#2015-10
6000 Northwest Highway (Crystal Point Retail Center)
Project Review for Planning and Zoning Commission

Meeting Date:	February 18, 2015
Zoning Requests:	Minor Subdivision by Lease for the creation of a tax parcel.
Location:	6000 Northwest Highway
Acreage:	31.9 acres (total)
Existing Zoning:	"B-2 PUD" General Commercial, Planned Unit Development
Surrounding Properties:	North: "B-2" General Commercial South: "B-2 PUD" General Commercial PUD East: "B-2 PUD" General Commercial PUD West: "B-2 PUD" General Commercial PUD
Staff Contact:	James Richter II, (815) 356-3737

Background:

The Crystal Point Retail Center was annexed in 1972 and has undergone a number of redevelopments since that time. Currently, Crystal Point is occupied with big box retailers and restaurant outlots.

Inland Crystal Point LLC, owns the Crystal Point Retail Center. Inland Commercial Property Management manages and leases the Crystal Point Retail Center. As owners and managers of the center, Inland assesses each tenant with their share of the taxes, as well as the common area maintenance of the center (snow plowing/ice control, landscaping, etc.). This is typically calculated on a per-square-foot basis.

Despite Kmart's closure in December of 2014, their space within the Crystal Point Shopping Center has lease term renewals available through 2068. Sears (the parent company owner) is planning to retain the lease on this space. A provision of their lease requires Inland to separate the Kmart real estate for tax purposes, so that Sears Holdings can be billed separately. This has proven to be a challenge for Inland, because the Township Assessor and County Treasurer cannot divide this for tax purposes without having this subdivision by lease.

The UDO provides for "subdivisions to be created by rent or lease" for this very purpose. Through this process, Inland will retain ownership of the property, while allowing Sears to be assessed separately for their taxes.

Land Use Analysis:
With the exception of the Ace Hardware property along Main Street, the majority of the Crystal Point Retail Center is located one lot (lot 2). The proposed minor subdivision by lease of the property rented by Sears Holdings would create a separate tax parcel, which will eventually be called "Lot 2a".

The current draft of the Subdivision by Lease Plat illustrates Sears' real estate as "Lot 1", which will need to be changed to "Lot 2a". In view of the fact that this is not a formal division of land, the City will not recognize it as such. If Inland attempts to sell this real estate to Sears Holdings or any other entity, permits cannot be granted and Occupancy Permits may be withheld for the Kmart space or any other space within the Crystal Point Shopping Center.

Minor Subdivision:
The Minor Subdivision process was introduced through the Unified Development Ordinance. In 2012, the City Council approved the following language in Article 5, under the Subdivision Standards:

> Subdivisions created by rent or lease. [Amended 9-4-2012 by Ord. No. 6843] A subdivision created by rent or lease, including *[but not limited to]* a mobile or manufactured home or recreational vehicle park, is any tract of land divided by renting or leasing portions thereof. **It is owned, however, as one parcel under single ownership** (which can include a number of persons owning property in common). *[In this case, Inland Real Estate is the current owner]*.
>
> Subdivisions created by rent or lease are not subject to the dimensional standards of this Ordinance. [Amended 9-4-2012 by Ord. No. 6843] Subdivisions created by rent or lease are exempt from the survey requirements of this article, but must be submitted for review and be approved by the City before possession of any portion thereof may be conveyed in any manner. Subdivisions created by rent or lease will be reviewed in accordance with the procedures listed for minor subdivisions. [Amended 9-4-2012 by Ord. No. 6843]

Accordingly, there are no variations or public improvements required for this Minor Subdivision by Lease.

Comprehensive Land Use Plan 2020 Vision Summary Review:
The Comprehensive Plan designates the subject property as Commerce. The Commerce designation is described as "representing existing retail and service commercial areas and indicating areas for future commercial uses."

Within the Commercial Land Use section of the Comprehensive Plan, the following applicable goals and objectives are observed by allowing this use:

Objective #1: Promote Crystal Lake as a center of business activity and economic growth both locally and regionally.

- Promote the city as the regional 'hub' of McHenry County and encourage businesses to

remain, expand and relocate to the city.

- Maintain a diversity of commercial, office and industrial uses throughout the city to create a more sustainable local economy that has the ability to meet the different personal and business needs of people in the city.

Objective #2: Encourage business development that maximizes links to related businesses, infrastructure and customers.

- Encourage business development along major roads to encourage the movement of goods and people as smoothly and as timely as possible.
- Encourage the reuse and redevelopment of existing buildings and facilities instead of growth into undeveloped land.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request for a Minor Subdivision and variations is made, the following conditions of approval are recommended:

1) Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    a. Application, Inland Commercial Property Management, received 1-30-15.
    b. ALTA Survey, Heritage, dated 9-27-10, updated 1-15-15.
    c. Final Plat of Re-subdivision, Heritage, dated 1-29-15.

2) Final Plat of Subdivision by Lease:
    a. The Final Plat shall be re-titled "Final Plat of Subdivision by Lease of the Crystal Point Retail Center."
    b. Lot 1 shall be renamed "Lot 2a."
    c. A plat note shall be added on Lot 2a (the Sears parcel) stating "Lot 2a created by lease for tax purposes only."
    d. A plat note shall be added elsewhere on the plat document indicating:
        i. This Final Plat of Subdivision created by Lease has been approved through the Minor Subdivision process of the City of Crystal Lake in accordance with the Unified Development Ordinance [Ord. No. 6843]. Lot 2a of this Final Plat of Subdivision created by Lease is owned, along with the remaining portion of Lot 2, under single ownership and shall not be construed as a division of land. The City of Crystal Lake will not acknowledge lot 2a as a separate parcel, and only as a lot created by Lease for tax purposes.
    e. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners and certification by licensed surveyor; exact location, width and name of all streets and dedication status; building setback lines and school districts in which each lot is located.

3) The petitioner shall address the comments of Community Development Department.

