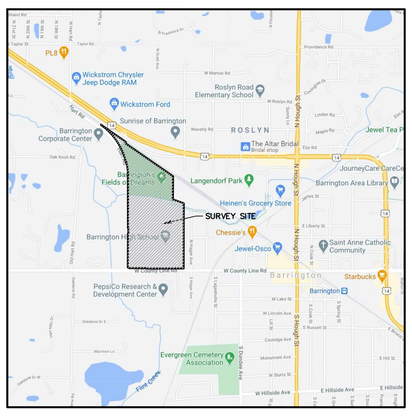
PRELIMINARY BHS BRONCO PLAT OF CONSOLIDATION

in part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 43 North, Range 9 East of the Third Principal Meridian in Lake County, Illinois.

LOCATION MAP



ABBREVIATIONS

N	North
S	South
E	East
W	West
100.00 N00°00'00"E	Measured Datum
(100.00 N00°00'00"E)	Record Datum
[100.00 N00°00'00"E]	Deed Datum

LEGEND

- Right Of Way Line
- Lot Line
- Boundary Line
- Section Line
- Easement Line

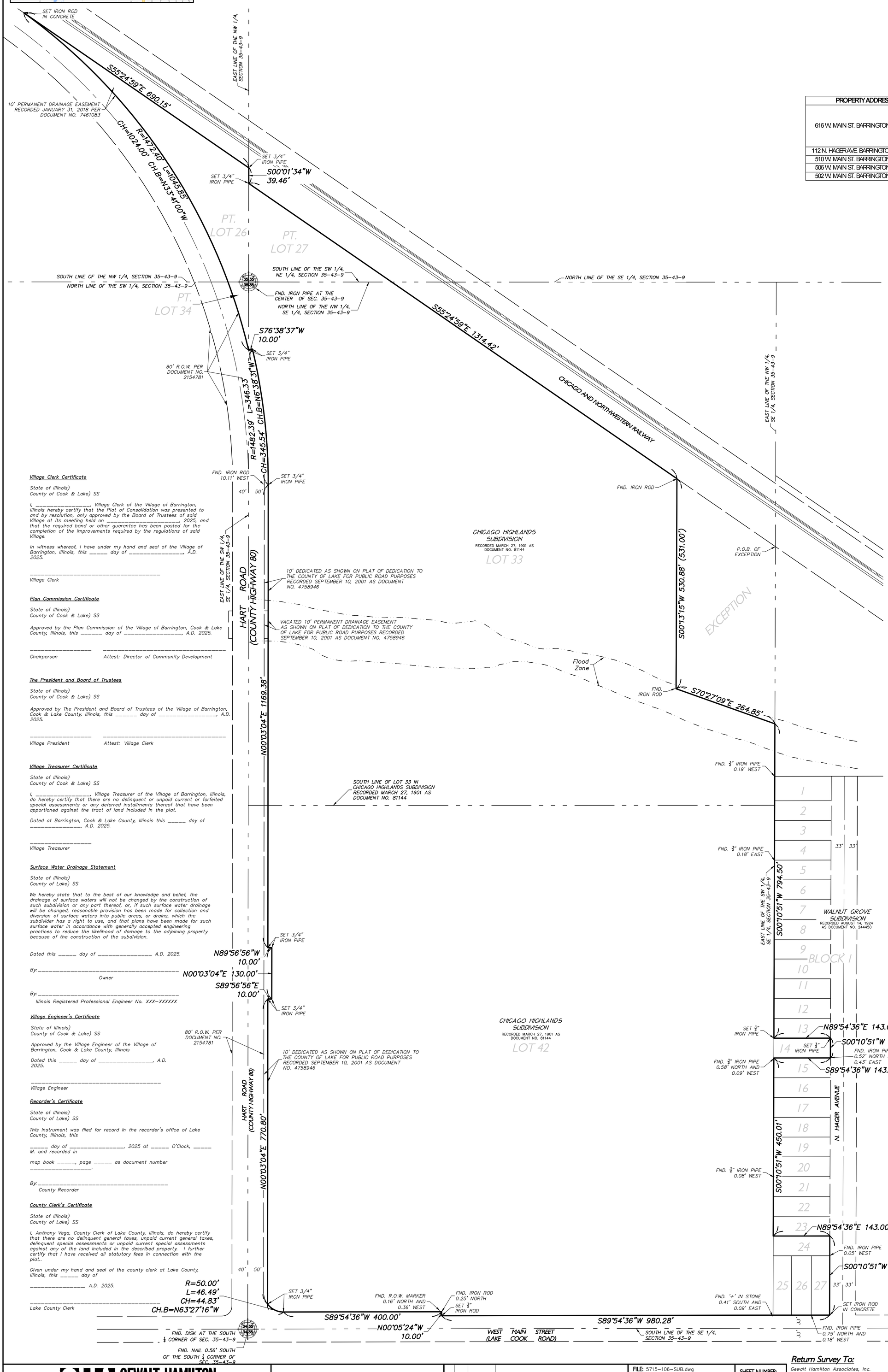
GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch =100 ft.

