

25/83

2014 008750

STATE OF ILLINOIS
 LAKE COUNTY
 FILED FOR RECORD
 2014 FEB 14 AM 8:38
 MICHAEL S. BROWN
 RECORDER

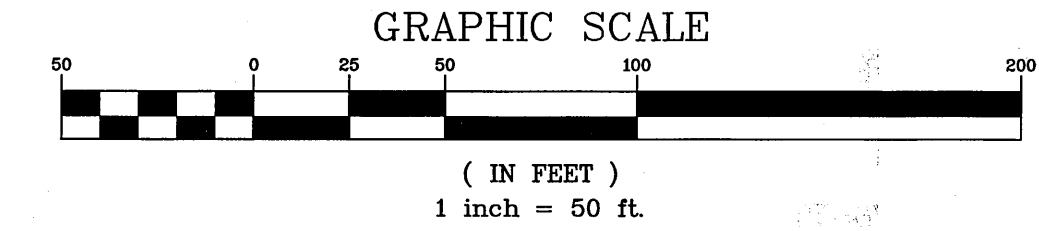
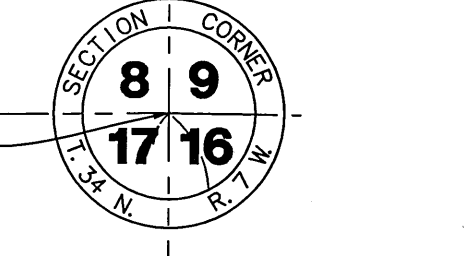
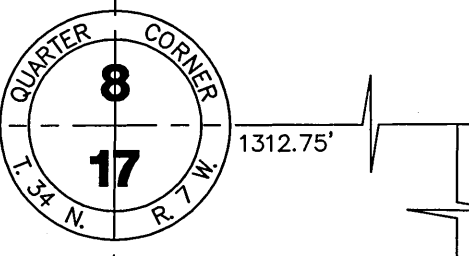
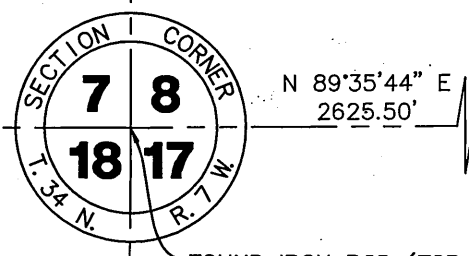
PLAT OF SURVEY 2014-008750

PARCEL NUMBER:
 45-17-17-200-010.000-047

268

OWNER:
 STONEGATE DEVELOPMENT OF WINFIELD, LLC
 900 WOODLANDS PARKWAY
 VERNON HILLS, ILLINOIS 60061

FILED
 FEB 14 2014
 PEGGY HOLINGA
 LAKE COUNTY AUDITOR



BASIS OF BEARINGS
 HELD THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17-34-7 AS S 00°02'16" W PER SURVEY RECORDED DECEMBER 21, 2005 AS DOCUMENT 2005 105920

LEGAL DESCRIPTION
 THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER NORTH 00°02'16" EAST A DISTANCE OF 646.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°40'20" WEST A DISTANCE OF 646.81 FEET; THENCE NORTH 00°02'16" EAST A DISTANCE OF 638.15 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER OF SECTION 17; THENCE ALONG SAID NORTH LINE, NORTH 89°40'20" EAST A DISTANCE OF 646.81 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 17; THENCE ALONG SAID EAST LINE, SOUTH 00°02'16" WEST A DISTANCE OF 638.15 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 9.48 ACRES, MORE OR LESS

SURVEYOR'S REPORT
 IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS TO ESTABLISH THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND WITH THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS. THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE BOUNDARY SURVEY WAS PERFORMED TO CREATE THE SURVEYED PARCEL.

(A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
 CORNER MONUMENTS REFERENCED BY THE OFFICE OF THE LAKE COUNTY SURVEYOR WERE FOUND AND ACCEPTED AT THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST CORNERS OF SECTION 17.

