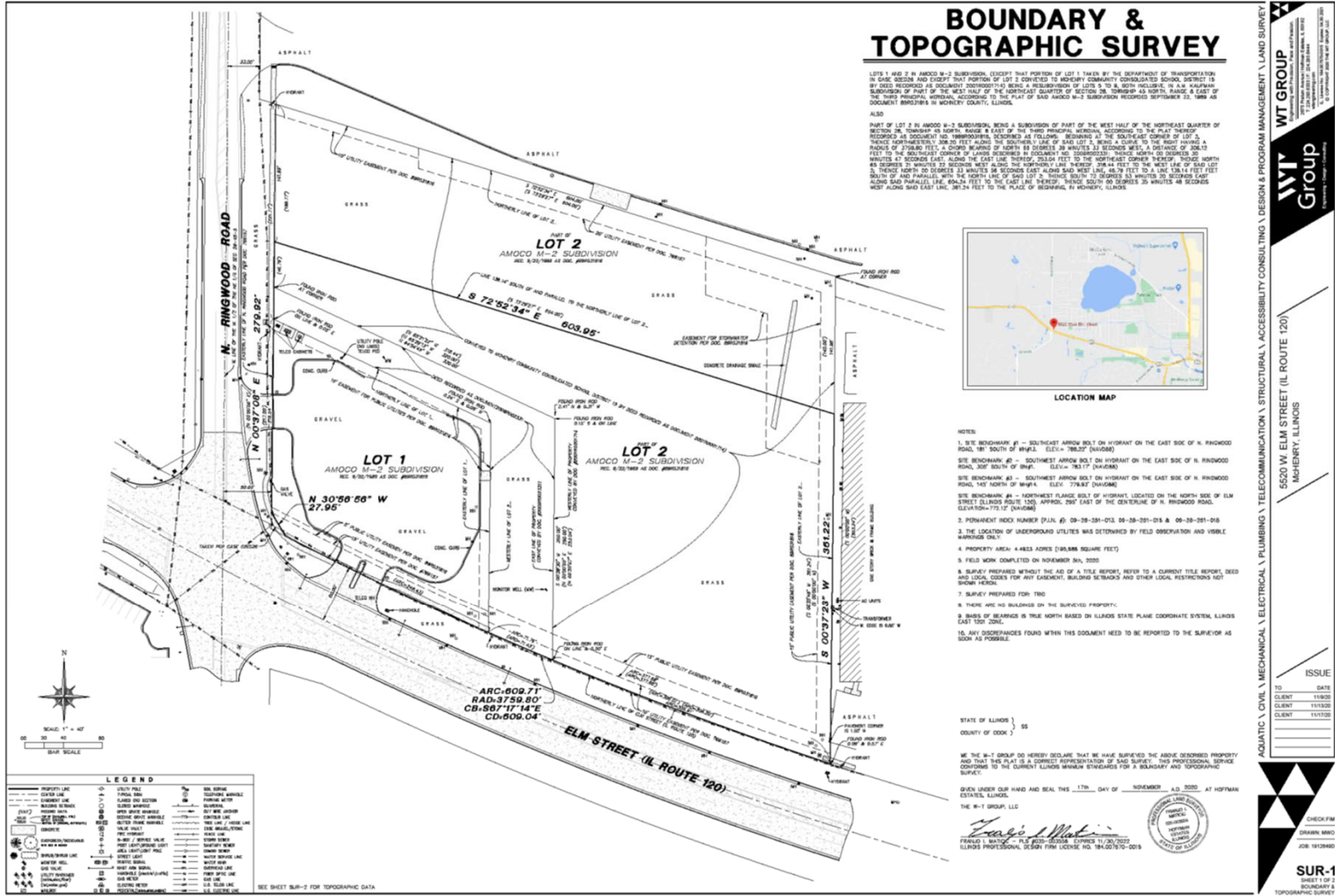




**New C-Store and Car Wash**  
5520 W Elm St  
McHenry, IL





AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY  
**WT GROUP**  
 5520 W. ELM STREET (IL ROUTE 120)  
 MCHENRY, ILLINOIS  
 ISSUE  
 TO CLIENT 11/30/20  
 DATE CLIENT 11/30/20  
 CLIENT 11/30/20  
 CHECKED BY DORIAN MMD  
 DRAWN BY JOSHUA R. HOFFMAN  
 JOB NO. 18102480  
**SUR-1**  
 SHEET 1 OF 2  
 BOUNDARY & TOPOGRAPHIC SURVEY