Bearings are based upon the Illinois State Plane Coordinate System of 1983, East Zone-2011 adjustment, adjusted to ground values established by GPS methods from the Trimble Virtual reference network.

PROPERTY ADDRESS	LOT #	PIN #	AREA (SQ.FT)	ACRES (AC.)
616 W. MAIN ST. BARRINGTON, IL 60010	14	13-35-401-016 13-35-104-022 13-35-303-001 13-35-401-068 13-35-401-069	3,024,206	69.426
112 N. HAGER AVE. BARRINGTON, IL 60010	24	13-35-401-026	7,150	0.164
510 W. MAIN ST. BARRINGTON, IL 60010	25	13-35-401-027	6,975	0.160
506 W. MAIN ST. BARRINGTON, IL 60010	26	13-35-401-028	7,500	0.172
502 W. MAIN ST. BARRINGTON, IL 60010	27	13-35-401-029	6,975	0.160
		TOTAL	3,052,806	70.082



Village Clerk Certificate

State of Illinois)
County of Cook & Lake) SS

I, _____, Village Clerk of the Village of Barrington, Illinois hereby certify that the Plat of Consolidation was presented to and by resolution, only approved by the Board of Trustees of said Village at its meeting held on _____, 2025, and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said Village.

In witness whereof, I have under my hand and seal of the Village of Barrington, Illinois, this _____ day of _____, A.D. 2025.

_____
Village Clerk

Plan Commission Certificate

State of Illinois)
County of Cook & Lake) SS

Approved by the Plan Commission of the Village of Barrington, Cook & Lake County, Illinois, this _____ day of _____, A.D. 2025.

_____ _____
Chairperson Attest: Director of Community Development

The President and Board of Trustees

State of Illinois)
County of Cook & Lake) SS

Approved by The President and Board of Trustees of the Village of Barrington, Cook & Lake County, Illinois, this _____ day of _____, A.D. 2025.

_____ _____
Village President Attest: Village Clerk

Village Treasurer Certificate

State of Illinois)
County of Cook & Lake) SS

I, _____, Village Treasurer of the Village of Barrington, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Barrington, Cook & Lake County, Illinois this _____ day of _____, A.D. 2025.

_____
Village Treasurer

Surface Water Drainage Statement

State of Illinois)
County of Lake) SS

We hereby state that to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of surface waters into public areas, or drains, which the subdivider has a right to use, and that plans have been made for such surface water in accordance with generally accepted engineering practices to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____ A.D. 2025.

By: _____
Owner

By: _____
Illinois Registered Professional Engineer No. XXX-XXXXXX

Village Engineer's Certificate

State of Illinois)
County of Cook & Lake) SS

Approved by the Village Engineer of the Village of Barrington, Cook & Lake County, Illinois

Dated this _____ day of _____, A.D. 2025.

_____
Village Engineer

Recorder's Certificate

State of Illinois)
County of Lake) SS

This instrument was filed for record in the recorder's office of Lake County, Illinois, this

_____ day of _____, 2025 at _____ O'Clock, _____ M. and recorded in

map book _____, page _____ as document number _____.

By: _____
County Recorder

County Clerk's Certificate

State of Illinois)
County of Lake) SS

I, Anthony Vega, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the land included in the described property. I further certify that I have received all statutory fees in connection with the plat..

Given under my hand and seal of the county clerk at Lake County, Illinois, this _____ day of

_____, A.D. 2025.

_____
Lake County Clerk

Professional Authorization

State of Illinois)
County of Lake) SS

I, Mark M. Hamilton, a Professional Land Surveyor of the State of Illinois, license number 035-4038, do hereby authorize the Village of Barrington, its staff or authorized agent, to place this document of record in the County Recorders office in my name and in compliance with the Illinois Statutes Chapter 109 Paragraph 2, as amended.

