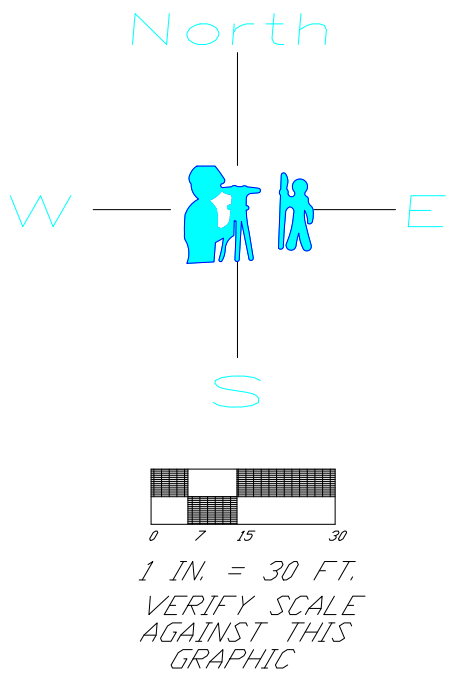
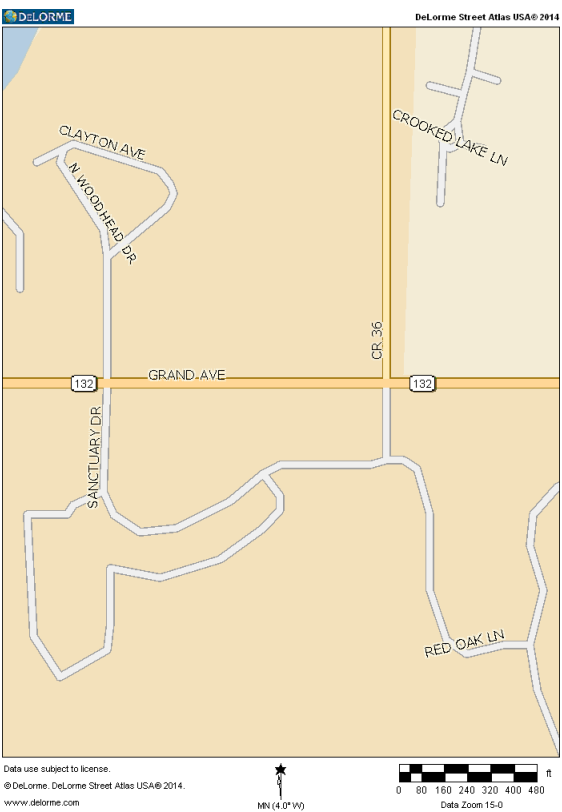


PLAT OF SURVEY
ALTA \NSPS LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.



VICINITY MAP

FLOOD ZONE

MICHAEL J. EMMERT SURVEY'S INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER - 170375
CURRENT EFFECTIVE MAP DATE - SEPTEMBER 18, 2013
ON PANEL NUMBER - 17097C0041K
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD)

BEARING BASIS

THE CENTERLINE OF E. GRAND AVENUE IS ASSUMED TO BE SOUTH 89 DEGREES 58 MINUTES 50 SECONDS EAST

PARKING

AS BUILT PARKING SUMMARY
REGULAR SPACES (INCLUDING DEALERSHIP SPACES) - 215
HANDICAP SPACES - 3
TOTAL SPACES - 218

LEGALLY DESCRIBED AS FOLLOWS:

LOT 1A OF ROSEN ROSEN ROSEN SECOND RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN ROSEN ROSEN ROSEN RESUBDIVISION, A RESUBDIVISION OF LOT 3 IN GRIDLEY PLANNED UNIT DEVELOPMENT, SITUATED IN PART OF THE WEST HALF OF GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2014 AS DOCUMENT NUMBER 7106269, IN LAKE COUNTY, ILLINOIS.

