

LIBERTY JUNCTION

BEING A SUBDIVISION OF LOTS 1 AND 3 IN FIRST ADDITION TO YOUNG'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FIRST ADDITION TO YOUNG'S SUBDIVISION RECORDED OCTOBER 27, 2003 AS DOCUMENT 5415502, IN LAKE COUNTY, ILLINOIS.

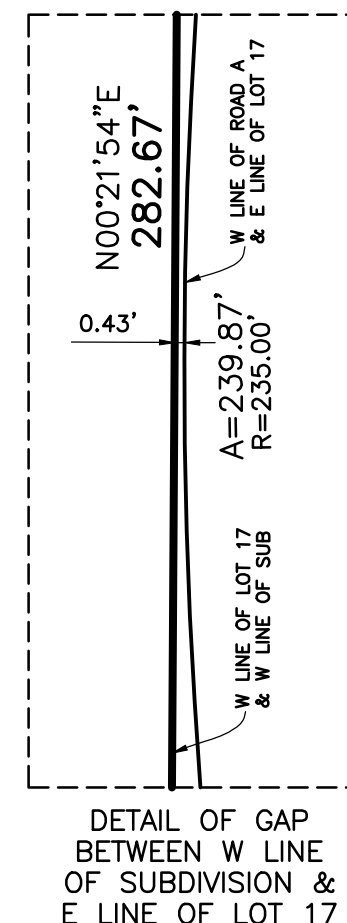
PETERSON ROAD (IL ROUTE 137)
HERETOFORE DEDICATED
(R.O.W. VARIES ON WIDTH)



GRAPHIC SCALE



(IN FEET)
1 inch = 50' ft.



LOT 1 = 542,589 SQUARE FEET OR 12.4561 ACRES
LOT 3 = 125,517 SQUARE FEET OR 2.8814 ACRES
TOTAL AREA = 668,106 SQUARE FEET OR 15.3376 ACRES

PREPARED BY:
TFW SURVEYING & MAPPING
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
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DATE: MAY 14, 2021
ORDER NO: 210160
PROJ. NO: 3027
PROJ. NAME: ILM HOMES, INC.
PROJ. NAME: YOUNG PROPERTY
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Professional Design Firm Registration #184-002793.

LIBERTY JUNCTION

BEING A SUBDIVISION OF LOTS 1 AND 3 IN FIRST ADDITION TO YOUNG'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FIRST ADDITION TO YOUNG'S SUBDIVISION RECORDED OCTOBER 27, 2003 AS DOCUMENT 5415502, IN LAKE COUNTY, ILLINOIS.

OWNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

_____, DOES HEREBY CERTIFIES THAT IT IS PART OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS ____ DAY OF _____, 20 ____.

BY: _____ PRINTED NAME: _____

BY: _____ PRINTED NAME: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF SAID COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE _____ DID ALSO THEN AND THERE ACKNOWLEDGE THAT _____ HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID COMPANY, DID AFFIX THE CORPORATE SEAL TO THE SAID INSTRUMENT AS H_____ OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY, AS TRUSTEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC (SEAL)

OWNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

_____, DOES HEREBY CERTIFIES THAT IT IS PART OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS ____ DAY OF _____, 20 ____.

BY: _____ PRINTED NAME: _____

BY: _____ PRINTED NAME: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF SAID COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE _____ DID ALSO THEN AND THERE ACKNOWLEDGE THAT _____ HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID COMPANY, DID AFFIX THE CORPORATE SEAL TO THE SAID INSTRUMENT AS H_____ OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY, AS TRUSTEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC (SEAL)

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO CERTIFY THAT _____ AS OWNER, HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN LIBERTYVILLE K-8 SCHOOL DISTRICT 2 AND HIGH SCHOOL DISTRICT 100.

DATED THIS ____ DAY OF _____, 20 ____.

BY: _____

BY: _____

LOT NUMBER(S)	ELEMENTARY	SCHOOL DISTRICT	HIGH SCHOOL
ALL	70		128

PLAT SUBMITTAL AND RETURN TO ADDRESS:
THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____ ZIP: _____

TITLE COMMITMENT NOTES:

THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 3078014, EFFECTIVE DATE: NOVEMBER 30, 2020, REVISION DATE JANUARY 25, 2021. AS LISTED IN TITLE COMMITMENT: 11-09-301-005 & 11-09-301-009

PREPARED BY:

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VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

APPROVED AND ACCEPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS. AT A MEETING HELD THIS ____ DAY OF _____, 20____.

PRESIDENT ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

APPROVED AND ACCEPTED BY THE VILLAGE ENGINEER OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER

PLAN AND DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS, AT A MEETING HELD THIS ____ DAY OF _____, 20____.

CHAIRMAN OF SAID PLAN COMMISSION

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, TREASURER OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT THE VILLAGE OF LIBERTYVILLE, ILLINOIS THIS ____ DAY OF _____, A.D. 20____.

VILLAGE TREASURER, LIBERTYVILLE, IL

CITY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, MAYOR OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED, BY THE CITY COUNCIL AT ITS MEETING HELD ON _____, 20____.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS, THIS ____ DAY OF _____, A.D. 20____.

BY: _____
(MAYOR)

NAME: _____
(VILLAGE CLERK)

NAME: _____ (SEAL)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS. THIS ____ DAY OF _____, A.D. 20____.

LAKE COUNTY CLERK

SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S NAILS ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
ALL EASEMENTS ARE HERETOFORE GRANTED UNLESS OTHERWISE NOTED.
ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED COORDINATE SYSTEM AND ARE INTENDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATER AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE CONSOLIDATION, FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS CONSOLIDATION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS ____ DAY OF _____, 20 ____.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER _____ REGISTRATION EXPIRATION DATE _____

PROPERTY OWNER'S SIGNATURE

BY: _____ OWNER OR ATTORNEY BY: _____ OWNER OR ATTORNEY

PRINT NAME _____ PRINT NAME

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS SUBDIVISION PLAT WITH THE LAKE COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 14th DAY OF MAY, A.D. 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOTS 1 AND 3 IN FIRST ADDITION TO YOUNG'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 2003 AS DOCUMENT 5415502, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE ORDER FILED SEPTEMBER 15, 2011 IN CASE NO. 11 ED 15 IN THE CIRCUIT COURT OF LAKE COUNTY, ILLINOIS, IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS.

I FURTHER CERTIFIES THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FIRM, MAP NUMBER 1709C0162K, DATED AUGUST 18, 2013.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 14th DAY OF MAY, A.D. 2021.

PRELIMINARY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2022

