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IL2208.1327  
BOUNDARY SURVEY  
LAKE COUNTY



PROPERTY ADDRESS:  
34702 N GILMER ROAD, VOIO, ILLINOIS 60073  
SURVEY NUMBER: IL2208.1327

CERTIFIED TO:  
NORTHERN ILLINOIS AUTO GROUP INC.; CT, CHICAGO TITLE INSURANCE COMPANY

BUYER: NORTHERN ILLINOIS AUTO GROUP INC.

LENDER:

TITLE COMPANY: CT

COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO: 2200847NOWP

LEGAL DESCRIPTION:

PARCEL 1: LOT 1 IN THE RESUBDIVISION OF MUNSON ACRES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1999 AS DOCUMENT 1048747 IN BOOK 36 OF PLATS, PAGE 12, EXCEPT THAT PART DESCRIBED AS FOLLOWS, COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERNLY LINE, 118.76 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE WEST 127 FEET, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 1 TO THE SOUTH LINE OF GILMER ROAD; THENCE SOUTHEASTERLY ALONG GILMER ROAD TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 1 IN THE RESUBDIVISION OF MUNSON ACRES SUBDIVISION DESCRIBED AS FOLLOWS, COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERNLY LINE, 118.76 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE WEST 127 FEET, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN SECTION 3, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1999 AS DOCUMENT 1048747, IN BOOK 36 OF PLATS, PAGE 12, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN THE RESUBDIVISION OF MUNSON ACRES; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 12, A DISTANCE OF 450.00 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF LOT 1 OF SAID SUBDIVISION, A DISTANCE OF 350 FEET; THENCE NORTHERLY ON A LINE PARALLEL TO THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 12, A DISTANCE OF 361.00 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL TO AND 100.00 FEET DISTANT MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERNLY LINE OF LOT 1 OF SAID SUBDIVISION, 139.55 FEET TO A POINT ON THE SOUTHWESTERNLY RIGHT OF WAY LINE OF GILMER ROAD, 100.00 FEET SOUTHERLY FROM THE SOUTHEASTERNLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 100.00 FEET TO THE SAID SOUTHEASTERNLY CORNER OF LOT 1; THENCE SOUTHEASTERLY AND WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING SOUTH OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST TO THE SOUTHWESTERNLY LINE OF GILMER ROAD ADFORESAID, IN LAKE COUNTY, ILLINOIS.

PARCEL 4: A TRIANGULAR SHAPED PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF RELOCATED ILLINOIS ROUTE 120, AND ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF RELOCATED GILMER ROAD ACCORDING TO DOCUMENT NO. 324694, RECORDED DECEMBER 30, 1992, AND BOUNDED ON THE SOUTHWEST BY THE NORTHEASTERNLY RIGHT OF WAY OF GILMER ROAD AS ESTABLISHED BY DOCUMENT NO. 429221, RECORDED SEPTEMBER 1, 1994, EXCEPT ANY PART THEREOF LYING EAST OF THE WEST LINE OF SAID EAST 723 FEET OF SAID QUARTER SECTION, AND EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED AS DOCUMENT 3691145, IN LAKE COUNTY, ILLINOIS.

PARCEL 5: ALL OF VACATED GILMER ROAD, EXCEPTING THEREFROM THAT PART LYING 79.0 FEET SOUTH OF THE SOUTH LINE AND ITS EXTENSION OF LOT 1 IN THE RESUBDIVISION OF MUNSON ACRES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 16, 1999 AS DOCUMENT 1048747, IN BOOK 36 OF PLATS, PAGE 12, IN LAKE COUNTY, ILLINOIS.

PARCEL 6: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN THE RESUBDIVISION OF MUNSON ACRES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 16, 1999 AS DOCUMENT 1048747, IN BOOK 36 OF PLATS, PAGE 12, EXCEPTING THEREFROM THAT PART LYING SOUTH OF SAID EASTERLY RIGHT OF WAY BEING A LINE 210.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 285.50 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE TO THE LEFT WITH PROLONGATION OF THE LAST DESCRIBED LINE OF 40 DEGREES, 55 MINUTES, 11 SECONDS, A DISTANCE OF 200.00 FEET; THENCE EAST, ALONG A LINE 79.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 1, AND ITS EXTENSION, IN THE RESUBDIVISION OF MUNSON ACRES ADFORESAID, A DISTANCE OF 89.66 FEET TO THE WESTERLY RIGHT OF WAY OF VACATED GILMER ROAD AS VACATED BY DOCUMENT NUMBER 869999; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 108.30 FEET TO THE SOUTH LINE AND ITS EXTENSION OF LOT 1 IN THE RESUBDIVISION OF MUNSON ACRES ADFORESAID; THENCE WEST, ALONG SAID SOUTH LINE AND ITS EXTENSION, A DISTANCE OF 452.21 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES

DATE SIGNED: 08/19/22 FIELD WORK DATE: 8/12/2022

REVISION DATE(S): (REV 1) 8/19/2022

POINTS OF INTEREST

NONE VISIBLE

STATE OF ILLINOIS } SS  
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

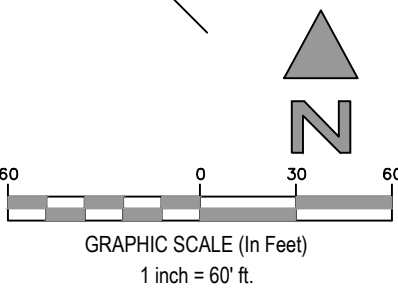


ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2022  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA Land Surveyors, LLC  
316 East Jackson Street | Morris, IL 60450  
P: 773.305.4011  
F: 773.305.4011