THE NORTH AND WEST QUARTER CORNERS WERE ESTABLISHED AT THE MIDPOINTS OF THE OUTSIDE LINES.
 A PK NAIL OF UNKNOWN ORIGIN WAS FOUND AND HELD AT THE EAST QUARTER CORNER.

AN IRON ROD OF UNKNOWN ORIGIN WAS FOUND AND HELD AT THE SOUTH QUARTER CORNER. THE IRON ROD WAS LOCATED 19.38 FEET NORTH AND 2.09 FEET WEST OF THE MIDPOINT OF A LINE BETWEEN THE SOUTHWEST AND SOUTHEAST CORNERS OF SAID SECTION. PAROLE EVIDENCE WAS ALSO USED TO HOLD THE FOUND IRON ROD AT THE SOUTH QUARTER CORNER.

THE CENTER OF SECTION WAS ESTABLISHED AT THE INTERSECTION POINT OF LINES CONNECTING THE OPPOSING QUARTER CORNERS. THE QUARTER-QUARTER CORNERS WERE ESTABLISHED AT THE MIDPOINTS OF THE VARIOUS QUARTER SECTION LINES.

ALL UNCERTAINTIES WITH RESPECT TO REFERENCE MONUMENTS ARE AS NOTED ON THE PLAT. MONUMENTATION SHOWN IS OF UNKNOWN ORIGIN UNLESS NOTED OTHERWISE.

(B) OCCUPATION OR POSSESSION LINES
 OCCUPATION OR POSSESSION LINES WERE NOT USED FOR THIS SURVEY.

(C) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS
 THE RECORD DEEDS AND DESCRIPTIONS FOR THE SURVEYED PROPERTY AND THE ADJOINERS ARE BASED ON SECTIONAL LAND DESCRIPTIONS. THERE ARE NO APPARENT GAPS AND/OR OVERLAPS BETWEEN THE LINES OF THE SURVEYED PARCEL AND ITS ADJOINERS.

(D) THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS.
 THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR URBAN SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION) AS DEFINED IN 865-IAC-1-12-7.

- GENERAL NOTES:**
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
 - NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT 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.
 - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
 - MONUMENTS TO BE SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM 0062". MONUMENTS SHALL BE SET IN ACCORDANCE WITH 865 IAC 1-12-18.
 - CROSS REFERENCE IS HEREBY MADE TO AN PLAT OF SURVEY PREPARED BY MANHARD CONSULTING LTD, LAST DATED DECEMBER 21, 2006 AND RECORDED DECEMBER 21, 2006 AS DOCUMENT NUMBER 2006 111865. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY.

