COUNTRY CLUB HILLS
LOC. #277154

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JULY 7, 2015.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 667.29'
BOX CUT ON THE NORTH SIDE
OF NORTH TOWER CASON

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17031C 0728 J DATED AUGUST 19, 2008, AND FIND THAT THE PROJECT SITE IS ZONED X UNSHADED

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED: COMMERCIAL
SETBACKS:
FRONT: N/A
REAR: N/A
SIDE: N/A

PROPRIETOR

SBC TOWER HOLDINGS LLC
909 CHESTNUT ST #32-N-4
SAINT LOUIS, MO 63101

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS WITH FILE NO. RKL-2015CO-11744.6, DATED JUNE 4, 2015 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

8. A Memorandum of Agreement dated January 20, 2000 and recorded May 23, 2001 as Document No. 0010434409 made by Southwestern Bell Mobile Systems to Cook Inlet/Voicestream PCS, LLC (tenant), and all rights thereof and all acts done or suffered thereunder by said tenant or by any party claiming by, through or under said tenant, recorded in the Cook County Recorder's Office.
Note: we cannot determine if this Agreement is still in effect.

AFFECTS SUBJECT PROPERTY AS SHOWN.

9. A Memorandum of Sublease and Purchase Option Lease dated June 22, 2001 and recorded July 18, 2006 as Document No. 0619712006 made by SBC Tower Holdings, LLC (landlord) to Southern Towers, Inc. (tenant), and all rights thereof and all acts done or suffered thereunder by said lessee or by any party claiming by, through or under said lessee, recorded in the Cook County Recorder's Office.

Note: we cannot determine if this Sublease is still in effect.

AFFECTS SUBJECT PROPERTY AS SHOWN.

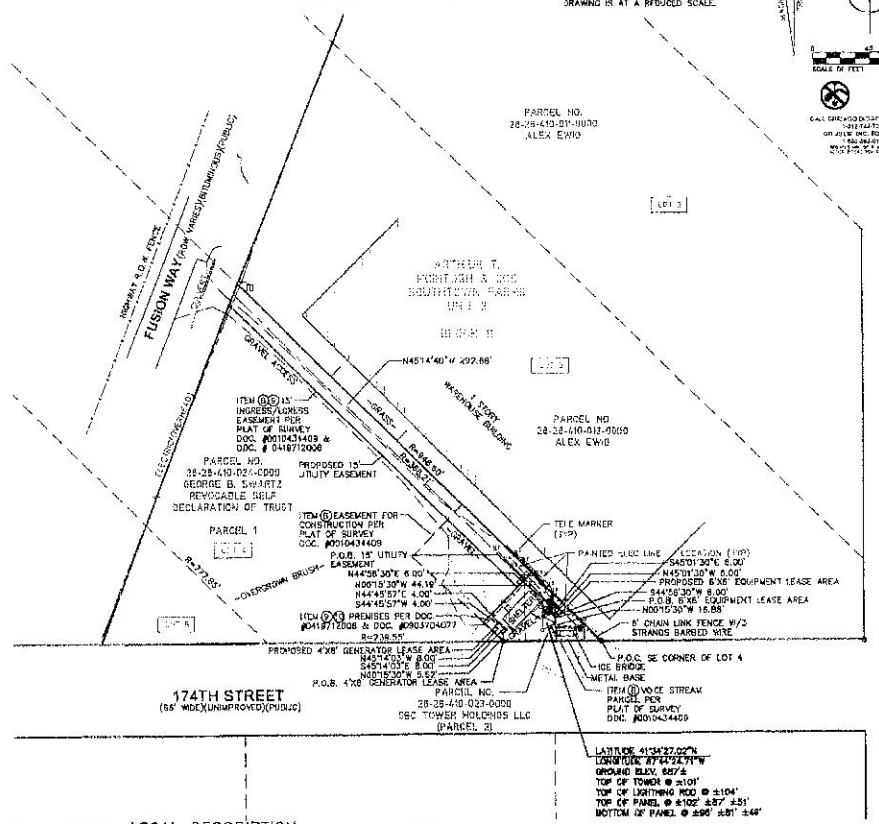
10. An Assignment and Assumption of Lease dated February 28, 2007 and recorded February 6, 2008 as Document No. 0803704077 made by Southern Towers, LLC to American Tower Asset Sub II, LLC (assignee), and all rights thereof and all acts done or suffered thereunder by said assignee or by any party claiming by, through or under said assignee, recorded in the Cook County Recorder's Office.

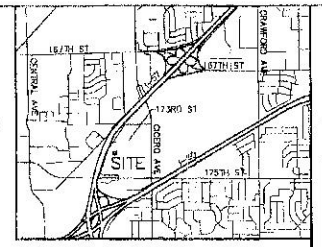
AFFECTS SUBJECT PROPERTY AS SHOWN.

