## PLAT OF SURVEY LEGEND FOUND SECTION CORNER AS NOTED FOUND PROPERTY CORNER AS NOTED TPE IL MH680, LLC UNRECOVERED CORNER POWER POLE TRACTS OF LAND LOCATED IN PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 9, STORM SEWER MANHOLE TOWNSHIP 44 NORTH, RANGE 8 EAST, THIRD PRINCIPAL MERIDIAN TELEPHONE PEDESTAL BULL VALLEY ROAD UTILITY MARKER MCHENRY COUNTY, STATE OF ILLINOIS RECORDED DESCRIPTION PROPERTY LINE RECORDED DESCRIPTION CONT'D SECTION LINE THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALSO THE SOUTH HALF OF THE SOUTHWEST **GENERAL NOTES:** MASON HILL ROAD QUARTER SECTION LINE QUARTER OF THE SOUTHWEST QUARTER; ALSO THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, 1. THE PLAN SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LW SURVEY ROAD RIGHT-OF-WAY LINE COUNTY, ILLINOIS. EXCEPTING THEREFROM PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, COMPANY ON AUGUST 12-16 2024 THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL C/L OF DITCH OR EDGE OF WATER MERIDIAN, BEING DESCRIBED AS FOLLOWS: 2. NO ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAT AND EXCEPT THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF OVERHEAD POWER LINE IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THIS COMMENCING AT THE SOUTHWEST COMER OF THE SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY PROPERTY THROUGH THOSE ADDITIONAL SURVEYS. THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST ALONG THE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: STORM SEWER LINE SOUTH LINE THEREOF, 42.48 FEET TO THE EAST RIGHT OF WAY LINE OF CRYSTAL LAKE ROAD PER 3. THE HORIZONTAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH DOCUMENT NUMBER 148829 AND THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 16 MINUTES 45 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9: THENCE FIBER OPTIC LINE AMERICAN DATUM OF 1983, ILLINOIS EAST ZONE. SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 329.28 FEET; THENCE NORTH 89 DEGREES 10 ON AN ASSUMED BEARING OF NORTH O DEGREES 18 MINUTES 54 SECONDS WEST ALONG THE WEST LINE MINUTES 30 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTH HALF OF THE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 659.22 FEET TO THE SOUTH LINE OF \_\_\_\_\_ G \_\_\_\_\_ G \_\_\_\_\_ 4. THE PROPERTY IS LOCATED IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD. AS SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 7.40 FEET; THENCE NORTH 00 DEGREES 18 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND EXISTING PIPELINE SECONDS WEST ALONG A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTH THE POINT OF BEGINNING: THENCE CONTINUING NORTH O DEGREES 18 MINUTES 54 SECONDS WEST SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MCHENRY COUNTY ILLINOIS MAP HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 70.72; THENCE NORTH NUMBER 17111C0215J & 