TFW SURVEYING & MAPPING

LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT

847-548-6600 FAX 548-6699

PLAT OF SURVEY OF

LEGEND

WM = WATERMAIN
ST = STORM
GM = GAS METER
SA = SANITARY
DS = DOWNSPOUT
TRANS = TRANSFORMER
RP = RED PAINT
YP = YELLOW PAINT
I.P. = IRON PIPE
I.R. = IRON ROD
P.K. = P.K. NAIL
FD. = FOUND
N. = NORTH
E. = EAST
S. = SOUTH
W. = WEST
R. = RECORD
M. = MEASURED
TS = TRAFFIC SIGNAL
HH = HAND HOLE
LP = LIGHT POLE
UP = UTILITY POLE
UC = UNDER CONSTRUCTION
FNC = FENCE
CLF = CHAIN LINK FENCE
CLP = CHAIN LINK POST
FH = FIRE HYDRANT
VV = VALVE VAULT
SA = SANITARY
ST = STORM
MH = MANHOLE
IBT = ILLINOIS BELL TELEPHONE
CV = CONTROL VALVE
BB = BUFFALO BOX
ACU = AIR CONDITIONING UNIT
PST = POST
OHW = OVERHEAD WIRES
DU = DESTINATION UNKNOWN
BEC = BURIED ELECTRIC CABLE
UGW = UNDERGROUND WIRE
AMT = AMERITECH
NIC = NORTHERN ILLINOIS GAS
CECO = COMMONWEALTH EDISON COMPANY
PRO AMT = PROPOSED AMERITECH
RCP = REINFORCED CONCRETE PIPE

VALVE VAULT
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
ROUND OPEN GRATE MANHOLE
SQUARE OPEN GRATE MANHOLE
FIRE HYDRANT
FLARED END SECTION
INLET
TRAFFIC SIGNAL
LIGHT
LIGHT
LIGHT WITH MAST ARM
BRICK
CONCRETE
DEPRESSED CURB
M312 CURB
B624 CURB
B60 CURB
GUY WIRE
PIN FLAG

NORTH
1" = 30'

TRAFFIC SIGNAL 1

2.5' DIA. CONC. BASE
2 SIGNS ON MAIN POST
1 – RIGHT TURN ARROW
2 – BARRINGTON ROAD
25' MAST ARM TO N.
1 – 3 TRAFFIC SIGNALS FACE WEST
2 – EMERGENCY VEHICLE GREEN LIGHT SYSTEM
3 – SIGN FACES W. – "LEFT TURN SIGNAL"

TRAFFIC SIGNAL 2

2.0' DIA. CONC. BASE
2 TRAFFIC SIGNALS FACE N. & S.
SIGN FACES N. – "LEFT TURN SIGNAL"

NOTE:
ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

A J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED AND ASSIGNED DIG #A2940635 DATED 10/23/2003. UNDERGROUND UTILITIES WITH THE EXCEPTION OF MUNICIPAL STORM SEWER, SANITARY SEWER AND WATERMAIN HAVE BEEN MARKED BY J.U.L.I.E. REPRESENTATIVES. SAID MARKINGS WERE FIELD LOCATED AND THIS PLAT/MAP INTENDS TO SHOW ONLY THOSE UNDERGROUND UTILITIES THAT HAVE BEEN MARKED BY J.U.L.I.E. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST THAT DO NOT FALL UNDER THE JURISDICTION OF J.U.L.I.E. OR UTILITIES MAY BE PRESENT THAT WERE NOT MARKED PRIOR TO DATE OF FIELD SURVEY. CALL J.U.L.I.E. 1-800-892-0123 PRIOR TO DIGGING, OR FOR ADDITIONAL INFORMATION.
MEMBER COMPANIES PER JULIE
COMCAST
COMED
NICOR GAS
SBC
VILLAGE OF HOFFMAN ESTATES
VILLAGE OF SOUTH BARRINGTON "NO VILLAGE SANITARY SEWER"

NOTE:
PIN FLAGS ARE FROM TFW SURVEY & MAPPING, INC. PLAT DATED JUNE 25, 1999, WORK ORDER # 990498. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES AND MAY NOT EXIST AT DATE OF THIS SURVEY.

NOTE:
ALL STRIPING IS SOLID YELLOW UNLESS NOTED OTHERWISE.

PARCEL PREMISES 1:

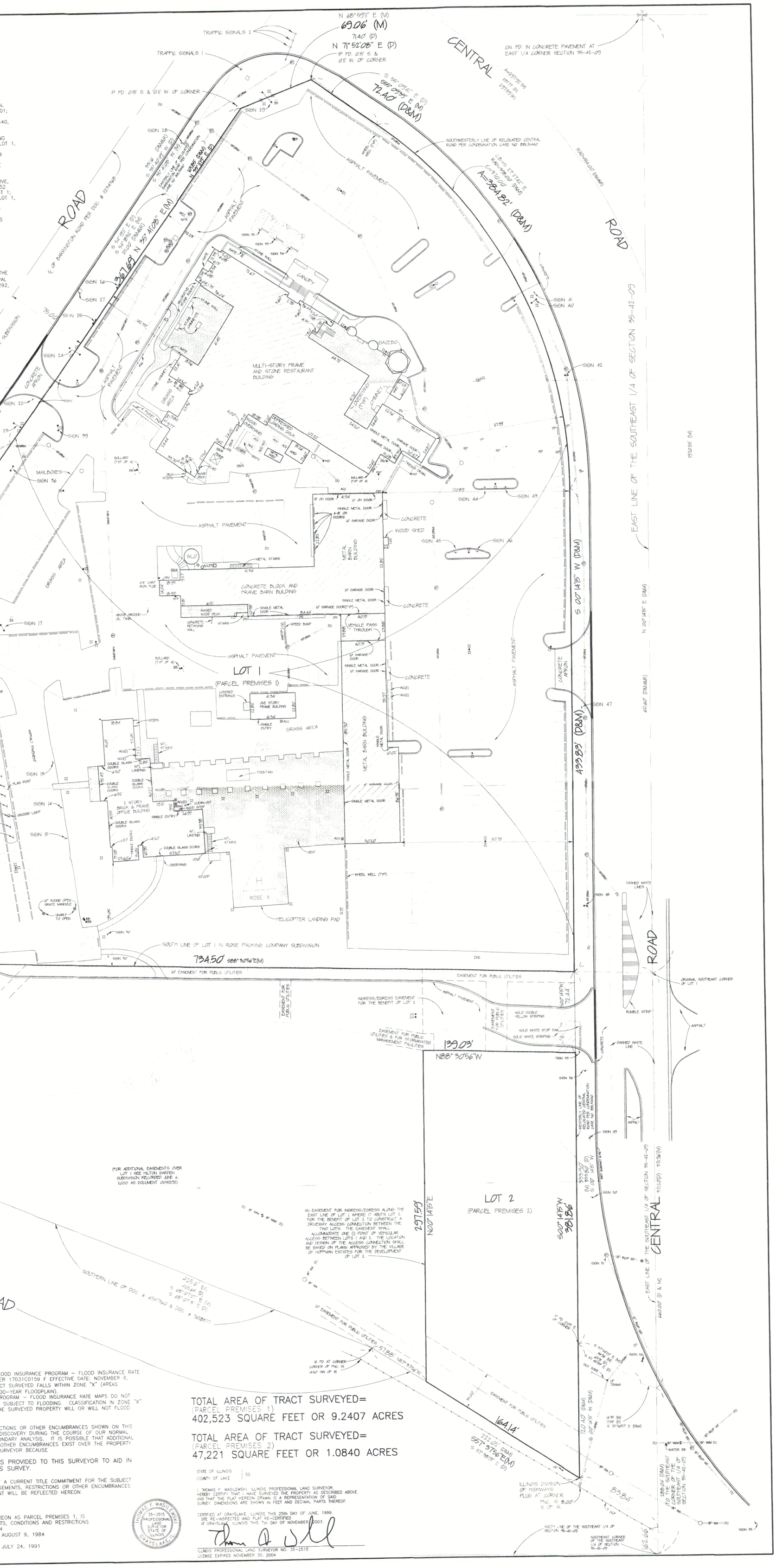
LOT 1 IN ROSE PACKING COMPANY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1987, AS DOCUMENT 87172901;

(EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PART THEREOF TAKEN IN CASE NO. 88L51440, CIRCUIT COURT OF COOK COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 35 DEGREES 40 MINUTES 49 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 331.16 FEET; THENCE SOUTH 54 DEGREES 19 MINUTES 11 SECONDS EAST, ALONG ANOTHER WESTERLY LOT LINE, 25.00 FEET; THENCE NORTH 33 DEGREES 11 MINUTES 19 SECONDS EAST, 101.85 FEET; THENCE NORTH 71 DEGREES 52 MINUTES 08 SECONDS EAST, 71.40 FEET; THENCE SOUTH 55 DEGREES 09 MINUTES 41 SECONDS EAST, 72.40 FEET; THENCE SOUTHEASTERLY 384.82 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 398.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 23 MINUTES 56 SECONDS; THENCE SOUTH 00 DEGREES 14 MINUTES 15 SECONDS WEST, TANGENT TO SAID CURVE, 433.83 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES, 30 MINUTES, 52 SECONDS EAST, ALONG SAID SOUTH LINE, 71.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 14 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 621.60 FEET TO A POINT ON A 514.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEING SOUTH 68 DEGREES 52 MINUTES 27 SECONDS WEST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE, BEING ALSO A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 297.77 FEET, THROUGH A CENTRAL ANGLE OF 33 DEGREES 11 MINUTES 35 SECONDS; THENCE NORTH 54 DEGREES 19 MINUTES 08 SECONDS WEST, ALONG ANOTHER NORTHERLY LOT LINE, TANGENT TO SAID CURVE, 73.10 FEET; THENCE NORTH 9 DEGREES 08 MINUTES 49 SECONDS WEST, ALONG ANOTHER LOT LINE, 85.94 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL PREMISES 2:

LOT 2 IN HILTON GARDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 2000, AS DOCUMENT 00411292, IN COOK COUNTY, ILLINOIS.



1	VISITOR	29	PURVEYORS OF FINE FOOD & ALE MILL ROSE BREWING CO. COUNTRY DINING RESTAURANT & COUNTRY STORE
2	VISITOR	30	(INTENTIONALLY OMITTED)
3	BLANK	31	(INTENTIONALLY OMITTED)
4	JESKE	32	HANDICAPPED RESERVED PARKING
5	BELL	33	HANDICAPPED RESERVED PARKING
6	VANDENBERGH	34	HANDICAPPED RESERVED PARKING
7	W.R. ROSE	35	COUNTRY STORE RETAIL – WHOLESALE – MEATS SPIRITS – GIFT SHOP HOURS MON–SAT 9 – 9 SUNDAY 10 – 7
8	STIEHL	36	COUNTRY STORE CUSTOMER PARKING
9	WETHERTON	37	EVERYTHING UNDER THE SUN LANDSCAPING CORP.
10	SHAUGNESSY	38	PLANNED DEVELOPMENT & CONSTRUCTION, INC.
11	SHERIDAN	39	ARROW "EXIT SOUTH" "NORTH EXIT" ARROW
12	VISITOR	40	MILL ROSE BREWING CO. COUNTRY STORE
13	NO PARKING	41	STOP
14	NO PARKING	42	SPEED LIMIT 35
15	NO PARKING	43	NO PARKING FIRE LANE UNAUTHORIZED VEHICLES WILL BE TOWED AWAY AT OWNERS EXPENSE
16	(INTENTIONALLY OMITTED)	44	NO PARKING FIRE LANE UNAUTHORIZED VEHICLES WILL BE TOWED AWAY AT OWNERS EXPENSE
17	MILL ROSE BREWING CO. COUNTRY STORE	45	NO PARKING FIRE LANE UNAUTHORIZED VEHICLES WILL BE TOWED AWAY AT OWNERS EXPENSE
18	MILL ROSE BREWING CO. COUNTRY STORE	46	NO PARKING FIRE LANE UNAUTHORIZED VEHICLES WILL BE TOWED AWAY AT OWNERS EXPENSE
19	STOP	47	STOP
20	RIGHT TURN LANE	48	LEFT TURN ARROW
21	SPEED LIMIT 45	49	LEFT ARROWHEAD
22	NO LEFT TURN PICTOGRAM NO TRUCKS PICTOGRAM	50	SPEED LIMIT 35
23	UNICOMM ELECTRONICS 2-WAY RADIOS – PAGING SERVICE – 61 SOUTH BARRINGTON RD	51	LEFT ARROWHEAD
24	MILL ROSE COUNTRY STORE COUNTRY DINING (LETTER BOARD)	52	LEFT ARROWHEAD
25	COUNTRY STORE CUSTOMER PARKING	53	STOP SIGN
26	COUNTRY STORE CUSTOMER PARKING	54	STOP SIGN
27	LEFT TURN ARROW	55	LEFT ARROWHEAD
28	RIGHT TURN ARROW "ONLY"	56	HOFFMAN ESTATES POPULATION 49495

FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0159 F EFFECTIVE DATE: NOVEMBER 6, 2000 INDICATES THAT THE TRACT SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).
NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "X" DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

NOTE: ANY EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES SHOWN ON THIS SURVEY ARE PER ACCIDENTAL DISCOVERY DURING THE COURSE OF OUR NORMAL SURVEY PROCEDURES AND BOUNDARY ANALYSIS. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY AND ARE UNKNOWN TO THIS SURVEYOR BECAUSE

NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR TO AID IN THE PREPARATION OF THIS SURVEY.

UPON RECEIPT AND REVIEW OF A CURRENT TITLE COMMITMENT FOR THE SUBJECT PROPERTY, ALL ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES LISTED WITHIN SAID COMMITMENT WILL BE REFLECTED HEREON.

NOTE:
THE PROPERTY AS SHOWN HEREON AS PARCEL PREMISES 1, IS SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS OUTLINES AND DECLARED IN
DOC. # 27207504 REC. AUGUST 9, 1984
AND
DOC. # 91369139 REC. JULY 24, 1991

THOMAS F. WASILEWSKI 35-2515 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GRAYSLAKE, IL

STATE OF ILLINOIS } SS
COUNTY OF LAKE

I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 25th DAY OF JUNE, 1999.
SITE RE-INSPECTED AND PLAT RE-CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 7th DAY OF NOVEMBER, 2003.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2004

REVISION: NOVEMBER 11, 2003 (IN HOUSE REVIEW)
REVISION: NOVEMBER 7, 2003 (UPDATE)
DATE: JUNE 25, 1999(990498)
ORDER NO: 032763
PROJ. NO: 310
FOR: ROSE PACKING COMPANY, INC.
PROJ. NAME: ROSE PACKING COMPANY SUBDIVISION

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