Surveyor's file number of survey for identification purposes

2. The client, at the time of ordering the survey, should notify the surveyor that a "land survey" is required and furnish to the surveyor the record description of the property, if one is available, or, if not, a sufficient description thereof and the record easements or servitudes and covenants affecting the property. The "land survey" must subsequently depict and make reference to such record easements or servitudes and covenants and such other easements or servitudes and covenants shown on a recorded subdivision plat, if any, involving the subject property, if such information can be platted on a map. The names and deed data of all adjacent owners as available, and all pertinent information affecting the property being surveyed, should be transmitted to the surveyor. If the area of the parcel is required, the client shall so clearly indicate to the surveyor. If applicable, the surveyor shall be informed by the client of any survey requirements of the Federal Housing Administration or Veterans Administration.

3. The Surveyor's field work must be performed with sufficient accuracy to produce a mathematically closed survey, subject to maximum allowable positional tolerance for the establishment of property corners as follows:

(a) 0.02 feet in areas where structures can be erected along

property lines.

(b) 0.04 feet in suburban residential properties.

(c) 0.25 feet in rural unsubdivided acreage tracts.

4. All measured distances shown on the plat shall be in feet and hundredths and must be adjusted to the standard length of tape as established by the United States Bureau of Standards.

5. When the surveyor has doubt as to the location on the ground of street or lot lines (for such reasons as street and lot lines being undefinable or indefinite because of insufficient monuments or markers in the ground or where errors are found to exist in the descriptions of legal or recorded plats or maps of streets and lots), the surveyor shall clearly indicate the nature of the difficulty or discrepancy.

6. On the plat, the survey boundary should be drawn to a convenient scale, with that scale clearly indicated. When practical, the plat or map of survey should be oriented so that North is at the top of the drawing. Supplementary or enlarged scale diagrams should be presented accurately on the plat or map and drawn to scale. No plat or map drawing less than the minimum size of 8½" by 11" will be acceptable.

7. The Plat of SURVEY shall contain, in addition to the items required already specified above, the following applicable information:

(a) All data necessary to indicate the mathematical dimensions and relationships of the boundary represented with angles given directly or by bearings; with the length of curve together with the radius and chord. Bearings should refer to true North for the area, or to State Plane Coordinate North, or to some well-fixed bearing line so that the bearings may be easily re-established.

(b) The North arrow, preferably in the upper right quadrant of the drawing.

(c) When record bearings or angles or distances differ from measured bearings, angles and distances, both the record and measured bearings, angles and distances shall be clearly indicated.

(d) Measured and record distances from corners of parcel surveyed, to a nearby right of way line or street in urban or suburban areas from the surveyed premises should be indicated. Names, legal lines and widths of streets, roads and avenues should be given. Where the surveyor has notice of changes in the lines of such streets or roads, the changes should be noted with the date of and authority under which the change was made. The location of public walks, curbs, street and alley pavements, and walkways, adjoining the property surveyed must be included.

(e) The identifying documentation, if any, of all record plats, filed maps and other pertinent instruments, which the survey represents or covers, wholly or in part, must be shown with their filing dates, map numbers and the lot, block and section numbers or letters, etc., of the surveyed premises. Names of adjoining owners when furnished by the client (and so noted on the plat) and/or recorded lot or parcel numbers, and similar information where known, must be shown. Interior parcel and boundary lines must clearly indicate contiguity, gores and/or overlaps. Where only a fractional part of a recorded lot or parcel is included in the survey, the residual dimension of the balance of the lot or parcel should be indicated.

(f) All monuments, stakes or marks, found or placed at the

survey corners must be shown and noted to indicate which were found and which were placed.

(g) The character, location and dimensions of all buildings upon the property must be shown and their location given with reference to the surveyed boundaries.