17111C0220J. EFFECTIVE DATE 11/16/2006. NO SURVEYING WAS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9. A DISTANCE OF 180.66 FEET 89 DEGREES 10 MINUTES 30 SECONDS EAST PARALLEL WITH THE SOUTH LINE THEREOF 497.89 FEET: DONE TO DETERMINE FLOOD ZONES SHOWN HEREON AND AN ELEVATION CERTIFICATE THENCE NORTH 89 DEGREES 41 MINUTES 06 SECONDS EAST, A DISTANCE OF 42.58 FEET TO THE EAST THENCE SOUTH 00 DEGREES 18 MINUTES 01 SECONDS EAST PARALLEL WITH THE WEST LINE THEREOF, RIGHT OF WAY LINE OF CRYSTAL LAKE ROAD RECORDED AUGUST 29. 1940 AS DOCUMENT NUMBER 148828 MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM 400.00 FEET TO THE SOUTH LINE OF THE SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF 1HE THENCE NORTH 89 DEGREES 41 MINUTES 19 SECONDS EAST. A DISTANCE OF 24.85 FEET: THENCE SOUTH O THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 10 MINUTES 30 SECONDS WEST, ALONG SAID LINE, **VICINITY MAP** DEGREES 18 MINUTES 41 SECONDS EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 89 DEGREES 41 505.42 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS. MINUTES 19 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH O DEGREES 18 MINUTES 41 N.T.S. SECONDS EAST, A DISTANCE OF 114.34 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST PROPERTY ADDRESS: 2020 S. CRYSTAL LAKE RD., MCHENRY IL 60050 QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 09 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE PIN: 14-09-300-006 AND 14-09-400-002 SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 142.42 FEET TO THE POINT OF BEGINNING. SCHEDULE B - PART II EXCEPTIONS AND THAT LAND DEDICATED OR USED FOR HIGHWAY PURPOSES UNDER DOCUMENT 2011R0041256 PIN: 14-09-300-005 EXCEPTIONS LISTED BELOW WERE TAKEN FROM TITLE COMMITMENT NO. NTS-202766-IL-1, COMMITMENT DATE MARCH 14, 2024 AT 12:00 AM, PREPARED BY OLD REPUBLIC NATIONAL TITLE E 1/4 COR. SEC 9 -FOUND 3/4" IRON PIPE — C 1/4 COR. SEC 9 AS SHOWN ON MON REC EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, LW SURVEY CO. DID NOT EXAMINE FOUND 1-1/4" IRON PIPE 2000R0063976 OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, MON REC 2010R0033360 OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED — W 1/4 COR. SEC 9 N. LINE SE 1/4 SEC 9 CALLS FOR 5/8" REBAR W/ TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. EASEMENTS AND PUBLIC DOCUMENTS CALCULATED PER REF TIES N 89°07'44" E 2,609.28' CAP "LS 184-2771" N. LINE SW 1/4 SEC 9 SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND STATED PURPOSE AND WERE AS SHOWN ON N 89°08′17″ E 2,637.82′ NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS MON REC 2010R0033360 TO THE RIGHT TO GRANT THE SAME. 10. REAL ESTATE TAXES, INCLUDING SUPPLEMENTAL TAXES AND ROLL BACK TAXES, IF APPLICABLE, AND MUNICIPAL CHARGES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. 