

PLAT OF SURVEY

THE PREMISES COMMONLY KNOWN AS:
185 EAGLE POINT ROAD, FOX LAKE, IL
PARCEL AREA = 7,282 S.F. +/-
(TO WATERS EDGE)

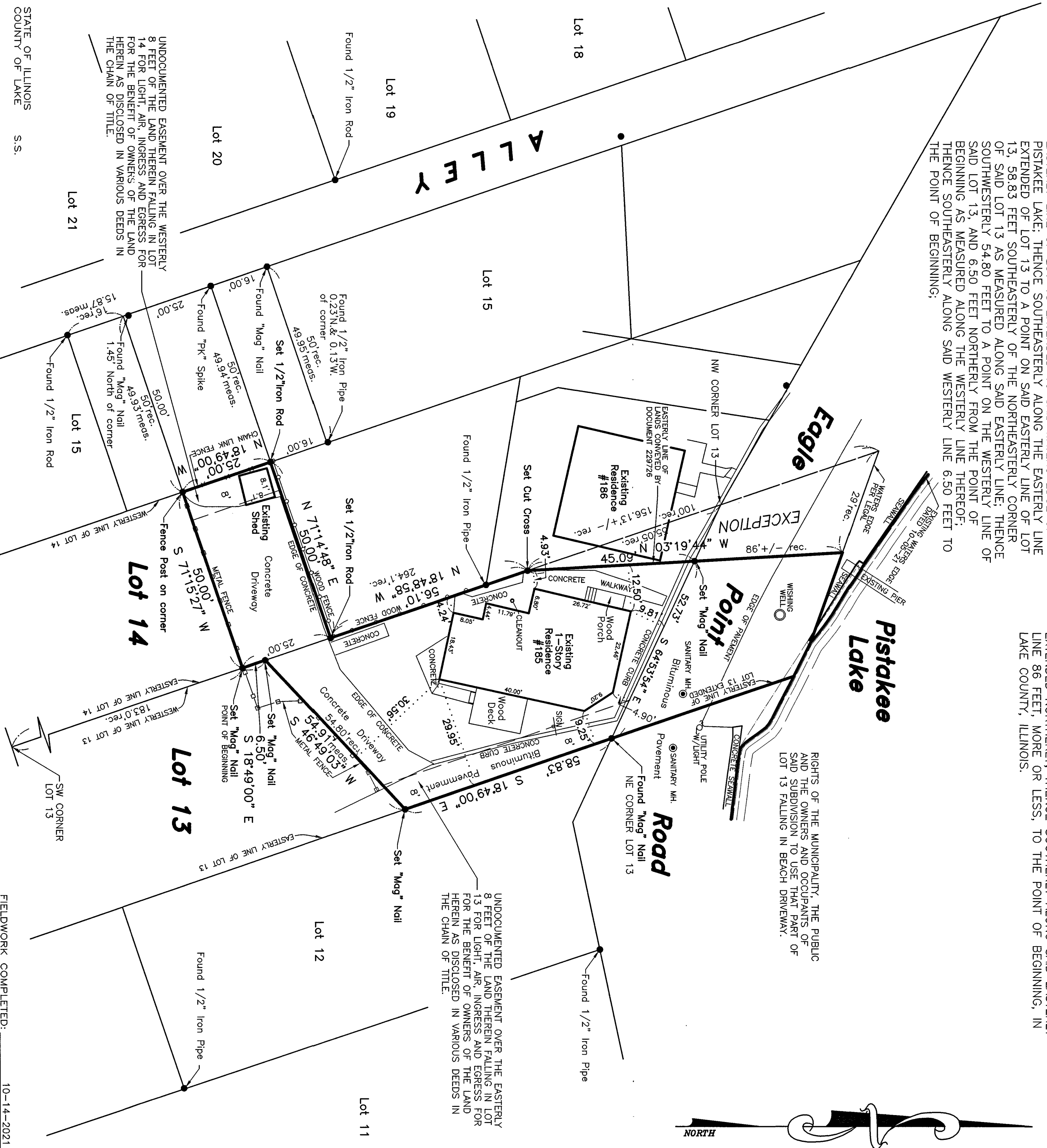
PINS: 05-09-302-012
05-09-302-015

THAT PART OF LOTS 13 AND 14 IN JOHN W. KREUSER'S SUBDIVISION OF LOT 21 IN BONSLITT'S SUBDIVISION OF EAGLE POINT, BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 9, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1911, AS DOCUMENT 136865, IN BOOK "F" OF PLATS, ON PAGE 19 IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 13, 183.0 FEET TO A POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE OF LOT 13, 50.0 FEET TO THE WESTERLY LINE OF LOT 14; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF LOT 14, 25 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE OF LOT 14, 50.0 FEET TO THE WESTERLY LINE OF LOT 13; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE AND THE WATERS EDGE OF PISTAKEE LAKE; THENCE MORE OR LESS, TO THE WATERS EDGE OF PISTAKEE LAKE; THENCE SOUTHEASTERLY ALONG SAID WATERS EDGE TO THE PISTAKEE LAKE; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE EXTENDED OF LOT 13 TO A POINT ON SAID EASTERLY LINE OF LOT 13, 58.83 FEET SOUTHEASTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 13 AS MEASURED ALONG SAID EASTERLY LINE; THENCE SOUTHWESTERLY 54.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 13, AND 6.50 FEET NORTHERLY FROM THE POINT OF BEGINNING AS MEASURED ALONG THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 6.50 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART OF LOT 13 DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE WESTERLY LINE OF SAID LOT 13, 264.1 FEET NORTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 13, SAID POINT BEING 55.05 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE AND THE SAME EXTENDED, 100 FEET TO THE WATERS EDGE OF PISTAKEE LAKE; THENCE SOUTHEASTERLY ALONG SAID WATERS EDGE 29 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF PREMISES CONVEYED TO HENRY P. TAYLOR AND MATILDA C. TAYLOR, HIS WIFE, BY DEED DATED SEPTEMBER 4, 1923 AND RECORDED SEPTEMBER 18, 1923 AS DOCUMENT 229726, EXTENDED NORTHERLY; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 86 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

RIGHTS OF THE MUNICIPALITY, THE PUBLIC AND THE OWNERS AND OCCUPANTS OF SAID SUBDIVISION TO USE THAT PART OF LOT 13 FALLING IN BEACH DRIVEWAY.



UNDOCUMENTED EASEMENT OVER THE WESTERLY 8 FEET OF THE LAND THEREIN FALLING IN LOT 14 FOR LIGHT, AIR, INGRESS AND EGRESS FOR THE BENEFIT OF OWNERS OF THE LAND HEREIN AS DISCLOSED IN VARIOUS DEEDS IN THE CHAIN OF TITLE.

UNDOCUMENTED EASEMENT OVER THE EASTERLY 8 FEET OF THE LAND THEREIN FALLING IN LOT 13 FOR LIGHT, AIR, INGRESS AND EGRESS FOR THE BENEFIT OF OWNERS OF THE LAND HEREIN AS DISCLOSED IN VARIOUS DEEDS IN THE CHAIN OF TITLE.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION, ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 14TH DAY OF OCTOBER, A.D. 20 21.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-22
PROFESSIONAL DESIGN FIRM NO. 184-002732



FIELDWORK COMPLETED: 10-14-2021
CLIENT NAME: Robert E. Frank Reel Estate
ADDRESS: P.O. Box 1111
Lake Villa, IL 60046

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

Scale: 1" = 20'
FILE NO. 170-21
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