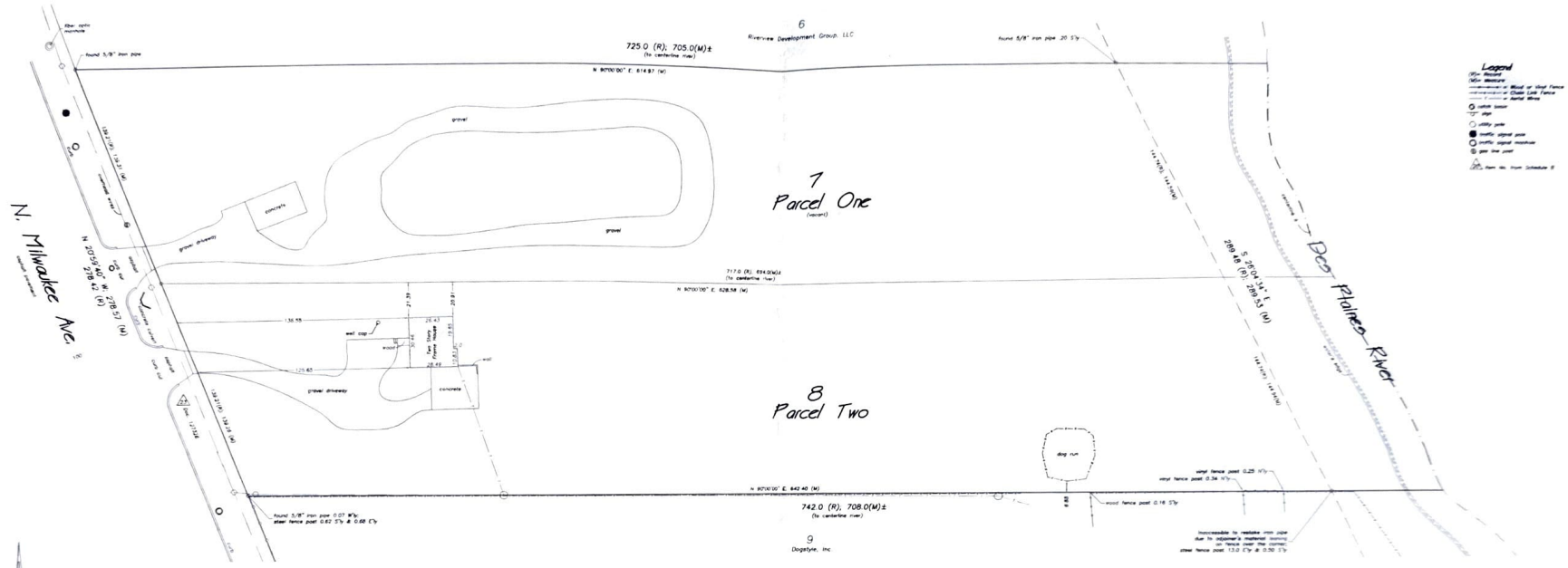
ALTA\NSPS LAND TITLE SURVEY

PARCEL ONE: LOT 7 IN ROBERT BARTLETT'S WOODLAND TRAILS UNIT NO. 1, A SUBDIVISION OF THAT PART OF THE NORTH 1602.48 FEET OF THE NORTHWEST QUARTER OF SECTION 10, (MEASURED ALONG THE EAST LINE OF SAID NORTHWEST QUARTER) LYING BETWEEN THE CENTER LINE OF MILWAUKEE AVENUE AND THE CENTER LINE OF THE DES PLAINES RIVER IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 5, 1947 AS DOCUMENT NO. 610615, IN BOOK 30 OF PLATS, PAGE 100, IN LAKE COUNTY, ILLINOIS.

PARCEL TWO: LOT 8 IN ROBERT BARTLETT'S WOODLAND TRAILS UNIT NO. 1, A SUBDIVISION OF THAT PART OF THE NORTH 1602.48 FEET OF THE NORTHWEST QUARTER OF SECTION 10, (MEASURED ALONG THE EAST LINE OF SAID NORTHWEST QUARTER) LYING BETWEEN THE CENTER LINE OF MILWAUKEE AVENUE AND THE CENTER LINE OF THE DES PLAINES RIVER IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 5, 1947 AS DOCUMENT NO. 610615, IN BOOK 30 OF PLATS, PAGE 100, IN LAKE COUNTY, ILLINOIS.



Legend

(R)= Record
(M)= Measure
Wood or Vinyl Fence
Chain Link Fence
Barbed Wire
catch basin
sign
utility pole
traffic signal post
traffic signal mast arm
gas line post
Item No. from Schedule B

NORTH

ALL DISTANCE IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED BY SCALING.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

FILE NO. 18-285
ORDERED BY: DiMonte & Lizak, LLC

PROPERTY ADDRESS: 24803 & 24831
N. Milwaukee Ave., Vernon Hills, IL

PEKLAY SURVEYING CO., LTD
PROFESSIONAL DESIGN FIRM NO. 2961
163 N. GREENLEAF ST. SUITE 1
GURNEE, IL 60031-3344
(847) 336-0059 phone
(847) 336-6753 fax

24803-H
24831-L

General Notes:

1.) This survey based upon Freedom Title Corporation Title Commitment No. 4001764, dated August 20, 2018.
2.) From Schedule B of Title Commitment, Item No. 1 through 22 and 224 are general in nature, affect property and can not be drawn.
3.) From Schedule B of Title Commitment, Item No. 23 affects property and is drawn hereon.
4.) This property has direct access to Milwaukee Avenue, a dedicated public right of way.
5.) This property contains 181,332 sq.ft. (4.16 acres) ± (Record = 4.32 ac.).
6.) The basis of bearings is assumed.
7.) There was no evidence or recent earth moving work, building construction, or building additions observed in the process of conducting the field work.
8.) This property is partially located in a designated special flood hazard area, according to the latest Flood Insurance Rate Map on line, as far as can be determined. Community Map No. 17097C0252K, Dated 9/18/2013; Zones "AE" & "X".
9.) Parcel One contains no encroachments. Parcel Two encroachments include a steel fenced dog run and a vinyl fence, both along the South property line and shown on this survey.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

Vicinity Map

STATE OF ILLINOIS }
COUNTY OF LAKE } S.S.

TO: Freedom Title Corporation
Byline Bank (formerly known as North Community bank)
TLWK, LLC

This is to certify that this plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1 – 4, 7(a), 8, 13 and 16 of Table "A" thereof. The field work was completed on 9/04/18.

Gurnee, IL September 7th A.D. 20 18

By: _____
Illinois Professional Land Surveyor No. 2548. My license expires 11/30/2018