11. We note that access to the leased area appears to be by ingress and egress Easement set forth in the lease documents.

MAY AFFECT SUBJECT PROPERTY. NO RECORDED DOCUMENT.

NOTE:
THE ORIGINAL SCALE (1"=40') OF THIS 03 DRAWING WAS PREPARED AS A 24"X36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.





VICINITY MAP
N.T.S.

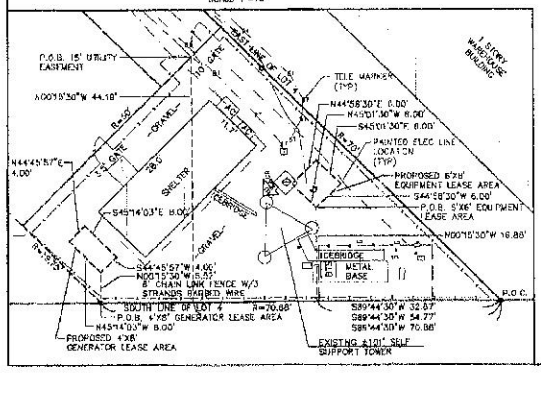
LEGEND

- "TRAVERSE POINT
- REBAR
- HYDRANT
- MONUMENT
- MONUMENT BOX
- RIGHT OF WAY MARKER
- SET WOODSTAKE
- SPOT
- PK NAIL
- FOUND IRON START
- SET IRON STAKE
- IRON
- IRR. BOX
- GUY POLE
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- ORNAMENTAL LIGHT POLE
- POST
- H.U. UTILITY MARKER
- GROUND ROD
- SOIL BORING
- MAILBOX
- SATELLITE DISH
- JUNG HOLE
- AC UNIT
- U.G. UTILITY MARKER
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- VENT PIPE PORT
- GAS PUMP
- GAS METER
- WATER METER
- TELEPHONE RISER
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CABLE TV RISER
- CATCH BASIN
- ROUND CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- HANDICAP PARKING SPACE
- SHRUB
- TREE
- PINE TREE
- EXISTING CONTOURS
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- WATER UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL

All bearings shown are approximate directions derived from actual measurements and available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in the area.

LEASE AREA DETAIL

SCALE 1"=10'



LEGAL DESCRIPTION

PARENT PARCEL
PARCEL 1:

THAT PART OF LOTS 4 AND 5 IN BLOCK 11 LYING SOUTHEASTERLY OF THE NORTH LINE OF 174TH STREET) OF A.T. MCINTOSH AND SON'S SOUTHTOWN FARMS UNIT NO.3, BEING A SUBDIVISION IN FRACTIONAL SECTION 28, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1944 AS DOCUMENT 13362453 AND TORRENS DOCUMENT 1023564, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS

EXCEPT

THAT PART OF LOT FOUR IN BLOCK ELEVEN IN ARTHUR T. MCINTOSH AND COMPANY'S SOUTHTOWN FARMS FARM UNIT NO.3, BEING A SUBDIVISION IN FRACTIONAL SECTION TWENTY-EIGHT NORTH, RANGE THIRTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1944 AS DOCUMENT 13362453 AND TORRENS DOCUMENT NO. 1023564, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT FOUR; THENCE NORTH 88 DEGREES 58'30" WEST, ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 50.0 FT; THENCE NORTH 46 DEGREES 01'30" WEST, ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 70.0 FT; THENCE SOUTH 43 DEGREES 58'30" EAST, ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 50.0 FT; THENCE SOUTH 46 DEGREES 01'30" WEST, ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 19.78 FT TO THE SOUTH LINE OF SAID LOT FOUR; SAID LINE ALSO BEING THE NORTH LINE OF 174TH STREET; THENCE SOUTH 89 DEGREES 44'30" EAST, ON THE SOUTH LINE OF SAID LOT FOUR, A DISTANCE OF 70.88 FT, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTINUED

The word "part" used in the above legal description means and shall be read as a "portion" description of the parcel and not the conveyance of the "part" of the parcel for any purposes, easements or differences in percentages.

LEGAL DESCRIPTION

PARCEL 2:

THAT PART OF LOT FOUR IN BLOCK ELEVEN IN ARTHUR T. MCINTOSH AND COMPANY'S SOUTHTOWN FARMS FARM UNIT NO.3, BEING A SUBDIVISION IN FRACTIONAL SECTION TWENTY-EIGHT NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP THIRTY-SIX NORTH, RANGE THIRTEEN EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1944 AS DOCUMENT NO. 13362453 AND TORRENS DOCUMENT NO. 1023564, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT FOUR; THENCE NORTH 88 DEGREES 58'30" WEST, BEING AN ASSUMED BEARING ON THE NORTHEASTERLY LINE OF SAID LOT FOUR, A DISTANCE OF 50.0 FT; THENCE NORTH 46 DEGREES 01'30" WEST, ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 70.0 FT; THENCE NORTH 43 DEGREES 58'30" EAST, ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 50.0 FT; THENCE SOUTH 46 DEGREES 01'30" EAST, ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 70.88 FT, TO THE SOUTH LINE OF SAID LOT FOUR; SAID LINE ALSO BEING THE NORTH LINE OF 174TH STREET; THENCE SOUTH 89 DEGREES 44'30" EAST, ON THE SOUTH LINE OF SAID LOT FOUR, A DISTANCE OF 70.88 FT, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