2015 10

RECEIVED
JAN 30 2015
BY:

Application for Minor Subdivision Approval

Application Number:	FOR OFFICE USE ONLY
Development Name:	
Date of Submission:	
Date of Resubmission:	

I. Applicant

Inland Commerical Property Management, Inc. / Kristi Rankin, Sr. V.P.
Name — Corporation

2901 Butterfield Road
Street

Oak Brook	IL	60523
City	State	Zip Code
Kristi Rankin	Managing Agent	630-218-5262
Contact Person	Relationship to Owner	Telephone Number
630-218-5270	rankin@inlandrealestate.com	
Fax Number	E-mail address	

II. Owner of Property

Inland Crystal Point, L.L.C. (c/o Inland Real Estate Corporation)
Name

2901 Butterfield Road, Oak Brook, IL 60523	630-218-5262
Address	Telephone Number

III. Development Team (if applicable)

Attorney	Telephone Number	Fax Number
Address		E-mail address
Architect	Telephone Number	Fax Number
Developer	Telephone Number	Fax Number
Engineer	Telephone Number	Fax Number
Terry L. Van Alstine	815-344-3252	815-344-3257
Surveyor	Telephone Number	Fax Number

IV. Project Data

1. a. Location/Address: Crystal Point, 6000 Northwest Highway, Crystal Lake, IL

   a. PIN #: 19-04-351-005

2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): Existing commercial strip mall shopping center; all parking, landscaping, buildings and other site improvements existing are depicted on the enclosed survey

3. Existing Zoning: B-3 PUD

4. Existing Land Use: Commercial Retail

   a. Is there an existing home on the property? ☐ YES, Go to 4b. ☑ NO

   b. Do you plan to demolish the home prior to plat approval? ☐ YES ☑ NO

5. Site acreage: Proposed sub-divided lot is 10.54 acres

6. Are you requesting a waiver from the requirement to:

   a. Install sidewalk ☐ YES ☑ NO

   b. Burial of Aerial Utilities ☐ YES ☑ NO

7. List any controlling Ordinances and agreements for this property (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.): Property is a part of an existing PUD

8. Reason for request/Description of proposal (including proposed land use, building addition, type of use, hours of operation, number of parking spaces, as applicable): Pursuant to exisiting lease with K-Mart (Sear's), Tenant requests to be separately assessed for real estate tax purposes.

V. Signatures

Kristi Rankin, Sr. V.P., ICPM 1/29/15

PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Beth Sprecher Brooks, Sr.V.P.* 1/29/15

OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust (see page 9).

What is a Minor Subdivision?

A minor subdivision is an expedited procedure that is specifically intended for projects which do not require any public improvements such as the construction of new roads (installation of sidewalks and street trees and burial of aerial utilities are not considered public improvements).

This application is intended for the processing of "minor subdivisions". To determine if you have this type of subdivision, follow the decision matrix below…

	QUESTION	CIRCLE ANSWER	
1.	Is the proposed development a subdivision of land into 10-lots or less?	YES	NO
2.	Is the development comprised of only one phase?	YES	NO
3.	The subdivision will not require any public improvements such as installation of a roadway (not including installation of sidewalks and street trees and burial of aerial utilities)	YES	NO

If you answered **YES** to all three questions above, continue to use this application. If you answered **NO** to any of the questions, your application cannot be processed as a minor subdivision. Please obtain the application for a major subdivision or contact the Planning and Economic Development Department at 815.356.3615 for further information.

RECEIVED
JAN 30 2015
BY:

DISCLOSURE OF BENEFICIARIES

1. Applicant: Inland Commercial Property Management, Inc., as managing agent for Inland Crystal Point, L.L.C.
   Address: 2901 Butterfield Road, Oak Brook, IL 60523

2. Nature of Benefit sought: Minor Subdivision

3. Nature of Applicant (Please check one):

a. Natural Person	☐	d. Trust/Trustee	☐
b. Corporation	☑	e. Partnership	☐
c. Land Trust/ Trustee	☐	f. Joint Venture	☐

4. If applicant is an entity other than described in Section3, briefly state the nature and characteristics of applicant:

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

   a. Inland Real Estate Corporation is the sole shareholder of Inland Commercial Property Management, Inc.

   b.

   c.

   d.

   e.

6. Name, address and capacity of person making this disclosure on behalf of the applicant:
   Beth Sprecher Brooks, General Counsel of Inland Real Estate Corporation

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Beth Sprecher Brooks, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: Desiree Juarez

Subscribed and Sworn to before me this 29th day of January, 2015.

Desiree Juarez
Notary Public

"OFFICIAL SEAL"
DESIREE JUAREZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 03/03/2018

2015 1-0

SUBMITTAL CHECKLIST

Item	Submittal Requirements	Comments
Completed Application	22 Copies	Provided by Surveyor - Terry L. Van Alstine
Disclosures of Beneficiaries	1 Original (signed and notarized), Plus 1 Copy	If applicable Attached is completed Unknown if required or if additional disclosures are required
Ownership Information	1 copy	Title insurance, warranty deed, most recent tax bill etc. Attached
Plat of Survey	22 Copies	Provided by Surveyor - Terry L. Van Alstine
Plat of Subdivision	22 Copies (8 Large Copies - 24" x 36" [folded to 9' x 12"] AND 14 Reduced Copy - 8.5" x 11" are acceptable)	The Final Plat of Subdivision must meet the requirements of Article 5-200 G 3b of the Unified Development Ordinance (Requirements attached) **
List of property owners within 200-feet excluding rights-of-way	1 copy	***Required only when variations are requested.*** Information can be obtained from the County Assessor's Office. See contact information below. ****
Fees	≤2 acres = $300, >2 acres = $300+$50/additional acre or portion thereof	$300 for first 2 acres + ($50 x 8.54 for remaining acreage) = $727.00

