

ALTA/NSPS LAND TITLE SURVEY

PINS:

0536201042 (NORTH PARCEL)
0536401002 (SOUTH PARCEL)

TAX DEED LEGAL DESCRIPTION

PIN 05-36-201-042

PART OF OUTLOT "A" IN EMERALD BAY SUBDIVISION, BEING A SUBDIVISION FALLING IN THE NORTHEAST 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH ALONG THE WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 187.5 FEET OF THE NORTHEAST 1/4, THENCE EAST 10 FEET, THENCE SOUTH 505 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT "A" 11.85 FEET EAST OF THE POINT OF BEGINNING, THENCE WEST 11.85 FEET TO THE POINT OF BEGINNING, IN SECTION 36, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN 05-36-401-002

PART OF OUTLOT "A" IN EMERALD BAY SUBDIVISION, BEING A SUBDIVISION FALLING IN THE SOUTHEAST 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH ALONG THE WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 187.5 FEET OF THE NORTHEAST 1/4, THENCE EAST 10 FEET, THENCE SOUTH 505 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT "A" 11.85 FEET EAST OF THE POINT OF BEGINNING, THENCE WEST 11.85 FEET TO THE POINT OF BEGINNING, IN SECTION 36, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SURVEYOR'S LEGAL DESCRIPTION

PIN 05-36-201-042

PART OF OUTLOT A IN EMERALD BAY SUBDIVISION, BEING SUBDIVISION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 2006 AS DOCUMENT 5963985, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT A; THENCE NORTH 00 DEGREES 43 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID OUTLOT A, A DISTANCE OF 317.50 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 43 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID OUTLOT A, A DISTANCE OF 187.50 FEET TO THE NORTH LINE OF THE SOUTH 187.50 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 18 MINUTES 54 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 10.00 FEET TO THE EAST LINE OF THE WEST 770.00 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 31 MINUTES 22 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 187.50 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 18 MINUTES 54 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 10.69 FEET TO THE POINT OF BEGINNING.

PIN 05-36-401-002

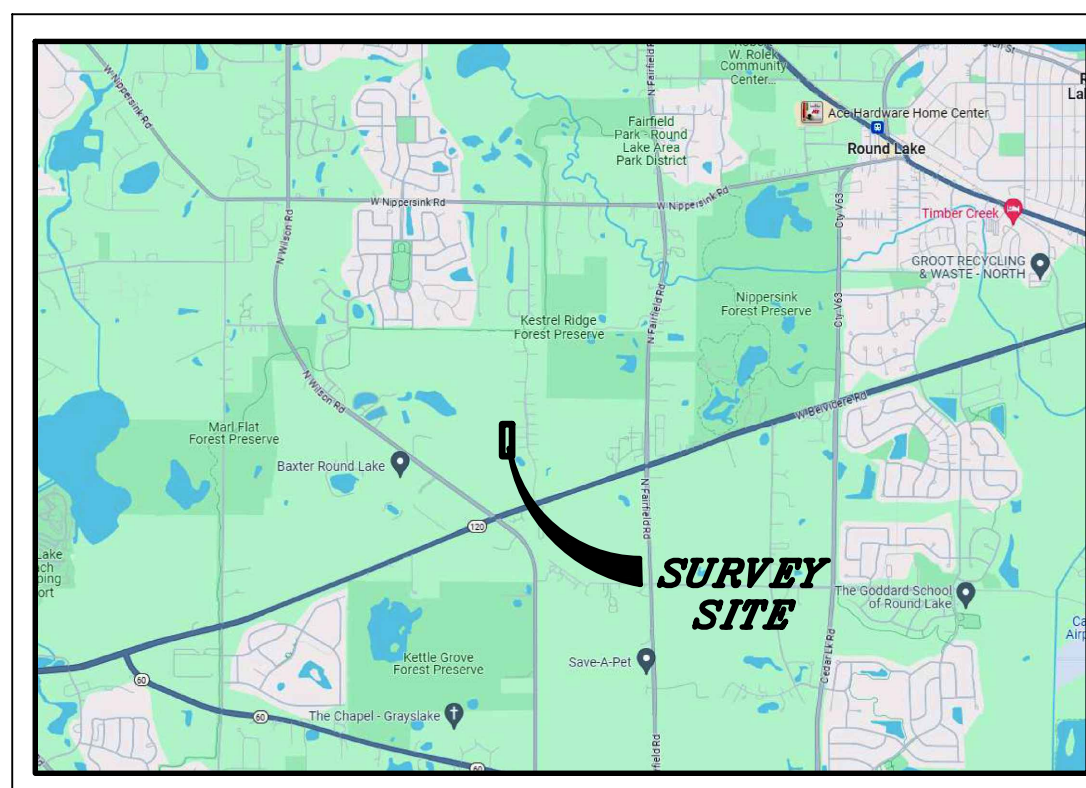
PART OF OUTLOT A IN EMERALD BAY SUBDIVISION, BEING SUBDIVISION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 2006 AS DOCUMENT 5963985, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT A; THENCE NORTH 00 DEGREES 43 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID OUTLOT A, A DISTANCE OF 317.50 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 18 MINUTES 54 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 10.69 FEET TO THE SOUTHERLY EXTENSION OF THE WEST 770.00 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 31 MINUTES 22 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 317.50 FEET TO THE SOUTH LINE OF SAID OUTLOT A; THENCE NORTH 89 DEGREES 18 MINUTES 54 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 11.85 FEET TO THE POINT OF BEGINNING.

