

LEGEND

	Light Post		Found Section Corner Monument
	Power Pole		Found or Set Monument
	Telephone Pedestal		Found or Set Cut Cross
	Manhole		Measured
	Water Valve Vault		Record
	Water Service Valve		Document Number
	Fire Hydrant		Building
	Electrical Meter		Asphalt
	Gas Meter		Concrete
	Fence		PROPOSED Lease Site Area
	Centerline		Access & Utility Easement
	Section Line		Utility Easement
	Underground Sanitary Line		AGL Above Ground Level
	Underground Electric Line		POC Point of Commencement
	Underground Fiber Optic Line		POB Point of Beginning
	Underground Gas Line		
	Underground Storm Line		
	Underground Water Line		
	Underground Communication Line		

LOCATION MAP

NOT TO SCALE

SURVEY NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY ENCUMBERED BY THE LEASE AREA AND EASEMENT HEREON IS 10-27-200-003.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 170382 0143 L, VILLAGE OF MUNDERLEIN, MAP NUMBER 17097C0143L, LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP REVISED FEBRUARY 2016.

ZONE "X" IS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE, LLC, AN ISSUED AGENT FOR CHICAGO TITLE INSURANCE COMPANY, AND IDENTIFIED AS FILE NUMBER: IL1802212, WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2018.

Site Benchmark:
Square Cut on Northwest Corner of Concrete Pad
Elevation = 852.04'

HEIGHTS INFORMATION:
Top of Lightning Rod = 105.3' AGL
Top of Railing = 99.9' AGL
Bottom of Railing = 97.2' AGL
Top of Vent Pipe = 99.2' AGL
Top of Hatch = 98.6' AGL
Upper Painter's Ring = 58.8' AGL
Bottom Painter's Ring = 53.8' AGL

UNDERGROUND UTILITY LOCATE
BAKER - PETERSON (PRIVATE LOCATOR)
ORDERED 2/14/2018
MARKED 2/19/2018

BENCHMARK INFO
SOURCE BENCHMARK: NGS MONUMENT
DESIGNATION - MUND1
PID - DH3682
STATE / COUNTY - IL / LAKE
USGS QUAD - GRAYSLAKE (1993)
ELEVATION = 786' (NAVD88)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

MEAN MAGNETIC DECLINATION OBTAINED FROM U.S.G.S. 7 1/2 MINUTE SERIES MAP GRAYSLAKE QUADRANGLE STATE OF ILLINOIS

LATITUDE: N 42° 15' 46.43"
LONGITUDE: W 088° 02' 44.22"
AT CENTERLINE OF TOWER
COMPLIES WITH F.A.A. 1/A ACCURACY REQUIREMENTS
SCALE: 1" = 50'

UTM GRID AND 1993 MAGNETIC NORTH DECLINATION AT CENTER OF QUAD MAP

LEGAL DESCRIPTION

SEE SHEET L-2 (SHEET 2 OF 3) FOR PARENT TRACT, PROPOSED LESSEE LEASE AREA, AND PROPOSED EASEMENTS DETAIL
SEE SHEET L-3 (SHEET 3 OF 3) FOR PARENT TRACT, PROPOSED LESSEE LEASE AREA, AND PROPOSED EASEMENTS LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

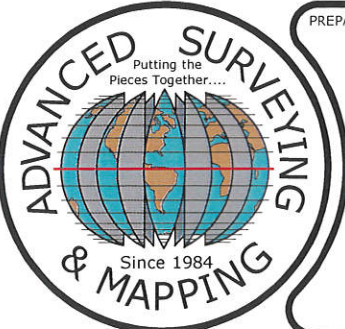
STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, CHARLES S. MARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 2/13/2018 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHIC SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL
THIS 17TH DAY OF APRIL, A.D. 2018.