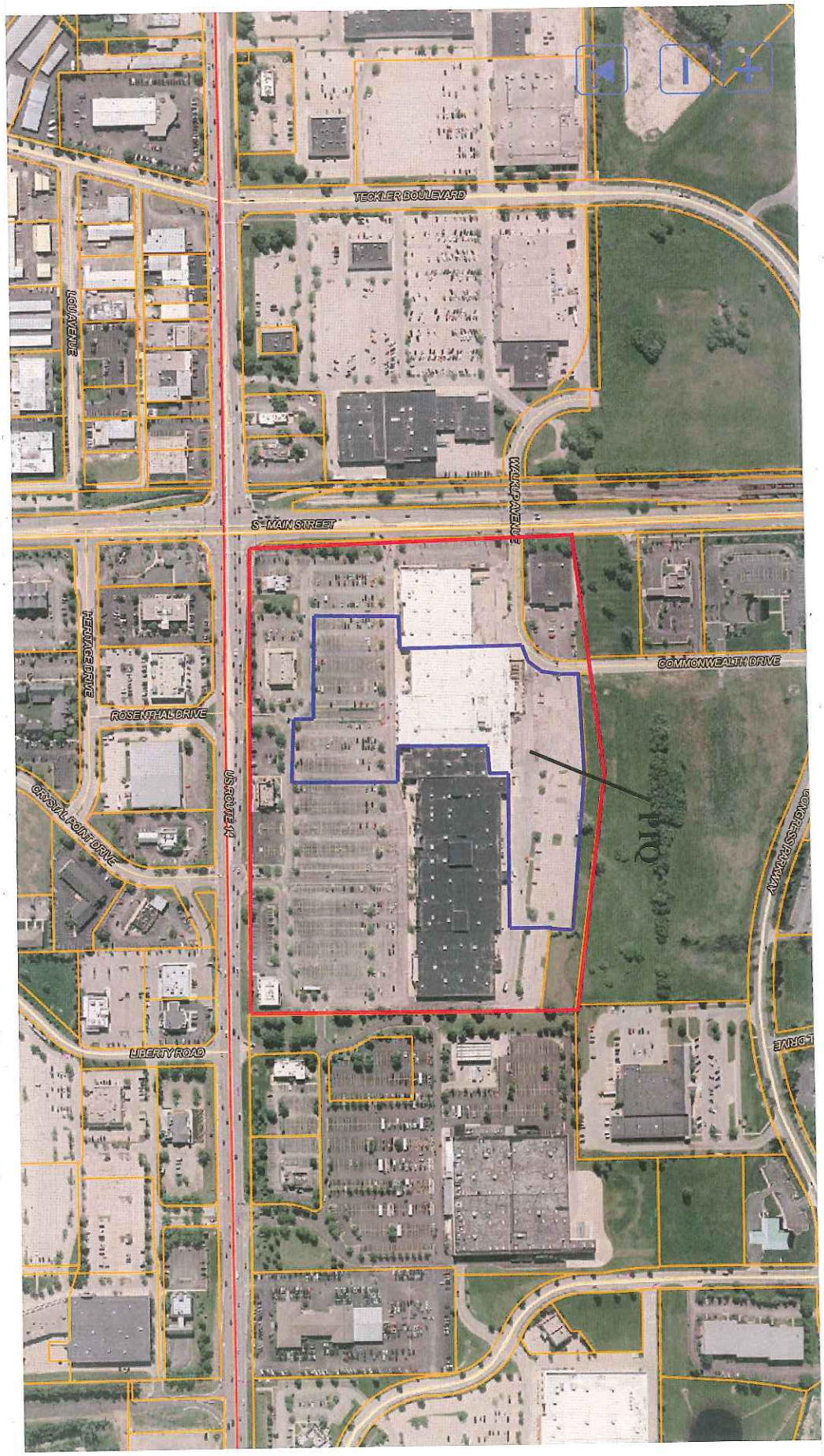
** Provided by Surveyor - Terry L. Van Alstine

**** Not applicable

McHenry County Assessor's Office

Mailing Address:
Office of Assessments
2200 North Seminary Avenue
Woodstock, IL 60098

Office Location:
667 Ware Road, Room 106
Woodstock, IL 60098
Phone: (815)334-4290
Fax: (815)338-8522
E-mail: assessments@co.mchenry.il.us


TECKLER BOULEVARD
S. MAIN STREET
WALNUT AVENUE
COMMONWEALTH DRIVE
HERITAGE DRIVE
ROSENTHAL DRIVE
CRYSTAL POINT DRIVE
LIBERTY ROAD
U.S. ROUTE 14
CONGRESS PARKWAY

ALTA / ACSM LAND TITLE SURVEY

(OWNER: Z INVESTMENT LLC)

OUTLOT "A" DETENTION AREA

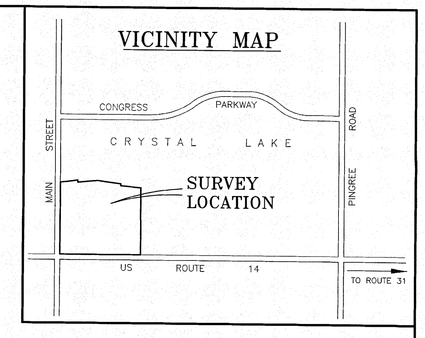
(ITEM W)

(OWNER: UNION NATIONAL BANK)

LEGAL DESCRIPTION:

LOT 2 IN CRYSTAL POINT RETAIL CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 2005 AS DOCUMENT NUMBER 2005R0043451 IN McHENRY COUNTY, ILLINOIS. LOT CONTAINING 31.9082 ACRES, MORE OR LESS, IN THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS.

VICINITY MAP



LOT 1
ACE HARDWARE
1-STORY CONCRETE BLOCK BUILDING
(18,810 SQ. FT.)
(OWNER: Z INVESTMENT LLC)

LOT 2
(RESUB. OF LOT 9)

OUTLOT "A"

LOT 1
FREED SUBDIVISION

LOT 2

K-MART

ROSS
DRESS FOR LESS

WORLD MARKET

FRESH
FRESH MARKET

BED BATH & BEYOND

SPORTS
AUTHORITY

BEST BUY

LT NAILS
HAIR SALON

TOTAL BUILDING AREA
(344,500 SQ. FT.)

