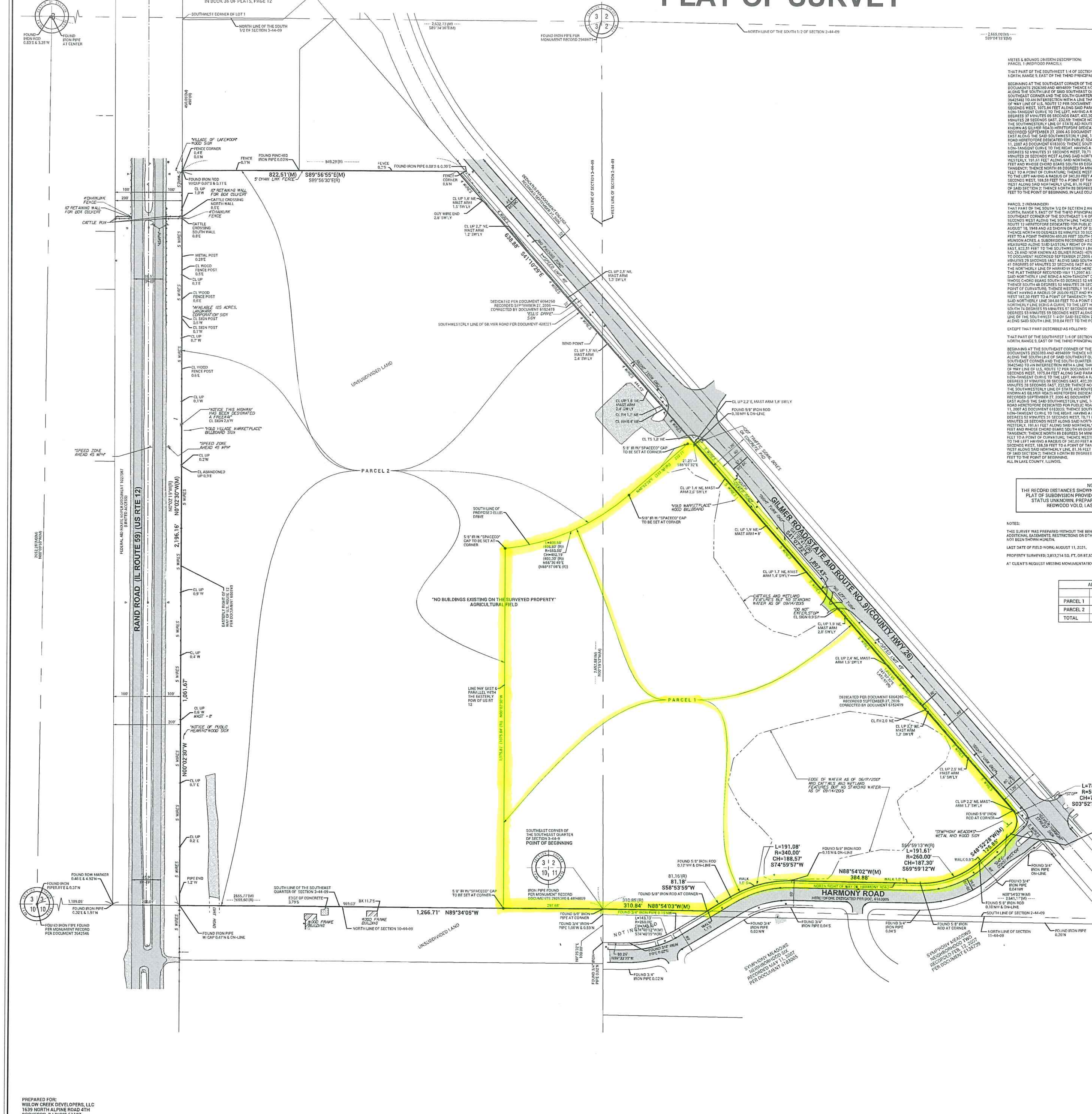
PLAT OF SURVEY



N

SCALE 1" = 100'

0 100 200

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

METES & BOUNDS DIVISION DESCRIPTION:
PARCEL 1 (REDWOOD PARCEL):