LINE TABLE:  
L1 40.00' (R)  
S 48°55'40" W 40.00' (M)  
C-1  
R= 1220.70'(R&M)  
L= 347.15'(R) 347.49'(M)  
Δ= 16°17'39"(R) 16°18'36"(M)  
S 34°22'27" E 345.99'  
S 34°14'01" E 346.32'(M)  
C-2  
R= 46.14'(R&M)  
L= 23.78'(R) 23.78'(M)  
Δ= 29°31'47"(R) 29°31'46"(M)  
N 63°01'32" W 23.52'  
N 63°01'32" W 23.52'(M)  
C-3  
R= 1220.97'(R&M)  
L= 114.91'(R) 114.91'(M)  
Δ= 5°23'32"(R) 5°23'33"(M)  
S 7°46'17" E 114.87'  
S 7°46'17" E 114.87'(M)



- GENERAL SURVEYOR NOTES:
1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North or degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter 8, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:
LINETYPES: Boundary Line, Center Line, Chain Link or Wire Fence, Easement, Edge of Water, Iron Fence, Overhead Lines, Structure, Survey Tie Line, Vinyl Fence, Wall or Party Wall, Wood Fence.
ABBREVIATIONS: (C) - Calculated, (D) - Deed, (F) - Field, (M) - Measured, (R) - Record, (S) - Survey, A/C - Air Conditioning, AE - Access Easement, ANE - Anchor Easement, ASBL - Accessory Setback Line, B/W - Bay/Box Window, BC - Block Corner, BFP - Backflow Preventer, BLDG - Building, BLK - Block, BM - Benchmark, BR - Bearing Reference, BRL - Building Restriction Line, C - Curve, CL - Center Line, C/P - Covered Porch, C/S - Concrete Slab, CATV - Cable TV Riser, CB - Concrete Block, CH - Chord Bearing, CHIM - Chimney, CLF - Chain Link Fence, CME - Canal Maintenance Easement, CO - Clean Out, CONC - Concrete, COR - Corner, CS/W - Concrete Sidewalk, CUE - Control Utility Easement, CVG - Concrete Valley Gutter, D/W - Driveway, DE - Drainage Easement, DF - Drain Field, DH - Drill Hole, DUE - Drainage & Utility Easement, ELEV - Elevation, EM - Electric Meter, ENCL - Enclosure, ENT - Entrance, EOP - Edge of Pavement, EOW - Edge of Water, ESMT - Easement, EUB - Electric Utility Box, F/DH - Found Drill Hole, FCM - Found Concrete Monument, FF - Finished Floor, FIP - Found Iron Pipe, FIPC - Found Iron Pipe & Cap, FIR - Found Iron Rod, FIRC - Found Iron Rod & Cap, FN - Found Nail, FND - Found Nail & Disc, FRSPK - Found Rail Road Spike, GAR - Garage, GM - Gas Meter, ID - Identification, IE/EE - Ingress/Egress Easement, ILL - Illegible, INST - Instrument, INT - Intersection, IRRE - Irrigation Easement, L - Length, LAE - Limited Access Easement, LBN - License No. (Business), LBE - Limited Buffer Easement, LE - Landscape Easement, LME - Lake/Landscape Maintenance Easement, LSN - License No. (Surveyor), MB - Map Book, ME - Maintenance Easement, MES - Mitered End Section, MF - Metal Fence, MH - Manhole, MHW - Mean High Water Line, NR - Non-Radial, NTS - Not to Scale, NAVD88 - North American Vertical Datum 1988, NGVD29 - National Geodetic Vertical Datum 1929, OG - On Ground, ORB - Official Records Book, ORV - Official Record Volume, O/A - Overall, OS - Offset, OFF - Outside Subject Property, OH - Overhang, OHL - Ordinary High Water Line, OHW - Ordinary High Water Line, ON - Inside Subject Property, P/E - Pool Equipment, PB - Plat Book, PC - Point of Curvature, PCC - Point of Compound Curvature, PCP - Permanent Control Point, PI - Point of Intersection, PLS - Professional Land Surveyor, PLT - Planter, POB - Point of Beginning, POC - Point of Commencement, PRC - Point of Reverse Curvature, PRM - Permanent Reference Monument, PSM - Professional Surveyor & Mapper, PT - Point of Tangency, PUE - Public Utility Easement, R - Radius or Radial, R/W - Right of Way, RES - Residential, RGE - Range, ROE - Roof Overhang Easement, RP - Radius Point, S/W - Sidewalk, SCL - Survey Closure Line, SCR - Screen, SEC - Section, SEP - Septic Tank, SEW - Sewer, SIR - Set Iron Rod & Cap, SNWE - Storm Water Management Easement, SN&D - Set Nail and Disc, SQFT - Square Feet, STL - Survey Tie Line, STY - Story, SV - Sewer Valve, SWE - Sidewalk Easement, TBM - Temporary Bench Mark, TEL - Telephone Facilities, TOB - Top of Bank, TUE - Technological Utility Easement, TWP - Township, TX - Transformer, TYP - Typical, UE - Utility Easement, UG - Underground, UP - Utility Pole, UR - Utility Riser, VF - Vinyl Fence, W/C - Witness Corner, W/F - Water Filter, WM - Water Meter/Valve Box, WV - Water valve.

FLOOD ZONE INFORMATION: