



## #2018-101 Crystal Lake Express Car Wash Intro PUD Project Review for Planning and Zoning Commission

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<b><u>Meeting Date:</u></b>	October 3, 2018 public introduction meeting, October 17, 2018 public hearing meeting
<b><u>Request:</u></b>	Introduction Meeting for the Preliminary/Final Planned Unit Development for a car wash and rezoning upon annexation of Parcel 7 to B-2 PUD.
<b><u>Location:</u></b>	5720 & 5804 N. Route 31
<b><u>Acreage:</u></b>	8.35 acres
<b><u>Zoning:</u></b>	B-2 PUD – General Commercial Planned Unit Development
<b><u>Surrounding Properties:</u></b>	North: McHenry County B-1 – Neighborhood Business South: McHenry County R-1 – Single-Family Residential East: McHenry County R-1 – Single-Family Residential West: B-2 – General Commercial & McHenry County R-1 – Single-Family Residential
<b><u>Staff Contact:</u></b>	Kathryn Cowlin (815.356.3615)

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### **Overview**

The petitioner is proposing a car wash on the northern portion of the subject property. The car wash is a brick and stone building with a peaked metal roof at the entrance and exit. The petitioner is working to revise the sign plan for the property, which may include the elimination of the EMC request.

In addition to seeking approval for the car wash, the petitioner is requesting rezoning upon annexation of the southern parcel. The proposed zoning classification is B-2 PUD, which is consistent with the existing zoning classification for the remainder of the property. The 2030 Comprehensive Plan land use designation is Commerce for the subject property and the proposed zoning classification is appropriate for the land use designation.

At this time the petitioner does not have users for the remainder of the lot. The petitioner will request PUD approval for any proposed future development. A condition of approval can be included in this request to have the future development match the architecture of the proposed car wash.

### **Public Hearing**

The Preliminary/Final Planned Unit Development and variation request will be before the Planning and Zoning Commission for a recommendation at the October 17, 2018 meeting.

Received 8-28-18

# City of Crystal Lake Development Application

Office Use Only  
File # \_\_\_\_\_

Project Title: Crystal Lake Express Car Wash

### Action Requested

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation                | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment         | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review                | <input type="checkbox"/> Rezoning                        |
| <input checked="" type="checkbox"/> Final PUD                 | <input checked="" type="checkbox"/> Special Use Permit   |
| <input type="checkbox"/> Final PUD Amendment                  | <input type="checkbox"/> Variation                       |
| <input checked="" type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other                           |

### Petitioner Information

### Owner Information (if different)

Name: Greg Barich / Spring Creek LLC

Name: \_\_\_\_\_

Address: 5N755 Denker Road, St. Charles,  
Illinois 60175

Address: \_\_\_\_\_

Phone: 630-632-7545

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: Greg.Barich@yahoo.com

E-mail: \_\_\_\_\_

### Property Information

Project Description: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Address/Location: 8.35 acres, east side of Illinois Route 31

South of Crystal Cove Plaza 5714-16-18 South Route 31

North of Calvary Church 5906 South Route 31

14-34-401-012, 14-34-401-013, 14-34-451-004, 14-34-451-005,  
PIN Number(s): 14-34-451-003, 14-34-451-037

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** \_\_\_\_\_

**Architect:** ARSA Associates/Scott Pritchett / 847-698-4438 O / 847-698-9889 F/ arsa@enteract.com  
1411 W. Peterson Avenue, Suite 203, Park Ridge, Illinois 60068

**Attorney:** \_\_\_\_\_

**Engineer:** MG2A / Brian Hertz / 815-478-9680 O / 815-478-9685 Fax / BHertz@mg2a.com  
25620 S. Gougar Road, Manhattan, Illinois 60442

**Landscape Architect:** \_\_\_\_\_

**Planner:** \_\_\_\_\_

**Surveyor:** MG2A / Bob Sluis / 815-478-9680 O / 815-478-9685 Fax / RSluis@mg2a.com  
25620 S. Gougar Road, Manhattan, Illinois 60442


**Other:** \_\_\_\_\_

**Signatures**

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.

GREGORY BARICH / Spring Creek LLC 

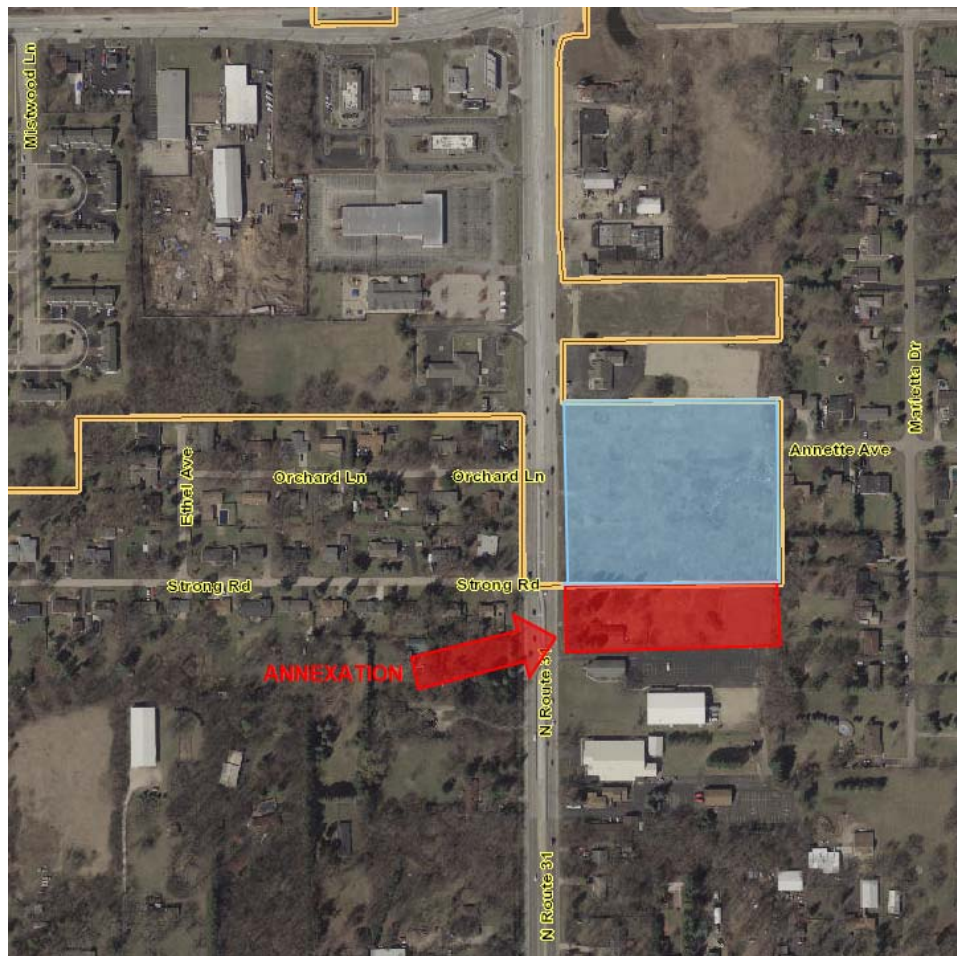
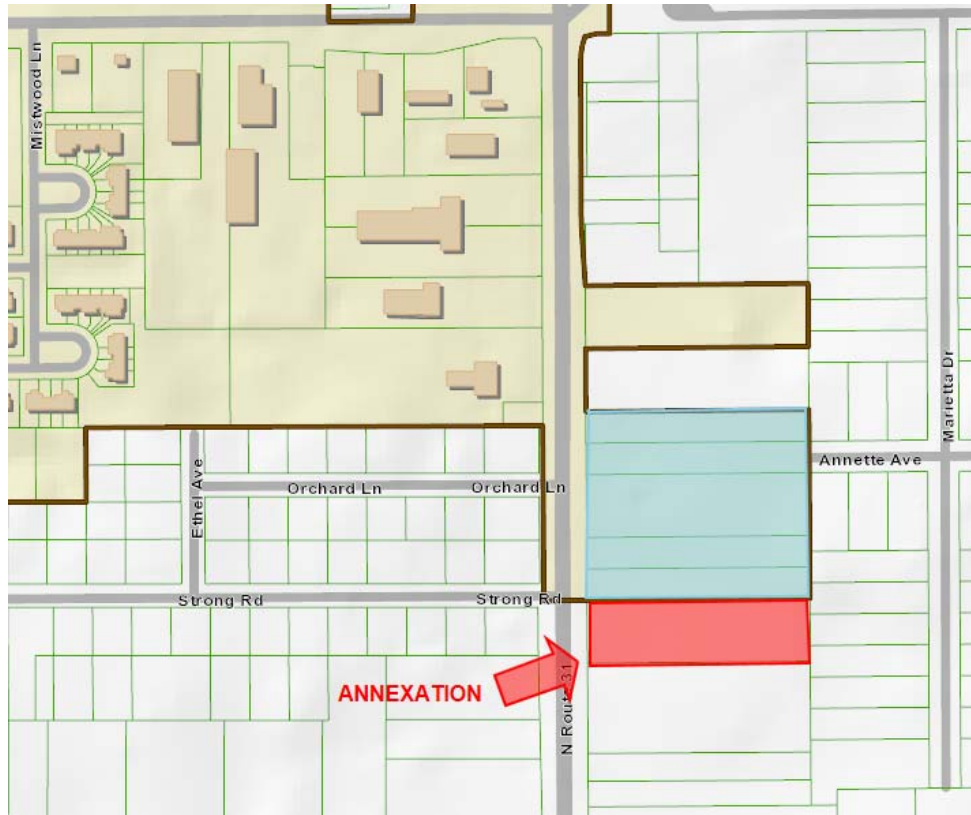
OWNER: Print and Sign name

