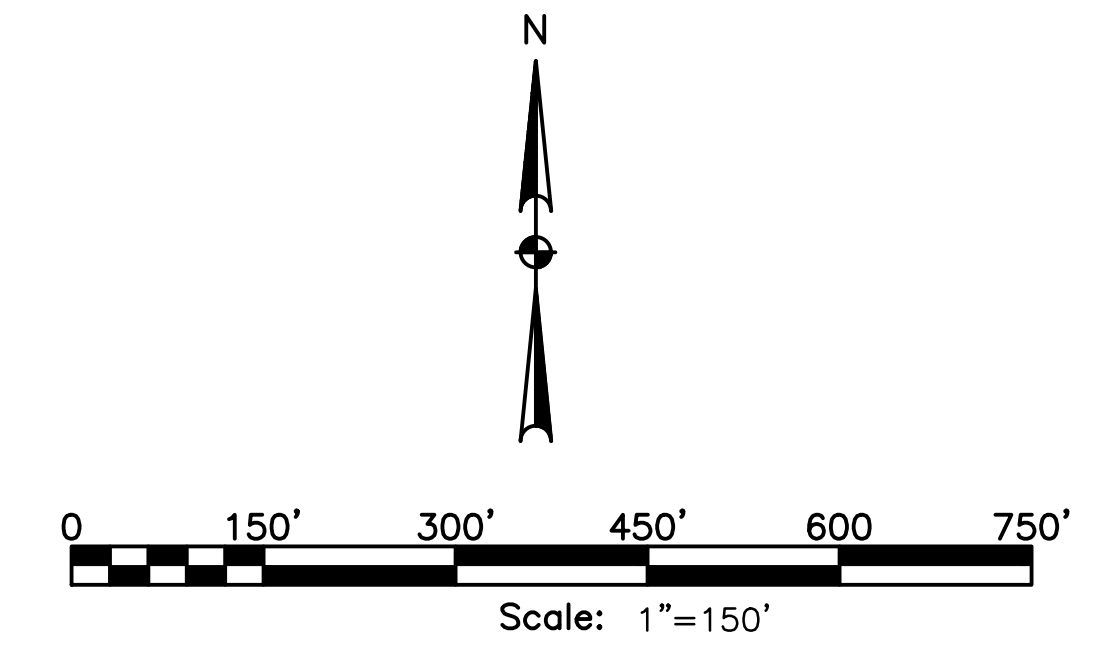


PLAT OF EASEMENT

PIN 11-08-400-010
 PIN 11-09-300-014
 PIN 11-16-100-001
 PIN 11-17-200-003



ALL BEARINGS ARE BASED ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011 ADJUSTMENT), EAST ZONE.

EASEMENT FOR STORMWATER MANAGEMENT

A STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS (VILLAGE) FOR THE SPECIFIC AREAS PLATTED AND IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT" FOR THE PURPOSES OF STORMWATER DETENTION/RETENTION AND CONVEYANCE AND SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE COUNTY OF LAKE (THE "OWNER") IN ACCORDANCE WITH VILLAGE ORDINANCES AND THE APPROVED ENGINEERING PLANS.

NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORMWATER MANAGEMENT EASEMENT, WHICH WILL PROHIBIT, HINDER, INTERFERE WITH, BLOCK, RE-ROUTE, DIMINISH, OR LESSEN OR RENDER INEFFECTIVE THE RIGHTS OR THE EXERCISE OF THE RIGHTS AS CONFERRED HEREIN. NO GRADING, BUILDING, SIGNS, CONDUITS, CABLES, WIRES, SEWERS, PIPES, WATERMANS, VAULTS, TRANSMISSION LINES, OR OTHER SUCH FEATURES, FACILITIES OR STRUCTURES SHALL BE PLACED IN SUCH A MANNER AS TO BE IN CONFLICT WITH THE RIGHTS OR THE EXERCISE OF THE RIGHTS CONFERRED HEREIN. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORMWATER MANAGEMENT EASEMENT ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER. THE OWNER SHALL MAINTAIN A PROPER VEGETATIVE COVER ON THE SURFACE OF THE STORMWATER MANAGEMENT EASEMENT, IN ACCORDANCE WITH THE APPROVED DESIGN PLANS, AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATIVE COVER.