1-STORY BRICK AND FRAME RESTAURANT
(PANERA BREAD)

1-STORY BRICK AND STONE BLOCK COMMERCIAL BUILDING
(RETAIL & RESTAURANT)
(6,160 SQ. FT.)

1-STORY BRICK AND FRAME RESTAURANT
(COLONIAL)
(4,250 SQ. FT.)

1-STORY BRICK AND FRAME RESTAURANT
(BOSTON MARKET)
(4,350 SQ. FT.)

(ARBY'S)
2,040 SQ. FT.

"VACANT"

"VACANT"

STREET — CENTERLINE OF MAIN STREET

MAIN — WEST LINE OF THE SW. 1/4 OF SEC. 4-43-8

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4-43-8

EAST R.O.W. LINE OF MAIN STREET

50' BUILDING SETBACK LINE

80' BUILDING SETBACK LINE

NORTHWEST HIGHWAY

U.S. ROUTE 14

NORTH R.O.W. LINE OF U.S. ROUTE 14

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4-43-8

(HERETOFORE DEDICATED TO THE STATE OF ILLINOIS BY DOCUMENT NUMBER 613784)

CENTERLINE OF NORTHWEST HIGHWAY (ROUTE 14)

SW. CORNER OF THE SW. 1/4 OF SECTION 4-43-8 PER MONUMENT RECORDS DOCUMENT NO. 826644

S. 89°54'18" W 456.17'=MEAS.
N. 89°56'42" W 456.85'=DED

INDICATES IRON STAKE (UNLESS NOTED OTHERWISE)

N 82°30'03" E 37.72'=R.&M.

N 86°30'46" E 307.18' = REC. & MEAS.

S 84°13'15" E 481.54' = REC. & MEAS.

S 82°55'25" E 261.67' = REC. & MEAS.

S 89°58'23" E 246.15'=REC. & MEAS.

N 90° W 135.39'=REC. & MEAS.

N 86°20'18" W 250.53'=REC. & MEAS.

S 90°00'00" W 1036.87'=REC. & MEAS.

N 0°03'22" W 787.65'=REC. & MEAS.

N 0°49'07" W 1044.58'=DED

S 00°14'13" E 891.73' = REC. & MEAS.

N 1°03'27" W 148.92'=MEAS.

N 82°30'03" E 43.49'=MEAS.

N 1°03'27" W 134.00'

S 1°03'27" E 89.99'

S 1°03'27" E 174.00'

N 1°03'27" W 158.00'

N 1°17'58" W 56.79'=R.&M.

S 1°17'58" W 33.89'=R.&M.

R=1060.00'
L=264.15'=R.&M.
CH=S 83°21'49" W 263.46'=R.&M.

R=1060.00'
L=264.15'=R.&M.
CH=S 83°21'49" W 263.46'=R.&M.

S 5°27'27" W 64.97'=R.&M.

S 90°00'00" W 154.30'

N 90°00'00" E 338.00'

S 90°00'00" W 126.28'

S 90°00'00" W 9.11'

S 90°00'00" W 79.17'

N 0°49'07" W 1044.58'=DED (HERETOFORE DEDICATED PER DOCUMENT NO. 613784)

N 0°03'22" W 787.65'=REC. & MEAS.

S 00°14'13" E 891.73' = REC. & MEAS. (OWNER: SAMS REAL ESTATE BUSINESS TRUST)

S 0°03'22" E 227.14'

S 0°03'22" E 134.00'

S 0°03'22" E 158.00'

S 0°03'22" E 174.00'

S 0°03'22" E 89.99'

S 0°03'22" E 43.49'=MEAS.

S 0°03'22" E 148.92'=MEAS.

S 0°03'22" E 390.98'= REC. & MEAS.

S 0°03'22" E 1045.58'=DED

S 0°03'22" E 1313.72'=MEAS.

N 0°03'22" W 1313.72'=MEAS.

N 0°04'29" W 1044.58'=DED (HERETOFORE DEDICATED PER DOCUMENT NO. 613784)

N 0°03'22" W 787.65'=REC. & MEAS.

N 0°03'22" W 1313.72'=MEAS.

N 0°03'22" W 390.98'= REC. & MEAS.

N 0°03'22" W 148.92'=MEAS.

N 0°03'22" W 43.49'=MEAS.

N 0°03'22" W 89.99'

N 0°03'22" W 134.00'

N 0°03'22" W 158.00'

N 0°03'22" W 174.00'

N 0°03'22" W 227.14'

S 0°03'22" E 1313.72'=MEAS.

S 0°03'22" E 1045.58'=DED

S 0°03'22" E 787.65'=REC. & MEAS.

S 0°03'22" E 390.98'= REC. & MEAS.

S 0°03'22" E 148.92'=MEAS.

S 0°03'22" E 43.49'=MEAS.

S 0°03'22" E 89.99'

S 0°03'22" E 134.00'

S 0°03'22" E 158.00'

S 0°03'22" E 174.00'

S 0°03'22" E 227.14'

S 0°03'22" E 891.73' = REC. & MEAS.

S 0°03'22" E 64.97' = R.&M.

S 0°03'22" E 33.89'=R.&M.

S 0°03'22" E 56.79'=R.&M.

S 0°03'22" E 1036.87'=REC. & MEAS.

FINAL PLAT OF THE
FIRST RESUBDIVISION OF LOT 2 OF CRYSTAL POINT RETAIL CENTER

BEING A RESUBDIVISION OF PART OF LOT 2 IN CRYSTAL POINT RETAIL CENTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
in
the City of Crystal Lake,
McHenry County, Illinois
ZONED B-3 P.U.D.

