

PLAT OF SURVEY



THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 1 IN RACE AND PEARSON'S SUBDIVISION OF THE WEST 15 ACRES OF THAT PART OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE NORTHEAST CORNER OF LOT 3; THENCE SOUTHEASTERLY A DISTANCE OF 75 FEET ALONG SAID EASTERLY LINE OF LOT 3: THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF LOT 3, 4 AND 5 AFORESAID TO THE WEST LINE OF LOT 5 THENCE NORTH ALONG SAID WEST LINE OF LOT 5 TO THE NORTH LINE OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF LOT 3, 4 AND 5 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

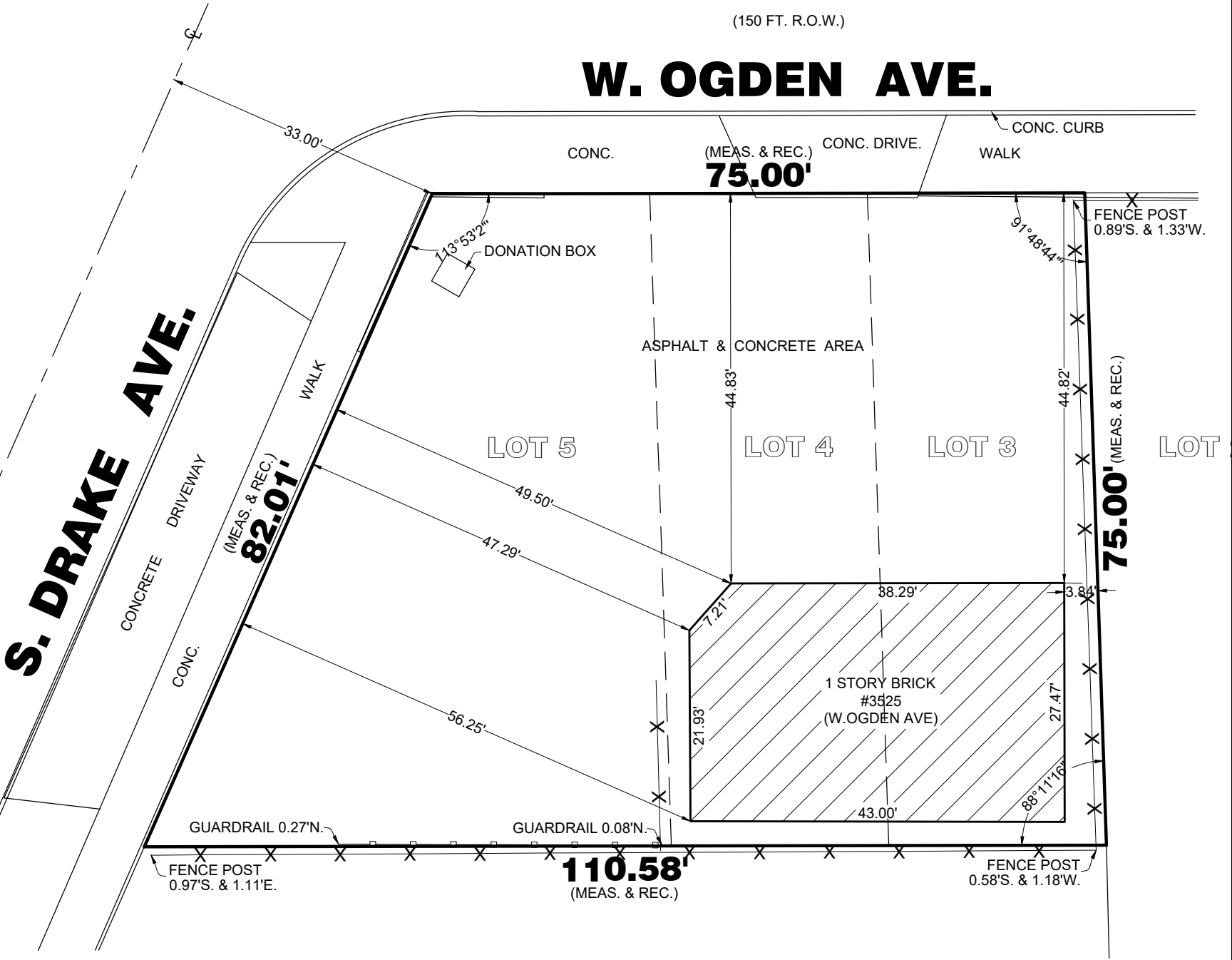
LAND TOTAL AREA: 6290 SQ. FT.

COMMONLY KNOWN AS: 3525 WEST OGDEN AVENUE, CHICAGO, ILLINOIS.

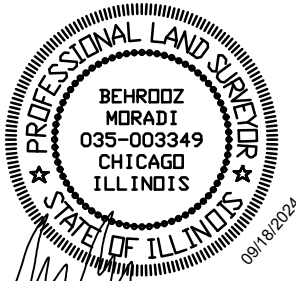
PIN: 1623416087



SCALE: 1 INCH = 16 FEET



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
I, THE UNDERSIGNED, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO THE ABOVE NAMED PARTY THAT ON THE DATE SHOWN AN INSPECTION OF THE REAL ESTATE DESCRIBED HEREIN WAS MADE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT REPRESENTS THE FACTS FOUND AT SAID TIME. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. SUBJECT PROPERTY HAS NOT BEEN STAKED AND THEREFORE FOR ANY CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINE SHALL BE STAKED BY A SURVEYOR BEFORE PERFORMING THE TASK.



Illinois Land Surveyor Number 035-003349
BEHROOZ MORADI, PhD, P.E., S.E., P.L.S.
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASURMENTS UPON THE PLAT.
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/ OR DESCRIPTION PROVIDED.
FOR LEGENDS SEE OTHER SIDE OF THIS PAGE.



MORADI MULTI DIMENSIONS
CONSULTING ENGINEERS

5804 N. WESTERN AVE., SUITE R2, CHI., IL. 60659
TEL: (773)478-6666, TEL: (773)478-6667

JOB #: 403-24	DRAWN: HA	DATE:09/18/2024	CLIENT: JOHN PIERCY
SHEET : 1	CHECKED: BM	SCALE :1"=16'-0"	DATE OF FIELD WORK: 09/17/2024

THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/ OR TITLE POLICY. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THERE ARE SO RECORDED IN THE MAPS, OTHERWISE FOR BUILDING RESTRICTIONS AND/ OR EASEMENTS REFER TO YOUR DEED, CONTRACT, TITLE POLICY, AND/ OR ZONING REGULATIONS. THIS PLAT IS VALID ONLY IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT US.