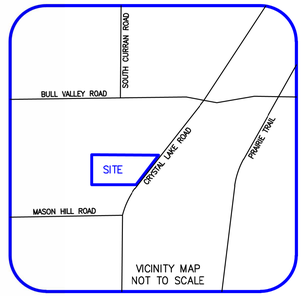
Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION OF PROPERTY
The Northeast Quarter of the Northeast Quarter of Section 8; also all that part of the North Half of the Northwest Quarter of Section 9 that lies on the Westerly side of the center of the highway running in a Northeasterly and Southwesterly direction across said 80 acre tract, all being in Township 44 North, Range 8 East of the Third Principal Meridian in McHenry County, Illinois.

LEGAL DESCRIPTION PURCHASE PARCEL:
Part of the Northeast Quarter of the Northeast Quarter of Section 8 and part of the North Half of the Northwest Quarter of Section 9, that lies Northwesterly of the centerline of Crystal Lake Road (County Highway V34), both in Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence South 88 degrees 51 minutes 03 seconds West along the South line thereof, 1308.67 feet to the Southwest corner thereof; thence North 00 degrees 13 minutes 17 seconds West along the West line of said Northeast Quarter of the Northeast Quarter of Section 8, a distance of 726.19 feet; thence North 88 degrees 55 minutes 49 seconds East, 2067.05 feet; thence South 51 degrees 52 minutes 22 seconds East, 420.54 feet to said centerline of Crystal Lake Road; thence South 38 degrees 07 minutes 38 seconds West along said centerline, 594.00 feet to a point on the South line of said North Half of the Northwest Quarter of Section 9; thence South 89 degrees 04 minutes 29 seconds West 719.64 feet along the South line thereof, 719.64 feet to the Place of Beginning in McHenry County, Illinois.