Vernon Hills, Illinois _____

_____
Mark H. Hamilton
Illinois Professional Land Surveyor No. 035-4038
My License Expires November 30, 2026 and is renewable

Owner's Certificate

State of Illinois)
County of Lake) SS

This is to certify that the undersigned, _____ is the legal owner of the land described on this plat hereon as consolidated; they have caused said land to be surveyed, consolidated, staked and platted as shown hereon, for the purpose of having this plat recorded provided by law, and hereby state that to the best of our knowledge, all of the lots in this consolidation lie within the Village of Barrington.

_____ as aforesaid further certifies to the best of their knowledge, the lots that are hereby created by the resubdivision are within the school districts and numbers known as:

School District

Barrington Community Unit School District 220
Harper College District 512

In witness where we have hereunder set our hands of seal

Dated at _____, Illinois this _____ day of _____, A.D. 2025.

By: _____

Name: _____

Title: _____

Notary Certificate

State of Illinois)
County of _____) SS

I, _____, a notary public in and for said county in the state aforesaid, do hereby certify that _____, and _____, owners of the property commonly known as _____, appeared before me this day in person and acknowledge the he/she signed and delivered the said instrument as his/her free voluntary act.

Given under hand and notorial seal this _____ day of _____, 2025.

_____
Notary Public
My commission expires _____

Surveyors Certificate

State of Illinois)
County of Lake) SS

This is to certify that I, Mark M. Hamilton, Illinois Professional Land Surveyor No. 035-4038, have surveyed and Consolidated the following described property:

Lots 26, 27, and 34 in Chicago Highlands Subdivision being a subdivision of parts of Section 26, 27, 34 and 35, Township 43 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded March 27, 1901 as document 81144 in Lake County, Illinois, lying Southerly of the Southerly Right of Way of the Chicago and Northwestern Railway and lying Northerly and Easterly of the Easterly and Northerly Right of Way of Hart Road except that part of Lot 26 conveyed to the County of Lake per document 7461083 recorded January 31, 2018;

Together with Lot 33 in said Chicago Highlands Subdivision except all that part falling within public Right of Way and also except all that part thereof falling Northerly of the Southerly Right of Way line of the Chicago and Northwestern Railway and also except that part described as follows to with: beginning at the intersection of the East line of said Lot 33 and said Southerly line of the Chicago and Northwestern Railway Right of Way; thence Northwesterly along said Southerly line for 302.95 feet; thence Southerly 531.0 feet to an existing iron rod; thence Southeasterly for 265.1 feet to the East line of said Lot 33; thence North 448.09 feet to the point of beginning of said exception;

Together with Lot 42 in said Chicago Highlands subdivision except all that part falling within public Right of Way;

Together with Lots 14, 24, 25, 26, and 27 in Walnut Grove Subdivision being a subdivision of a part of Lot 2 in the County Clerk's Division of the East Half of the Southeast Quarter of Section 35 in Township 43 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded August 14, 1924 as document 244450, all in Lake County, Illinois.

The lands shown on the plat and described in the above caption, and that the said plat, drawn to a scale of 100 feet per 1 inch on sheet one are a true and correct representation of the said survey and subdivision. Dimensions are given in feet and decimal parts thereof and are corrected to a temperature of 68 degrees Fahrenheit.

I further certify that upon completion of construction but not longer than one year from the recording of this plat, concrete monuments, as shown, and iron pipes at all lot corners and points of change in alignment will be set, as required by the plat act (765 ilcs 205/0.01 et seq.).

This is to certify that the property is located in Zone X and Zone AE identified for the Village of Barrington, Illinois, by the Federal Emergency Management Agency on the Flood Insurance Rate Maps, panel no. 17097C0219K & 179097C0217K dated September 18, 2013.

This professional service conforms to the current Illinois minimum standards of practice applicable to boundary surveys.

Vernon Hills, Illinois _____

By: _____
Illinois Professional Land Surveyor No. 035-4038

STATE OF ILLINOIS Vernon Hills MARK M. HAMILTON 035-004038 PROFESSIONAL LAND SURVEYOR

GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ▪ Vernon Hills, IL. 60061
TEL 847.478.9700 ▪ FAX 847.478.9701

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NO.	BY	DATE	REVISION

FILE: 5715-106-SUB.dwg		SHEET NUMBER: 1 OF 1 SHEETS
DRAWN BY: MAG	GHA PROJECT # 5715.106	
DATE: 09.26.25		
CHECKED BY: MMH	SCALE: 1"=100'	
DATE: XX.XX.XX		

Return Survey To:

Gewalt Hamilton Associates, Inc.
625 Forest Edge Drive
Vernon Hills, IL 60061

Survey Prepared For:

Barrington Community High School District 220
616 W. Main Street
Barrington, Illinois 60010