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2 AND THE SOUTHEAST 1/4 OF SECTION 3, BOTH IN TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AS MEMORIALIZED BY DOCUMENTS 2926380 AND 4894809; THENCE NORTH 89 DEGREES 34 MINUTES 05 SECONDS WEST, 297.68 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SAID LINE BEING ESTABLISHED BETWEEN SAID SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 2 AS MEMORIALIZED BY DOCUMENT 3642546) TO AN INTERSECTION WITH A LINE THAT IS 969 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. ROUTE 12 PER DOCUMENT 650749 AND 639874; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS WEST, 1075.84 FEET ALONG SAID PARALLEL LINE; THENCE NORTHEASTERLY, 408.80 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 660.00 FEET, AND WHOSE CHORD BEARS NORTH 56 DEGREES 37 MINUTES 08 SECONDS EAST, 402.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 48 DEGREES 52 MINUTES 28 SECONDS EAST, 232.59; THENCE NORTH 86 DEGREES 07 MINUTES 32 SECONDS WEST, 21.21 FEET TO THE SOUTHWESTERLY LINE OF STATE AID ROUTE NO. 9 (ALSO KNOWN AS COUNTY HIGHWAY NO. 26 AND NOW KNOWN AS GILMER ROAD) HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES ACCORDING TO THE DOCUMENT RECORDED SEPTEMBER 27, 2006 AS DOCUMENT 6064260; THENCE SOUTH 41 DEGREES 07 MINUTES 32 SECONDS EAST ALONG THE SAID SOUTHWESTERLY LINE, 1452.97 FEET TO A POINT ON THE NORTHERLY LINE OF HARMONY ROAD HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2007 AS DOCUMENT 6183005; THENCE SOUTHERLY 78.54 FEET ALONG SAID NORTHERLY LINE BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 03 DEGREES 52 MINUTES 31 SECONDS WEST, 70.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48 DEGREES 52 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE, 125.85 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 191.61 FEET ALONG SAID NORTHERLY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND WHOSE CHORD BEARS SOUTH 69 DEGREES 59 MINUTES 13 SECONDS WEST, 187.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE, 384.88 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 191.08 FEET ALONG SAID NORTHERLY LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND WHOSE CHORD BEARS SOUTH 74 DEGREES 59 MINUTES 58 SECONDS WEST, 188.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 53 MINUTES 59 SECONDS WEST ALONG SAID NORTHERLY LINE, 81.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 88 DEGREES 54 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE, 310.85 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2 (REMAINDER)
THAT PART OF THE SOUTH 1/2 OF SECTION 2 AND THE SOUTHEAST 1/4 OF SECTION 3, BOTH IN TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 89 DEGREES 34 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 1266.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S ROUTE 12 HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES ACCORDING TO DOCUMENT 650749 RECORDED AUGUST 18, 1948 AND AS SHOWN ON PLAT OF SURVEY THEREOF RECORDED APRIL 6, 1948 AS DOCUMENT 639874; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 2196.16 FEET TO A POINT THEREON 450.05 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 1 IN THE RESUBDIVISION OF MUNSON ACRES, A SUBDIVISION RECORDED AS DOCUMENT NO. 1048747, IN BOOK 36 OF PLATS, PAGE 12 (AS MEASURED ALONG SAID EASTERLY RIGHT OF WAY LINE); THENCE SOUTH 89 DEGREES 56 MINUTES 55 SECONDS EAST, 822.51 FEET TO THE SOUTHWESTERLY LINE OF STATE AID ROUTE NO. 9 (ALSO KNOWN AS COUNTY HIGHWAY NO. 26 AND NOW KNOWN AS GILMER ROAD) HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES ACCORDING TO DOCUMENT RECORDED SEPTEMBER 27,2006 AS DOCUMENT NUMBER 6064260; THENCE SOUTH 41 DEGREES 10 MINUTES 29 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 638.88 FEET, TO A BEND POINT; THENCE SOUTH 41 DEGREES 07 MINUTES 32 SECONDS EAST ALONG THE SAID SOUTHWESTERLY LINE 1897.43 FEET TO A POINT ON THE NORTHERLY LINE OF HARMONY ROAD HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES ACCORDING TO THE PLAT THEREOF RECORDED MAY 11,2007 AS DOCUMENT 6183005; THENCE SOUTHERLY 78.54 FEET ALONG SAID NORTHERLY LINE BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 03 DEGREES 52 MINUTES 31 SECONDS WEST 70.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48 DEGREES 52 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE 125.85 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 191.61 FEET ALONG SAID NORTHERLY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND WHOSE CHORD BEARS SOUTH 69 DEGREES 59 MINUTES 12 SECONDS WEST 187.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE 384.88 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 191.08 FEET ALONG SAID NORTHERLY LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND WHOSE CHORD BEARS SOUTH 74 DEGREES 59 MINUTES 57 SECONDS WEST 188.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 53 MINUTES 59 SECONDS WEST ALONG SAID NORTHERLY LINE 81.18 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 88 DEGREES 54 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE, 310.84 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2 AND THE SOUTHEAST 1/4 OF SECTION 3, BOTH IN TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AS MEMORIALIZED BY DOCUMENTS 2926380 AND 4894809; THENCE NORTH 89 DEGREES 34 MINUTES 05 SECONDS WEST, 297.68 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SAID LINE BEING ESTABLISHED BETWEEN SAID SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 2 AS MEMORIALIZED BY DOCUMENT 3642546) TO AN INTERSECTION WITH A LINE THAT IS 969 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. ROUTE 12 PER DOCUMENT 650749 AND 639874; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS WEST, 1075.84 FEET ALONG SAID PARALLEL LINE; THENCE NORTHEASTERLY, 408.80 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 660.00 FEET, AND WHOSE CHORD BEARS NORTH 56 DEGREES 37 MINUTES 08 SECONDS EAST, 402.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 48 DEGREES 52 MINUTES 28 SECONDS EAST, 232.59; THENCE NORTH 86 DEGREES 07 MINUTES 32 SECONDS WEST, 21.21 FEET TO THE SOUTHWESTERLY LINE OF STATE AID ROUTE NO. 9 (ALSO KNOWN AS COUNTY HIGHWAY NO. 26 AND NOW KNOWN AS GILMER ROAD) HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES ACCORDING TO THE DOCUMENT RECORDED SEPTEMBER 27, 2006 AS DOCUMENT 6064260; THENCE SOUTH 41 DEGREES 07 MINUTES 32 SECONDS EAST ALONG THE SAID SOUTHWESTERLY LINE, 1452.97 FEET TO A POINT ON THE NORTHERLY LINE OF HARMONY ROAD HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2007 AS DOCUMENT 6183005; THENCE SOUTHERLY 78.54 FEET ALONG SAID NORTHERLY LINE BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 03 DEGREES 52 MINUTES 31 SECONDS WEST, 70.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48 DEGREES 52 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE, 125.85 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 191.61 FEET ALONG SAID NORTHERLY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND WHOSE CHORD BEARS SOUTH 69 DEGREES 59 MINUTES 13 SECONDS WEST, 187.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE, 384.88 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 191.08 FEET ALONG SAID NORTHERLY LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND WHOSE CHORD BEARS SOUTH 74 DEGREES 59 MINUTES 58 SECONDS WEST, 188.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 53 MINUTES 59 SECONDS WEST ALONG SAID NORTHERLY LINE, 81.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 88 DEGREES 54 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE, 310.85 FEET TO THE POINT OF BEGINNING,
ALL IN LAKE COUNTY, ILLINOIS.