(h) Street numbers posted on premises should be shown. Physical evidence of easements and/or servitudes of all kinds, including but not limited to those created by roads; rights of way; water courses; drains; telephone, telegraph or electrical lines; water, sewer, oil or gas pipelines, etc., on or across the surveyed property and on adjoining properties if they appear to affect the enjoyment of the surveyed property should be shown and/or noted. If the surveyor has knowledge of any such easements and/or servitudes, not physically evident at time present survey is made, such physical non-evidence should be noted. Surface indications, if any, of underground easements and/or servitudes should also be shown. If there are no buildings erected on the property being surveyed the plat or map of survey should bear the statement "No Buildings." The character and location of all walls (independent, division, party or otherwise) and whether or not the same are plumb if on or immediately adjacent to property lines must be shown. Buildings or fences and other appurtenances within ten (10) feet of either side of the boundary lines must be noted. Location of both sides of party walls and thickness should be shown. If the building on premises has no independent wall, but uses any wall of adjoining premises, this condition should be shown and explained. The same requirements apply where conditions are reversed. Physical evidence of all encroaching structural appurtenances and projections including but not limited to fire escapes, bay windows, windows that open out, flue pipes, stoops, eaves, cornices, areaways, steps, trim, etc., by or on adjoining property or on abutting streets must be indicated with the extent of such encroachment or projection. Openings such as windows, doors, etc., in walls of adjoining premises within two (2) feet of the boundary lines being surveyed (other than street lines) should be shown. If the client wishes to have same information as above, with regard to walls or buildings more than two (2) feet beyond the boundary lines of the premises being surveyed, the client will assume the responsibility of obtaining such permissions as are necessary for the surveyor to enter upon the adjoining property to make such determination. In the absence of such permissions, the surveyor will not be obligated to so enter.

Joint or common driveways and alleys must be indicated. Independent driveways along the boundary must be shown together with the width thereof. Encroaching driveways, strips, ribbons, aprons, etc., should be noted.

(i) Cemeteries and burial grounds located within the premises being surveyed must be shown by actual location.

(j) Springs, streams, rivers, ponds or lakes located, bordering on or running through the premises being surveyed must be shown by actual location. Streets abutting the premises not physically opened should be so noted.

8. As minimum requirement, the surveyor shall furnish at least two (2) sets of prints of the plat or map of survey to the client, plus sufficient copies, if any, required by law to be furnished to the recorder of deeds or registrar of titles before the plat or map of survey will be entitled to be recorded or registered. The prints should be on durable and dimensionally stable material of a quality standard acceptable to the client and bear the original signature of the surveyor.