Date

8-27-18

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.

PLN-2018-00101 CRYSTAL LAKE EXPRESS CAR WASH – EAST RT 31 ACROSS FROM ORCHARD LN.







**WEBSTER, MCGRATH & AHLBERG, LTD.**

LAND SURVEYING – CIVIL ENGINEERING – LANDSCAPE ARCHITECTURE

207 S NAPERVILLE ROAD, WHEATON, IL 60187

PH: 630-668-7603 FAX: 630-682-1760 WEB: WWW.WMALTD.COM

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received 8-28-18

Date: July 16, 2018

To: Greg Barich  
PO Box 442  
Wasco, IL 60183  
Email: greg.barich@yahoo.com

From: Benedict Bussman, Vice President, PLA

Re: Proposed Crystal Lake Car Wash  
Existing Tree Conditions

A site visit to determine the size and species of the existing trees on the proposed car wash site west of Route 31, east of Orchard Lane in Crystal Lake was completed July 15, 2018. The trees within the car wash development property include Walnut, Siberian Elm, Box Elder, Cottonwood, and Buckthorn.

All trees found on the car wash parcel are less than 6" DBH and are listed as species C or D within the City of Crystal Lake Unified Development Ordinance. Trees less than 6" DBH in categories C and D would not require replacement per the Ordinance.

The trees are primarily growing as multi stem trees as though the trees were cut several years ago and have since developed multiple trunks.

The large 56" diameter tree on the Wells Fargo parcel is an Elm tree.

See attached Exhibit of our findings.



**ILLINOIS RD**

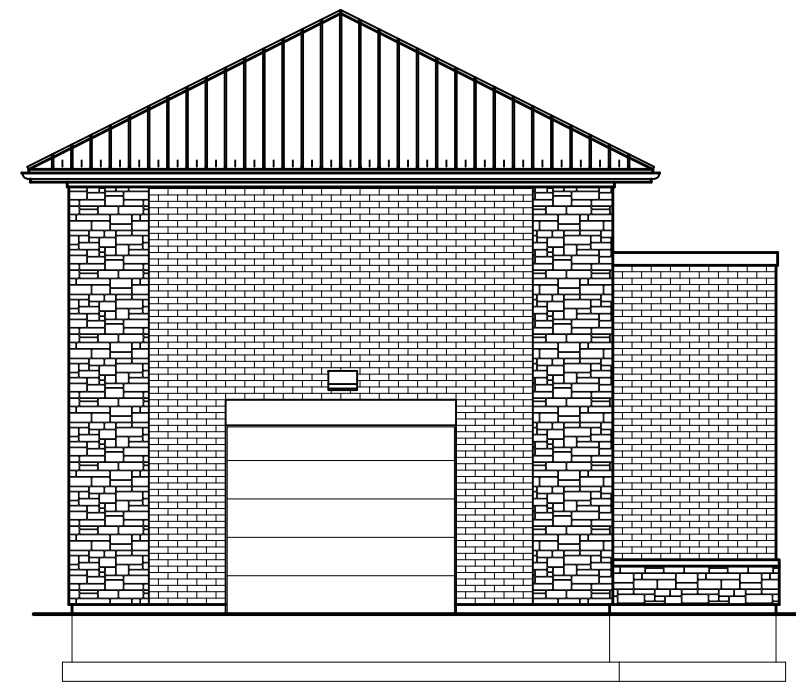
Elm Cluster

Car Wash Parcel Study Limits

56" Elm on Bank Property

Walnut and Elm Cluster

Scattered Walnut, Elm, Cottonwood, and Buckthorn



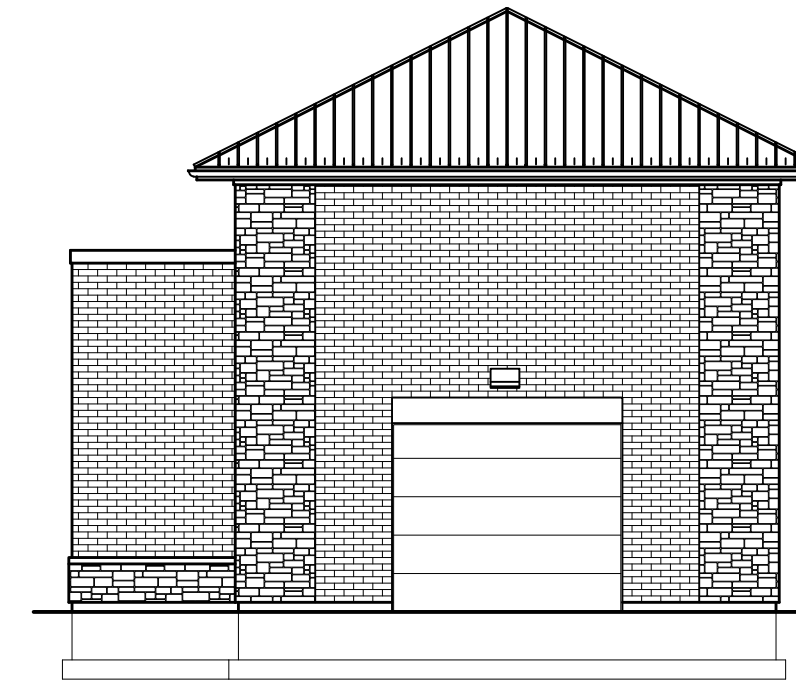
PRELIMINARY WEST ELEVATION

SCALE: 1/8" = 1'-0"



