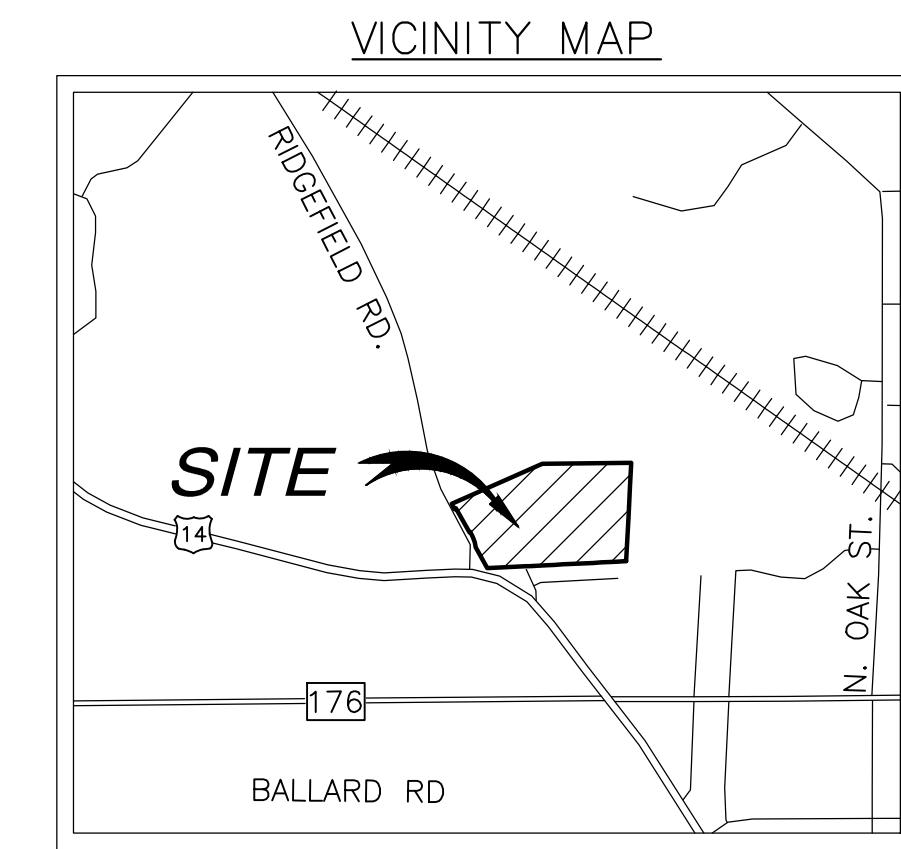


# PLAT OF SURVEY

PART OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS



## LEGEND AND ABBREVIATIONS:

● IRON PIPE FOUND	P.B.	PLAT BOOK
■ CONCRETE MONUMENT FOUND	PG.	PAGE
● REBAR FOUND	}	NUMBER
● DISK MONUMENT FOUND		
● REBAR SET	(XXX.XX)	RECORD
● FOUND IRON PIN	X.XX	MEASURED
● MONUMENT FOUND	ROW	RIGHT-OF-WAY
○ UTILITY POLE		
+		
⊗ FENCE POST		
⊗ CABLE MARKER		
⊗ CABLE PEDESTAL		
⊗ GAS MARKER		
⊗ GAS VALVE		
⊗ TEST STATION		
⊗ FIRE HYDRANT		
⊗ WATER METER		
⊗ TRAFFIC CONTROL BOX		
⊗ LAND HOOK		
—	SUBJECT PARCEL BOUNDARY	
—	EXISTING APPARENT RIGHT-OF-WAY	
---	ADJACENT TRACT LINES	
---	SECTION LINES	
---	OVERHEAD ELECTRIC LINE	
---	EXISTING EASEMENT	
---	STORM CULVERT	
---	WOOD FENCE	
---	BARBED WIRE FENCE	
---	TREELINE	
---	ASPHALT PAVEMENT	
---	GRAVEL	
---	BUILDING	

## RECORD DESCRIPTIONS:

TRUSTEE'S DEED #2024R0002929: RECORDED MCHENRY COUNTY, ILLINOIS ON FEBRUARY 7, 2024.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