LOT 3
CRYSTAL LAKE BUSINESS CENTER UNIT #1

LOT 2
CRYSTAL LAKE BUSINESS CENTER UNIT #1

OUTLOT "A"
CRYSTAL POINT RETAIL CENTER
(OUTLOT "A" TO BE USED FOR DRAINAGE PURPOSES ONLY)

LOT 1
CRYSTAL POINT RETAIL CENTER

LOT 2
CRYSTAL POINT RETAIL CENTER

LOT 1
10.54 ACRES±
(BUILDING NOT SHOWN)

LOT 2
CRYSTAL POINT RETAIL CENTER

LOT 2
CRYSTAL POINT RETAIL CENTER

LOT 2
CRYSTAL POINT RETAIL CENTER

LOT 1
FREED SUBDIVISION

STREET
MAIN
NORTHWEST HIGHWAY U.S. ROUTE #14

SW. CORNER OF CRYSTAL LAKE BUSINESS CENTER UNIT #1
N 82°30'03" E 43.49'=MEAS.
N 82°30'03" E 778.91' = REC.
390.98' = REC.
SOUTHERLY LINE OF CRYSTAL LAKE BUSINESS CENTER UNIT 1
306.72' = REC.
S 82°41'08" E 741.16' = REC.
S 1°17'58" W 33.89'
N 86°30'46" E 307.18' = REC. & MEAS.
S 84°13'15" E 481.54' = REC. & MEAS.
EAST LINE OF LOT 1
S 1°17'58" E 56.78'
37.72'
P.T.
N 1°17'58" W 26.96'
NORTH LINE OF LOT 2 OF CRYSTAL POINT RETAIL CENTER
MUNICIPAL UTILITY EASEMENT DOC. # 2002R0024845
RADIUS = 177.50'
ARC = 282.93'
CHORD = 253.91'
CHBR. = N 44°21'49" E
RADIUS = 140.00' MEAS.
ARC = 223.15' MEAS.
CHBR. = S 44°21'49" W
CHORD = 200.27' MEAS.
SOUTH LINE OF LOT 1
SOUTHEAST LINE OF LOT 1
10' COMED EASEMENT PER DOC. NO. 643360
20' x 20' WATERMAIN EASEMENT
20' x 30' WATERMAIN EASEMENT
WATERMAN AND SANITARY SEWER EASEMENT BY DOCUMENT NO. 788542
WATERMAN AND SANITARY SEWER EASEMENT BY DOCUMENT NUMBER 788542
LOT 1 POINT OF BEGINNING CONCRETE MONUMENT
S 5°22'22" W 64.97' = R. & M.
N 82°55'25" W 261.67' = REC.
S 82°55'25" E 261.67' = REC.
NORTH LINE OF LOT 2 OF CRYSTAL POINT RETAIL CENTER
106.23' = REC.
POINT OF COMMENCEMENT NORTHEAST CORNER OF LOT 2 OF CRYSTAL POINT RETAIL CENTER
S 0°00'47" E 90.47'
S 89°59'13" W 416.00'
S 0°00'47" E 30.10'
CONCRETE BLOCK BUILDING CORNER
S 89°55'25" W 50.18'
NORTH FACE OF CONCRETE BLOCK BUILDING
S 0°04'35" E 60.00'
S 89°55'25" W 99.52'
N 90° W 1422.38'
N 90° W 1401.95'
272'
579.6'
N 89°58'23" W 246.15'
S 89°58'23" E 11.66'
TRAFFIC CONTROL EASEMENT AS OCCUPIED
10' WATERMAIN EASEMENT
N 0°03'49" E 123.02'
N 89°56'11" W 102.50'
NORTH FACE OF CONCRETE BLOCK BUILDING
WEST LINE OF THE SW. 1/4 OF SECTION 4-43-8
EAST R.O.W. LINE OF MAIN STREET
SANITARY SEWER EASEMENT
S 01°03'27" E 420.07'
N 01°03'27" E 133.06'
126.8'
148.52'
20'
78.0'
65'
N 0°03'49" E 237.73'
N 0°18'23" W 183.85'
S 0°00'47" E 240.00'
N 89°59'13" E 0.40'
S 0°00'30" E 20.70'
S 0°02'10" W 70.94'
N 0°44'53" W 26.85'
N 89°57'50" W 2.00'
N 0°02'10" E 64.50'
SANITARY SEWER & WATERMAIN EASEMENT PER DOCUMENT NUMBER 788542
20' x 20' WATERMAIN EASEMENT
20' x 20' WATERMAIN EASEMENT
N 0°54'29" W 1044.58' = MEAS.
N 01°03'27" W 936.48' = REC. & MEAS.
(HERETOFORE DEDICATED BY DOCUMENT NO. 613784)
N 0°49'07" W 1044.55' = DEED
787.66'
S 89°57'50" E 178.40'
S 90° W 275.54'
S 01°03'27" E 30.01'
N 90° W 45.01'
S 90° W 320.10'
S 89°57'50" E 125.12'
295.75'
285'
239'
126'
N 90°00'00" E 1395.94'
SANITARY SEWER AND WATERMAIN EASEMENT PER DOCUMENT #788542
S 90° W 685.01'
N 90° E 30.0'
N 0°00'00" E 237.73'
S 01°03'27" E 225.06'
N 0°12'28" W 231.03'
S 0°12'28" E 176.68'
N 89°47'32" E 20.00'
S 0°12'28" E 20.00'
S 89°47'32" W 20.00'
24.15'
149.27'
S 90°00'00" W 343.00'
S 90° W 20.00'
CONCRETE MONUMENT
N 0°14'13" W 250.00'
S 0°14'13" E 250.00'
N 90° E 20.00'
S 0°00'00" E 305.32'
N 1°03'27" W 67.98'
S 90°00'00" W 256.62'
N 0°14'13" W 250.00'
S 0°14'13" E 250.00'
S 0°14'13" E 891.73'
S 0°14'13" E 1049.28'
N 89°05'31" E 45.64'=M.
S 89°45'20" E 46.24'=DEED
N 33°13'38" W 52.61'=MEAS.
N 00°14'40" E 109.35'=DEED
N 00°54'29" W 113.10'=MEAS.
STORM SEWER EASEMENT PER DOC. NO. 790444
NORTH R.O.W. LINE OF U.S. ROUTE 14 BY CIRCUIT COURT CASE NO. 98ED1
20' MUNICIPAL UTILITY EASEMENT
N 90°00'00" W 135.39
N 86°20'18" W 250.53'
LANDS TAKEN BY I.D.O.T. IN CIRCUIT COURT CASE NO. 98ED1
S 00°05'42" E 53.04'=MEAS.
S 01°03'15" W 50.00'=DEED
S 89°54'18" W 458.17'=MEAS.
N 88°56'45" W 458.92'=DEED
SOUTH LINE OF THE SW. 1/4 OF SECTION 4-43-8
S 89°54'18" W 1495.17'=MEAS.
WEST - 1495.05' = DEED
S 90°00'00" W 1036.87'
NORTH R.O.W. LINE OF U.S. ROUTE 14
20' MUNICIPAL UTILITY EASEMENT
(HERETOFORE DEDICATED BY DOCUMENT NO. 613784)
SOUTH LINE OF THE SW. 1/4 OF SECTION 4-43-8
THE SW. CORNER OF THE SW. 1/4 OF SECTION 4-43-8 PER MONUMENT RECORDS DOCUMENT NO. 826644
10' COMED AND AMERITECH EASEMENT PER DOCUMENT #1999R0066473
N 0°00'47" E 420.00'
S 0°01'13" E 420.00'
N 0°01'13" W 420.00'
EAST LINE OF CRYSTAL POINT MALL AS PER DOC. NO. 787732 (AS MONUMENTED AND OCCUPIED) AND WEST LINE OF LAND DESCRIBED IN DOCUMENT NO. 928 040512
20' X 20' WATERMAIN EASEMENT PER DOC. #1992R0040513
SE. CORNER OF EASEMENT IS 15.0' NORTH OF THE SOUTH LINE OF THE SW. 1/4 OF SEC. 4
15' PUBLIC UTILITY EASEMENT PER FREED SUB'D.
20' WATERMAN EASEMENT PER FREED SUB'D.
10' I.B.T. EASEMENT PER FREED SUB'D.
10' COMED EASEMENT PER DOC. NO. 643360
N 0°14'13" W 250.00'
S 0°14'13" E 250.00'
102.00'
51.32'
P.I.N. #19-04-351-005
INDICATES IRON STAKE (UNLESS NOTED OTHERWISE)

