

FOR SALE

21+ Acres

Commercial (SD) Zoned Land

Next to Super WalMart in Johnsbury IL

Running Brook Farm BLVD Ends in the Property

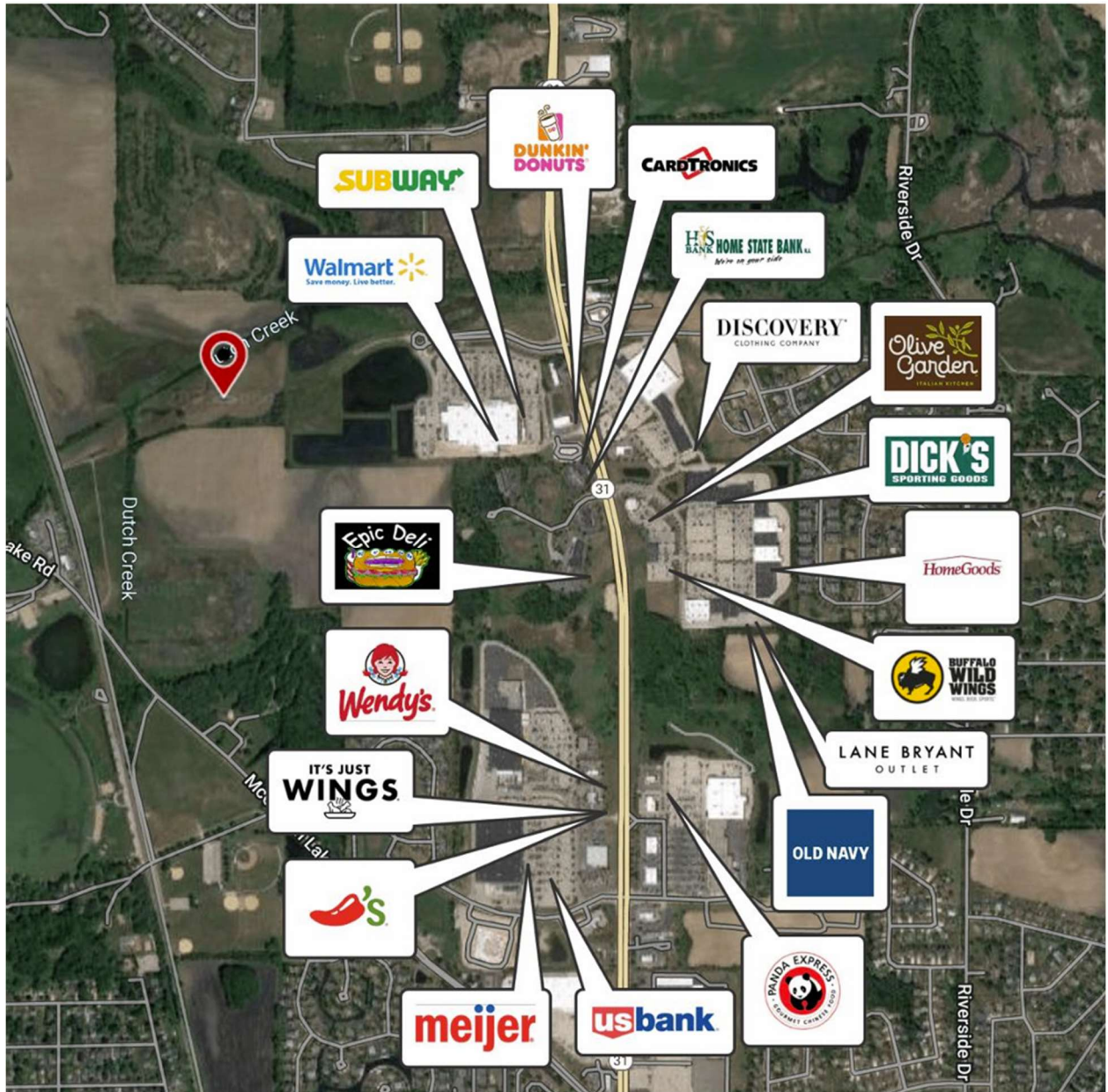
LOT SIZE : 21.198 Acres

List Price : \$95K / Acre (Any Reasonable Offer is Welcome)

PROPERTY HIGHLIGHTS SD - Special
Development District Zoning Multiple permitted
uses Just west of Walmart

PROPERTY DESCRIPTION : 2 parcels totaling
just over 21 acres just West of the Super
Walmart in Johnsburg. The Running Brook Farm
Blvd through the Walmart leads exclusively to
the land parcel. Excellent retail or office
development opportunity