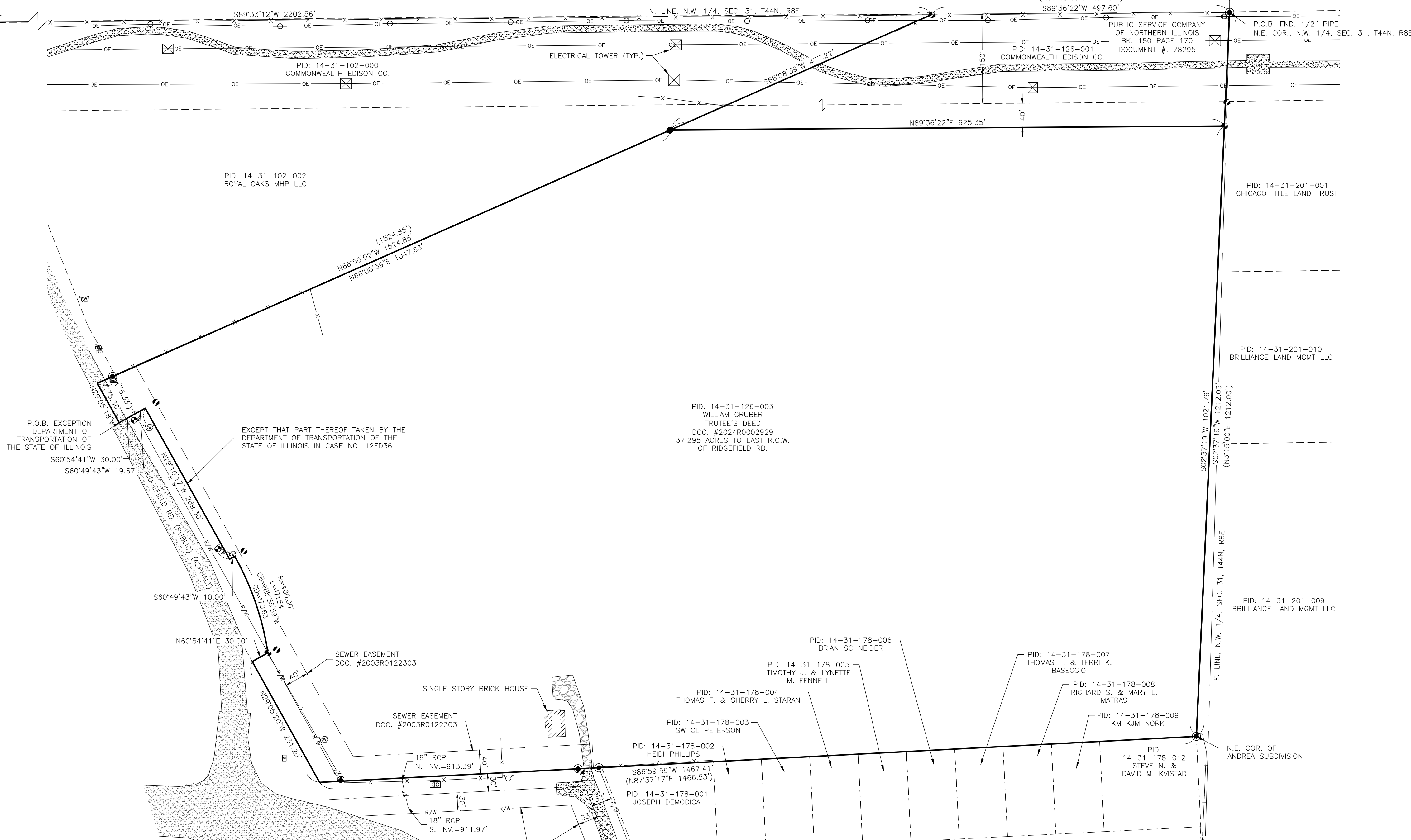
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°48'05" WEST; 497.64 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 66°50'02" WEST, 1,524.85 FEET TO THE CENTERLINE OF RIDGEFIELD ROAD; THENCE SOUTH 28°31'06" EAST, ALONG THE CENTERLINE OF RIDGEFIELD ROAD, 765.68 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF ANDREA SUBDIVISION; THENCE NORTH 87°37'17" EAST ALONG THE EXTENSION AND THE NORTH LINE OF ANDREA SUBDIVISION, 1,466.53 FEET TO THE NORTHEAST CORNER OF ANDREA SUBDIVISION; THENCE NORTH 3°15'00" EAST, 1,212.00 FEET TO THE PLACE OF BEGINNING, EXCEPT THE NORTH 190.00 FEET THEREOF, IN MCHENRY COUNTY, ILLINOIS; EXCEPT THAT PART THEREOF TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 12ED36, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE ON AN ASSUMED BEARING OF SOUTH 89°33'49" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 497.64 FEET; THENCE SOUTH 66°11'35" WEST, A DISTANCE OF 1525.24 FEET (1524.85 FEET, RECORDED) TO THE CENTER LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13), BEING ALSO THE MOST WESTERLY CORNER OF THE GRANTOR; THENCE SOUTH 29°08'53" EAST ALONG THE SAID CENTER LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13), BEING ALSO THE WESTERLY LINE OF THE GRANTOR, A DISTANCE OF 76.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°51'07" EAST, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13) RECORDED JUNE 10, 1937 AS DOCUMENT NUMBER 127151; THENCE NORTH 60°46'09" EAST, A DISTANCE OF 19.67 FEET; THENCE SOUTH 29°13'51" EAST, A DISTANCE OF 289.30 FEET; THENCE NORTH 60°46'09" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTHERLY 171.54 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 480.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 18°59'33" EAST, 170.63 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13); THENCE SOUTH 60°51'07" WEST, A DISTANCE OF 30.00 FEET TO THE SAID CENTER LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13); THENCE NORTH 29°08'53" WEST ALONG THE SAID CENTER LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13), A DISTANCE OF 457.22 FEET TO THE POINT OF BEGINNING.