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PLAT OF SURVEY OF LEASE AREA AND EASEMENTS

PREPARED FOR:

Chicago SMSA

CHICAGO SMSA LIMITED PARTNERSHIP
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JOB No.: 33-2894

NO.	DATE	REVISION
1.	2/13/2018	FIELD SURVEY COMPLETED
2.	2/22/2018	ISSUED PRELIMINARY SURVEY
3.	4/17/2018	FINAL SURVEY COMPLETED

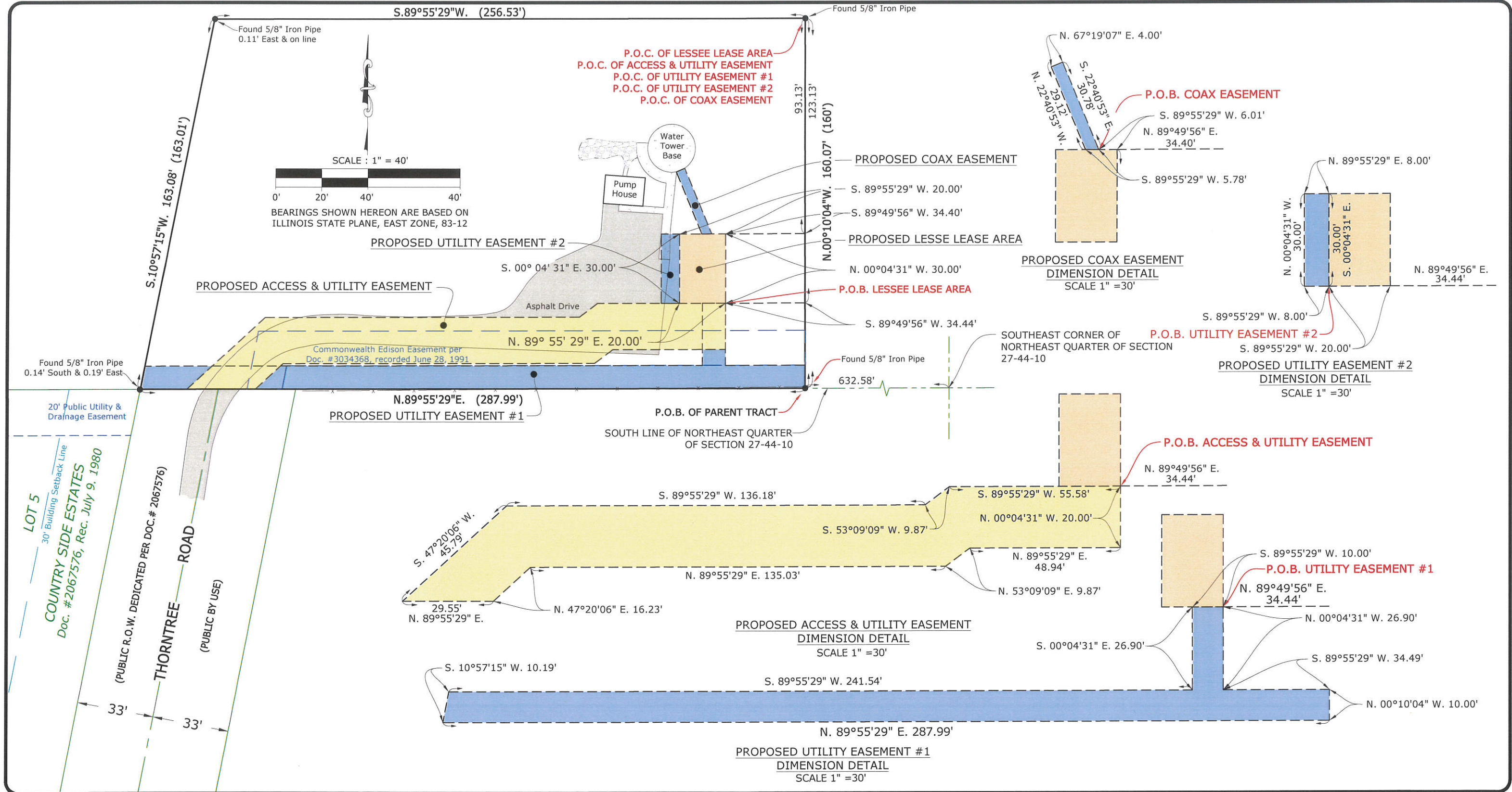
SITE DESIGNATION INFORMATION:

FREMONT SE
LOCATION No.: 269245
PROJECT No.: 20130915556
27505 N. THORNTREE ROAD
MUNDELEIN, IL 60060

DRAWN BY: EM
CHECKED BY: CSM

PROJECT NO.
720710

L-1



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DRAWN BY: EM
 CHECKED BY: CSM

PROJECT NO. 720710

L-2

LEGAL DESCRIPTIONS

PARENT TRACT LEGAL DESCRIPTION:

(WARRANTY DEED DOCUMENT 1409465, RECORDED FEBRUARY 3, 1969)
 THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER, 632.58 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 160 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 256.53 FEET; THENCE SOUTHWESTERLY 163.01 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, 287.99 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, 287.99 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LESSEE LEASE AREA PURPOSES BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY WARRANTY DEED, DOCUMENT NO. 1409465, RECORDED FEBRUARY 3, 1969 IN SAID LAKE COUNTY; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL, 123.13 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.40 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, 20.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 30.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 600.0 SQUARE FEET OR 0.014 ACRES.

PROPOSED ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS AND UTILITY EASEMENT PURPOSES BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY WARRANTY DEED, DOCUMENT NO. 1409465, RECORDED FEBRUARY 3, 1969 IN SAID LAKE COUNTY; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL, 123.13 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.40 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, 55.58 FEET; THENCE SOUTH 53 DEGREES 09 MINUTES 09 SECONDS WEST, 9.87 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, 136.18 FEET; THENCE SOUTH 47 DEGREES 20 MINUTES 06 SECONDS WEST, 45.79 FEET TO THE SOUTH LINE OF SAID PARCEL (SAID LINE ALSO BEING THE NORTHERLY TERMINATION OF THORNTREE ROAD); THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, ALONG SAID LINE, 29.55 FEET; THENCE NORTH 47 DEGREES 20 MINUTES 06 SECONDS EAST, 16.23 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, 135.03 FEET; THENCE NORTH 53 DEGREES 09 MINUTES 09 SECONDS EAST, 9.87 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, 48.94 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,133.2 SQUARE FEET OR 0.187 ACRES.

PROPOSED UTILITY EASEMENT #1 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY WARRANTY DEED, DOCUMENT NO. 1409465, RECORDED FEBRUARY 3, 1969 IN SAID LAKE COUNTY; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL, 123.13 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.40 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, 10.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 26.90 FEET TO A LINE 10.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, ALONG SAID LINE, 241.54 FEET TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 10 DEGREES 57 MINUTES 15 SECONDS WEST, ALONG SAID LINE, 10.19 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, ALONG SAID SOUTH LINE, 287.99 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID PARCEL, 10.00 FEET TO A LINE 10.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, ALONG SAID LINE, 34.49 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 26.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 600.0 SQUARE FEET OR 0.014 ACRES.

PROPOSED UTILITY EASEMENT #2 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY WARRANTY DEED, DOCUMENT NO. 1409465, RECORDED FEBRUARY 3, 1969 IN SAID LAKE COUNTY; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL, 123.13 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, 20.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 8.00 FEET; NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 30.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, 8.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 31 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 240.0 SQUARE FEET OR 0.006 ACRES.

PROPOSED COAX EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR COAX EASEMENT PURPOSES BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY WARRANTY DEED, DOCUMENT NO. 1409465, RECORDED FEBRUARY 3, 1969 IN SAID LAKE COUNTY; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL, 93.13 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST, 6.01 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 5.78 FEET; THENCE NORTH 22 DEGREES 40 MINUTES 53 SECONDS WEST, 29.12 FEET; THENCE NORTH 67 DEGREES 19 MINUTES 07 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 4.00 FEET; THENCE SOUTH 22 DEGREES 40 MINUTES 53 SECONDS EAST, 30.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 119.8 SQUARE FEET OR 0.003 ACRES.



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LOCATION No.: 269245
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720710

L-3

SHEET 3 OF 3