THE RESERVATION AND THE RIGHTS CONFERRED HEREIN SHALL BE OVER THE ENTIRE AREA DESIGNATED ON THIS PLAT AS STORMWATER MANAGEMENT EASEMENT AND SHALL TAKE PRECEDENCE OVER ANY AND ALL OTHER EASEMENT OR EASEMENTS OR LAND ENCUMBRANCES THAT MAY BE CONFERRED BY PLAT, INCLUDING SPECIFICALLY, BUT WITHOUT LIMITATION, ANY OTHER BLANKET EASEMENTS PROVIDED FOR THIS PLAT. NOTHING SHALL BE CONSTRUCTED OR PLACED WITHIN, ABOVE, OR OVERHEAD WITHOUT WRITTEN PERMISSION OF THE VILLAGE ENGINEER.

THIS EASEMENT SHALL RUN WITH THE LAND AS SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM.

STATE OF ILLINOIS) ss
 COUNTY OF LAKE)

THE COUNTY BOARD OF LAKE COUNTY, ILLINOIS, ACTING THROUGH ITS CHAIRMAN AND COUNTY BOARD, HAVE CAUSED THE DEDICATION OF THE EASEMENT FOR THE PROPOSED STORMWATER MANAGEMENT AS DESCRIBED HEREON.

DATE _____ A.D. 202__

CHAIRMAN, LAKE COUNTY BOARD

COUNTY CLERK
 (SEAL)

STATE OF ILLINOIS) ss
 COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE VILLAGE OF LIBERTYVILLE, ILLINOIS.
 DATE _____ A.D. 202__

VILLAGE ENGINEER

STATE OF ILLINOIS) ss
 County of COOK)

We, GLOBETROTTERS ENGINEERING CORPORATION, do hereby certify that we have prepared the plat hereon drawn for the uses and purposes therein set forth.

Dated at Chicago, Illinois this ___ day of _____ 202__ A.D.

By _____
 BEN B. POCHYLA
 Illinois Professional Land Surveyor No. 3139
 License Expires November 30, 2022.

This professional service conforms to the current Illinois minimum standards for a Boundary Survey.
 Survey not valid without embossed seal.

WINCHESTER HOUSE 1125 N. MILWAUKEE AVENUE, LIBERTYVILLE, IL		DRAWN: BS DESIGNED: BP CHECKED: BP REVIEWED: -
ISSUE	DATE	JOB NO 18018
PRELIMINARY	DECEMBER 2, 2020	1 OF 2
PARCELS 4 & 9	DECEMBER 15, 2020	
PRE-FINAL	JANUARY 12, 2021	

3/4" IRON PIPE (FD)
 AT NW CORNER
 OF NE 1/4 SEC 17

NOTES:
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF, UNLESS INDICATED OTHERWISE.
 COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
 BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.
 DIMENSIONS ARE NOT TO BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

Globetrotters
 Engineering Corporation
 ENGINEERS - ARCHITECTS
 300 S Wacker Drive
 Chicago, Illinois 60606 U.S.A.
 Ph 312-922-6400

P:\projects\18018\000\400_technical\10_civil\10_4_sheets\18018_winchester_house - Plat Of Easement.dwg 2/9/2021 12:49 PM

P:\Projects\18018\000\000_Tech\110_Civil\110_4_Survey\18018_Winchester_House - Plat of Easement-2.dwg 2/7/2021 9:58 AM
PLOT DATE: 2/12/2021 3:39 PM PLOTTED BY: SANDRA MENDEZ

