



# ALTA/NSPS

**PARCEL 1:**  
THAT PART OF LOT 10 IN NIPPERSINK CLUB, SUBDIVISION, A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1900, AS DOCUMENT 79570, IN BOOK "E" OF PLATS, PAGE 36, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE SOUTHWEST LINE OF LOT 10, SAID POINT BEING 160 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 10 AND THE MEANDER LINE OF THE LAKE, SAID POINT ALSO BEING APPROXIMATELY 489.35 FEET NORTHWEST OF THE SOUTHWEST CORNER OF LOT 10, THENCE NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 10, SAID POINT BEING 160 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE NORTHEAST LINE OF LOT 10 AND THE MEANDER LINE OF THE LAKE, SAID POINT ALSO BEING APPROXIMATELY 552.44 FEET NORTHWEST OF THE SOUTHEAST CORNER OF LOT 10, IN LAKE COUNTY, ILLINOIS.

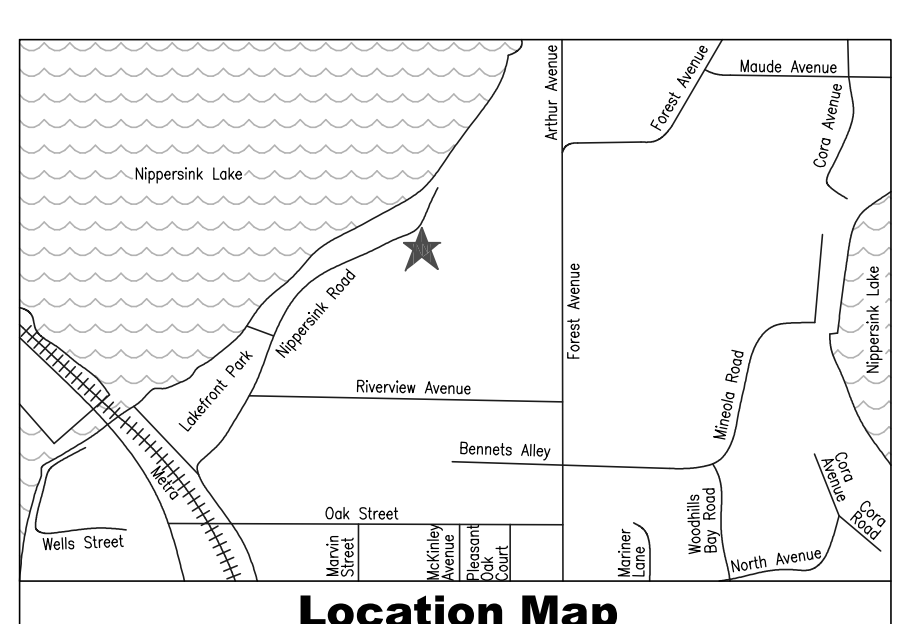
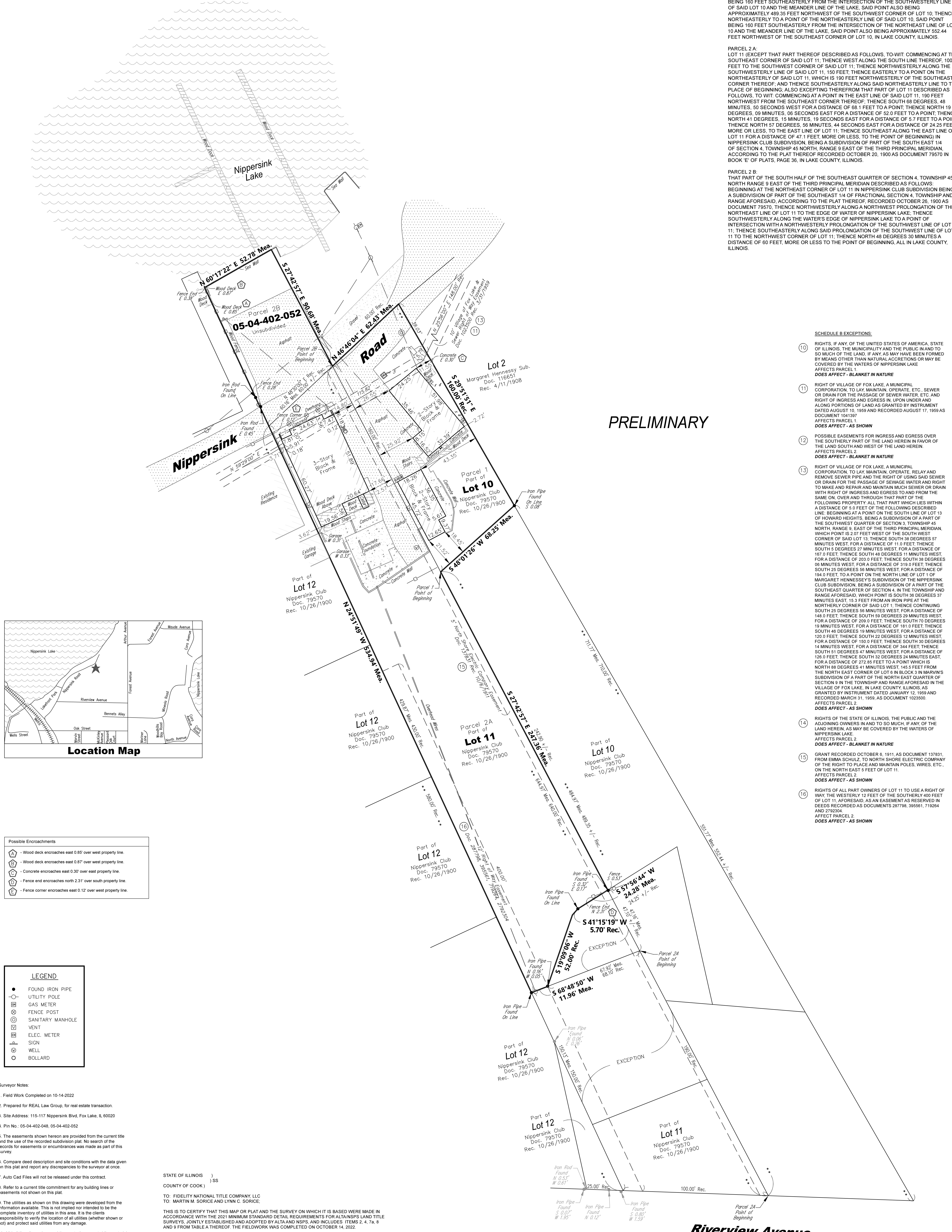
**PARCEL 2A:**  
LOT 11 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE WEST ALONG THE SOUTH LINE THEREOF, 100 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11, 150 FEET; THENCE EASTERLY TO A POINT ON THE NORTHEASTERLY OF SAID LOT 11, WHICH IS 190 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER THEREOF; AND THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE PLACE OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PART OF LOT 11 DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 11, 190 FEET NORTHWEST FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 68 DEGREES, 48 MINUTES, 50 SECONDS WEST FOR A DISTANCE OF 68.1 FEET TO A POINT; THENCE NORTH 19 DEGREES, 05 MINUTES, 05 SECONDS EAST FOR A DISTANCE OF 52.0 FEET TO A POINT; THENCE NORTH 41 DEGREES, 15 MINUTES, 19 SECONDS EAST FOR A DISTANCE OF 5.7 FEET TO A POINT; THENCE NORTH 57 DEGREES, 56 MINUTES, 44 SECONDS EAST FOR A DISTANCE OF 24.25 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 11; THENCE SOUTHEAST ALONG THE EAST LINE OF LOT 11 FOR A DISTANCE OF 47.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING IN NIPPERSINK CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1900 AS DOCUMENT 79570 IN BOOK "E" OF PLATS, PAGE 36, IN LAKE COUNTY, ILLINOIS.