## GENERAL NOTES:

- BASIS OF BEARINGS DERIVED FROM THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) AS SHOWN ON PLAT.
- THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES LISTED HEREON. THIS SURVEY REMAINS THE PROPERTY OF THE SURVEYOR. UNAUTHORIZED REUSE IS NOT PERMITTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL NOT MAKE THE SURVEYOR LIABLE FOR ANY DAMAGES INCURRED.
- FIELD SURVEY COMPLETED: JANUARY 6, 2026

FOUND FENCE POST AT NORTHWEST CORNER OF SECTION 31-44-08  
FOUND 1/2" DIA IRON PIPE AT NORTHEAST CORNER OF SECTION 36-44-7  
PER CORNER RECORD #863509



**REFERENCES**  
TRUSTEE'S DEED, DOCUMENT #2024R0002929, RECORDED FEBRUARY 7, 2024  
IDOT PLAT DOCUMENT NUMBER 199R0076695  
EASEMENT DOCUMENT NUMBER 2003R1022303  
WARRANTY DEED DATED MAY 5, 1927 AND RECORDED IN BOOK OF DEEDS 180, PAGE 170, AS DOCUMENT NUMBER 7829

## CERTIFICATION:

TO CULTIVATE POWER AND THE FOREGOING PARTIES' SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR:  
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 A BOUNDARY SURVEY. THE FIELD WORK WAS COMPLETED ON JANUARY 6, 2026.

**PRELIMINARY**

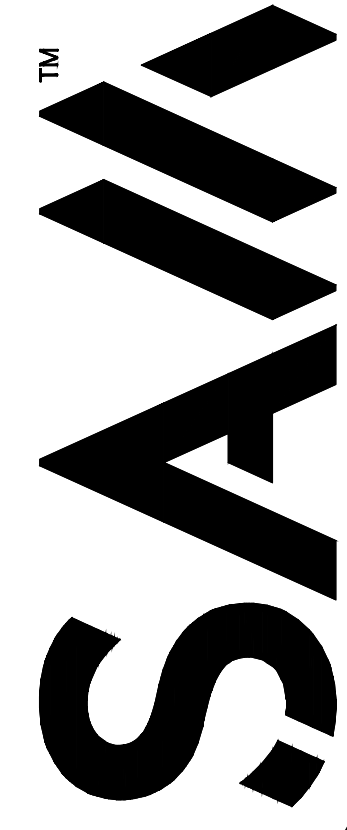
WILLIAM J. FLEMING  
PROFESSIONAL LAND SURVEYOR  
NO. 035-003226-STATE OF ILLINOIS  
LICENSE EXPIRES 10-30-26  
BILL.FLEMING@SAM.BIZ



**KORVER SOLAR**  
SITUATED IN CRYSTAL LAKE, ILLINOIS  
COUNTY OF MCHENRY

PROJECT:	CULTIVATE POWER KORVER SOLAR
JOB NUMBER:	1025105180
DATE:	07/12/2026
SURVEYOR:	WILLIAM FLEMING
TECHNICIAN:	SAM WHITE
DRAWING:	105180-1B3E-USFT-PLAT.DWG
TRACT ID:	14-31-126-003
PARTY/CLIENT:	JOSHUA SMITH
FILE NUMBER:	4589

1834 Walden Office Square  
Suite 150  
Schamburg, IL 60173  
Ofc: 224.404.1300  
Email: info@sam.biz



PATH: \\SAMINC\STL\PROJECTS\1025105180\100\SURVEY\06PLATS\105180-1B3E-USFT-PLAT.DWG