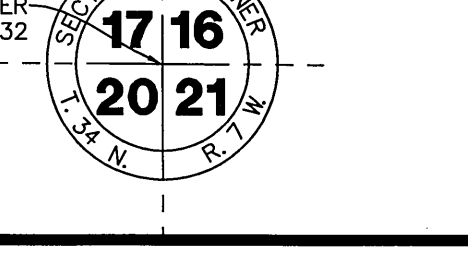
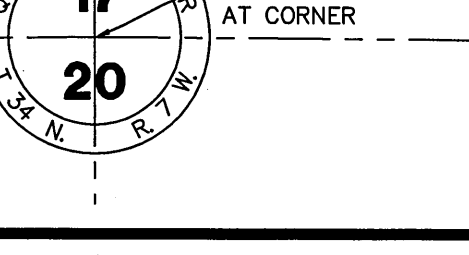
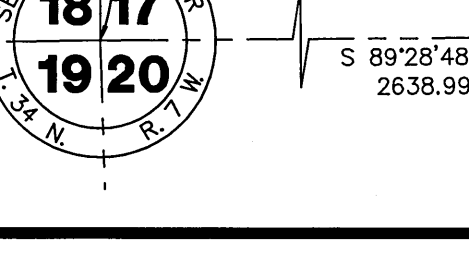
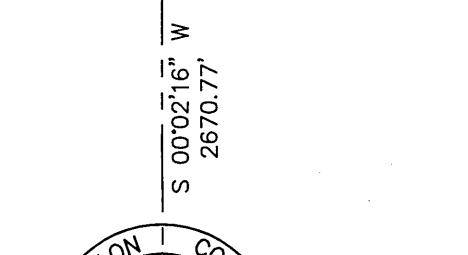
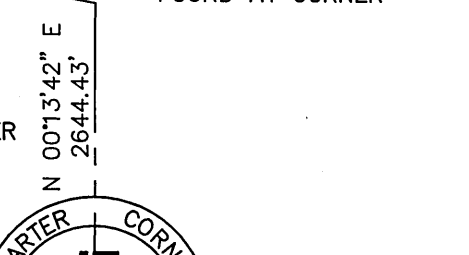
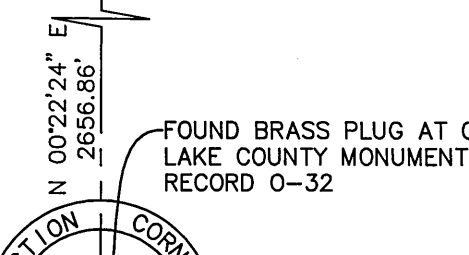
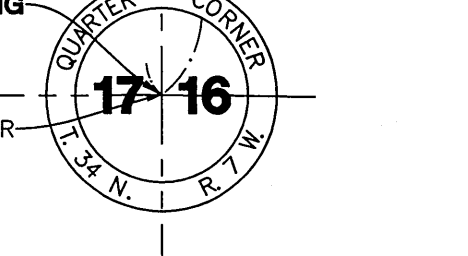
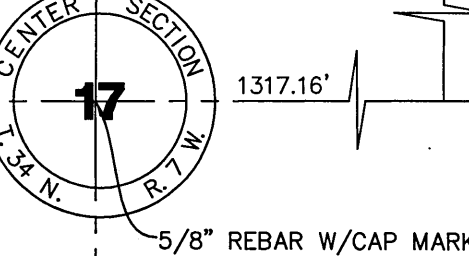
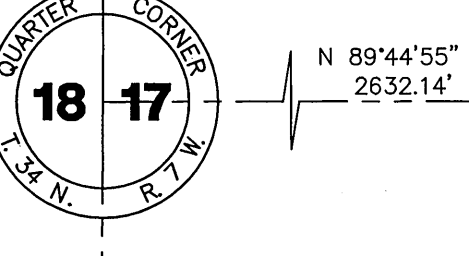
SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS } SS
 COUNTY OF DuPAGE }
 THIS IS TO CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH TITLE 865-IAC-1-12, AND THE PLAT HEREON DRAWN TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.
 LAST DATE OF FIELD SURVEY: MAY 14, 2012.
 DATED THIS 7th DAY OF February, 2014.
 BRIAN J. PFOHL, P.L.S.
 INDIANA PROFESSIONAL LAND SURVEYOR LS20500026
 LICENSE EXPIRES JULY 31, 2014

Document is NOT FINAL!
 This Document is the Property of Recorder!
STOP

VACANT
 "NO BUILDINGS"
 412,751 SQUARE FEET (9.48 ACRES)



UNSUBDIVIDED LAND
 DOCUMENT 2005 105920
 OWNER : STONEGATE DEVELOPMENT OF WINFIELD, LLC



Manhard CONSULTING LTD
 700 Springer Drive, Lombard, IL 60148
 708.300.8911
 Manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Planners
 Construction Managers • Environmental Scientists • Landscape Architects

STONEGATE NORTH - PARK SITE
RANDOLPH STREET, TOWN OF WINFIELD, INDIANA
PLAT OF SURVEY

PROJ. MGR.: BDM
 PROJ. ASSOC.: BJP
 DRAWN BY: BJP
 DATE: 10/18/13
 SCALE: 1" = 50'
 SHEET 1 OF 1
 MBWI 4803

February 7, 2014 - 12:46 Pm Name: P:\brian\win\Survey\Final Drawings\Plat of Stonegate\MBWI-SE-StonegatePark.dwg. Modified Bx: dfernan