**PARCEL 2B:**  
THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 11 IN NIPPERSINK CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 4, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 26, 1900 AS DOCUMENT 79570, THENCE NORTHWESTERLY ALONG A NORTHWEST PROLONGATION OF THE NORTHEAST LINE OF LOT 11 TO THE EDGE OF WATER OF NIPPERSINK LAKE, THENCE SOUTHWESTERLY ALONG THE WATER'S EDGE OF NIPPERSINK LAKE TO A POINT OF INTERSECTION WITH A NORTHWESTERLY PROLONGATION OF THE SOUTHWEST LINE OF LOT 11; THENCE SOUTH-EASTERLY ALONG SAID PROLONGATION OF THE SOUTHWEST LINE OF LOT 11 TO THE NORTHWEST CORNER OF LOT 11; THENCE NORTH 48 DEGREES 30 MINUTES A DISTANCE OF 60 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

### SCHEDULE B EXCEPTIONS:

- 10. RIGHTS, IF ANY, OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO SO MUCH OF THE LAND, IF ANY, AS MAY HAVE BEEN FORMED BY MEANS OTHER THAN NATURAL ACCRETIONS OR MAY BE COVERED BY THE WATERS OF NIPPERSINK LAKE AFFECTS PARCEL 1. DOES AFFECT - BLANKET IN NATURE
- 11. RIGHT OF VILLAGE OF FOX LAKE, A MUNICIPAL CORPORATION, TO LAY, MAINTAIN, OPERATE, ETC., SEWER OR DRAIN FOR THE PASSAGE OF SEWAGE WATER AND RIGHT OF INGRESS AND EGRESS IN, UPON UNDER AND ALONG PORTIONS OF LAND AS GRANTED BY INSTRUMENT DATED AUGUST 18, 1959 AND RECORDED AUGUST 17, 1959 AS DOCUMENT 1041397 AFFECTS PARCEL 1. DOES AFFECT - AS SHOWN
- 12. POSSIBLE EASEMENTS FOR INGRESS AND EGRESS OVER THE SOUTHERLY PART OF THE LAND HEREIN IN FAVOR OF THE LAND SOUTH AND WEST OF THE LAND HEREIN. DOES AFFECT - BLANKET IN NATURE
- 13. RIGHT OF VILLAGE OF FOX LAKE, A MUNICIPAL CORPORATION, TO LAY, MAINTAIN, OPERATE, RELAY AND REMOVE SEWER PIPE AND THE RIGHT OF USING SAID SEWER OR DRAIN FOR THE PASSAGE OF SEWAGE WATER AND RIGHT TO MAKE AND REPAIR AND MAINTAIN MUCH SEWER OR DRAIN WITH RIGHT OF INGRESS AND EGRESS IN, UPON UNDER AND ALONG PORTIONS OF LAND AS GRANTED BY INSTRUMENT DATED AUGUST 18, 1959 AND RECORDED AUGUST 17, 1959 AS DOCUMENT 1041397 AFFECTS PARCEL 1. DOES AFFECT - AS SHOWN
- 14. RIGHTS OF THE STATE OF ILLINOIS, THE PUBLIC AND THE ADJOINING OWNERS IN AND TO SO MUCH, IF ANY, OF THE LAND HEREIN, AS MAY BE COVERED BY THE WATERS OF NIPPERSINK LAKE. AFFECTS PARCEL 2. DOES AFFECT - BLANKET IN NATURE
- 15. GRANT RECORDED OCTOBER 6, 1911, AS DOCUMENT 137831, FROM EMMA SCHULZ, TO NORTH SHORE ELECTRIC COMPANY OF THE RIGHT TO PLACE AND MAINTAIN POLES, WIRES, ETC., ON THE NORTH EAST 5 FEET OF LOT 11. AFFECTS PARCEL 2. DOES AFFECT - AS SHOWN
- 16. RIGHTS OF ALL PART OWNERS OF LOT 11 TO USE A RIGHT OF WAY, THE WESTERLY 12 FEET OF THE SOUTHERLY 400 FEET OF LOT 11, AFORESAID, AS AN EASEMENT AS RESERVED IN DEEDS RECORDED AS DOCUMENTS 287788, 395561, 719284 AND 276204. AFFECTS PARCEL 2. DOES AFFECT - AS SHOWN

## PRELIMINARY



- Possible Encroachments**
- Wood deck encroaches east 0.85' over west property line.
  - Wood deck encroaches east 0.87' over west property line.
  - Concrete encroaches east 0.30' over east property line.
  - Fence end encroaches north 2.31' over south property line.
  - Fence corner encroaches east 0.12' over west property line.

- LEGEND**
- FOUND IRON PIPE
  - UTILITY POLE
  - GAS METER
  - ⊕ FENCE POST
  - ⊙ SANITARY MANHOLE
  - ⊖ VENT
  - ⊕ ELEC. METER
  - ⊙ SIGN
  - ⊙ WELL
  - BOLLARD

- Surveyor Notes:**
1. Field Work Completed on 10-14-2022
  2. Prepared for REAL Law Group, for real estate transaction.
  3. Site Address: 115-117 Nippersink Blvd, Fox Lake, IL 60020
  4. Pin No.: 05-04-402-048, 05-04-402-052
  5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encroachments was made as part of this survey.
  6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
  7. Auto Cad Files will not be released under this contract.
  8. Refer to a current title commitment for any building lines or easements not shown on this plat.
  9. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
  10. All building dimensions and ties are to the current siding material and not to the foundation.
  11. No boundary corners were set at time of field survey. Boundary corners will be set a later date.
  12. Bearings are assumed.
  13. Title commitment issued by Fidelity National Title Company, LLC number: HV22018189 date: July 7, 2022
  14. Property Area: 43,788 Sq. Ft. (1.01 Acres)
  15. Parking: 0 Spaces

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )  
  
TO: FIDELITY NATIONAL TITLE COMPANY, LLC  
TO: MARTIN M. SORICE AND LYNN C. SORICE  
  
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 2, 4, 7a, 8 AND 9 FROM TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 14, 2022.  
  
GIVEN UNDER MY HAND AND SEAL THIS XXTH DAY OF OCTOBER, A.D. 2022.  
AT LAKE ZURICH, ILLINOIS.  
  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323  
  
ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 1, 2020  
AMERICAN LAND TITLE ASSOCIATION, 1800 M ST., N.W., SUITE 3005, WASHINGTON, D.C. 20036-5828.  
  
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 30, 2020, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 519 PEGASUS COURT, SUITE G, FREDERICK, MD 21704.

Job Number  
**LS221459**

Sheet Number  
**ALTA**

Sheet Name  
**ALTA/NSPS**

Field Work Completed: 10-14-22    Scale: 1" = 30'    Date: XX-XX-2022

Site Address:  
**115-117 Nippersunk Blvd.  
Fox Lake, Illinois**

**LSI Land Surveying Services, Inc.**  
1182 Heather Drive    Lake Zurich, Illinois 60047  
Ph: (847)847-1079    Fax: (847)847-1279  
Professional Design Firm License No. 184-003632

**REAL LAW GROUP**  
www.reallawgroup.com | info@reallawgroup.com

Drafted By: ER	Field By: KJ & LR	Date
Revision		Date