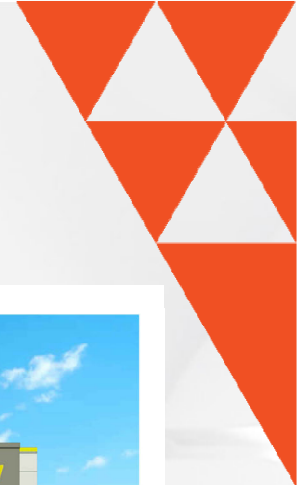












1 SOUTH ELEVATION  
 SCALE: 1/8"=1'-0"



2 EAST ELEVATION  
 SCALE: 1/8"=1'-0"



3 NORTH ELEVATION  
 SCALE: 1/8"=1'-0"



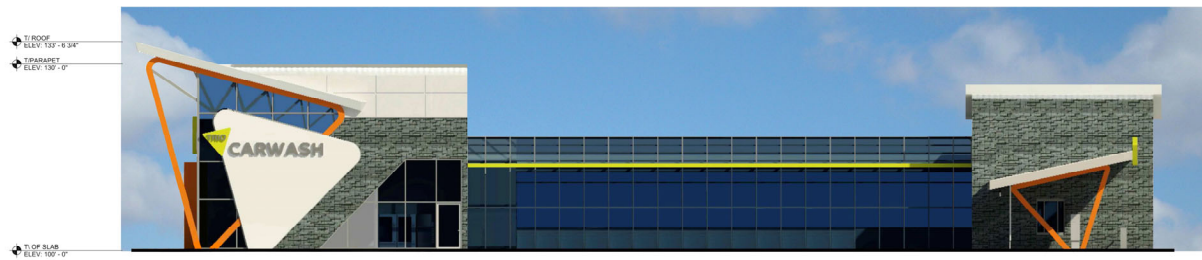
4 WEST ELEVATION  
 SCALE: 1/8"=1'-0"



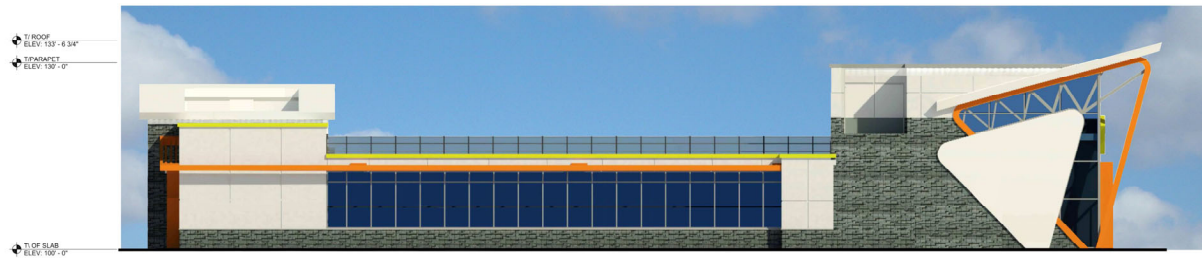
1 WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 EAST ELEVATION  
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION  
SCALE: 1/8"=1'-0"





































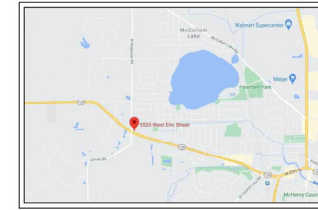


# BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 1 AND 2 IN AMOCO M-2 SUBDIVISION, EXCEPT THAT PORTION OF LOT 1 TAKEN BY THE DEPARTMENT OF TRANSPORTATION IN CASE 020208 AND EXCEPT THAT PORTION OF LOT 2 CONVERTED TO MOHNEY COMMUNITY CONSOLIDATED SCHOOL DISTRICT IS BY DEED RECORDED AS DOCUMENT 200700017474 BEING A RECONVEYANCE OF LOTS 5 TO 9, BOTH INCLUSIVE, IN A.M. KAUFMAN SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID AMOCO M-2 SUBDIVISION RECORDED SEPTEMBER 22, 1989 AS DOCUMENT 89030516 IN MOHNEY COUNTY, ILLINOIS.