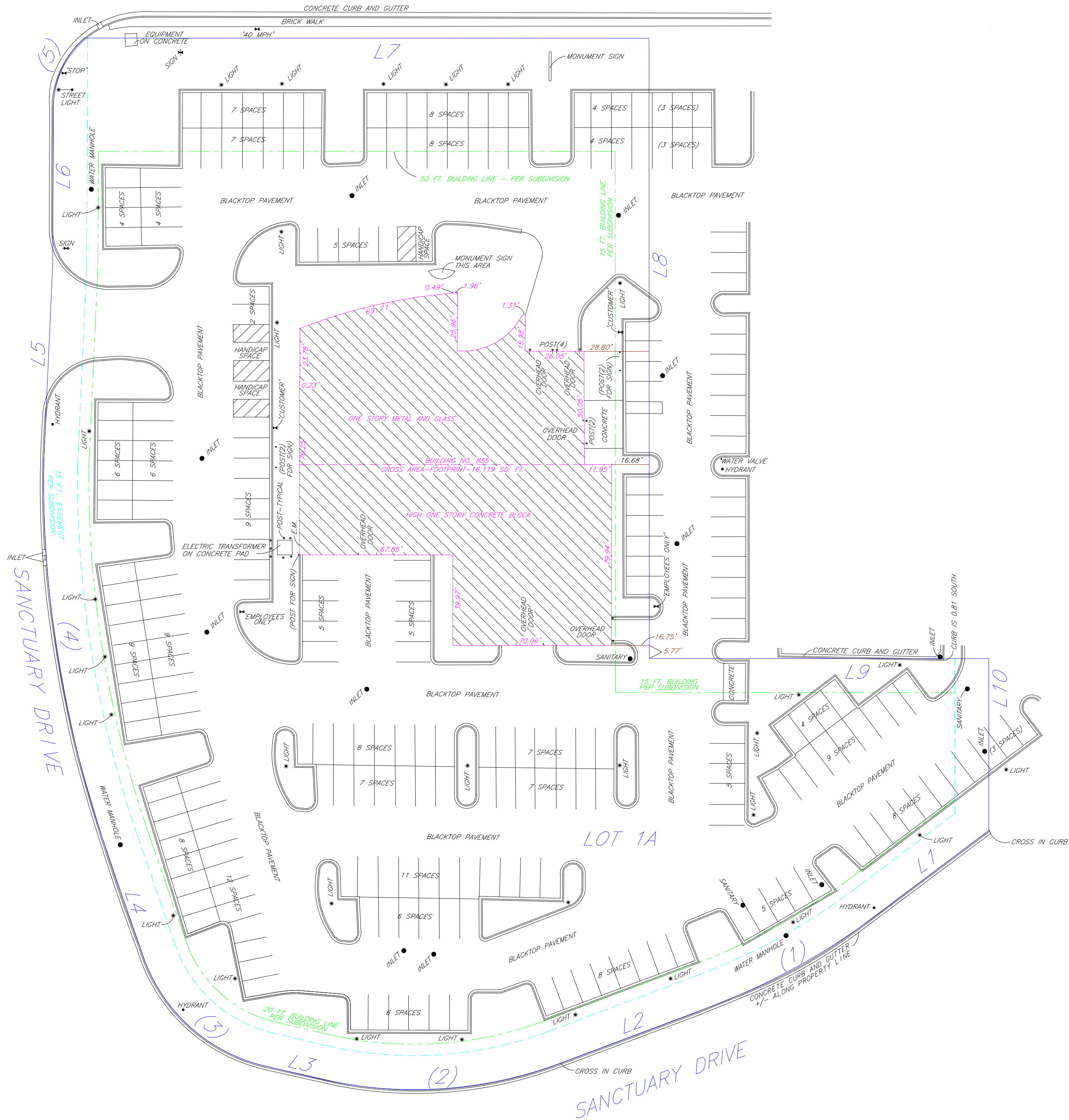
CONTAINING 134,106 SQ. FT. OR 3.0787 ACRES

REFERENCE BEING HAD TO THE LEGAL DESCRIPTION AS SHOWN IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NUMBER 1401-008976461-D1 BEARING AN EFFECTIVE DATE OF JANUARY 23, 2015 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY

THE SUBJECT PROPERTY ADJOINS E. GRAND AVENUE (A PUBLIC STREET) ON THE NORTH AND ADJOINS SANCTUARY DRIVE (A PUBLIC STREET) ON THE WEST AND SOUTH. DIRECT ACCESS IS PROVIDED VIA THE FOREMENTIONED STREETS.

SCHEDULE B GENERAL EXCEPTIONS

ITEMS 1 THROUGH 5 - NOT SURVEY RELATED
6. PERMANENT INDEX NUMBER 06-03-101-077
7. NOT SURVEY RELATED
8. 10 FT. GAS MAIN EASEMENT DOCUMENT 1346158 AND 4609363
9. 15 FT. WATER MAIN EASEMENT DOCUMENT 4609363
10. EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES DOCUMENT 4609363, 6425928 AND 7106269
11. EASEMENT FOR INGRESS AND EGRESS DOCUMENT 6425928 AND 7106269
12. 15 FT. VILLAGE EASEMENT 6425928 AND 7106269
13. BUILDING LINE DOCUMENT 7106269
ITEMS 14 THROUGH 21 - NOT SURVEY RELATED
END OF SCHEDULE B



AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2016 ITEM 7 CERTIFICATION
THE PLAT OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B

TO: THROW STRIKES II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 8, 9, 16, 17 AND 21 (ABOVE GROUND VISIBLE UTILITIES) OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON OCTOBER 4, 2019

DATED THIS 4TH. DAY OF OCTOBER, 2019

BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499



mike@mjesurveys.com

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185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

LINE TABLE

Line	Bearing	Distance	Measure
L1	S.52°57'50"W.	61.40'	61.40'
L2	S.69°24'24"W.	69.21'	69.21'
L3	N.76°45'42"W.	24.24'	24.24'
L4	N.19°03'59"W.	50.68'	50.68'
L5	N.02°34'44"E.	88.35'	88.35'
L6	N.00°16'44"E.	70.55'	70.43'
L7	S.89°58'50"E.	249.52'	249.52'
L8	S.00°01'43"E.	274.00'	274.00'
L9	S.89°58'50"E.	150.00'	150.00'
L10	S.00°01'41"E.	75.91'	75.91'

CURVE TABLE

NO.	RADIUS	ARC	CHORD	CHORD BEARING
(1)	300.00'	86.10'	85.80'	S.61°11'07"W.
(2)	185.00'	109.24'	107.66'	S.86°19'21"W.
(3)	75.00'	75.53'	72.37'	N.47°54'30"W.
(4)	500.01'	172.13'	171.28'	N.09°12'15"W.
(5)	40.00'	33.88'	32.88'	N.24°32'35"E.

NOTES:

1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

SYMBOLS

	CONCRETE FILLED POST
	HYDRANT
	MANHOLE
	SIGN
	LIGHT
	G.L. GROUND LIGHT
	UTILITY POLE
	CONCRETE CURB
	CONCRETE CURB AND GUTTER
	CONCRETE

855 E. GRAND AVENUE LAKE VILLA, ILLINOIS	
SCALE: 1" = 30'	CHKD. / AP'VD:
OCTOBER 4, 2019	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	