PLAT OF SURVEY

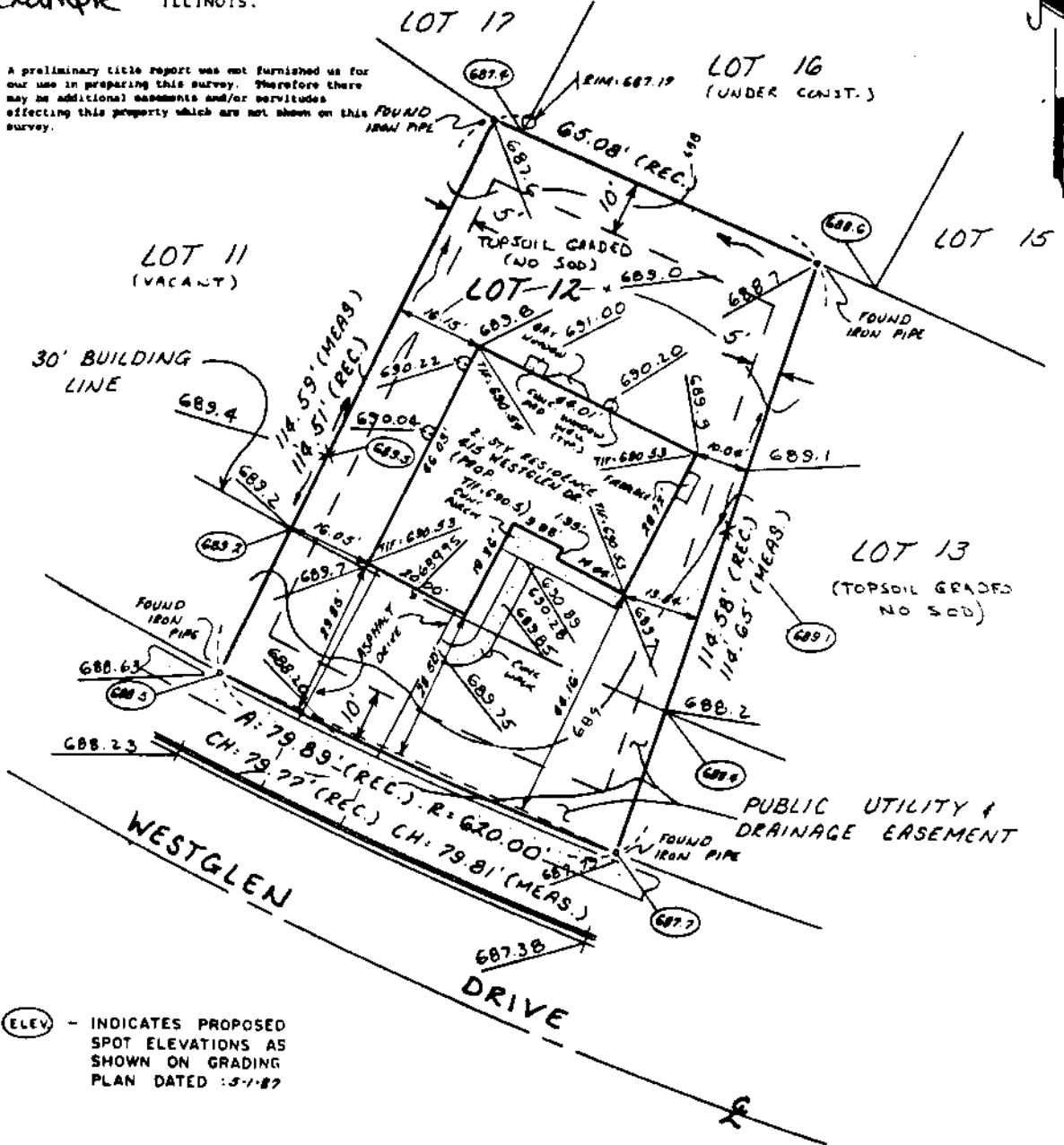
BASIC Example

LOT 12 IN THE VILLAGES OF WESTGLEN UNIT 6, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1987 AS DOCUMENT NO. R87-38979 IN DUPAGE COUNTY, ILLINOIS.

A preliminary title report was not furnished us for our use in preparing this survey. Therefore there may be additional easements and/or servitudes affecting this property which are not shown on this FOUND IRON PIPE survey.

ALSO LOOKING FOR

B-Box Clean out



(ELEV) - INDICATES PROPOSED SPOT ELEVATIONS AS SHOWN ON GRADING PLAN DATED 5-1-87

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S IMPRESSED SEAL.

COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT.

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, THOMAS C. WHITT, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 69 DEGREES FAHRENHEIT.