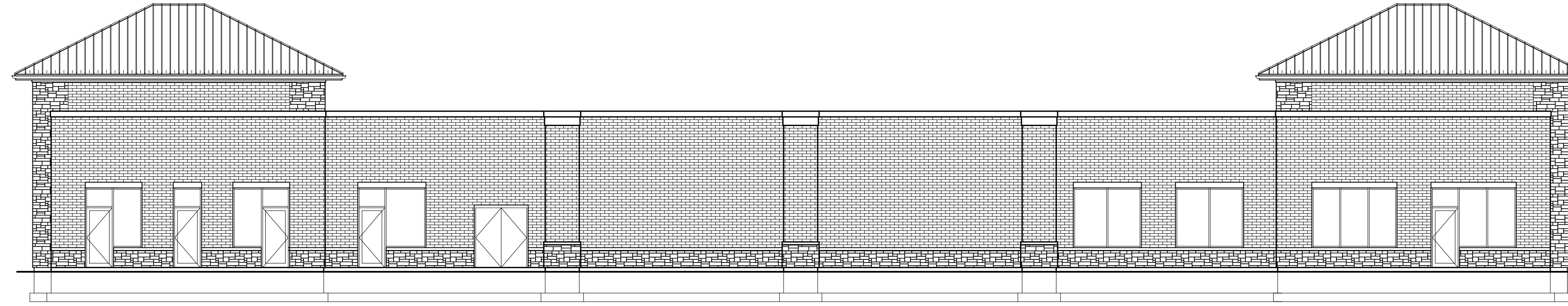
PRELIMINARY NORTH ELEVATION

SCALE: 1/8" = 1'-0"



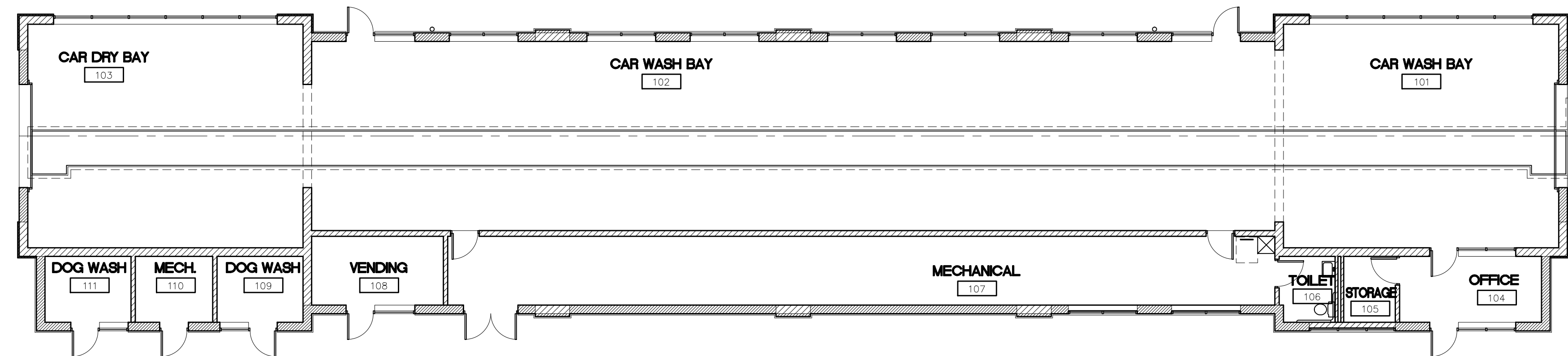
PRELIMINARY EAST ELEVATION

SCALE: 1/8" = 1'-0"



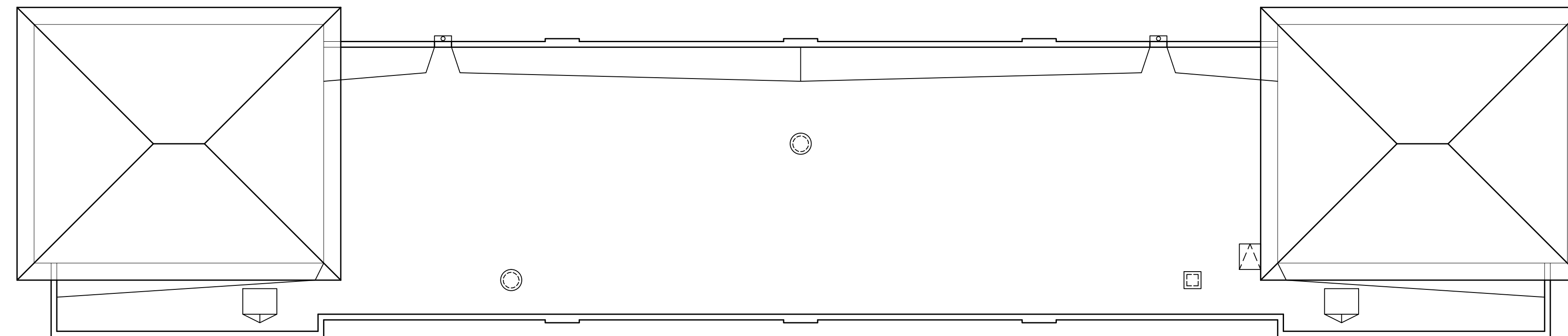
PRELIMINARY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"



PRELIMINARY ROOF PLAN

SCALE: 1/8" = 1'-0"

