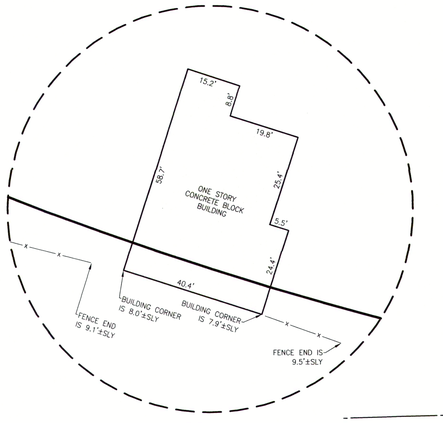
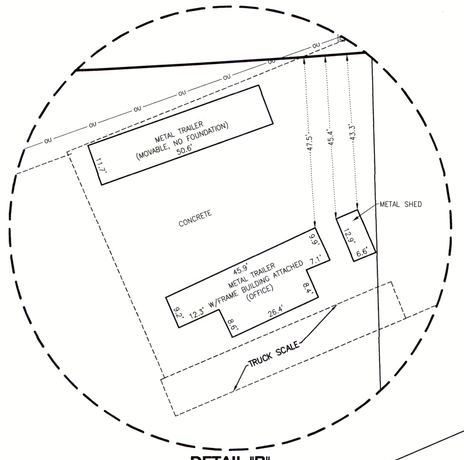
PLAT OF SURVEY

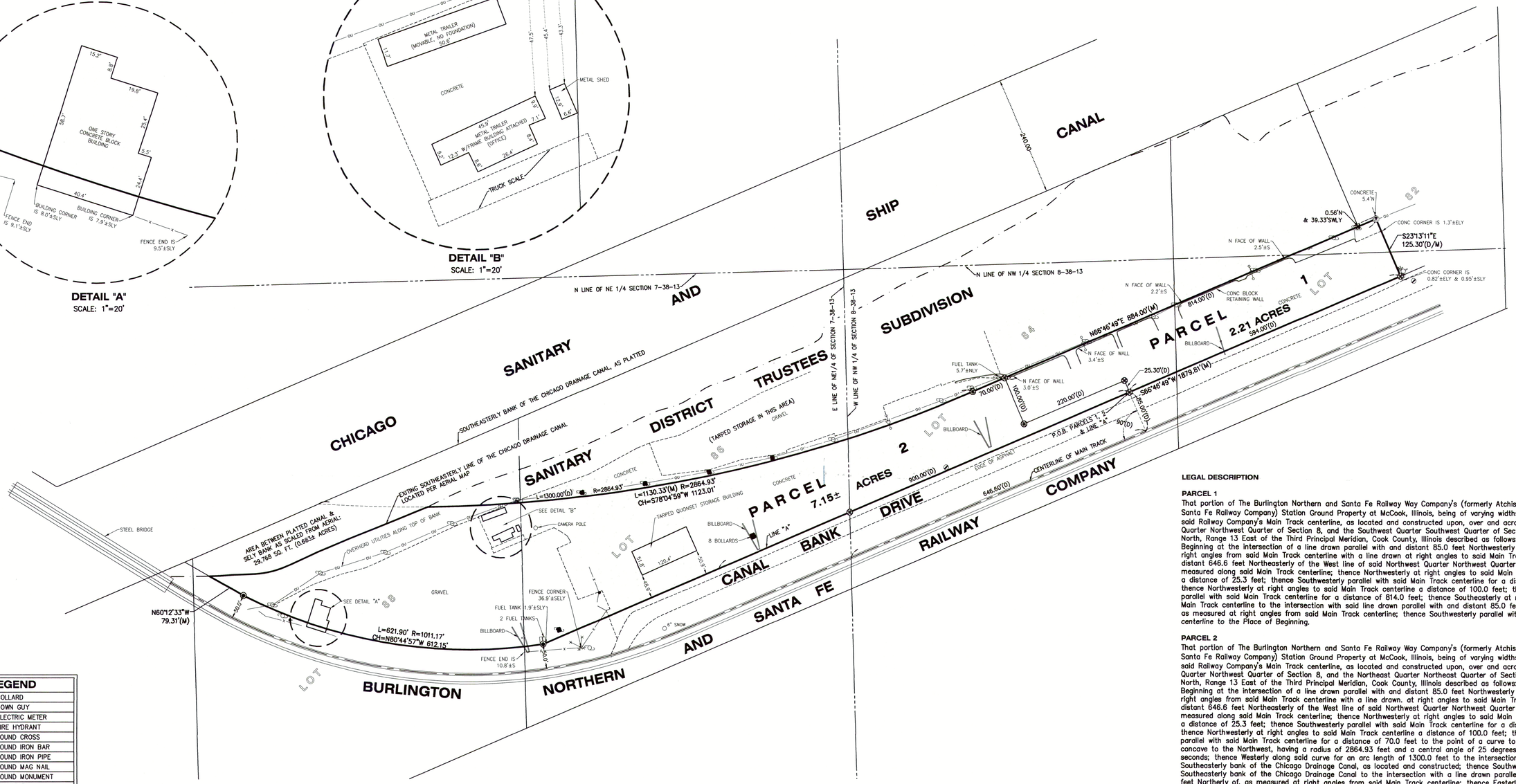
Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"