2023 1ST INSTALLMENT PAID IN THE AMOUNT OF \$1,378.15 2023 2ND INSTALLMENT DUE AND PAYABLE IN THE AMOUNT OF \$1,378.15 2023 1ST INSTALLMENT PAID IN THE AMOUNT OF \$953.38 2023 2ND INSTALLMENT DUE AND PAYABLE IN THE AMOUNT OF \$953.38 2023 1ST INSTALLMENT DELINQUENT IN THE AMOUNT OF \$339.23 2023 2ND INSTALLMENT DUE AND PAYABLE IN THE AMOUNT OF \$339.23 NOTE: TAXES FOR THE YEAR(S) 2024 ARE NOT YET DUE AND PAYABLE. NOT A SURVEY RELATED 11. DEED OUT RECORDED ON SEPTEMBER 6. 1869. AS DOCUMENT NO. RR-514 DOES NOT AFFECT SUBJECT PROPERTIES, LAND DESCRIBED IS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF 12. PERMIT GRANTING RIGHT OF WAY TO ILLINOIS BELL TELEPHONE COMPANY, PERMIT NO. 5110, RECORDED ON MAY 6, 1940 AS DOCUMENT NO. 146204. AFFECTS TAX PARCELS 14-09-300-005 -**BLANKET IN NATURE** 3. DEDICATION GRANTED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES RECORDED ON AUGUST 29. 1940 AS DOCUMENT NO. 148828. AFFECTS TAX PARCEL 14-09-300-005 - AS SHOWN HEREON 14. DEDICATION GRANTED TO THE STATE OF ILLINOIS FOR PUBLIC HIGHWAY PURPOSES RECORDED ON AUGUST 29, 1940 AS DOCUMENT NO. 148829. AFFECTS TAX PARCEL 14-09-300-006 -15. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF BECHTEL CORPORATION RECORDED ON JULY 17, 1967 AS DOCUMENT NO. 475317. AFFECTS TAX PARCEL 14-09-400-002 PRELIMINARY SURVEY FOUND NO INDICATION OF A PIPELINE HAVING BEEN BUILT, UNABLE TO ACCURATELY PLACE 80' EASEMENT N/F CSMPLTN BANK N/F CSMPLTN BANK 16. LICENSE GRANTED TO LAKEHEAD PIPELINE COMPANY, INC., RECORDED ON MAY 9, 1968 AS N/F CSMPLTN BANK TRUST 11526 DOCUMENT NO. 489259. AFFECTS TAX PARCEL 14-09-400-002 - DOCUMENT GRANTS PERMISSION PIN: 14-09-300-004 PIN: 14-09-400-001 PIN: 14-09-300-004 FROM THE MCHENRY-NUNDA-UNION DRAINAGE DISTRICT TO BUILD A PIPELINE ALONG A - FOUND 5/8" REBAR - FOUND 5/8" REBAR N. LINE SW 1/4 SE 1/4 SEC 9 17. RIGHT OF WAY AGREEMENT GRANTED TO NATURAL GAS PIPELINE COMPANY OF AMERICA, - EDGE OF CULTIVATED FIELD N. LINE S1/2 SW 1/4 SEC 9 FOUND 1" IRON PIPE RECORDED ON JUNE 19, 1968 AS DOCUMENT NO. 491412. **AFFECTS TAX PARCELS 14-09-400-002** N 89°08′50″ E 2,630.38′ AND 14-09-300-006 - AS SHOWN HEREON 18. RIGHT OF WAY AGREEMENT GRANTED TO NATURAL GAS PIPELINE COMPANY OF AMERICA, RECORDED ON JULY 15, 1968 AS DOCUMENT NO. 492831. DOES NOT AFFECT ANY OF THE SUBJECT PROPERTIES - DOCUMENT DESCRIBES LAND IN SECTION 8 FOUND 1" IRON PIPE -EXISTING KINDER MORGAN PIPELINE - KINDER MORGAN PIPELINE MARKER 19. ORDINANCE NO. 0-92-612, CONTAINING A SEWER RECAPTURE AGREEMENT BETWEEN THE CITY ROAD RIGHT-OF-WAY PER ILLINOIS -OF MCHENRY AND AMOCO OIL COMPANY, RECORDED ON MAY 26, 1993 AS DOCUMENT NO. - 50' WIDE NATURAL GAS PIPELINE DOT RIGHT OF WAY PLANS FOR 93R029805. AFFECTS TAX PARCEL 14-09-400-002, 14-09-300-006 AND 14-09-300-005 - BLANKET IN COMPANY OF AMERICA RIGHT OF WAY ROUTE FAU 0085, SECTION AS RECORDED IN DOCUMENT NO. 00-00246-00-FP AS RECORDED IN DOCUMENT NO. 2011R0041256 BERNARD L. WEIDNER, TRUSTEE OF 20. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT GRANTED TO THE COUNTY OF MCHENRY THE BERNARD L. WEIDNER FOR THE USE OF THE DIVISION OF TRANSPORTATION, FOR THE PURPOSE OF DRIVEWAY **EXCEPTION 21** NON-MARITAL REVOCABLE TRUST DRAINAGE DITCH -CONSTRUCTION, RECORDED ON JUNE 11, 2009 AS DOCUMENT NO. 2009R0029678. DATED JANUARY 27, 2023 DOES NOT AFFECT TAX PARCEL 14-09-300-005 - TEMPORARY EASEMENT EXPIRED MAY 27, 2012 SW 1/4 SE 1/4 LINE MARKER PIN: 14-09-300-005 RIGHT-OF-WAY DEDICATION — - FOUND ILDOT DOCUMENT NO. 2024R0008604 21. RIGHT OF WAY FOR FEDERAL HIGHWAY RECORDED ON OCTOBER 14, 2011 AS DOCUMENT NO. AS RECORDED IN DOCUMENT MONUMENT CONTAINING: 825,156 SQUARE FEET FOUND ILDOT 2011R0041256. AFFECTS TAX PARCELS 14-09-300-005 AND 14-09-300-006 - AS SHOWN HEREON NO. 148828 S 89°40'08" W 18.943 ACRES MONUMENT **EXCEPTION 13** NICOR GAS LINE -22. MEMORANDUM OF LEASE OPTION DATED MAY 22, 2024 BY AND BETWEEN BERNARD L. - FOUND ILDOT N 00°16'18" W — WEIDNER, TRUSTEE OF THE BERNARD L. WEIDNER NON-MARITAL REVOCABLE TRUST DATED MONUMENT BERNARD L. WEIDNER, TRUSTEE OF JANUARY 27, 2023, LESSOR, AND TPE IL MH680, LLC, LESSEE, RECORDED ON JUNE 6, 2024 AS WET AREA 8" CONCRETE THE BERNARD L. WEIDNER DOCUMENT NO. 2024R0013915. **AFFECTS TAX PARCEL 14-09-400-002, 14-09-300-006 AND** INV.=812.56' NON-MARITAL REVOCABLE TRUST 14-09-300-005 - BLANKET IN NATURE - N 00°19'59" W DATED JANUARY 27, 2023 PIN: 14-09-400-002 15" CONCRETE -DOCUMENT NO. 2023R0002144 IE=838.42' N 89°09'16" E 1,271.06' INV. = 812.92' CONTAINING: 1,729,677 SQUARE FEET - FOUND 5/8" REBAR FOUND 5/8" REBAR -39.708 ACRES <u>|E=836.95'</u> S 00°19'20" E/ 329.92' APPROXIMATE AT&T FIBER OPTIC RIGHT-OF-WAY DEDICATION -----BERNARD L. WEIDNER, TRUSTEE OF BK TRUST CO 10578 AS RECORDED IN DOCUMENT PIN: 14-09-400-003 THE BERNARD L. WEIDNER NO. 148829 15" CONCRETE NON-MARITAL REVOCABLE TRUST **EXCEPTION 14** IE=841.84 DATED JANUARY 27, 2023 — FOUND 5/8" REBAR FOUND 5/8" REBAR PIN: 14-09-300-006 SURVEYOR'S CERTIFICATE - S 00°19'13" E 70.69' DOCUMENT NO. 2023R0002144 CONTAINING: 2,367,309 SQUARE FEET - FOUND 5/8" REBAR THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR - EDGE OF CULTIVATED FIELD BOUNDARY SURVEYS. - S 88°44'27" W 7.40' N/F ROBERT W. & KAREN E. - FOUND 5/8" REBAR PIN: 14-09-300-007 1.311.55 S 89°07'17" W 1,313.89 S. LINE SW 1/4 SE 1/4 SEC 9 - S 1/4 COR. SEC 9 CHRISTOPHER D. HIGGINS FOUND 5/8" REBAR ILLINOIS PROFESSIONAL LAND SURVEYOR SW COR. SEC 9 -N/F MARY E. CARROLL DRAWING NO. N/F R.S. WIRKUS & REGISTRATION NO. 035.003776 DECLARATION OF TRUST FOUND SPINDLE K.J. HELLYER AS SHOWN ON MON RENEWAL DATE: NOVEMBER 30, 2024 PIN: 14-16-200-001 MON REC 2010R0033361 PIN: 14-16-100-004 REC 2010R0033361 C.HIGGINS@LWSURVEY.COM CALLS FOR 5/8" X 3/4" IRON BAR PHONE: (815)420-8914 REF TIES DISTANCES CHECK OUT FOR & ON BEHALF OF LW SURVEY CO. SCALE: 1" = 200' DESIGN FIRM # 184003102-008