

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY

SOUTHWEST CORNER IL RTE. 53 & FREMONT WAY  
LONG GROVE, IL



SCALE: 1" = 30'

### LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- - - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- FLOODPLAIN (Triple Dashed Lines)
- FLOODWAY (Double Dashed Lines)

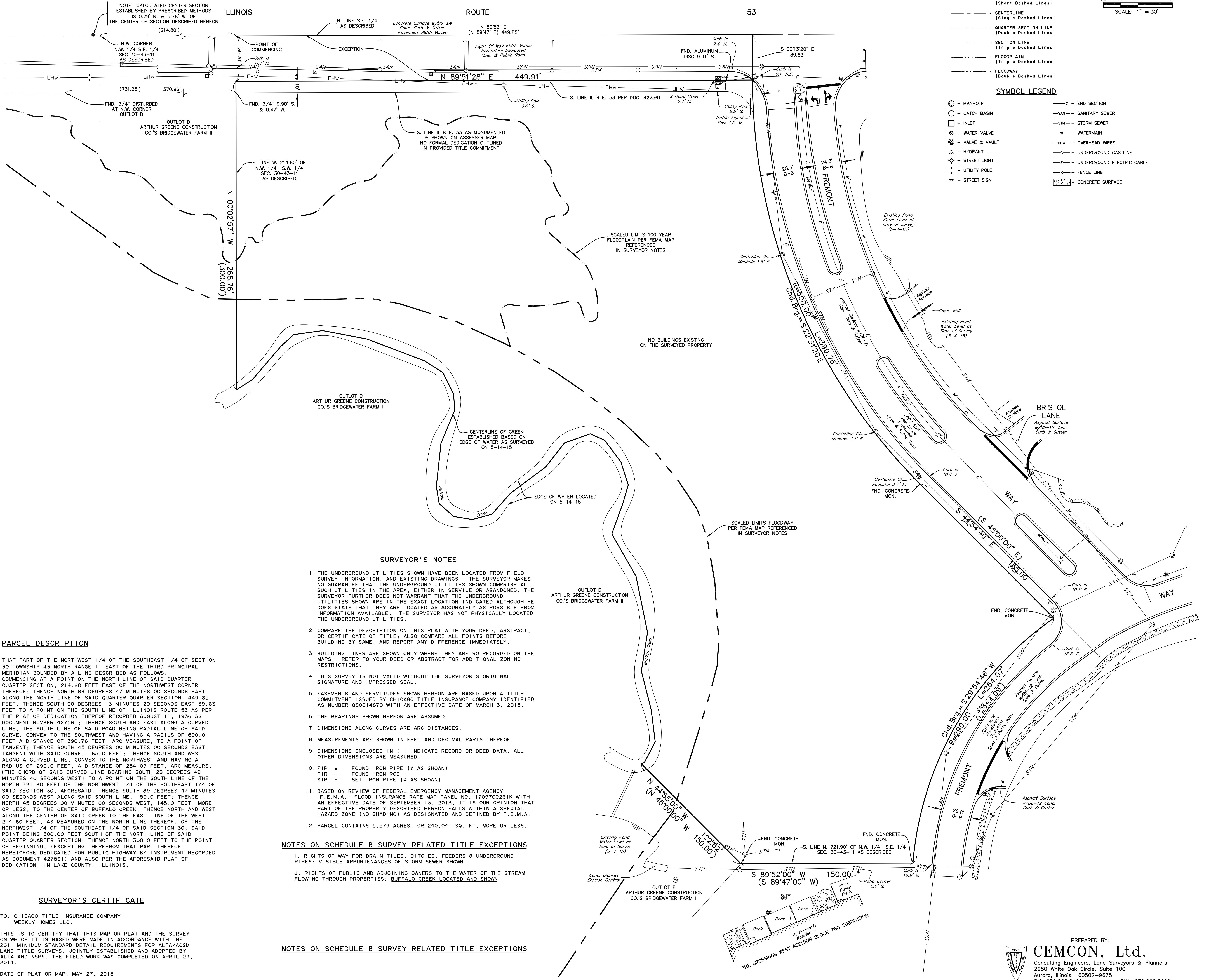
### SYMBOL LEGEND

- ⊙ - MANHOLE
- - CATCH BASIN
- - INLET
- ⊕ - WATER VALVE
- ⊕ - VALVE & VAULT
- ⊕ - HYDRANT
- ⊕ - STREET LIGHT
- ⊕ - UTILITY POLE
- ⊕ - STREET SIGN
- END SECTION
- SAN- SANITARY SEWER
- STM- STORM SEWER
- W- WATERMAIN
- OHW- OVERHEAD WIRES
- G- UNDERGROUND GAS LINE
- E- UNDERGROUND ELECTRIC CABLE
- X- FENCE LINE
- ▨ CONCRETE SURFACE

### VICINITY MAP



SITE LOCATION



### SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
5. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 880014870 WITH AN EFFECTIVE DATE OF MARCH 3, 2015.
6. THE BEARINGS SHOWN HEREON ARE ASSUMED.
7. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
8. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
9. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
10. FIP = FOUND IRON PIPE (⊕ AS SHOWN)  
FIR = FOUND IRON ROD  
SIP = SET IRON PIPE (⊕ AS SHOWN)
11. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17097C0261K WITH AN EFFECTIVE DATE OF SEPTEMBER 13, 2013, IT IS OUR OPINION THAT PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING) AS DESIGNATED AND DEFINED BY F.E.M.A.
12. PARCEL CONTAINS 5.579 ACRES, OR 240,041 SQ. FT. MORE OR LESS.

### NOTES ON SCHEDULE B SURVEY RELATED TITLE EXCEPTIONS

- I. RIGHTS OF WAY FOR DRAIN TILES, DITCHES, FEEDERS & UNDERGROUND PIPES: VISIBLE APPURTENANCES OF STORM SEWER SHOWN
- J. RIGHTS OF PUBLIC AND ADJOINING OWNERS TO THE WATER OF THE STREAM FLOWING THROUGH PROPERTIES: BUFFALO CREEK LOCATED AND SHOWN