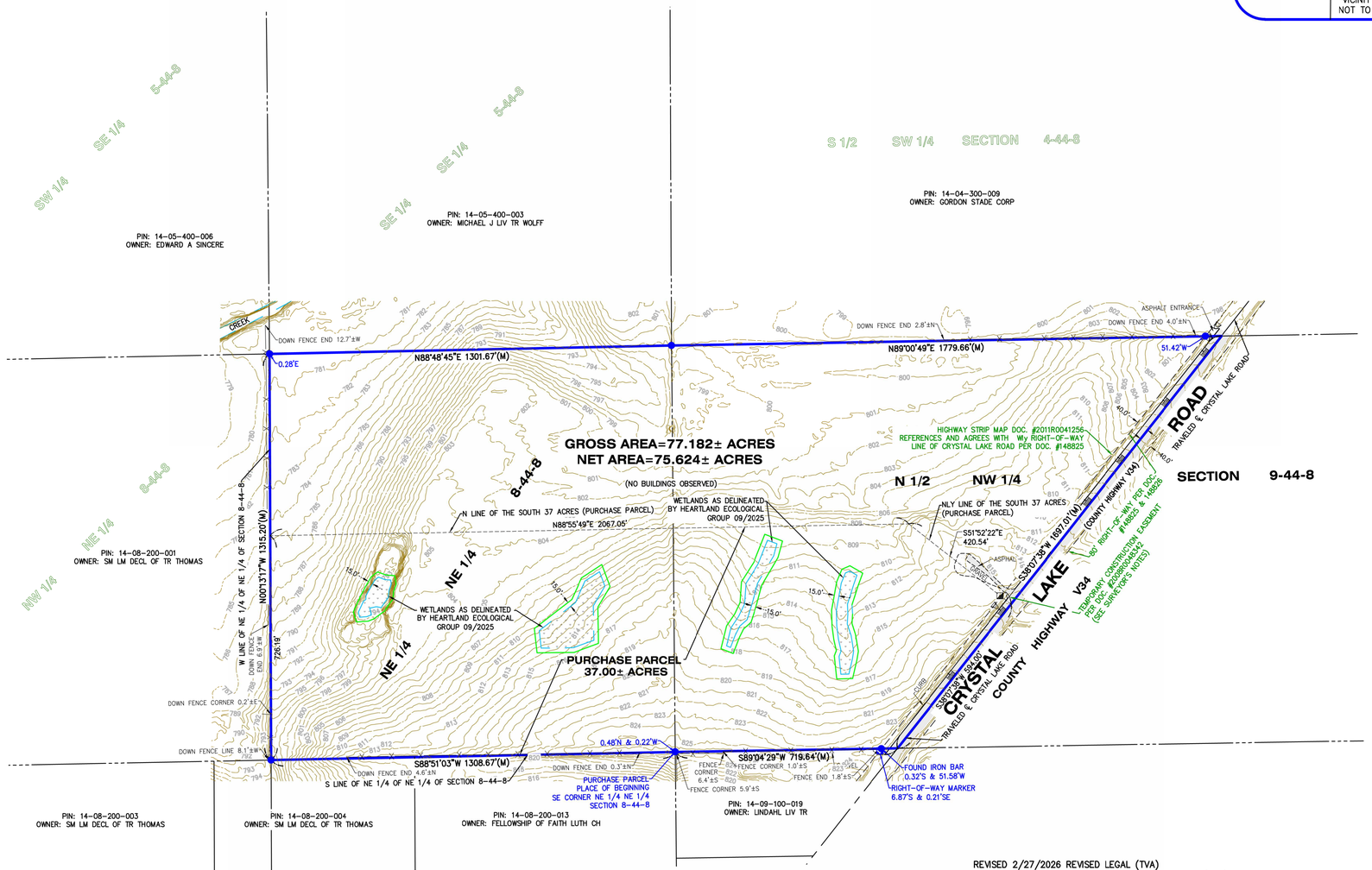


SURVEYOR'S NOTES:

1. The legal description and utility easements shown hereon have been provided by Stewart Title Guaranty Company, Commitment policy #61002662 dated September 4, 2025. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
2. Based on Flood Insurance Rate Map, Panel No. 17111C0215J, dated November 16, 2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. (Pertains to Table A, item 3).
3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
7. Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
10. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
12. Site address: 1207 S Crystal Lake Rd., McHenry, IL 60050. (Pertains to Table A, item 2).
13. Topography shown hereon is based on McHenry County GIS contours. (Pertains to Table A, item 5).
14. The surveyed property is Zoned A1 Agriculture District based on the County of McHenry GIS site. Plottable restrictions from said Zoning District have not been shown. (Pertains to Table A, item 6).
15. There is a total of 0 striped parking spaces for cars, including 0 of which are marked handicapped and 0 of which are for motorcycles. (Pertains to Table A, item 9).
16. The Property is approximately 1400' Northeast of Mason Hill Road. (Pertains to Table A, item 14).
17. There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).
18. The County of McHenry has been contacted and there are no Proposed changes in the street right of way lines or any evidence of recent street or sidewalk construction. (Pertains to Table A, item 17)
19. The title commitment referenced in note #1 does indicate a dedicated right-of-way width of 80' for Crystal Lake Road (County Highway V34) based on Document No. 2011R0041256. The location of the center of the road is only an opinion and is based on the centerline as traveled. Net areas were calculated using this information and removing any area located within the dedicated right-of-ways.

SCHEDULE B, PART II EXCEPTIONS:

20. Exceptions 1, 4, 5, 6, 7 are not survey related.
21. Exceptions 2, 3, 8, 9 & 11 are blanket in nature.
22. Exception 10: Northern Illinois Gas Company Easement per Document No. 579084 along and across the Westerly Half of Public Highway known as Crystal Lake Road, see document for particulars.



LEGEND	
	CURB INLET
	ELECTRIC RISER
	FLARED END SECTION
●	FOUND IRON BAR
	FOUND ROW MARKER
	SIGN
	TELEPHONE RISER
	UTILITY POLE
(M)	MEASURE
(D)	DEED

200' 0' 200' 400'
SCALE: 1" = 200'

CLIENT: SURYA POWERED LLC
DRAWN BY: PJD CHECKED BY: TVA
SCALE: 1"=200' SEC. 8&9 T. 44 R. 8 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 14-09-100-001, 14-08-200-002
JOB NO.: 250801 I.D. ALT
FIELDWORK COMP.: 10/02/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 210582

REVISED 2/27/2026 REVISED LEGAL (TVA)
REVISED 12/02/2025 ADJUSTED PURCHASE PARCEL (TVA)
REVISED 11/21/2025 NEW PURCHASE AREA (TVA)
REVISED 10/24/2025 ADDED PURCHASE AREA (TVA)

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Certified to: 1) SURYA POWERED LLC
2) MICHAEL J. WOLFF, AS TRUSTEE OF THE MICHAEL J. WOLFF LIVING TRUST DATED MAY 15, 2000
3) STEWART TITLE GUARANTY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, & 19 of Table A thereof. The field work was completed on October 2nd, 2025.

Dated this 14th day of October, 2025 A.D.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

TERRY L. VAN ALSTINE 035-003055 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS EXP. 11/30/2026 WOODSTOCK, ILLINOIS

_____ (seal)
Terry Van Alstine, 035-003055
PROFESSIONAL LAND SURVEYOR