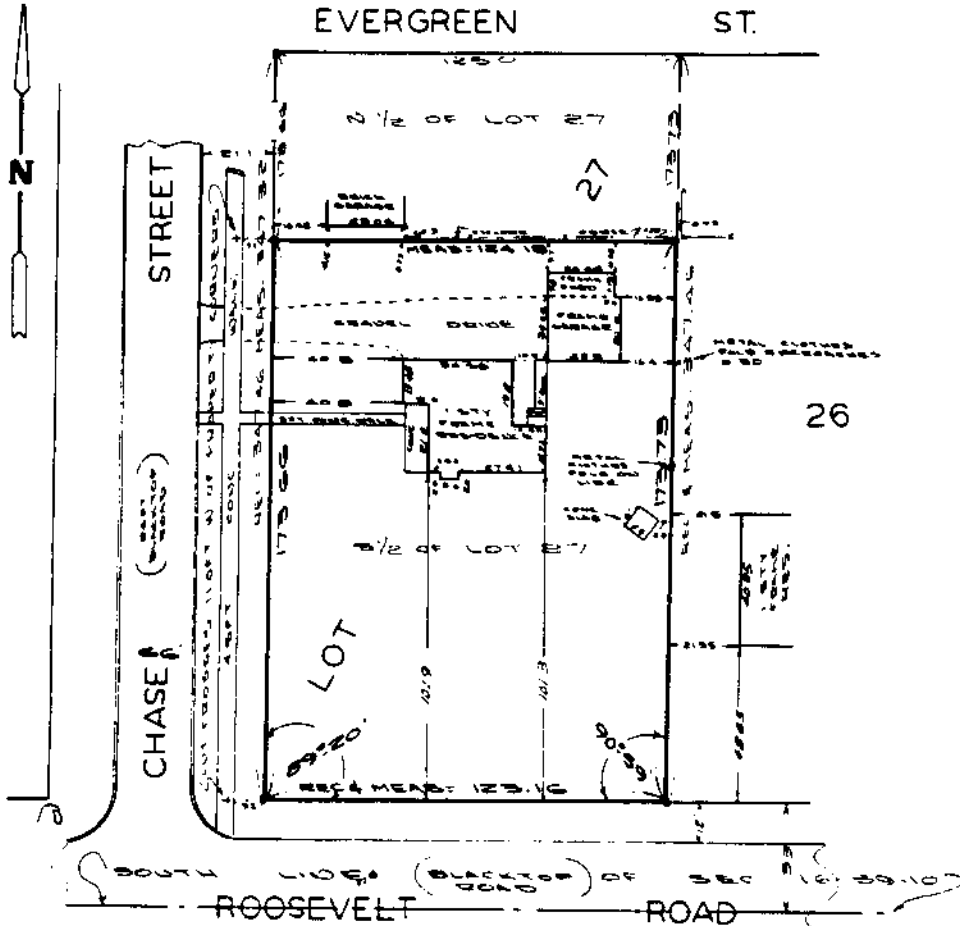
DATED THIS 21ST DAY OF AUGUST, A.D., 1987.

Thomas C. Whitt
ILLINOIS REGISTERED LAND SURVEYOR NO. 2357

Grading	8-21-87	191-51	8-26-87 RJK
Mortgage	8-21-87	191-51	8-26-87 RJK
Foundation	5-21-87	191-51	5-22-87 RJK
Vacant	—	—	2-12-87 RJK
Type of Survey	Date	Bk.-Pg.	Date Drn. / By
Common Address : 415 WESTGLEN DRIVE			
Builder : ALDRIDGE CONSTRUCTION			
Job No. : 416.014-12		Scale : 1" = 20'	
CEMCON, Ltd.			
Consulting Engineers, Land Surveyors & Planners			
833 W. Liberty Drive		Weston, Illinois 60187	
		Phone 312/653-1030	

SURVEY OF

THE SOUTH HALF OF LOT 27 IN THE SECOND LINCOLN HIGHWAY SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1921 AS DOCUMENT 150857, IN DU PAGE COUNTY, ILLINOIS.



BUILDING LOCATED AS SHOWN ON THE
BAY OFA. B. 19

ILLINOIS LAND SURVEYOR NO.

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.



STATE OF ILLINOIS
 COUNTY OF DU PAGE

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS,

THIS BAY A. B. 19

ILLINOIS LAND SURVEYOR NO.

REFER TO DEED OR GUARANTEE POLICY FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON



File No. **8-2738**
 DuPage County
 of Eastman
 Vol No **12738**

Placed from State
 Drawn from State
 All Dimensions Given in Feet and Decimals Thereof
 Scale of Map **3/4" = 100'**

Drawn
 Checked
 by Sr.