ALSO

PART OF LOT 2 IN AMOCO M-2 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 840, IS HEREBY REDEEMED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, THENCE NORTHERLY 306.20 FEET ALONG THE SOUTHERN LINE OF SAID LOT 2 BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 394.6 FEET, A CHORD BEARING OF NORTH 88 DEGREES 38 MINUTES 33 SECONDS WEST, A DISTANCE OF 504.10 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DOCUMENT NO. 200700017474, THENCE NORTH 03 DEGREES 30 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE THEREOF, 342.64 FEET TO THE NORTHEAST CORNER THEREOF, THENCE NORTH 80 DEGREES 40 MINUTES 25 SECONDS WEST ALONG THE NORTHERLY LINE THEREOF, 318.44 FEET TO THE WEST LINE OF SAID LOT 2, THENCE NORTH 00 DEGREES 33 MINUTES 54 SECONDS EAST ALONG SAID WEST LINE, 46.76 FEET TO A LINE 136.14 FEET SOUTH OF AND PARALLEL, WITH THE NORTH LINE OF SAID LOT 2, THENCE SOUTH 72 DEGREES 53 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE, 804.24 FEET TO THE EAST LINE THEREOF, THENCE SOUTH 00 DEGREES 35 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE, 361.24 FEET TO THE PLACE OF BEGINNING, IN MOHNEY COUNTY, ILLINOIS.



- NOTES:
- SITE BENCHMARK #1 - SOUTHWEST ARROW BOLT ON HYDRANT ON THE EAST SIDE OF N. RINGWOOD ROAD, 181' SOUTH OF MH#3. ELEV.= 780.82' (NAV88)
  - SITE BENCHMARK #2 - SOUTHWEST ARROW BOLT ON HYDRANT ON THE EAST SIDE OF N. RINGWOOD ROAD, 300' SOUTH OF SW#1. ELEV.= 783.17' (NAV88)
  - SITE BENCHMARK #3 - SOUTHWEST ARROW BOLT ON HYDRANT ON THE EAST SIDE OF N. RINGWOOD ROAD, 145' NORTH OF MH#4. ELEV.= 779.93' (NAV88)
  - SITE BENCHMARK #4 - NORTHWEST FLANGE BOLT OF HYDRANT, LOCATED ON THE NORTH SIDE OF ELM STREET (ILLINOIS ROUTE 120), APPROX. 295' EAST OF THE CENTERLINE OF N. RINGWOOD ROAD. ELEVATION=772.17' (NAV88)
  - PERMANENT INDEX NUMBER (P.I.N. #): 09-28-251-013, 09-28-251-015 & 09-28-251-018
  - THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISUAL MARKINGS ONLY.
  - PROPERTY AREA: 4.4923 ACRES (195,686 SQUARE FEET)
  - FIELD WORK COMPLETED ON NOVEMBER 09th, 2020
  - SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT; REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON.
  - SURVEY PREPARED FOR TPO
  - THERE ARE NO BUILDINGS ON THE SURVEYED PROPERTY.
  - BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
  - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS

WE, THE W-T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MANUAL STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 17th DAY OF NOVEMBER, A.D. 2020 AT HOFFMAN ESTATES, ILLINOIS

THE W-T GROUP, LLC

*Frank L. Matlock*  
 FRANK L. MATLOCK, PLS. #033-020556, EXPIRES 11/30/2022  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-007670-0019