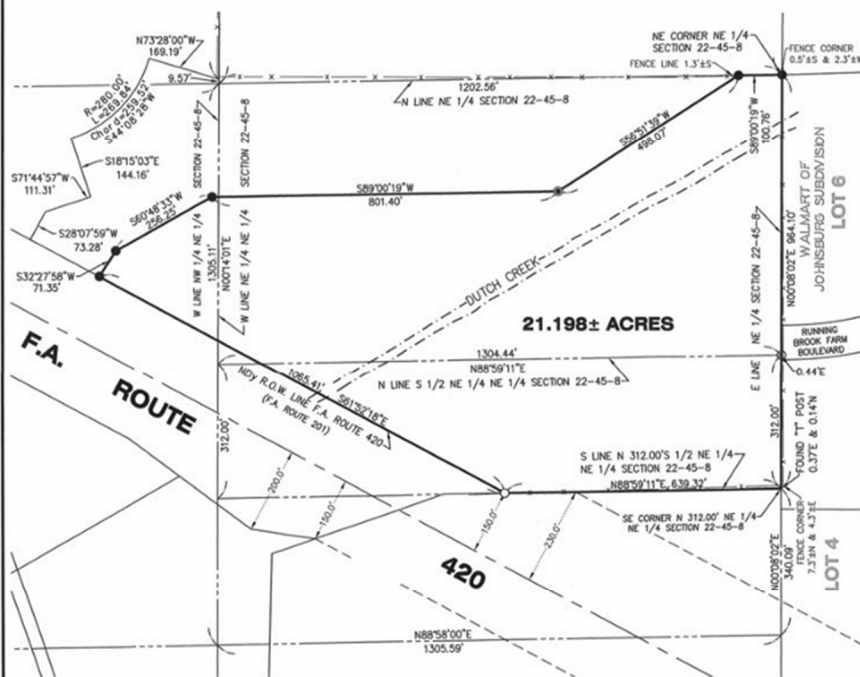






PLAT OF SURVEY

Part of the Northeast Quarter of Section 22, Township 45 North, Range 8, East of the Third Principal Meridian, being described as follows: Beginning at the Northeast corner of said Northeast Quarter; thence South 89 degrees 00 minutes 19 seconds West along the North line thereof, 100.76 feet; South 58 degrees 51 minutes 39 seconds West, 498.07 feet; thence South 89 degrees 00 minutes 19 seconds West, 801.40 feet; thence South 60 degrees 48 minutes 33 seconds West, 256.25 feet; thence South 32 degrees 27 minutes 58 seconds West, 71.35 feet to the Northeastly right-of-way line of F.A. Route 420, (also known as F.A. Route 201); thence South 61 degrees 52 minutes 18 seconds East along said Northeastly right-of-way line, 1065.41 feet to the South line of the North 312.00 feet of the South Half of the Northeast Quarter of the Northeast Quarter of said Section 22; thence North 88 degrees 59 minutes 11 seconds East along said South line, 639.32 feet to the Southeast corner thereof; thence North 00 degrees 08 minutes 02 seconds East along the East line of the Northeast Quarter of said Section 22, a distance of 964.10 feet to the Place of Beginning, in McHenry County, Illinois.



LEGEND			
● FOUND IRON BAR	● SET IRON BAR	○ FOUND NAIL	○ SET NAIL
● FOUND SPIKE	● SET SPIKE	○ FOUND CROSS	○ SET CROSS
○ FOUND IRON PIPE	○ FOUND MONUMENT	(M) MEASURED	(D) DEED (R) RECORD

CLIENT: TALMER BANK & TRUST
 DRAWN BY: APC CHECKED BY: M/V
 SCALE: 1"=200' SEC. 22 T. 45 R. 8 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 09-22-228-003, 09-22-228-006
 JOB NO.: 135213 I.D. MEY
 FIELDWORK COMP.: 8/30/13 BK PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMALS. REF.
 PARTS THEREOF CORRECTED TO BE F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown herein unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
 • No distance should be assumed by scaling.
 • No underground improvements have been located unless shown and noted.
 • No representation as to ownership, use, or possession should be hereon implied.
 • This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS) S.S.
 COUNTY OF McHENRY

In my professional opinion and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock,
 McHenry County, Illinois, 9/3 A.D., 2013.
 Vanderstappen Surveying & Engineering, Inc.
 Design Firm No. 104-002702

By: *[Signature]*
 Illinois Professional Land Surveyor No. 2709

Buyers Brokers are welcome.

Contact: Rao

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