N
W E
S
0 60 120
GRAPHIC SCALE : 1" = 60'

LINE CHART

LINE #	BEARING	DISTANCE
L1	S 01°13'29" E	174.10'
L2	N 01°13'29" W	158.80'
L3	S 65°14'10" W	105.44'
L4	S 65°14'10" W	92.34'
L5	N 24°46'26" W	20.00'
L6	N 90°00'00" E	217.68'
L7	N 90°00'00" W	307.59'
L8	S 00°13'06" E	174.41'
L9	S 00°13'06" E	174.40'
L10	N 90°00'00" W	37.00'
L11	S 00°13'06" E	59.30'
L12	S 00°13'06" E	37.00'
L13	S 00°13'06" E	8.00'
L14	N 90°00'00" E	562.62'
L15	N 90°00'00" E	421.60'
L16	N 90°00'00" E	312.53'
L17	N 90°00'00" E	302.50'
L20	S 00°06'00" E	19.76'
L21	N 00°06'00" W	29.74'
L22	S 00°06'00" E	25.00'
L23	S 90°00'00" W	10.00'
L24	N 00°06'00" W	25.00'
L25	N 83°19'19" W	539.04'
L26	N 83°18'52" W	271.45'
L27	S 00°14'13" E	63.41'
L28	N 00°00'35" W	62.13'
L29	S 00°14'13" E	74.54'
L30	S 00°14'13" E	73.35'
L31	S 00°06'00" E	66.50'
L32	S 00°06'00" E	66.57'
L33	N 90°00'00" W	131.00'
L34	N 83°18'52" W	69.66'
L35	N 83°18'52" W	166.89'
L36	S 00°14'13" E	808.46'
L37	S 76°10'28" E	62.82'
L38	S 02°03'32" E	40.00'
L39	S 69°20'23" W	65.19'
L40	S 49°24'12" E	66.08'
L41	S 49°24'12" E	66.08'
L42	N 33°34'04" E	37.51'
L43	N 0°50'46" E	126.32'
L44	S 89°49'27" W	32.14'
L45	S 47°23'23" W	26.67'
L46	N 89°49'27" E	14.82'
L47	S 47°23'23" E	11.86'
L48	S 89°49'27" W	18.07'
L49	N 0°50'46" E	113.21'
L50	N 33°34'04" E	41.21'
L51	N 90°00'00" E	9.13'
L52	N 90° E	100.97'
L53	S 0°00'04" W	147.73'

UTILITY NOTES:
1. NORTHERN ILLINOIS GAS COMPANY EASEMENT OVER LOT 1 AND THE WEST HALF OF LOT 2 IN CRYSTAL POINT RETAIL CENTER PER LANDS DESCRIBED IN DOCUMENT NUMBER 605803 AS RECORDED IN McHENRY COUNTY, ILLINOIS.
2. COMED EASEMENT OVER EAST HALF OF LOT 2 IN CRYSTAL POINT RETAIL CENTER PER LANDS DESCRIBED IN DOCUMENT #643360 AS RECORDED IN McHENRY COUNTY, ILLINOIS.

RECEIVED JAN 30 2015 BY:
2015 10

FINAL PLAT OF THE FIRST RESUBDIVISION OF CRYSTAL POINT RETAIL CENTER

REVISIONS		

DRAWN BY: TVA	SCALE: 1" = 60'
CHECKED BY: MWR	DATE : 1-29-2015
LOT CHECK BY: TVA	
JOB NO. 2015-008 FP1	

DISK : 04164 PAC NO : 04164P DISK : 150119 FILE : 15008FP1

HERITAGE LAND CONSULTANTS LLC
Surveying Engineering Septic Design
HLC SURVEYING
758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815) 344-3252

Sheet 1 of 2

FINAL PLAT OF THE
FIRST RESUBDIVISION OF
CRYSTAL POINT RETAIL CENTER

BEING A RESUBDIVISION OF PART OF LOT 2 IN CRYSTAL POINT RETAIL CENTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,

in

the CITY of CRYSTAL LAKE,
McHENRY COUNTY, ILLINOIS.
Zoned B-3 P.U.D.

Public Utility Easement (PUE) Provisions

An easement for serving the subdivision and other property with electric and communications services is hereby reserved for and granted to

Commonwealth Edison Company,
Cable Television Company or Franchises
and
AT&T, Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement" or "PUE", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" or "PUE" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e)), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel, or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NICOR, its successors and assigns to install, operate, maintain, repair, replace and remove facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement", "Common Area or Areas", and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and "Common Area or Areas" to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR's facilities or in, upon or over the property identified on this plat for utility purposes without prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel, or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

Municipal Utility Easement (MUE) Provisions

Municipal Utility Easement (MUE): An easement for serving the subdivision and other property with domestic water, sanitary sewer and storm water drainage is hereby reserved for and granted to the City of Crystal Lake, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and water mains, in, under, across, along, and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (M.U.E.) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (MUE) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns). No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:

i. Install, construct, erect, place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as shown on the approved landscape plan, or

ii. Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement.

Said easements may be used for driveways and parking. However, the grade of the subdivided property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance of the utility be required.

The City of Crystal Lake is responsible of repairing water services between the water main, to and including the buffalo box. The property owner and/or the property owner's association are responsible for the restoration of the surface after any such water service repair.

Only perpendicular crossings of the M.U.E. are permitted by public utilities. The M.U.E.'s are exclusive of the blanket easement.

GRANT OF JOINT ACCESS AND PARKING EASEMENT

Each of the fee simple title owners of Lots 1 and 2 of Crystal Point Retail Center and any resubdivisions of Lots aforementioned, their successors and/or assigns, any/all tenants, licensees, and their business invitees, licensees and employees of said lots or any part thereof shall have a right-of-way for the purpose of ingress, egress, and parking at all times in common with each other, for motor vehicles and pedestrians traffic, in and upon all driveable and walkable surfaces as may be established and exist from time to time on said lots. Each owner of these lots shall protect the integrity of this easement by developing and maintaining a more or less direct driveable and walkable surface across their properties.

HLC SURVEYING IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC., AN ILLINOIS LIMITED LIABILITY COMPANY.

ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184-004655 EXPIRES : 04/30/2015

OWNER'S CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF DuPAGE

This is to certify that the undersigned Inland Crystal Point, L.L.C., a Delaware limited liability corporation, are the legal owner of a portion of land described on the plat drawn and shown hereon as resubdivided, that they have caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded, as provided by law, and as the Owners, do hereby state that to the best of our knowledge, all of the resubdivided portions lie within:

Crystal Lake Community Consolidated School District #47
Crystal Lake High School District #155

Dated this ____ day of _____, 2015

Inland Crystal Point, L.L.C.
a Delaware limited liability corporation

By : _____

Name : _____

Its : _____

NOTARY CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF COOK

I, _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____ of Inland Crystal Point, L.L.C., personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this ____ day of _____, 2015.

_____
Notary Public (seal)

_____
Commission Expires

SURFACE WATER DRAINAGE CERTIFICATE

I, _____, Owners and I, Peder F. Finnberg a Proffessional Engineer of the State of Illinois, do hereby certify that to the best of my knowledge and belief that the drainage of surface waters will not be changed by the construction of this resubdivision of any part thereof, or, if such changes occur, adequate provisions have been made and collection of such surface waters brought into public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property, because of the construction of this resubdivision.

ENGINEER: _____
Peder A. Finnberg, P.E.
Licensed Professional Engineer
Illinois No. 62-28834
Expires : 11-30-15

OWNER: iNLAND CRYSTAL POINT, L.L.C.
a Delaware limited liability corporation

By : _____

Name : _____

Its : _____

NOTARY CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF COOK

I, _____, a Notary Public in and for said County and State aforesaid, do hereby certify that Timothy J. Curran of Curran Contracting Company, Inc., personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this ____ day of _____, 2015.

_____
Notary Public (seal)

_____
Commission Expires

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF McHENRY

Approved by the City Council of the City of Crystal Lake, Illinois this _____ day of _____, 2015, A.D..

_____
Mayor

_____
Attest: City Clerk

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF McHENRY

I, _____, Chairman of the Crystal Lake Planning and Zoning Commission, do hereby certify that on this _____ day of _____, 2015, this plat of resubdivision was duly approved by the Planning and Zoning Commission of the City of Crystal Lake.

_____
Chairman

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF McHENRY

I, _____, County Clerk in McHenry County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed Plat.

I further certify, that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at Woodstock, Illinois this _____ day of _____ 2015.

