PART OF THE NE 1/4 SEC. 1, TWP. 43 N., R. 10 E., PART OF THE NW 1/4 OF SEC. 6, TWP. 43 N., R. 11 E., PART OF THE SW 1/4 SEC. 31, TWP. 44 N., R. 11 E. AND PART OF THE SE 1/4 OF SEC. 36, TWP. 44 N., R. 10 E. OF THE 3RD. P.M., IN LAKE COUNTY, ILLINOIS.

M–5
"Monument Record"
Southwest Corner of Section 31–44–11
N.2,030,476.066–E.1,073,395.007
Recorded November 19, 2021
Document No. 7846400

LEGEND

SECTION CORNER
QUARTER SECTION CORNER

SECTION LINE
QUARTER SECTION LINE
QUARTER, QUARTER SECTION LINE
PLATTED LOT LINE
PROPERTY (DEED) LINE
APPARENT PROPERTY LINE
EXISTING CENTER LINE
PROPOSED CENTER LINE
EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
EXISTING EASEMENT
PROPOSED EASEMENT
EXISTING ACCESS CONTROL LINE
PROPOSED ACCESS CONTROL LINE
120.32' MEASURED DIMENSION
129.32'(Comp.) COMPUTED DIMENSION
(129.32') RECORD DIMENSION
EXISTING BUILDING

N
SCALE: 1"=50'

Bearings and Coordinates are referenced to the Illinois Coordinate System NAD 83(2011) East Zone.

IRON PIPE OR ROD FOUND — "MAG" NAIL SET
CUT CROSS FOUND OR SET — 5/8" REBAR SET

STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.

M ***STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS.*** BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.

PERMANENT SURVEY MARKER, I.D.O.T STD 667101–02 (TO BE SET BY OTHERS)

RIGHT OF WAY STAKING PROPOSED TO BE SET.

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

THIS IS TO CERTIFY THAT WE, JORGENSEN & ASSOCIATES, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184–2771, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON BETWEEN SECTION 1, TOWNSHIP 43N., RANGE 10E. AND SECTION 36, TOWNSHIP 44N., RANGE 10E., OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT LAKE VILLA, ILLINOIS THIS _____ DAY OF _____ 20___ A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–2797
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

All dimensions are measured unless otherwise specified.
Areas shown on this plat are ground.
All measured and computed distances are grid not ground.
To obtain ground distances, divide grid distances shown by the combined factor of 0.9999502657.

JORGENSEN & ASSOCIATES, INC.
120 PARK AVENUE
LAKE VILLA, ILLINOIS 60046
(847) 356–3371

PLAT OF HIGHWAYS
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

ILLINOIS ROUTE 60/83

LIMITS: FROM WEST SHORE DRIVE TO IL 60 AT IL 83
COUNTY: LAKE
SECTION: JOB NO.: R–91–019–10
STATION NONE TO STATION
SCALE: 1"=50' SHEET 47 OF 52

IDOT USE ONLY

APPROVED
By sheila.derka at 11:32 am, Jul 19, 2023

BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196

REVISION DATE REVISION

Describe the taking in detail including such items as: 1) a description of the land to be taken in relation to its location on the property; 2) its use; 3) its type and classification; 4) its topography; and 5) any other special features, improvements or unusual characteristics.

Contributory Value of Acquisition Area

The Illinois Department of Transportation is acquiring a parcel of land along the subject property's IL 83 frontage.

Parcel 1NZ0261 is generally rectangular in shape and the acquisition area contains 0.161 acres. The dimensions can be seen on the following drawing.

The acquisition area contains lawn, asphalt, concrete, and trees.

Based upon the foregoing information and the analysis of the previously captioned sales, we have arrived at an opinion of the contributory market value for the acquisition parcel of $35,000, including the contributory value of the improvements.

Contributory Value of Easement Areas Prior to Imposition of the Easements

Three temporary easements are being acquired for construction purposes for a five year period or until the work is completed, whichever comes first, along a portion of the remainder property's IL 83 and County Highway 64 frontages.

1NZ0261TE-A is irregular in shape and contains 0.105 acres. The easement area is improved with lawn, sign, trees, concrete curbing, and asphalt. Lawn is to be reseeded by the contractor. We have included the contributory value of the trees within the easement area. Improvements other than trees and landscaping are to remain or be replaced by the contractor. We have not included the contributory value of the improvements other than landscaping.

The following Plat has been provided for the subject property that indicates the easement area.

1NZ0261TE-B is irregular in shape and contains 0.289 acres. The easement area is improved with lawn, bushes, trees, concrete curbing, asphalt, and an identity sign. Lawn is to be reseeded by the contractor. We have included the contributory value of the trees within the easement area. Improvements other than trees and landscaping are to remain or be replaced by the contractor. We have not included the contributory value of the improvements other than landscaping.

The following Plat has been provided for the subject property that indicates the easement area.

1NZ0261TE-C is rectangular in shape and contains 0.011 acres. The easement area is improved with lawn and trees. We have included the contributory value of the trees within the easement area. Lawn is to be reseeded by the contractor. We have not included the contributory value of the improvements other than landscaping.

The following Plat has been provided for the subject property that indicates the easement area.

Based upon the sales, we have arrived at an opinion of the contributory value of the easement areas prior to the impressment of the easements of $87,900.

<u>Contributory Value of Easement Areas Following the Imposition of the Easements</u>
We have arrived at an opinion of the contributory value of the easement areas following the impressment of the easements of $51,500.

<u>Easements</u>
The indicated diminution as a result of the impressment of the easement is $36,400.