NOTE:
THE RECORD DISTANCES SHOWN ON PARCEL 1, ARE FROM A FINAL PLAT OF SUBDIVISION PROVIDED TO THIS SURVEYOR, RECORD STATUS UNKNOWN, PREPARED BY CEMCON, LTD, TITLED REDWOOD VOLO, LAST REVISED 8-10-2021.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

LAST DATE OF FIELD WORK: AUGUST 11, 2021.

PROPERTY SURVEYED: 3,813,214 SQ. FT. OR 87.539 ACRES, MORE OR LESS.

AT CLIENT'S REQUEST MISSING MONUMENTATION, IF ANY, HAS NOT BEEN SET.

AREA TABLE		
	SQ. FT.	ACRES
PARCEL 1	1,403,789	32.227
PARCEL 2	2,409,425	55.313
TOTAL	3,813,214	87.539

VICINITY MAP

LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRE(S) OR UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
WETLAND LIMITS
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
ELECTRIC MANHOLE
TELEPHONE MANHOLE
TELEPHONE UPRIGHT
ELECTRIC UPRIGHT
CABLE TV UPRIGHT
FIRE HYDRANT
VALVE AND VAULT
WATER VALVE
B BOX
AUXILARY VALVE
WELL
GAS VALVE
HAND HOLE
STREET LIGHT
UTILITY POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
BOLLARD
MAILBOX
SIGN
UNIDENTIFIED MANHOLE
RIGHT-OF-WAY MONUMENT
DISC
IRON / STEEL ROD
IRON PIPE
CUT CROSS
PK / MAG NAIL
RAILROAD SPIKE
BC TOP OF CURB
EP EDGE OF PAVEMENT
FH FIRE HYDRANT
HH HAND HOLE
SA SANITARY MANHOLE
TS TRAFFIC SIGNAL
UP UTILITY POLE
ASPHALT
CONCRETE
GRAVEL

STATE OF ILLINOIS) SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

GIVEN UNDER OUR HAND AND SEAL THIS 19TH DAY OF AUGUST, 2021 IN ROSEMONT, ILLINOIS.

C. Brian Lounsbury

C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841
LICENSE EXPIRES: 11-30-2022

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

C. BRIAN LOUNSBURY 2841 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

PREPARED FOR:
WILLOW CREEK DEVELOPERS, LLC
1639 NORTH ALPINE ROAD 4TH
ROCKFORD, ILLINOIS 61107

REVISIONS:

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/19/2021
JOB NO: 5397.07
FILENAME: 5397.07SUR-01
SHEET 1 OF 1

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