PLAT OF SURVEY

LOCATION MAP
NOT TO SCALE

PARCEL 1:

THAT PART OF THE NORTH HALF OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, BEING 86.6 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, 120.0 FEET; THENCE SOUTH ALONG A LINE DEFLECTING 91 DEGREES 03 MINUTES FROM THE LAST DESCRIBED LINE, AS MEASURED FROM EAST TO SOUTH, 387.79 FEET; THENCE WEST, 120.00 FEET; THENCE NORTH ON A LINE DEFLECTING 88 DEGREES 57 MINUTES FROM THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, AS MEASURED FROM WEST TO SOUTH, 388.5 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.
CONTAINING 46,641 SQ. FT. OR 1.07 ACRES, MORE OR LESS.

PARCEL 2:

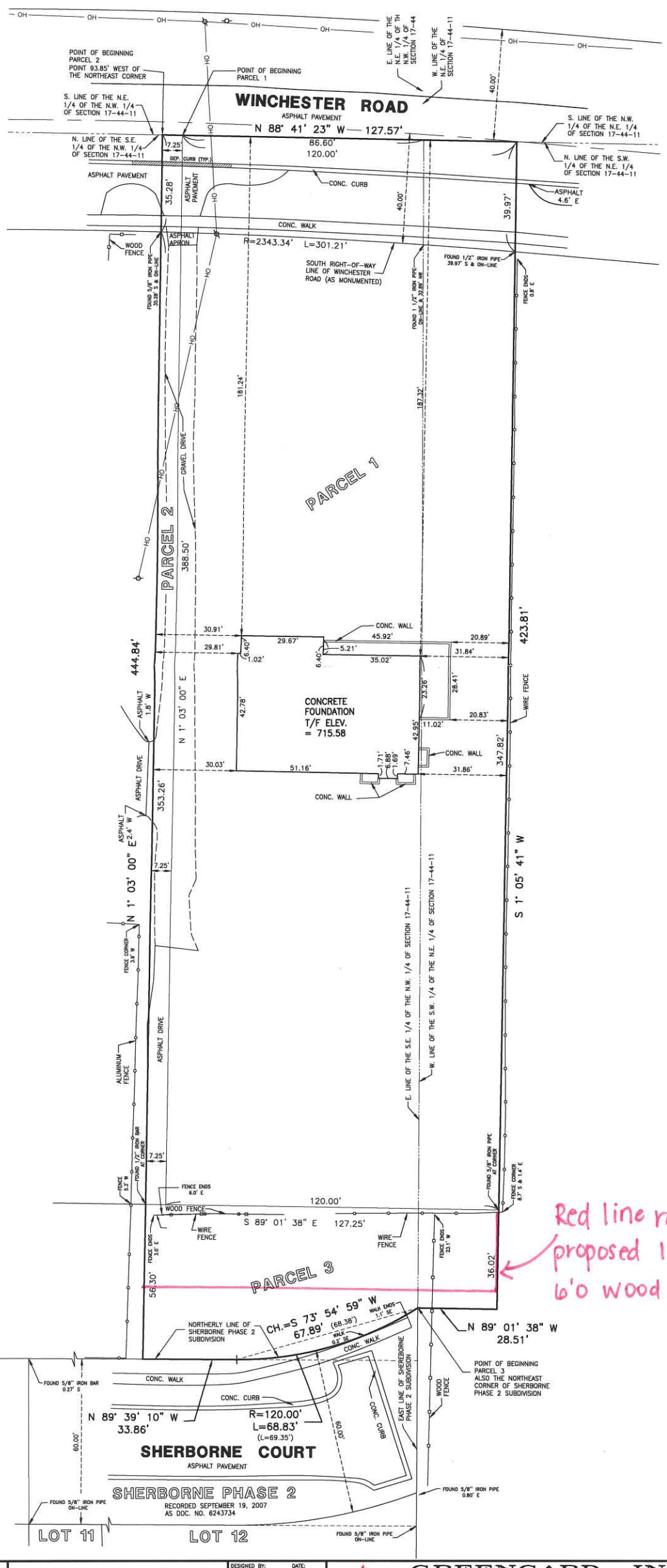
THAT PART OF THE NORTH HALF OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEING 7.25 FEET LYING EAST OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 93.85 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE WITH SAID NORTH LINE OF 88 DEGREES 57 MINUTES, MEASURED FROM WEST TO SOUTH, 388.54 FEET, CONTAING 0.06 ACRES, MORE OR LESS, IN LAKE COUNTY, ILLINOIS.
CONTAINING 2,817 SQ. FT. OR 0.07 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE NORTH HALF OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SHERBORNE PHASE 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, RECORDED SEPTEMBER 19, 2007 AS DOCUMENT NUMBER 6243734. THENCE SOUTHWESTERLY, ALONG A NORTHERLY LINE OF SAID SUBDIVISION, ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 68.83 FEET (69.35 FEET RECORD) AND A CHORD BEARING SOUTH 73 DEGREES 54 MINUTES 59 SECONDS WEST, 67.89 FEET (68.38 FEET RECORD), TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST, CONTINUING ALONG A NORTHERLY LINE OF SAID SUBDIVISION, 33.86 FEET, TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL 2 OF A DEED RECORDED SEPTEMBER 10, 2020 AS DOCUMENT NO. 7693108; THENCE NORTH 01 DEGREE 03 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY EXTENSION, 56.30 FEET, TO THE SOUTHWEST CORNER OF SAID DEED; THENCE SOUTH 89 DEGREES 01 MINUTES 38 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE PARCELS DESCRIBED IN SAID DEED, 127.25 FEET, TO THE SOUTHEAST CORNER OF PARCELS DESCRIBED IN SAID DEED; THENCE SOUTH 01 DEGREE 05 MINUTES 41 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE PARCELS DESCRIBED IN SAID DEED, 36.02 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 38 SECONDS WEST, ALONG A LINE PARALLEL TO THE SAID SOUTH LINE OF SAID DEED, 28.51 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.
CONTAINING 6,132 SQ. FT. OR 0.14 ACRES MORE OR LESS.