PROPOSED 15.00' WIDE UTILITY EASEMENT

A 15.00 feet wide easement in that part of Lot 4 in Block 11 in Arthur T. McIntosh and Company's Southtown Farms Farm Unit No.3, being a Subdivision in Fractional Section 28, North and South of the Indian Boundary line in Township 36 North, Range 13 East of the Third Principal Meridian according to the Plat thereof recorded September 26, 1944 as Document No. 13362453 and Torrens Document No. 1023564 City of Country Club Hills, Cook County, Illinois, the centerline of which is described as: Commencing at the Southeast corner of said Lot 4; thence South 89°44'30" West 70.88 feet along the south line of said Lot 4; thence North 46°01'30" West 19.78 feet to the PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 43°58'30" East 50.00 feet to the easterly line of Fusion Way for the area of ending of this centerline description. The sidelines to be lengthened and/or shortened to terminate and intersect at said Easterly right of way

LEGAL DESCRIPTION

PROPOSED 8'X6' EQUIPMENT LEASE AREA

All that part of Lot 4 in Block 11 in Arthur T. McIntosh and Company's Southtown Farms Farm Unit No.3, being a Subdivision in fractional Section 28, North and South of the Indian Boundary line in Township 36 North, Range 13 East of the Third Principal Meridian according to the Plat thereof recorded September 26, 1944 as Document No. 13362453 and Torrens Document No. 1023564 City of Country Club Hills, Cook County, Illinois, described as: Commencing at the Southeast corner of said Lot 4; thence South 89°44'30" West 32.82 feet along the south line of said Lot 4; thence North 46°01'30" West 14.86 feet to THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 46°01'30" West 8.00 feet; thence North 43°58'30" East 8.00 feet; thence South 46°01'30" East 8.00 feet; thence South 43°58'30" West 8.00 feet to the place of beginning of this description. Containing 64 square feet more or less.

LEGAL DESCRIPTION

PROPOSED 4'X8' GENERATOR LEASE AREA

All that part of Lot 4 in Block 11 in Arthur T. McIntosh and Company's Southtown Farms Farm Unit No.3, being a Subdivision in fractional Section 28, North and South of the Indian Boundary line in Township 36 North, Range 13 East of the Third Principal Meridian according to the Plat thereof recorded September 26, 1944 as Document No. 13362453 and Torrens Document No. 1023564 City of Country Club Hills, Cook County, Illinois, described as: Commencing at the Southeast corner of said Lot 4; thence South 89°44'30" West 70.88 feet along the south line of said Lot 4; thence North 46°01'30" West 19.78 feet; thence North 43°58'30" East 50.00 feet to THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 46°01'30" West 8.00 feet; thence North 43°58'30" East 4.00 feet; thence South 46°01'30" East 8.00 feet; thence South 43°58'30" West 4.00 feet to the place of beginning of this description. Containing 32 square feet more or less.

I, Randy J. Kolencuss, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 25th day of March, 2016.

Randy J. Kolencuss
Illinois Professional Land Surveyor No. 2986
Expires November 30, 2018

Note: This certification only applies to improvements within the lease site and easements as monumented shown hereon.

ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2017

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

COUNTRY CLUB HILLS
LOC. #277154

Survey Prepared for:

TERRA
CONSULTING, LLC
909 Rose Parkway
Suite 2, 60126
PH 847.586.5400
FAX 847.586.5401

Project Manager: Tom Zimmermann

REVISIONS		
NO.	DESCRIPTION	DATE
1		03/25/16

williams works
engineers surveyors planners

PROFESSIONAL LAND SURVEYOR
RANDY J. KOLENCUSS
2986
STATE OF ILLINOIS
GRAND RAPIDS MICHIGAN
NW NE SW SE
28-36-13

DATE: 02/07/15	DWG. BY: R.LT
SCALE: 1"=40'	SURVEYED: D.S.
UPDATE: AS#0332516	CHKD BY: R.J.K.
PROJECT NO.: 2150S.456	

SITE NAME

COUNTRY CLUB HILLS

LOCATION NUMBER

LOC. #277154

SITE ADDRESS

17311 FUSION WAY
COUNTRY CLUB HILLS,
IL 60478

SHEET TITLE

PS-1