PIN 11-08-400-010
PIN 11-09-300-014
PIN 11-16-100-001
PIN 11-17-200-003

GRANTOR'S PROPERTY DESCRIPTION

WHEATLAND TITLE GUARANTY COMPANY TITLE COMMITMENT

EFFECTIVE DATE: FEB 17, 2009 CBE-2008LK-835.0

THAT PART OF THE FOLLOWING DESCRIBED PARCELS LYING IN THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, TO WIT:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3.62 CHAINS NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 77 DEGREES EAST 47 CHAINS; THENCE NORTH 12.50 DEGREES WEST 11.22 CHAINS; THENCE SOUTH 72.75 DEGREES WEST 44.25 CHAINS (ALONG THE SOUTH LINE AND THE SOUTH LINE EXTENDED EASTERLY OF ADLER PARK ESTATES UNIT 1 RECORDED JULY 19, 1956 AS DOCUMENT 916295) TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 9.125 CHAINS TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT LAST ABOVE DESCRIBED; THENCE SOUTH 72.75 DEGREES WEST TO A POINT WHICH IS NORTH 72.75 DEGREES EAST 2503 FEET FROM THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 12 DEGREES 5 MINUTES EAST 718.1 FEET TO A POINT WHICH IS NORTH 77 DEGREES EAST 2626 FEET FROM A POINT 3.62 CHAINS NORTH OF SAID SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE NORTH 77 DEGREES EAST 7.21 CHAINS, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LAST ABOVE DESCRIBED TRACT; THENCE NORTH 12.50 DEGREES WEST 11.22 CHAINS TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

THAT PART OF SECTION 8, 9, 16 AND 17 IN TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 0 DEGREES 30 MINUTES EAST ON THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION 224.4 FEET (3.4 CHAINS); THENCE NORTH 76 DEGREES 22 MINUTES EAST 2626.0 FEET (NORTH 77 DEGREES EAST 39.6 CHAINS IN DEED); THENCE SOUTH 12 DEGREES 01 MINUTES EAST 1026.58 FEET TO A CONCRETE POST (1021.68 FEET IN DEED) LAST DESCRIBED COURSE IS THE WEST LINE OF LIBERTYVILLE ESTATES RECORDED AS DOCUMENT 505018 IN BOOK 28 OF PLATS, PAGE 65 AND SAID WEST LINE EXTENDED SOUTHEASTERLY); THENCE NORTH 79 DEGREES 55 MINUTES EAST 479.2 FEET TO THE CENTER LINE OF THE PAVEMENT IN MILWAUKEE AVENUE (NORTH 79 DEGREES 45 MINUTES EAST 478.5 FEET IN DEED); THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF MILWAUKEE AVENUE, AS PAVED, 1500.8 FEET TO THE SOUTH LINE OF LOT 6 IN SCHOOL TRUSTEES SUBDIVISION IN SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF LOT 6 AFORESAID BEING ALSO THE CENTERLINE OF THE PUBLIC ROAD AS IT EXISTED ON DECEMBER 31, 1924 AND SAID SOUTH LINE EXTENDED 2929.8 FEET TO AN IRON PIPE BEING THE SOUTHEAST CORNER OF PREMISES CONVEYED BY WARRANTY DEED RECORDED FEBRUARY 15, 1933 AS DOCUMENT 388831; THENCE NORTH 14 DEGREES 30 MINUTES WEST ALONG THE EAST LINE OF SAID DOCUMENT 388831 TO THE SOUTHEAST CORNER OF OUTLOT "C" IN WINEBERRY PHASE 2 RECORDED AS DOCUMENT 3063228; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT "C" TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AND THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN THE RIGHT-OF-WAY OF METRA BEING THE FORMER CHICAGO MILWAUKEE AND PACIFIC RAILROAD), IN LAKE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF LAKE AND STATE OF ILLINOIS.