### NOTES ON SCHEDULE B SURVEY RELATED TITLE EXCEPTIONS

### PARCEL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 43 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, 214.80 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 449.85 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST 39.63 FEET TO A POINT ON THE SOUTH LINE OF ILLINOIS ROUTE 53 AS PER THE PLAT OF DEDICATION THEREOF RECORDED AUGUST 11, 1936 AS DOCUMENT NUMBER 427561; THENCE SOUTH AND EAST ALONG A CURVED LINE, THE SOUTH LINE OF SAID ROAD BEING RADIAL LINE OF SAID CURVE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 500.0 FEET A DISTANCE OF 390.76 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, TANGENT WITH SAID CURVE, 165.0 FEET; THENCE SOUTH AND WEST ALONG A CURVED LINE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 290.0 FEET, A DISTANCE OF 254.09 FEET, ARC MEASURE. (THE CHORD OF SAID CURVED LINE BEARING SOUTH 29 DEGREES 49 MINUTES 40 SECONDS WEST) TO A POINT ON THE SOUTH LINE OF THE NORTH 721.90 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AFORESAID; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 150.0 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 145.0 FEET, MORE OR LESS, TO THE CENTER OF BUFFALO CREEK; THENCE NORTH AND WEST ALONG THE CENTER OF SAID CREEK TO THE EAST LINE OF THE WEST 214.80 FEET, AS MEASURED ON THE NORTH LINE THEREOF, OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, SAID POINT BEING 300.00 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 300.0 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART THEREOF HERETOFORE DEDICATED FOR PUBLIC HIGHWAY BY INSTRUMENT RECORDED AS DOCUMENT 427561) AND ALSO PER THE AFORESAID PLAT OF DEDICATION, IN LAKE COUNTY, ILLINOIS.

### SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY  
WEEKLY HOMES LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON APRIL 29, 2014.

DATE OF PLAT OR MAP: MAY 27, 2015

# DRAFT

PETER A. BLAESER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2016  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937  
EXPIRES APRIL 30, 2017

PREPARED BY:  
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DISC NO.: 826003 FILE NAME: ALTA  
 DRAWN BY: TL FLD. BK. / PG. NO.: A-71  
 COMPLETION DATE: 5-27-15 JOB NO.: 826.003