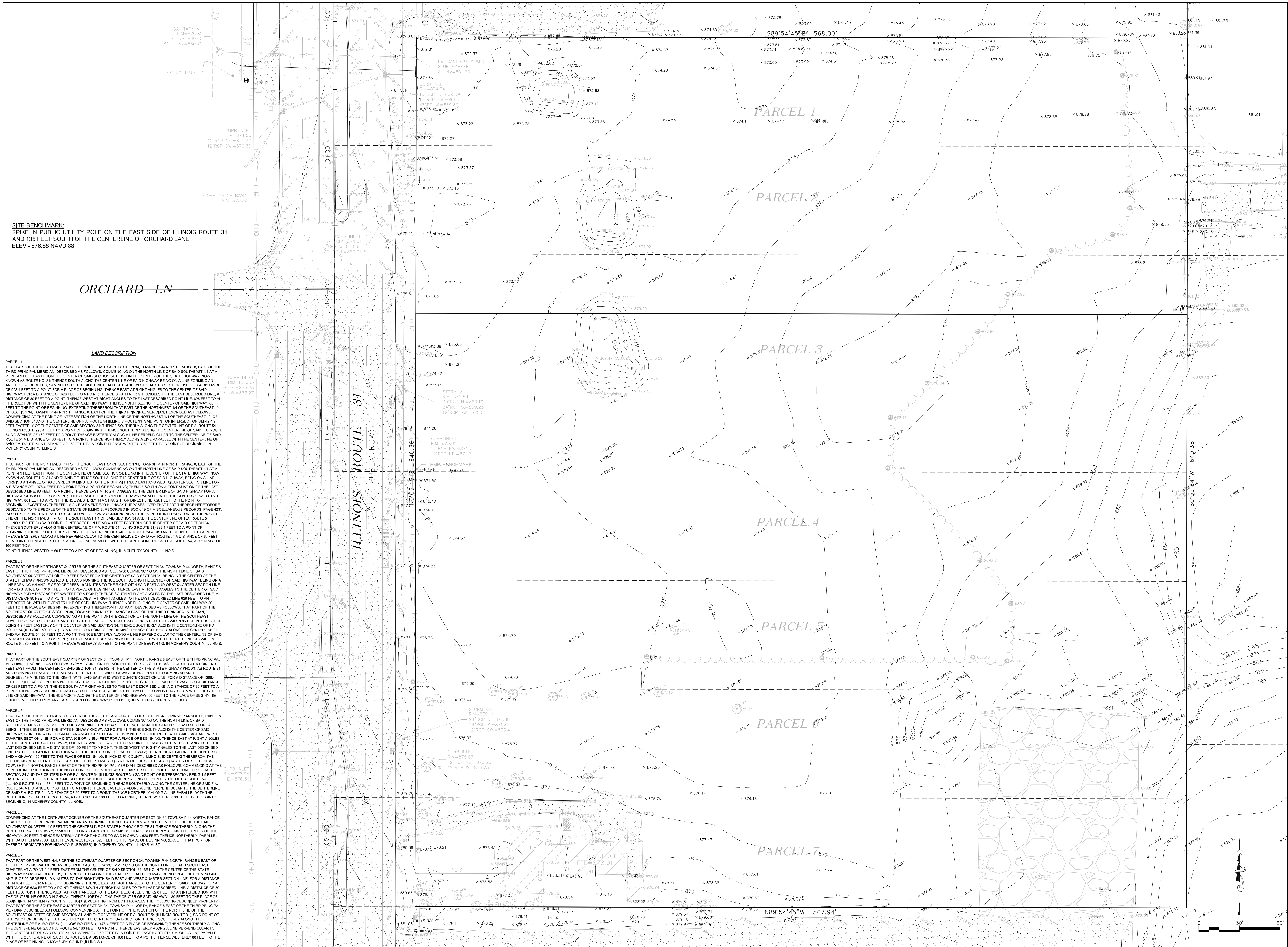


Received 8-28-18

# CRYSTAL LAKE EXPRESS CAR WASH

ROUTE 31  
CRYSTAL LAKE, ILLINOIS





**SITE BENCHMARK:**  
 SPIKE IN PUBLIC UTILITY POLE ON THE EAST SIDE OF ILLINOIS ROUTE 31  
 AND 135 FEET SOUTH OF THE CENTERLINE OF ORCHARD LANE  
 ELEV - 876.88 NAVD 88

**LAND DESCRIPTION**

**PARCEL 1:** THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTH EAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31; THENCE SOUTH ALONG THE CENTERLINE OF SAID HIGHWAY BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 98.4 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY FOR A DISTANCE OF 628 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, A DISTANCE OF 80 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, 628 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 60 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 60 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE WESTERLY 60 FEET TO A POINT OF BEGINNING, IN MCHEMERY COUNTY, ILLINOIS.

**PARCEL 2:** THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTH EAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31 AND RUNNING THENCE SOUTH ALONG THE CENTERLINE OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1078.4 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, 60 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY FOR A DISTANCE OF 628 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, 60 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO A POINT; THENCE WESTERLY IN A STRAIGHT OR DIRECT LINE, 628 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM AN EASEMENT FOR HIGHWAY PURPOSES OVER THAT PART THEREOF HERETOFORE DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS, RECORDED IN BOOK 19 OF MISCELLANEOUS RECORDS, PAGE 423, ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 60 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE WESTERLY 60 FEET TO A POINT OF BEGINNING, IN MCHEMERY COUNTY, ILLINOIS.

**PARCEL 3:** THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTH EAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31 AND RUNNING THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1318.4 FEET FOR A PLACE OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY FOR A DISTANCE OF 628 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, A DISTANCE OF 80 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, 628 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 60 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE WESTERLY 60 FEET TO A POINT OF BEGINNING, IN MCHEMERY COUNTY, ILLINOIS.

**PARCEL 4:** THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTH EAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31 AND RUNNING THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT, WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1398.4 FEET FOR A PLACE OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY, FOR A DISTANCE OF 628 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, A DISTANCE OF 80 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, 628 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM ANY PART TAKEN FOR HIGHWAY PURPOSES), IN MCHEMERY COUNTY, ILLINOIS.

**PARCEL 5:** THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTH EAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31 AND RUNNING THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT, WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1158.4 FEET FOR A PLACE OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY, FOR A DISTANCE OF 628 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, A DISTANCE OF 80 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, 628 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, IN MCHEMERY COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 60 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE WESTERLY 60 FEET TO A POINT OF BEGINNING, IN MCHEMERY COUNTY, ILLINOIS.

**PARCEL 6:** COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN AND RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID SOUTH EAST 1/4 QUARTER, 4.9 FEET TO THE CENTERLINE OF STATE HIGHWAY ROUTE 31; THENCE SOUTHERLY ALONG THE CENTER OF SAID HIGHWAY, 1058.4 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHERLY ALONG THE CENTER OF THE HIGHWAY, 80 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID HIGHWAY, 628 FEET; THENCE NORTHERLY, PARALLEL WITH SAID HIGHWAY, 628 FEET; THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE PLACE OF BEGINNING, EXCEPT THAT PORTION THEREOF DEDICATED FOR HIGHWAY PURPOSES), IN MCHEMERY COUNTY, ILLINOIS, ALSO

**PARCEL 7:** THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTH EAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31; THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1478.4 FEET FOR A PLACE OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY FOR A DISTANCE OF 628 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, A DISTANCE OF 80 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED POINT, 628 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, IN MCHEMERY COUNTY, ILLINOIS; EXCEPTING FROM BOTH PARCELS THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EAST OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 60 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT; THENCE WESTERLY 60 FEET TO THE PLACE OF BEGINNING, IN MCHEMERY COUNTY, ILLINOIS.)