DETAIL "A"
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=20'



LEGEND	
•	BOLLARD
⊷	DOWN GUY
E	ELECTRIC METER
	FIRE HYDRANT
✖	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊠	FOUND MONUMENT
⊘	MANHOLE
	SIGN
	UTILITY POLE
	HIGH TENSION TOWER
	UTILITY POLE WITH BOLLARDS
	WATER SHUT-OFF
(M)	MEASURE
(D)	DEED

100' 0' 100' 200'
SCALE: 1" = 100'

CLIENT: I-55 LLC
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=100' SEC.07, 08T. 38 R. 13 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 09-07-200-014 19-018-100-073
JOB NO.: 220096 I.D. MBS
FIELDWORK COMP.: 2/10/22 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

Y:\PLATS\2022\0001-0199\220096_V-220096\220096-MBS-GROUND.dwg-Layout1-8/30/2022 8:47 AM

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

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

SURVEY COMPLETED WITH OVER 6" OF SNOW COVER. SOME GROUND IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE & SURVEYED AT THIS TIME.

LEGAL DESCRIPTION

PARCEL 1
That portion of The Burlington Northern and Santa Fe Railway Way Company's (formerly Atchison, Topeka and Santa Fe Railway Company) Station Ground Property at McCook, Illinois, being of varying widths on each side of said Railway Company's Main Track centerline, as located and constructed upon, over and across Northwest Quarter Northwest Quarter of Section 8, and the Southwest Quarter Southwest Quarter of Section 5, Township 38 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows:
Beginning at the intersection of a line drawn parallel with and distant 85.0 feet Northwesterly of, as measured at right angles from said Main Track centerline with a line drawn at right angles to said Main Track centerline, distant 646.6 feet Northeasterly of the West line of said Northwest Quarter Northwest Quarter of Section 8, as measured along said Main Track centerline; thence Northwesterly at right angles to said Main Track centerline for a distance of 25.3 feet; thence Southwesterly parallel with said Main Track centerline for a distance of 220.0 feet; thence Northwesterly at right angles to said Main Track centerline a distance of 100.0 feet; thence Northeasterly parallel with said Main Track centerline for a distance of 814.0 feet; thence Southeasterly at right angles to said Main Track centerline to the intersection with said line drawn parallel with and distant 85.0 feet Northwesterly of, as measured at right angles from said Main Track centerline; thence Southwesterly parallel with said Main Track centerline to the Place of Beginning.

PARCEL 2
That portion of The Burlington Northern and Santa Fe Railway Way Company's (formerly Atchison, Topeka and Santa Fe Railway Company) Station Ground Property at McCook, Illinois, being of varying widths on each side of said Railway Company's Main Track centerline, as located and constructed upon, over and across Northwest Quarter Northwest Quarter of Section 8, and the Northeast Quarter Northeast Quarter of Section 7, Township 38 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois described as follows:
Beginning at the intersection of a line drawn parallel with and distant 85.0 feet Northwesterly of, as measured at right angles from said Main Track centerline with a line drawn. at right angles to said Main Track centerline, distant 646.6 feet Northeasterly of the West line of said Northwest Quarter Northwest Quarter of Section 8, as measured along said Main Track centerline; thence Northwesterly at right angles to said Main Track centerline for a distance of 25.3 feet; thence Southwesterly parallel with said Main Track centerline for a distance of 220.0 feet; thence Northwesterly at right angles to said Main Track centerline a distance of 100.0 feet; thence Southwesterly parallel with said Main Track centerline for a distance of 70.0 feet to the point of a curve to the right and concave to the Northwest, having a radius of 2864.93 feet and a central angle of 25 degrees 59 minute 55 seconds; thence Westerly along said curve for an arc length of 1300.0 feet to the intersection with the Southeasterly bank of the Chicago Drainage Canal, as located and constructed; thence Southwesterly along said Southeasterly bank of the Chicago Drainage Canal to the intersection with a line drawn parallel with distant 50.0 feet Northerly of, as measured at right angles from said Main Track centerline; thence Easterly parallel with said Main Track centerline to the intersection with the hereinafter described Line "A"; thence Northeasterly along said Line "A" to the Place of Beginning.

LINE "A" DESCRIPTION
Beginning at the intersection of a line drawn parallel with and distant 85.0 feet Northwesterly of, as measured at right angles from said Main Track centerline with a line drawn at right angles to said Main Track centerline, distant 646.6 feet Northeasterly of the West line of said Northwest Quarter Northwest Quarter of Section 8, as measured along said Main Track centerline; thence Southwesterly parallel with said Main Track centerline for a distance of 900.0 feet; thence continuing in a straight line along the Southwesterly extension of the previously described course to the intersection with a line drawn parallel with and distant 50.0 feet Northerly of, as measured at right angles from said Main Track centerline, and there terminating.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 03/10 **A.D., 20** 22 **.**

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857