_____
McHenry County Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF McHENRY

We, Heritage Land Consultants, LLC, - HLC Surveying, do hereby certify that we have surveyed and subdivided the premises as described and as shown by the plat, which is a representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof, dimensions as shown along curves are arc definintion and the resubdivision is legally described as;

THAT PART OF LOT 2 IN CRYSTAL POINT RETAIL CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, , TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 2005 AS DOCUMENT NUMBER 2005R0043451 IN McHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 82 DEGREES, 55 MINUTES, 25 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, FOR A DISTANCE OF 261.67 FEET, FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES, 00 MINUTES, 47 SECONDS EAST, 90.47 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 13 SECONDS WEST, 416.00 FEET; THENCE SOUTH 0 DEGREES, 00 MINUTES, 47 SECONDS EAST, 30.10 FEET TO A CORNER OF A CONCRETE BLOCK BUILDING; THENCE SOUTH 89 DEGREES, 55 MINUTES, 25 SECONDS WEST ALONG THE NORTH FACE OF SAID CONCRETE BLOCK BUILDING, 50.18 FEET; THENCE SOUTH 0 DEGREES, 04 MINUTES, 35 SECONDS EAST, 60.00 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 25 SECONDS WEST, 99.52 FEET; THENCE SOUTH 0 DEGREES, 00 MINUTES, 47 SECONDS EAST, 240.00 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 13 SECONDS EAST, 0.40 FEET; THENCE SOUTH 0 DEGREES, 00 MINUTES, 30 SECONDS EAST ALONG SAID CONCRETE BLOCK BUILDING FACE, 20.70 FEET; THENCE SOUTH 0 DEGREES, 02 MINUTES, 10 SECONDS WEST, 70.94 FEET; THENCE SOUTH 89 DEGREES, 57 MINUTES, 50 SECONDS EAST, 125.12 FEET; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST, 305.32 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG A LINE 106.00 FEET NORTH OF AND PARALLEL WITH NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 14, FOR A DISTANCE OF 256.62 FEET; THENCE NORTH 1 DEGREES, 03 MINUTES, 27 SECONDS WEST, 67.98 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 343.00 FEET; THENCE NORTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST, 237.73 FEET; THENCE SOUTH 89 DEGREES, 57 MINUTES, 50 SECONDS EAST, 178.40 FEET; THENCE NORTH 0 DEGREES, 02 MINUTES, 10 SECONDS EAST, 64.50 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 50 SECONDS WEST, 2.00 FEET; THENCE NORTH 0 DEGREES, 44 MINUTES, 53 SECONDS WEST, 26.85 FEET; THENCE NORTH 0 DEGREES, 18 MINUTES, 23 SECONDS WEST, 183.85 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 11 SECONDS WEST ALONG SAID NORTH FACE OF A CONCRETE BLOCK BUILDING, 102.50 FEET; THENCE NORTH 0 DEGREES, 03 MINUTES, 49 SECONDS EAST, 123.02 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 23 SECONDS EAST ALONG A LINE 37.50 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 1 IN SAID CRYSTAL POINT RETAIL CENTER, 11.66 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 177.50 FEET, FOR AN ARC DISTANCE OF 282.93 FEET, AS SAID CURVE IS 37.50 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 1 (SAID CURVE HAVING A CHORD BEARING OF NORTH 44 DEGREES, 21 MINUTES, 49 SECONDS EAST AND A CHORD DISTANCE OF 253.91 FEET) TO A POINT OF TANGENCY; THENCE NORTH 1 DEGREE, 17 MINUTES, 58 SECONDS WEST ALONG A LINE 37.50 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1, FOR A DISTANCE OF 26.96 FEET TO THE SOUTHWEST CORNER OF OUTLOT A, IN SAID CRYSTAL POINT RETAIL CENTER; THENCE NORTH 86 DEGREES, 30 MINUTES, 46 SECONDS EAST ALONG SAID NORTH LINE OF LOT 2, FOR A DISTANCE OF 307.18 FEET TO A JOG POINT IN SAID NORTH LINE OF LOT 2, THENCE SOUTH 84 DEGREES, 13 MINUTES, 15 SECONDS EAST ALONG SAID NORTH LINE OF LOT 2, FOR A DISTANCE OF 481.54 FEET TO A JOG POINT IN SAID NORTH LINE OF LOT 2; THENCE SOUTH 5 DEGREES, 22 MINUTES, 22 SECONDS WEST ALONG A JOG IN SAID NORTH LINE OF LOT 2, FOR A DISTANCE OF 64.97 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 10.54 ACRES, MORE OR LESS, IN THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS.

We, further certify that this professional service conforms th the current Illinois minimum standards for a boundary survey and that concrete monuments will/have been set at opposing subdivision corners and 5/8" iron rods or mag nails will/have been set at lot corners and points of alignment change as required by the Plat Act (Illinois Revised Statutes 2005, 765ILCS 205/1).

We, further certify that based upon examination of Flood Insurance Rate Map for McHenry County, Panels 17111C0327J and 17111C0335J with an effective dated November 16, 2006 shows this property to be located in Zone X areas determined to be outside any special flood hazard area.

We, further certify that this property is located within the corporate limits of the City of Crystal Lake, Illinois.

Dated this the 29th. day of January, 2015 at McHenry, Illinois.

_____
Terry L. Van Alstine
Illinois Professional Land Surveyor No. 35-3055
License expires : 11-30-2016

RECORDER'S CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF McHENRY

This Instrument filed for record in the Recorder's Office of McHenry County, Illinois on this _____ day of _____, 2015 A.D. at _____ o'clock _____.M. and recorded as Document No._____

_____
McHenry County Recorder

PLAT SUBMITTED BY CERTIFICATE

The person listed in the following note is hereby granted permission to record this plat of behalf of Terry L. Van Alstine, Illinois Professional Land Surveyor.

Signed:_____

This plat submitted for recording by:
NAME:_____
BUSINESS:_____
ADDRESS:_____
CITY:_____
STATE/ZIP:_____
DATE:_____

FINAL PLAT OF THE
FIRST RESUBDIVISION OF
CRYSTAL POINT RETAIL CENTER

REVISIONS			
DRAWN BY: TVA		SCALE: N/A	
CHECKED BY: MWR			
LOT CHECK BY: TVA		DATE : 1-29-2015	
JOB NUMBER : 2015-008 FP2			
DISK : 04164 PAC NO : 04164P	DISK : 150119 FILE : 15008 FP2		

Heritage Land Consultants LLC
HLC SURVEYING
758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815)-344-3252