PLAN	EDITION	MILESTONES
DATE	BY	DESCRIPTION
5/12/2018	BPV	ISSUED FOR REVIEW
8/10/2018	BPV	PER TRAFFIC REPORT
8/22/2018	BPV	GENERAL REVISIONS
	BPV	

**M. GINGERICH, GEREALUX & ASSOCIATES**

ENGINEERING \* PLANNING \* SURVEYING

**MANHATTAN OFFICE**

Manhattan Office  
 2520 S. Gougar Rd  
 Bradley, Illinois 60442  
 Tel: 815-353-9870  
 Fax: 815-353-9880  
 www.mgca.com

received 8-28-18

DESIGN:	BPV
DRAWING:	NIB
CHECKED:	BPV
APPROVED:	BPV

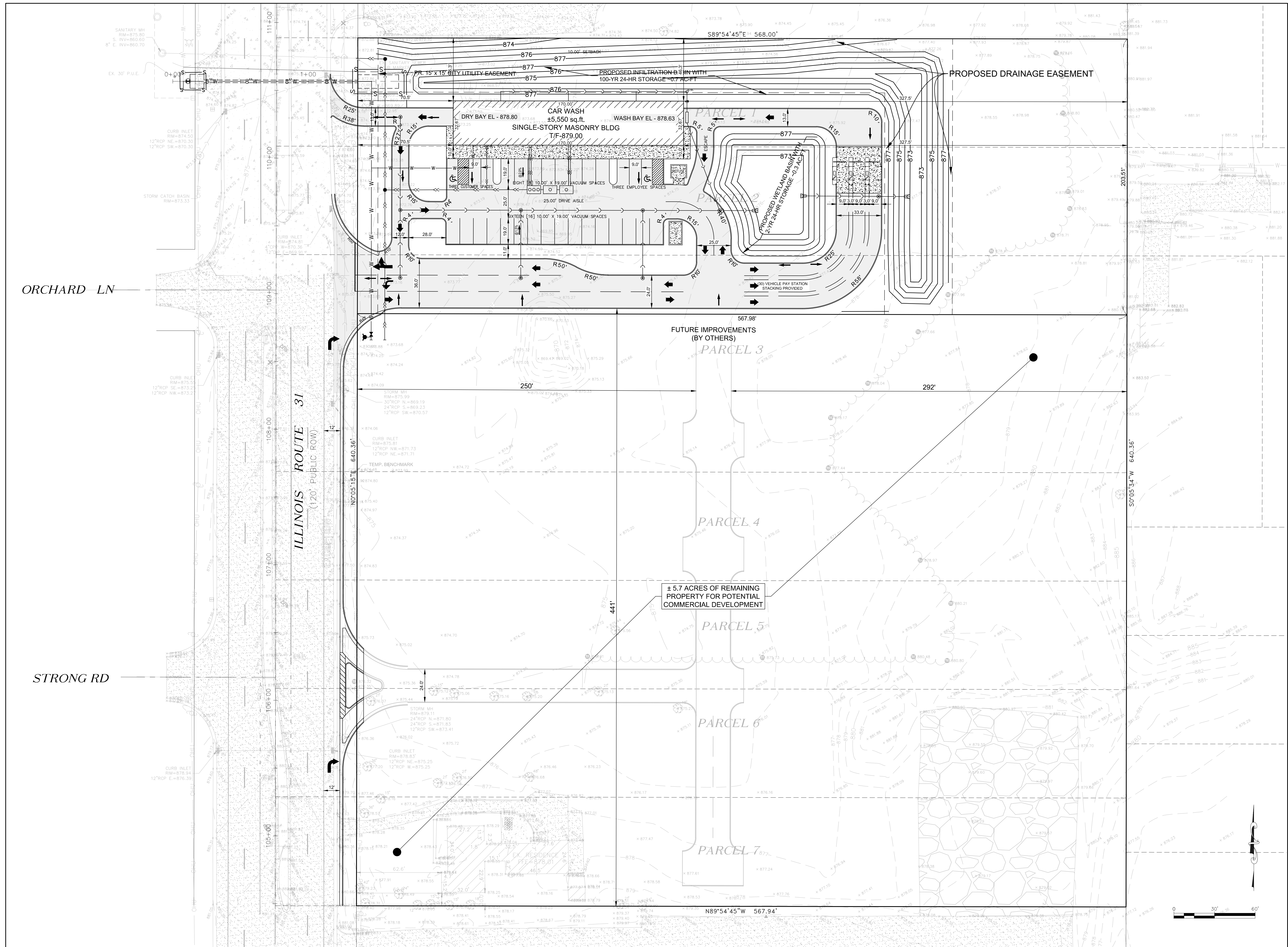
PROFESSIONAL DESIGN  
 FIRM #184-050003

**BARICH ROUTE 31 CAR WASH**  
 CRYSTAL LAKE, ILLINOIS

**PRELIMINARY ENGINEERING SITE PLAN**



X:\Projects\2016\16-143 - Rte. 31 Car Wash, Crystal Lake - Greg Barich\DWG-Client\16-143\_BBarich.dwg, 8/22/2016 2:12:20 PM, mab



DATE	BY	DESCRIPTION
5/1/2016	BPH	ISSUED FOR REVIEW
8/10/2016	RVF	PER TRAFFIC REPORT
8/22/2016	BPH	GENERAL REVISIONS

**M. GINGERICH, GEREAUDY & ASSOCIATES**  
 MANHATTAN OFFICE  
 ENGINEERING \* PLANNING \* SURVEYING

Manhattan Office  
 25620 S. Gougar Rd  
 Manhattan, Illinois 60442  
 Tel: 815-475-9600  
 Fax: 815-475-9680  
 www.mga.com

DESIGN: BPH
DRAWING: NIB
CHECKED: BPH
APPROVED: BPH

PROFESSIONAL DESIGN FIRM #184-005003
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**BARICH ROUTE 31 CAR WASH**  
 CRYSTAL LAKE, ILLINOIS

**PRELIMINARY ENGINEERING SITE PLAN**

SHEET NO. <b>2</b> OF <b>3</b>
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JOB NO. 18-143  
 © 2010 M. GINGERICH, GEREAUDY & ASSOCIATES