THAT PART OF THE FOLLOWING DESCRIBED PARCELS LYING IN THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, TO WIT:

THAT PART OF SECTIONS 8, 9, 16 AND 17 IN TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 0 DEGREES 30 MINUTES EAST ON THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION 224.4 FEET (3.4 CHAINS); THENCE NORTH 76 DEGREES 22 MINUTES EAST 2626.0 FEET (NORTH 77 DEGREES EAST 39.6 CHAINS IN DEED); THENCE SOUTH 12 DEGREES 01 MINUTES EAST 1026.58 FEET TO A CONCRETE POST (1021.68 FEET IN DEED) (LAST DESCRIBED COURSE IS THE WEST LINE OF LIBERTYVILLE ESTATES RECORDED AS DOCUMENT 505018 IN BOOK 28 OF PLATS, PAGE 65 AND SAID WEST LINE EXTENDED SOUTHEASTERLY); THENCE NORTH 79 DEGREES 55 MINUTES EAST 479.2 FEET TO THE CENTER LINE OF THE PAVEMENT IN MILWAUKEE AVENUE (NORTH 79 DEGREES 45 MINUTES EAST 478.5 FEET IN DEED); THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF MILWAUKEE AVENUE, AS PAVED, 1500.8 FEET TO THE SOUTH LINE OF LOT 6 IN SCHOOL TRUSTEES SUBDIVISION IN SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF LOT 6 AFORESAID BEING ALSO THE CENTER LINE OF THE PUBLIC ROAD AS IT EXISTED ON DECEMBER 31, 1924 AND SAID SOUTH LINE EXTENDED 2929.8 FEET TO AN IRON PIN BEING THE SOUTHEAST CORNER OF PREMISES CONVEYED BY WARRANTY DEED RECORDED FEBRUARY 15, 1933 AS DOCUMENT 388831; THENCE NORTH 14 DEGREES 30 MINUTES EAST ALONG THE EAST LINE OF SAID DOCUMENT 388831 TO THE SOUTHEAST CORNER OF OUTLOT "C" IN WINEBERRY PHASE 2 RECORDED AS DOCUMENT 3063228; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT "C" TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AND THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN THE RIGHT-OF-WAY OF METRA BEING THE FORMER CHICAGO MILWAUKEE AND PACIFIC RAILROAD), IN LAKE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF LAKE AND STATE OF ILLINOIS.

STORMWATER MANAGEMENT EASEMENT AREA A

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT IRON PIPE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, MONUMENT RECORDED MAY 4TH, 2007 AS DOCUMENT 6179433; THENCE SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,325.27 FEET TO THE WEST LINE OF THE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID, SAID WEST LINE BEING ALSO THE WEST LINE OF THE GRANTOR'S PROPERTY AND BEARS SOUTH 00 DEGREES 03 MINUTES 07 SECONDS EAST; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 325.68 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 32 SECONDS WEST, A DISTANCE OF 325.30 FEET FOR A POINT OF BEGINNING; THENCE NORTH 81 DEGREES 27 MINUTES 20 SECONDS EAST, A DISTANCE OF 98.00 FEET; THENCE EASTERLY A DISTANCE OF 91.62 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 68 DEGREES 22 MINUTES 31 SECONDS EAST, 87.44 FEET; THENCE SOUTH 38 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 93.35 FEET ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 61 DEGREES 27 MINUTES 35 SECONDS EAST, 90.80 FEET; THENCE EASTERLY A DISTANCE OF 166.30 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 31 DEGREES 46 MINUTES 37 SECONDS EAST, 143.63 FEET; THENCE SOUTHERLY A DISTANCE OF FEET ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 01 DEGREES 02 MINUTES 48 SECONDS EAST, 49.13 FEET; THENCE SOUTH 23 DEGREES 15 MINUTES 09 SECONDS EAST, A DISTANCE OF 118.50 FEET; THENCE SOUTH 47 DEGREES 55 MINUTES 57 SECONDS WEST, A DISTANCE OF 20.50 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 124.59 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 104.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 82 DEGREES 15 MINUTES 12 SECONDS WEST, 117.28 FEET; THENCE NORTH 63 DEGREES 25 MINUTES 33 SECONDS WEST, A DISTANCE OF 76.00 FEET; THENCE NORTHWESTERLY A DISTANCE OF 85.92 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 82.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 33 DEGREES 24 MINUTES 31 SECONDS WEST, 82.04 FEET; THENCE NORTHERLY A DISTANCE OF 314.58 FEET ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 308.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 32 DEGREES 39 MINUTES 04 SECONDS WEST, 301.08 FEET; THENCE NORTHWESTERLY A DISTANCE OF 79.81 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 29 DEGREES 14 MINUTES 47 SECONDS WEST, 75.56 FEET; THENCE NORTHERLY A DISTANCE OF 19.22 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 14.25 FEET, THE CHORD OF SAID CURVE BEARS NORTH 42 DEGREES 03 MINUTES 04 SECONDS EAST, 17.79 FEET TO THE POINT OF BEGINNING.

SAID REAL ESTATE CONTAINING 93,196 SQUARE FEET (2.139 ACRES), MORE OR LESS.

STORMWATER MANAGEMENT EASEMENT AREA B

A PART OF THE SOUTHWEST QUARTER OF SECTION 9 AND A PART OF THE NORTHWEST QUARTER OF SECTION 16, ALL IN TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT IRON PIPE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID, MONUMENT RECORDED MAY 4TH, 2007 AS DOCUMENT 6179433; THENCE SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,325.27 FEET TO THE WEST LINE OF THE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP AND RANGE AFORESAID, SAID WEST LINE BEING ALSO THE WEST LINE OF THE GRANTOR'S PROPERTY AND BEARS NORTH 00 DEGREES 15 MINUTES 58 SECONDS EAST; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1,325.27 FEET TO A STEEL FENO ROD AT SECTION CORNER COMMON TO SECTIONS 8, 9, 16 AND 17, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 00 DEGREES 17 MINUTES 25 SECONDS EAST ALONG WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, A DISTANCE OF 217.45 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 35 SECONDS EAST, A DISTANCE OF 319.06 FEET FOR A POINT OF BEGINNING; THENCE NORTH 63 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 121.81 FEET; THENCE NORTHEASTERLY A DISTANCE OF 373.11 FEET ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 179.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 03 DEGREES 21 MINUTES 01 SECONDS EAST, 309.14 FEET; THENCE NORTHWESTERLY A DISTANCE OF 142.51 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 155.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 30 DEGREES 01 MINUTES 28 SECONDS WEST, 137.54 FEET; THENCE NORTHERLY A DISTANCE OF 98.46 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 27 DEGREES 39 MINUTES 16 SECONDS EAST, 93.62 FEET; THENCE NORTHEASTERLY A DISTANCE OF 86.65 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 142.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 76 DEGREES 28 MINUTES 29 SECONDS EAST, 85.31 FEET; THENCE EASTERLY A DISTANCE OF 475.14 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 32 DEGREES 39 MINUTES 53 SECONDS EAST, 409.33 FEET; THENCE SOUTHERLY A DISTANCE OF 515.29 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 53 DEGREES 09 MINUTES 31 SECONDS WEST, 488.19 FEET; THENCE WESTERLY A DISTANCE OF 75.03 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 27.30 FEET, THE CHORD OF SAID CURVE BEARS NORTH 15 DEGREES 40 MINUTES 01 SECONDS WEST, 53.55 FEET TO THE POINT OF BEGINNING.

SAID REAL ESTATE CONTAINING 139,952 SQUARE FEET (3.213 ACRES), MORE OR LESS.