PROPERTY AREA

PIN 05-36-201-042: 1,939 SQUARE FEET (0.045 ACRES)
PIN 05-36-401-002: 3,578 SQUARE FEET (0.082 ACRES)
TOTAL: 5,517 SQUARE FEET (0.127 ACRES)

PROPERTY ADDRESS

WILSON ROAD, ROUND LAKE, ILLINOIS 60073



LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 OF 2:	LEGAL DESCRIPTIONS & SURVEYOR'S CERTIFICATE
SHEET 2 OF 2:	OVERALL BOUNDARY AND IMPROVEMENT FEATURES

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
500 WINCHESTER ROAD, STE 201
LIBERTYVILLE, IL 60048

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
- UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON THE FOLLOWING: THE UNDERGROUND DETECTIVE STAKED MARKINGS DATED APRIL 10, 2024. ELECTROMAGNETIC AND GROUND PENETRATING RADAR DID NOT DETECT ANY UTILITIES WITHIN THE SURVEYED PROPERTY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT 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 CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.
- THE SURVEYED PROPERTY MAY HAVE A DRAINILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON. IN ORDER TO DETERMINE IF A DRAINILE SYSTEM DOES EXIST ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT, A DETAILED DRAINILE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.
- TAX DEED LEGAL DESCRIPTION FOR PIN 05-36-201-042 HAS BEEN SHOWN HERON BASED ON DOCUMENT NUMBER 7547277 RECORDED MARCH 6, 2019. TAX DEED LEGAL DESCRIPTION FOR PIN 05-36-401-002 HAS BEEN SHOWN HERON BASED ON DOCUMENT NUMBER 7547278 RECORDED MARCH 6, 2019.
- THERE ARE NO STRIPED PARKING SPACES FOR CARS ON THE SUBJECT PROPERTY (PERTAINS TO TABLE A, ITEM 9)
- SURVEYED SITE IS LOCATED APPROXIMATELY 859 FEET NORTHWESTERLY OF THE INTERSECTION OF STATE ROUTE 120 (BELVIDERE ROAD) SOUTH JADE LANE (PERTAINS TO TABLE A, ITEM 14)
- TITLE COMMITMENT HAS NOT BEEN PROVIDED TO THE SURVEYOR.
- TAX DEED LEGAL DESCRIPTIONS DESCRIBED THE SAME TRACT OF LAND WITHOUT DISTINCTION BETWEEN PINS. PIN 05-36-201-042 TAX DEED LEGAL DESCRIPTION DESCRIBES THE WHOLE SURVEYED PROPERTY THAT CONSISTS OF PIN 05-36-201-042 AND PIN 05-36-401-002.

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17097C0128L WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2016 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED) AND ZONE A. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE A IS DEFINED AS SPECIAL FLOOD HAZARD AREAS AND IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

CERTIFIED TO: LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(b) AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2024.

DATED THIS 10TH DAY OF APRIL, A.D., 2024.

J. D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648

EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2024



DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025.

NOTE PERTAINING TO TABLE A, ITEM 11(b): THE UNDERGROUND DETECTIVE PERFORMED A UTILITY LOCATE ON APRIL 10, 2024 AND DID NOT FIND ANY UTILITIES ON THE SURVEYED PROPERTY.

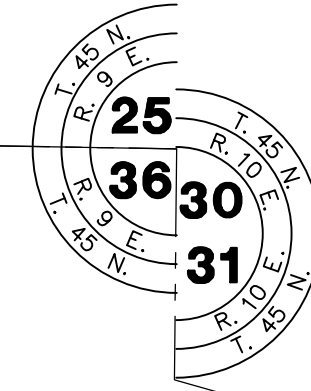
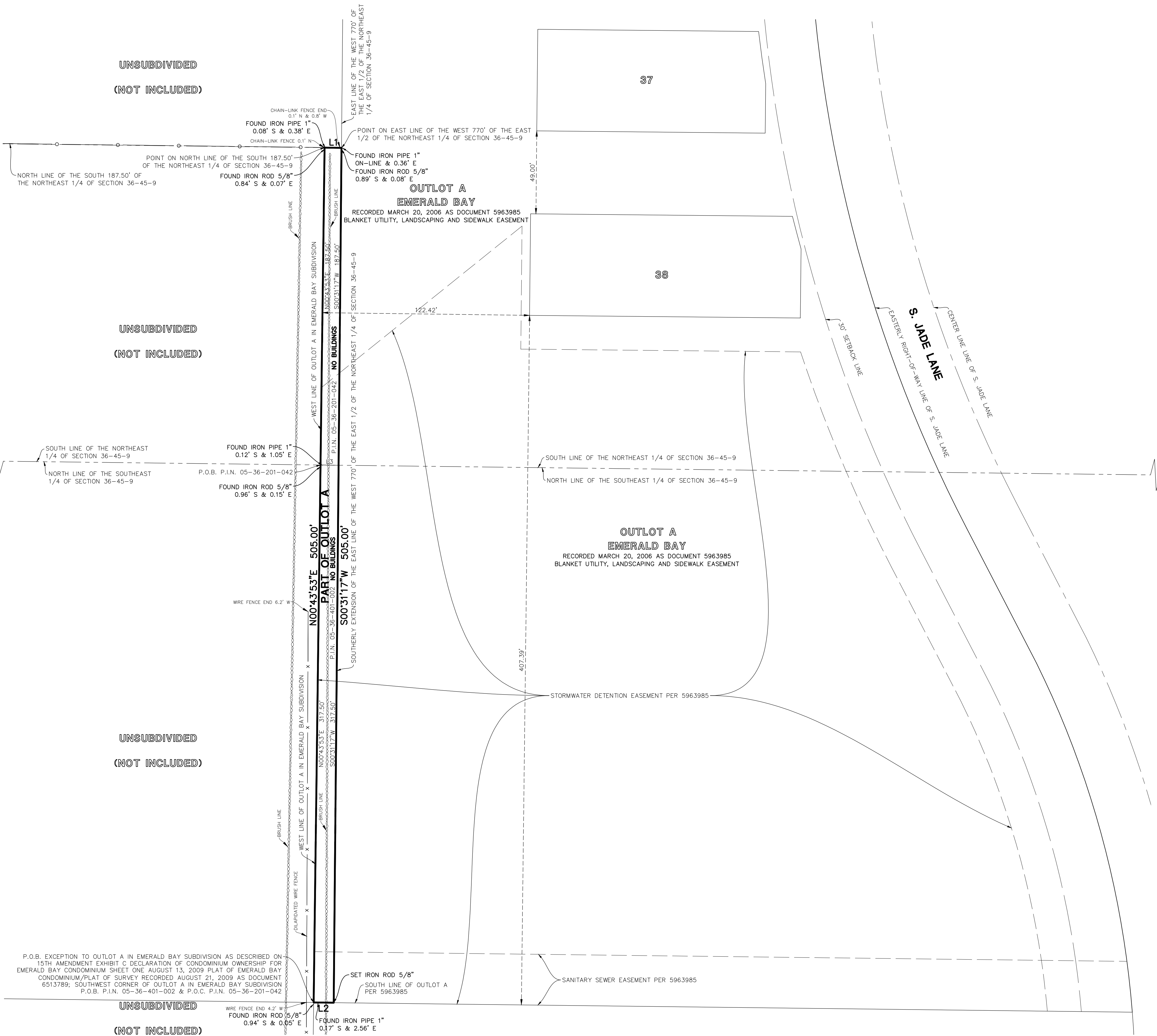
DATE	REVISIONS