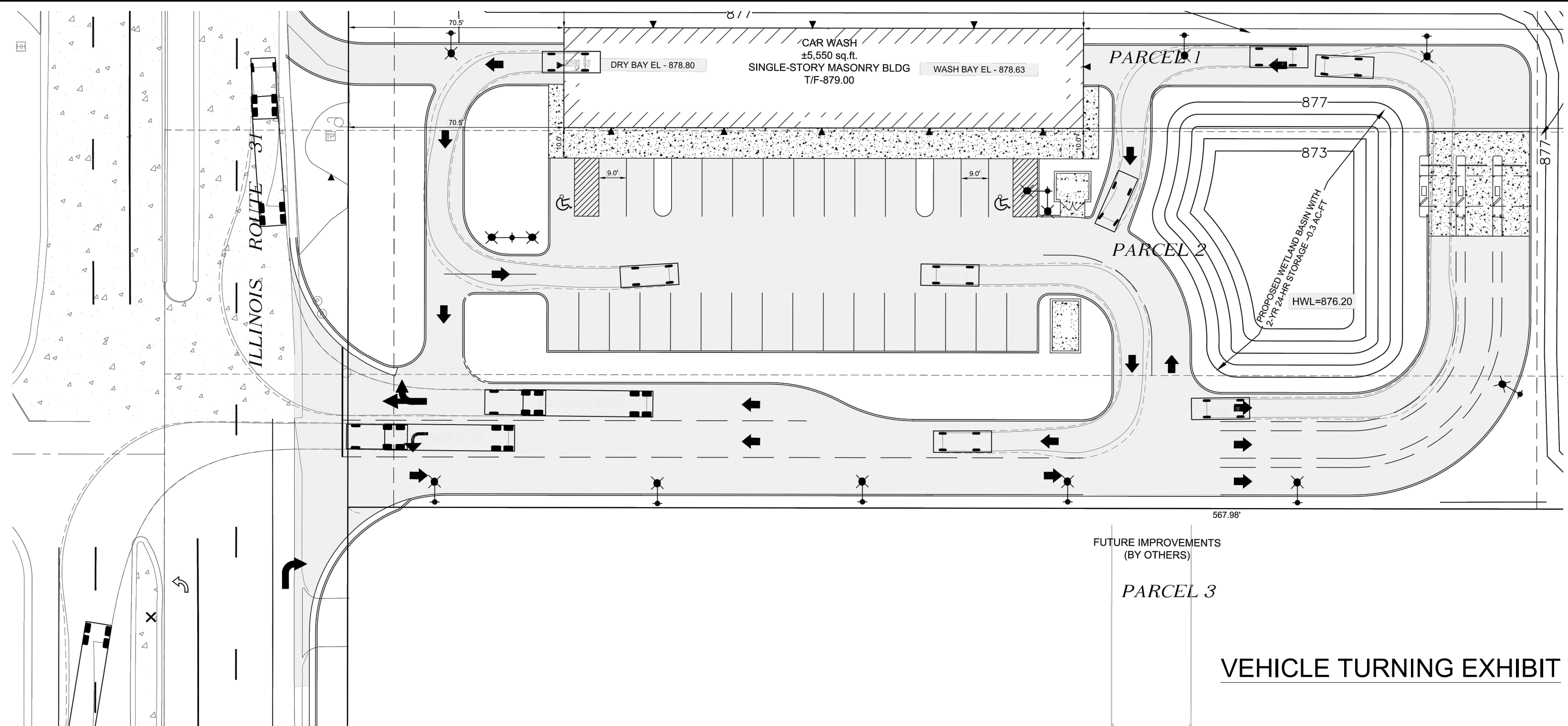


SITE DATA  
 PROPOSED DEVELOPMENT AREA = 2.65 ACRES

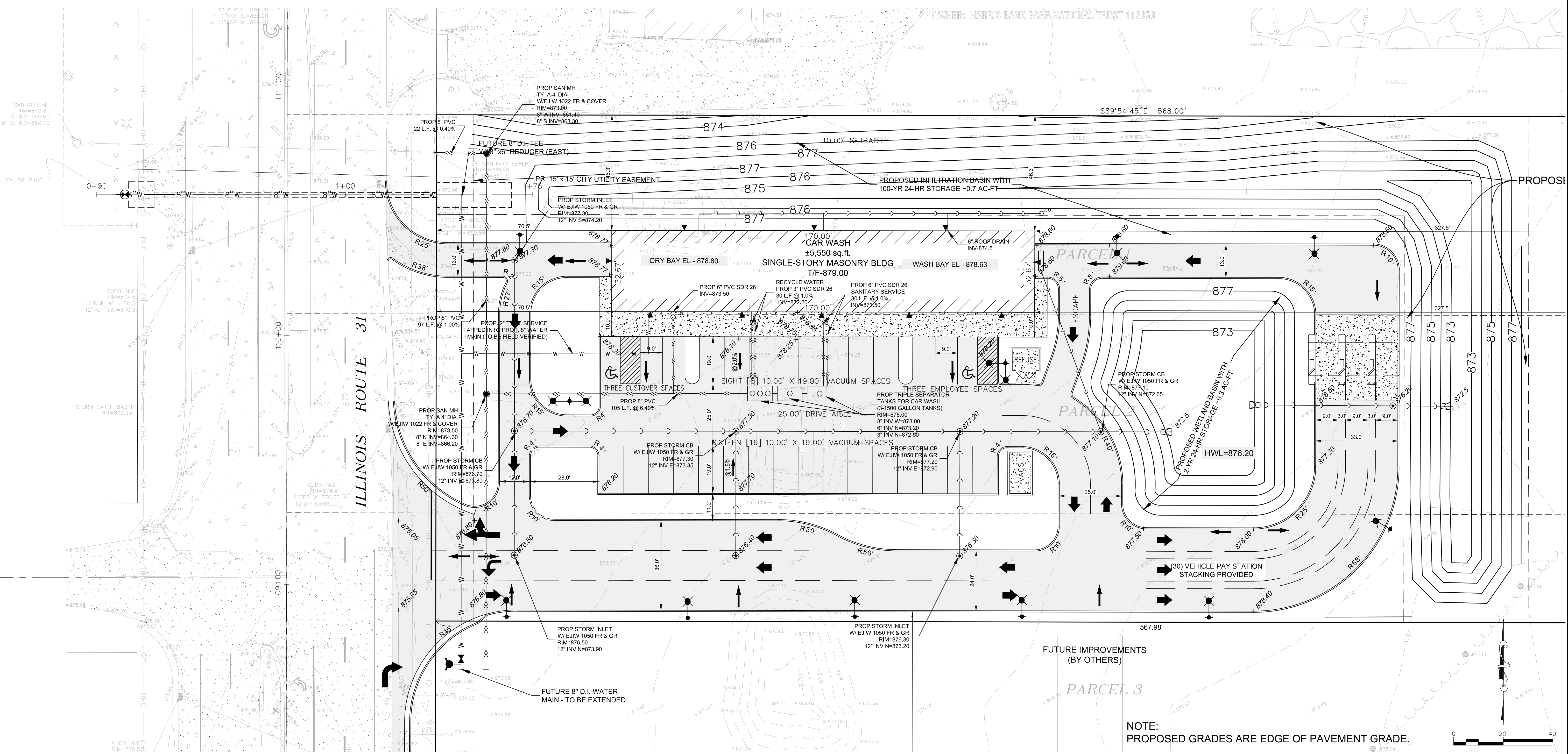
IMPERVIOUS AREA = 0.89 ACRES  
 IMPERVIOUS SURFACE COVERAGE = 34%

DETENTION SIZING PER CHART  
 2-YEAR - 2.65 AC x 0.08 AC-FT/AC = 0.21 AC-FT  
 100-YEAR - 2.65 AC x 0.23 AC-FT/AC = 0.61 AC-FT

PERVIOUS AREA = 1.76 ACRES



VEHICLE TURNING EXHIBIT



OWNER: HARRIS BANK BARR NATIONAL TRUST 11269

FUTURE IMPROVEMENTS (BY OTHERS)

NOTE:  
 PROPOSED GRADES ARE EDGE OF PAVEMENT GRADE.