TOTAL AREA
55,590 Sq. Ft. OR 1.28 ACRES (MORE OR LESS)

LEGEND

-O-	POWER POLE
—— OH ——	OVERHEAD LINES

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. NO OTHER IMPROVEMENTS ARE SHOWN AT THIS TIME.
3. BUILDING TIES SHOWN HEREON ARE MEASURED TO THE OUTSIDE FACE OF FINISHED CONCRETE FOUNDATION.
4. ( ) DENOTES RECORD DIMENSION.
5. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
6. ORIGINAL CLIENT– SCOTFORD LIBERTYVILLE 5, LLC
7. ORIGINAL FIELD WORK COMPLETED– 01-13-22
8. 1" TO 2" OF SNOW AND ICE COVERED THE GROUND AT THE TIME OF THE FIELD SURVEY 01-13-22.

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

STATE OF ILLINOIS
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 21ST DAY OF JULY, A.D., 2023.

JOSEPH R. SADOSKI 3316 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LINCOLNSHIRE, ILLINOIS

Joseph R Sadoski
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-24.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

DRAWN BY:	DATE:	REVISIONS
JS	07-21-23	ADDED PARCEL 3 TO LEGAL DESCRIPTION AND PLAT
JS	01-24-23	FOUNDATION LOCATION
JS	12-08-22	BUILDING LAYOUT

DESIGNED BY: SM	DATE: 03-10-22
CHECKED BY: JRS	DATE: 03-10-22
APPROVED BY:	DATE:

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING No.	67347
SHEET	1 OF 1

1201 WINCHESTER ROAD – LIBERTYVILLE, ILLINOIS

PLAT OF SURVEY

Drawing File: J:\67347\dwg\Survey\67347-SB-UPDATE 07-18-23.dwg Jul 21,2023-8:27am