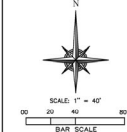
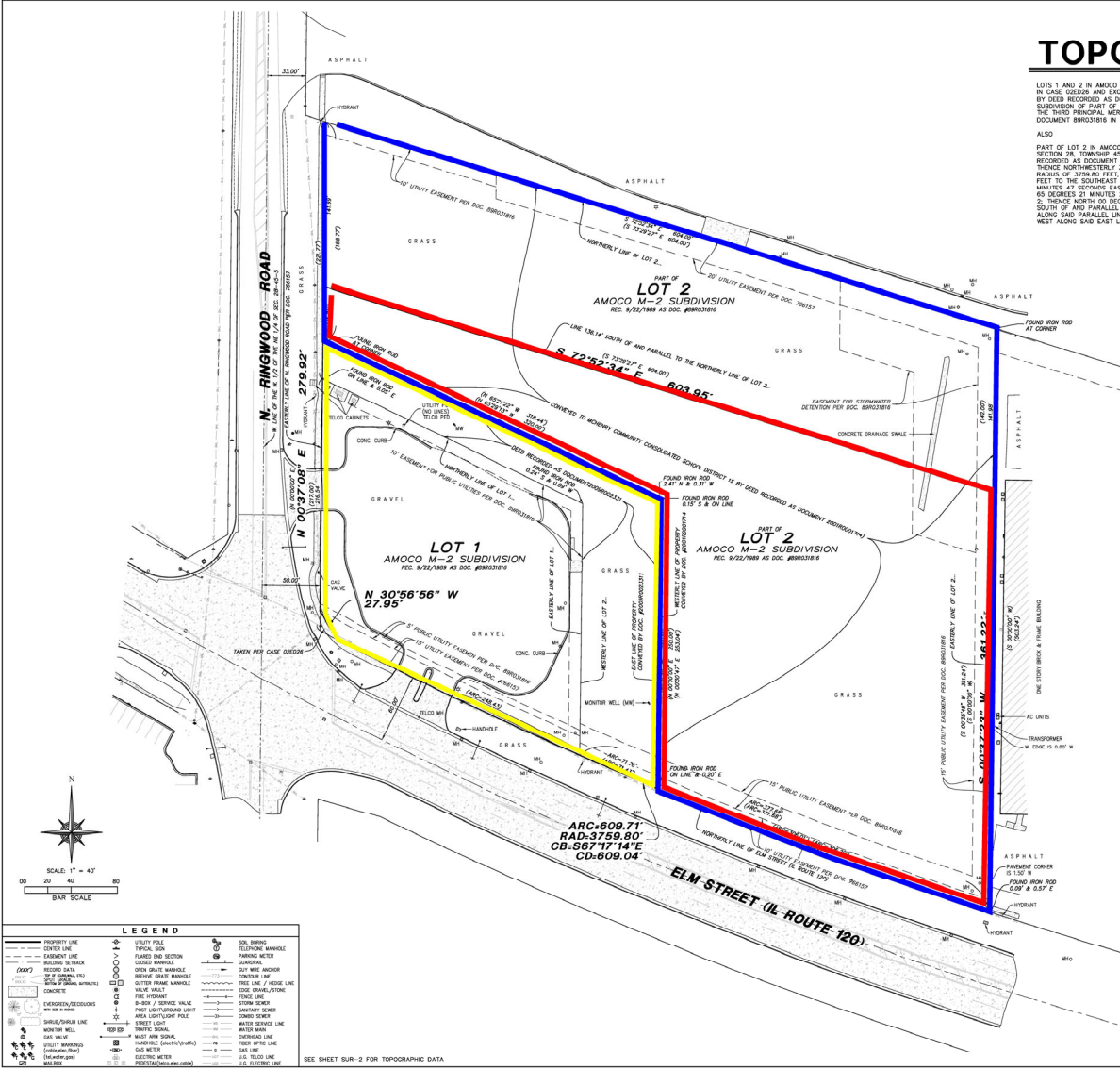