DATE	BY	DESCRIPTION
5/1/2018	BPH	ISSUED FOR REVIEW
8/10/2018	RFV	PER TRAFFIC REPORT
8/22/2018	BPH	GENERAL REVISIONS

**M. GINGERICH, GEREAUDY & ASSOCIATES**  
 MANHATTAN OFFICE  
 ENGINEERING \* PLANNING \* SURVEYING

Manhattan Office  
 25620 S. Gougar Rd  
 Manhattan, Illinois 60442  
 Tel: 815-475-3621  
 Fax: 815-475-3680  
 www.mgca.com

DESIGN: BPH	PROFESSIONAL DESIGN FIRM #184.005003
DRAWING: NIB	
CHECKED: BPH	
APPROVED: BPH	

**BARICH ROUTE 31 CAR WASH**  
 CRYSTAL LAKE, ILLINOIS

**PRELIMINARY ENGINEERING SITE PLAN**

SHEET NO.  
**3** OF **3**

JOB NO. 18-143  
 © 2010 M. GINGERICH, GEREAUDY & ASSOCIATES

X:\Projects\2018\18-143 - Rte. 31 Car Wash, Crystal Lake - Greg Barich\DWG\Site\18-143\_BBarich.dwg, 8/22/2018 2:11:01 PM, mab







# ALTA/NSPS LAND TITLE SURVEY

## Items Corresponding to Schedule B

THERE ARE NO SURVEY RELATED ITEMS IN SCHEDULE B IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 18ST0065CL WITH AN EFFECTIVE DATE OF MARCH 8, 2018

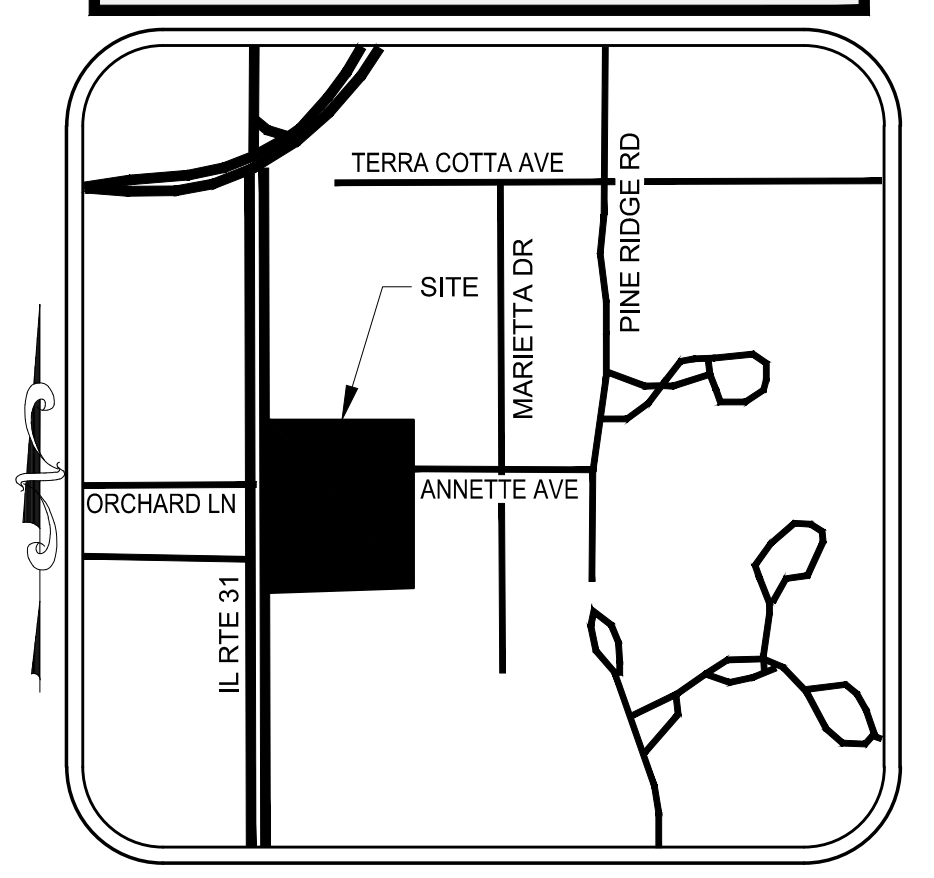
### Miscellaneous Notes

- MN1** DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2** AREA = 363,704 SQ. FT. 8.35 ACRES
- MN3** PINS-14-34-401-012, 14-34-401-013, 14-34-451-004, 14-34-451-005, 14-34-451-003 & 14-34-451-037
- MN4** BEARING BASIS IS ASSUMED

### Utility Notes

- UN1** THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2** CALL "J.U.L.L.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

### Vicinity Map



### Legend of Symbols & Abbreviations

- FOUND IRON PIPE
  - SET IRON ROD
  - FOUND IRON ROD
  - FOUND CUT CROSS
  - SET CUT CROSS
  - FOUND MAG NAIL
  - SET MAG NAIL
  - MEASURED DATA
  - RECORDED DATA
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - B.S.L. BUILDING SETBACK LINE
- STORM SEWER MANHOLE
  - CURB BLET
  - FLARED END SECTION
  - FOUND CUT CROSS
  - SET CUT CROSS
  - SANITARY SEWER MANHOLE
  - FIRE HYDRANT
  - WATER VALVE
  - WATER VALVE VAULT
  - WELL
  - PELPELNE MARKER
  - LIGHT POLE
  - FLAP/POLE/MAILBOX
  - POWER POLE
  - GUY WIRE
  - SKIN
  - UNKNOWN MANHOLE
- ELECTRIC PEDESTAL
  - TRANSFORMER
  - TELEPHONE PEDESTAL
  - CABLE PEDESTAL
  - WATER METER
  - BUFFALO BOX
  - SEPTIC TANK
  - OVERHEAD UTILITY LINE
  - ASPHALT SURFACE
  - AGGREGATE SURFACE
  - BRICK PAVERS
  - CONCRETE SURFACE

#### LAND DESCRIPTION

**PARCEL 1:** THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31, THENCE SOUTH ALONG THE CENTER LINE OF SAID HIGHWAY FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 998.4 FEET TO A POINT FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY, FOR A DISTANCE OF 628 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED POINT LINE, 628 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) 998.4 FEET TO A POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY 60 FEET TO A POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

**PARCEL 2:** THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31 AND RUNNING THENCE SOUTH ALONG THE CENTERLINE OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1078.4 FEET TO A POINT FOR A PLACE OF BEGINNING, THENCE SOUTH ON A CONTINUATION OF THE LAST DESCRIBED LINE, 80 FEET TO A POINT, THENCE EAST AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY FOR A DISTANCE OF 628 FEET TO A POINT, THENCE WESTERLY IN A STRAIGHT OR DIRECT LINE, 628 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM AN EASEMENT FOR HIGHWAY PURPOSES OVER THAT PART THEREOF HERETOFORE DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS, RECORDED IN BOOK 19 OF MISCELLANEOUS RECORDS, PAGE 423), ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) 998.4 FEET TO A POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY 60 FEET TO A POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