SR7 FOUR CORNER PARCEL
ROUND LAKE, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JM
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 04/01/24
SCALE: N.T.S.
SHEET 1 OF 2
201.021002.07

ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. SECTION LINE
- - - EX. CHAIN-LINK FENCE
- EX. WIRE FENCE
- EX. TREE/BRUSH LINE

LINE TABLE

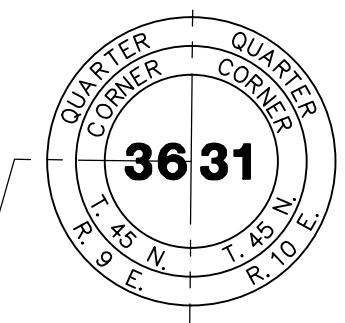
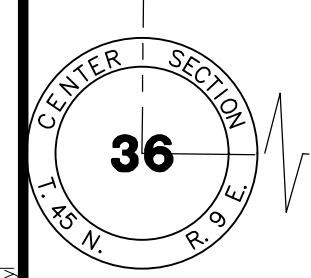
LINE	BEARING	LENGTH
L1	S89°18'59"E	10.00'
L2	N89°18'59"W	11.85'
L3	S89°18'59"E	10.69'

UNSUBDIVIDED
(NOT INCLUDED)

UNSUBDIVIDED
(NOT INCLUDED)

UNSUBDIVIDED
(NOT INCLUDED)

UNSUBDIVIDED
(NOT INCLUDED)



April 10, 2024 - 12:13 Des Name: G:\Contracts and Proposals\Illinois - C&P\2024\Perkins, Spectacular\201.021002.07 - SR7\Final Drawings\02-201021002.07-SA.dwg, updated by: MGRV

P.O.B. EXCEPTION TO OUTLOT A IN EMERALD BAY SUBDIVISION AS DESCRIBED ON 15TH AMENDMENT EXHIBIT C DECLARATION OF CONDOMINIUM OWNERSHIP FOR EMERALD BAY CONDOMINIUM SHEET ONE AUGUST 13, 2009 PLAT OF EMERALD BAY CONDOMINIUM/PLAT OF SURVEY RECORDED AUGUST 21, 2009 AS DOCUMENT 6513789; SOUTHWEST CORNER OF OUTLOT A IN EMERALD BAY SUBDIVISION P.O.B. P.I.N. 05-36-401-002 & P.O.C. P.I.N. 05-36-201-042

REVISIONS

NO.	DATE	DESCRIPTION

Manhard CONSULTING

Construction Managers • Environmental Scientists • Landscape Architects • Planners
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Mechanical Engineers • Electrical Engineers • Structural Engineers • Geotechnical Engineers
Soils Engineers • Planning Engineers • Traffic Engineers • Urban Engineers • Energy Engineers

SR7 FOUR CORNER PARCEL
ROUND LAKE, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JM
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 04/01/24
SCALE: 1"=30'

SHEET
2 OF 2
201.021002.07