5520 W. ELM STREET (IL ROUTE 120)  
 MOHNEY, ILLINOIS

ISSUE	
TO	DATE
CLIENT	11/9/20
CLIENT	11/13/20
CLIENT	11/17/20

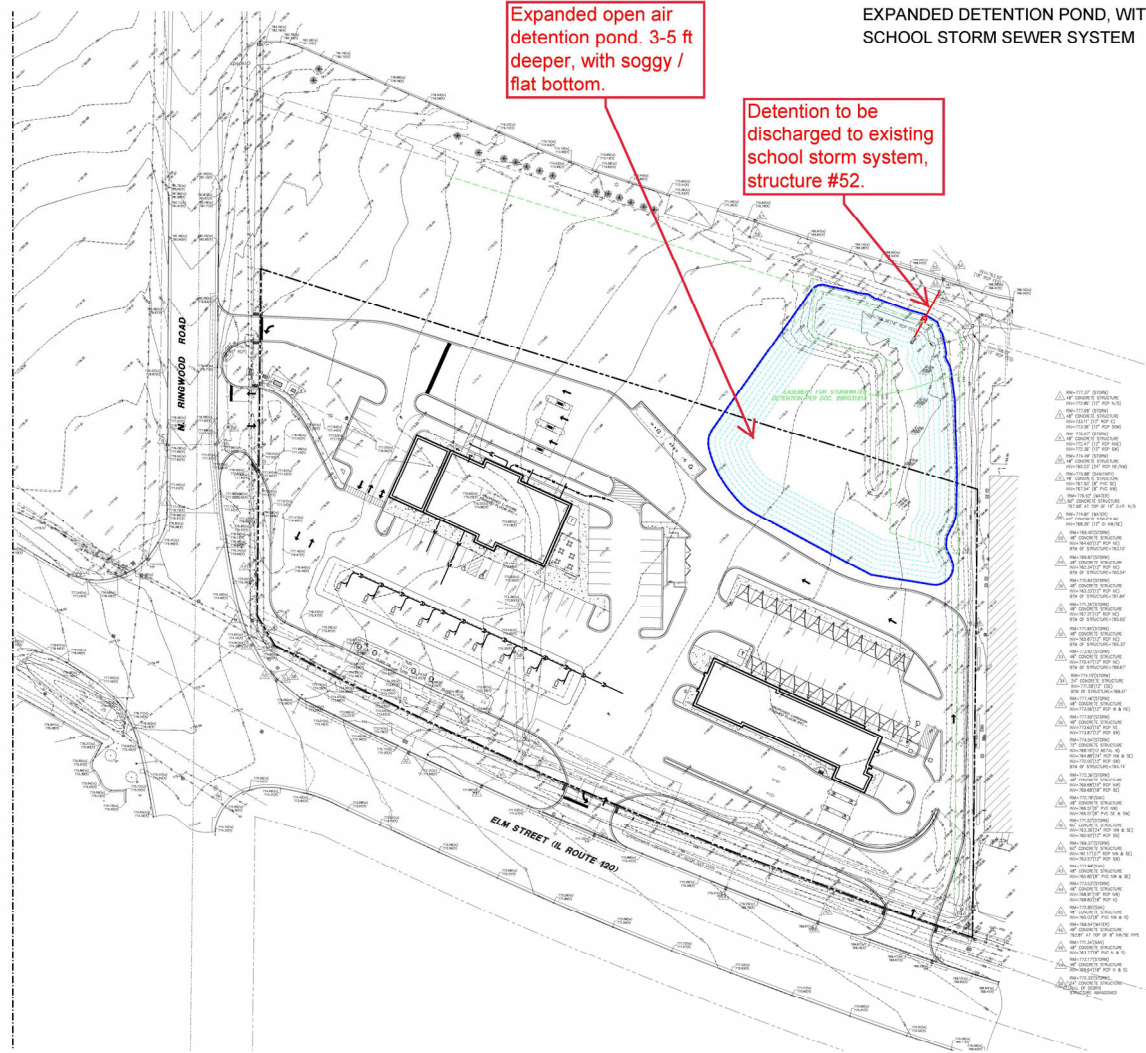
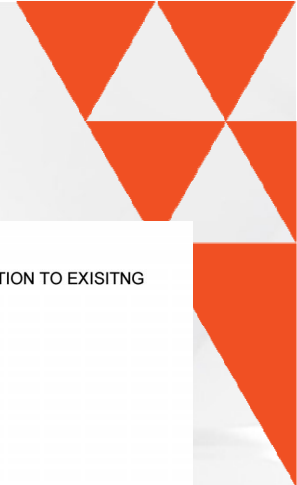
CHECK/FIRM  
 CHAIRMAN  
 11/18/2021

**SUR-1**  
 SHEET 1 OF 2  
 BOUNDARY & TOPOGRAPHIC SURVEY

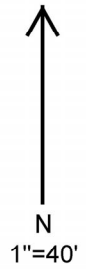


LEGEND		
Property Line	Utility Pole	Soil Boring
Center Line	Typical Sign	Telephone Manhole
Easement Line	Flagged Old Section	Parking Meter
Boundary Mark	Broken Line	Ground Nail
Record Data	Closed Manhole	Out Wire Marker
Open Data	Open Gray Manhole	Conduit Line
Open Manhole	Broken Gray Manhole	Tree Line / Hedge Line
Conduit	Grutter Frame Manhole	Stock Pile
Excavated/Recessed	Manhole	Fire Hydrant
Water Well	Valve Vault	Flow Line
Gas Well	Box J / Service Valve	Storm Sewer
Handhole	Post Light/Sign Light	Sanitary Sewer
Street Signal	Area Light/Sign Pole	Water Service Line
Handhole (Open/Unk)	Handhole	Water Meter
Gas Valve	Manhole Signal	Gas Line
Utility Markings	Handhole (Open/Unk)	Fire Optic Line
Electric Meter	Electric Meter	Gas Line
Water Meter	Electric Meter	Gas Line
Water Meter	Electric Meter	Gas Line

SEE SHEET SUR-2 FOR TOPOGRAPHIC DATA



EXPANDED DETENTION POND, WITH NEW CONNECTION TO EXISTING SCHOOL STORM SEWER SYSTEM







# THANK YOU!