STORMWATER MANAGEMENT EASEMENT AREA C

A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT IRON PIPE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID, MONUMENT RECORDED MAY 4TH, 2007 AS DOCUMENT 6179433; THENCE SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,325.27 FEET TO THE WEST LINE OF THE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID, SAID WEST LINE BEING ALSO THE WEST LINE OF THE GRANTOR'S PROPERTY AND BEARS SOUTH 00 DEGREES 03 MINUTES 07 SECONDS EAST; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1,325.27 FEET TO A STEEL FENO ROD AT SECTION CORNER COMMON TO SECTIONS 8, 9, 16 AND 17, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 00 DEGREES 17 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER AFORESAID, A DISTANCE OF 417.50 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 35 SECONDS EAST, A DISTANCE OF 1,071.36 FEET FOR A POINT OF BEGINNING; THENCE NORTH 41 DEGREES 21 MINUTES 18 SECONDS EAST, A DISTANCE OF 11.29 FEET; THENCE NORTHEASTERLY A DISTANCE OF 116.72 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 102.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 74 DEGREES 08 MINUTES 18 SECONDS EAST, 110.46 FEET; THENCE EASTERLY A DISTANCE OF 438.71 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 332.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 35 DEGREES 13 MINUTES 22 SECONDS EAST, 407.48 FEET; THENCE SOUTHERLY A DISTANCE OF 229.06 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 81.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 83 DEGREES 38 MINUTES 44 SECONDS WEST, 160.01 FEET; THENCE NORTHERLY A DISTANCE OF 293.82 FEET ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 37 DEGREES 47 MINUTES 17 SECONDS WEST, 286.36 FEET; THENCE NORTHWESTERLY A DISTANCE OF 99.29 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 56.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09 DEGREES 26 MINUTES 24 SECONDS WEST, 86.79 FEET TO THE POINT OF BEGINNING.

SAID REAL ESTATE CONTAINING 80,867 SQUARE FEET (1.856 ACRES), MORE OR LESS.

STORMWATER MANAGEMENT EASEMENT AREA D

A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT IRON PIPE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID, MONUMENT RECORDED MAY 4TH, 2007 AS DOCUMENT 6179433; THENCE SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,325.27 FEET TO THE WEST LINE OF THE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID, SAID WEST LINE BEING ALSO THE WEST LINE OF THE GRANTOR'S PROPERTY AND BEARS SOUTH 00 DEGREES 03 MINUTES 07 SECONDS EAST; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1,325.27 FEET TO A STEEL FENO ROD AT SECTION CORNER COMMON TO SECTIONS 8, 9, 16 AND 17, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 00 DEGREES 17 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16 AFORESAID, A DISTANCE OF 1,167.48 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 35 SECONDS EAST, A DISTANCE OF 1,249.59 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 01 MINUTES 14 SECONDS EAST, A DISTANCE OF 53.51 FEET; THENCE SOUTH 35 DEGREES 03 MINUTES 32 SECONDS EAST, A DISTANCE OF 19.79 FEET; THENCE SOUTH 78 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 06 DEGREES 20 MINUTES 57 SECONDS WEST, A DISTANCE OF 259.64 FEET; THENCE SOUTH 53 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 73.01 FEET; THENCE NORTH 86 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 123.81 FEET; THENCE NORTH 13 DEGREES 15 MINUTES 14 SECONDS WEST, A DISTANCE OF 63.53 FEET; THENCE NORTH 12 DEGREES 49 MINUTES 43 SECONDS EAST, A DISTANCE OF 31.91 FEET; THENCE SOUTH 83 DEGREES 54 MINUTES 35 SECONDS EAST, A DISTANCE OF 105.44 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 242.37 FEET TO THE POINT OF BEGINNING.

SAID REAL ESTATE CONTAINING 39,598 SQUARE FEET (0.909 ACRES), MORE OR LESS.

NOTES:

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF, UNLESS INDICATED OTHERWISE.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DIMENSIONS ARE NOT TO BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

SURVEY NOTES:

ALL BEARINGS ARE BASED ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011 ADJUSTMENT), EAST ZONE.



Globetrotters
Engineering Corporation
ENGINEERS - ARCHITECTS
300 S Wacker Drive
Chicago, Illinois 60606 U.S.A.
Ph 312-922-6400

WINCHESTER HOUSE		DRAWN: BS
1125 N. MILWAUKEE AVENUE, LIBERTYVILLE, IL		DESIGNED: BP
		CHECKED: BP
		REVIEWED: -
ISSUE	DATE	JOB NO 18018
PRELIMINARY	DECEMBER 2, 2020	2 OF 2
PARCELS 4 & 9	DECEMBER 15, 2020	
PRE-FINAL	JANUARY 12, 2021	