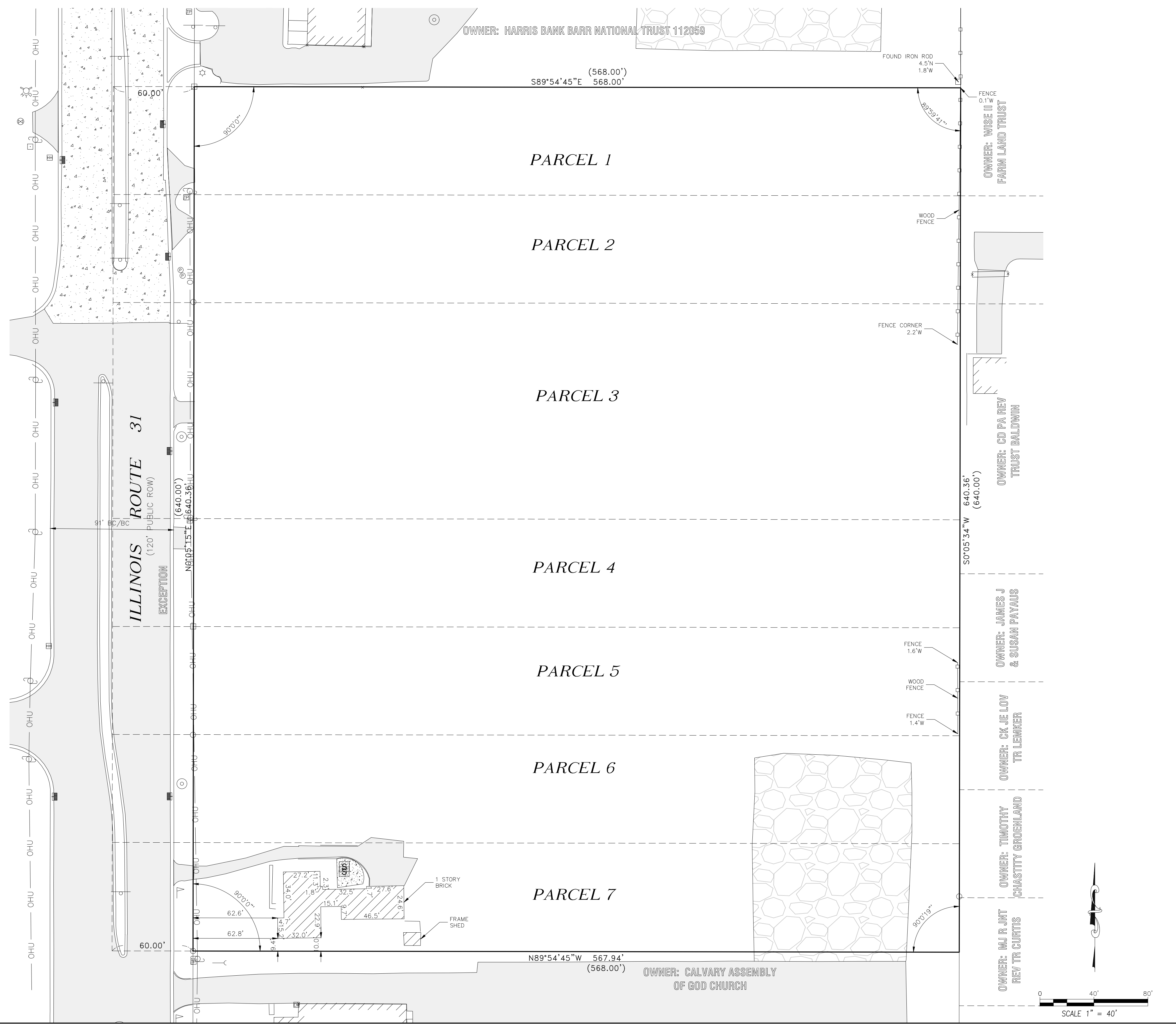
**PARCEL 3:** THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY KNOWN AS ROUTE 31 AND RUNNING THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1318.4 FEET FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY FOR A DISTANCE OF 628 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 628 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) 1318.4 FEET TO A POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54, 80 FEET TO A POINT, THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54, 80 FEET TO A POINT, THENCE WESTERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54, 80 FEET TO A POINT, THENCE WESTERLY 60 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

**PARCEL 4:** THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY KNOWN AS ROUTE 31 AND RUNNING THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT, WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1398.4 FEET FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY, FOR A DISTANCE OF 628 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 628 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PART TAKEN FOR HIGHWAY PURPOSES), IN MCHENRY COUNTY, ILLINOIS.

**PARCEL 5:** THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AT A POINT FOUR AND NINE TENTHS (4.9) FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY KNOWN AS ROUTE 31, THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1158.4 FEET FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY, FOR A DISTANCE OF 628 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 628 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 160 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) 1,158.4 FEET TO A POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY 60 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

**PARCEL 6:** COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, 4.9 FEET TO THE CENTERLINE OF STATE HIGHWAY ROUTE 31, THENCE SOUTHERLY ALONG THE CENTER OF SAID HIGHWAY, 1558.4 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTER OF THE HIGHWAY, 80 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID HIGHWAY, 628 FEET, THENCE NORTHERLY, PARALLEL WITH SAID HIGHWAY, 80 FEET, THENCE WESTERLY, 628 FEET TO THE PLACE OF BEGINNING, EXCEPTING THAT PORTION THEREOF DEDICATED FOR HIGHWAY PURPOSES), IN MCHENRY COUNTY, ILLINOIS, ALSO

**PARCEL 7:** THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY KNOWN AS ROUTE 31, THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1478.4 FEET FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY FOR A DISTANCE OF 32.8 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 62.8 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING FROM BOTH PARCELS THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31), SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31), 1478.4 FEET TO A PLACE OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54, 160 FEET TO A POINT, THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 60 FEET TO A POINT, THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY 60 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.



TO: CHICAGO TITLE INSURANCE COMPANY; FORDHAM CREEK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (PARCELS 3 - 7); SPRING CREEK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (PARCELS 1 & 2)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (-) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2018.

DATED: 03/13/2018

*Robert F. Sluis*

ROBERT F. SLUIS  
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3556  
LICENSE EXPIRES NOVEMBER 30, 2018



Received 8-28-18

REVISIONS		
BY	DESCRIPTION	DATE
RFS	ISSUED TO CLIENT	3/21/18

**M. GINGERICH, GEREAX & ASSOCIATES**  
ENGINEERING \* PLANNING \* SURVEYING

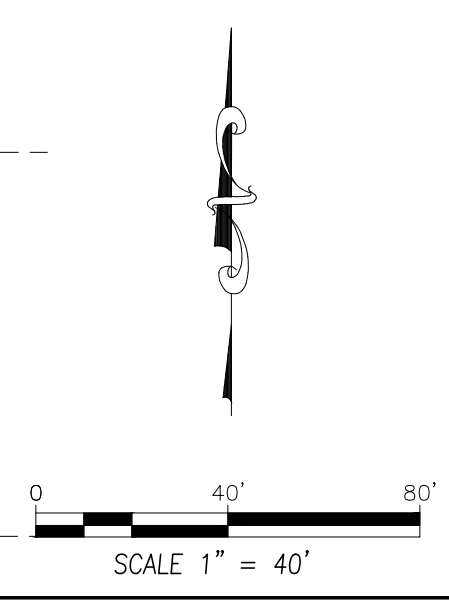
*MGA*

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ORDERED BY: **GREG BARICH**

DATE ISSUED: 3-21-2018 DR. BY: NB CK. BY: RFS FILE:

JOB NO.: 18-143 PG: 1 of 1











Rt31, Crystal Lake, IL

July 20, 2018



Received 8-28-18



Crystal Lake  
\$3 EXPRESS  
CAR WASH

Rt31, Crystal Lake, IL

July 20, 2018







Rt31, Crystal Lake, IL

July 20, 2018







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July 20, 2018







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July 20, 2018







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July 20, 2018

