

# VILLAGE OF DEER PARK

## MWRD AMENDED SERVICE AREA EXHIBIT A YEAR 2022

Changes from 2015 Assessment Exhibit

Updated to reflect parcel 14-34-304-007 subdivided into parcels 14-34-304-009 and 14-34-304-010

Updated to reflect parcels 14-34-400-005, 006, 007, 008 combined into parcel 14-34-404-022

### AMENDED SERVICE AREA DESCRIPTION

THOSE PARTS OF SECTIONS 34 AND 35, TOWNSHIP 43 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF LAKE COOK ROAD AND QUENTIN ROADS; THENCE NORTH ALONG THE CENTERLINE OF QUENTIN ROAD 4200 FEET, MORE OR LESS; THENCE EAST ALONG A SOUTH LINE OF THE CORPORATE LIMITS OF THE VILLAGE OF KILDEER (AS THEY EXISTED ON OCTOBER 27, 1998) A DISTANCE OF 208.73 FEET; THENCE NORTHEAST ALONG AN EAST LINE OF SAID CORPORATE LIMITS 250 FEET, MORE OR LESS, TO A POINT 313.5 FEET SOUTHEAST OF THE INTERSECTION OF THE CENTERLINES OF QUENTIN AND RAND ROADS; AS MEASURED ALONG THE CENTERLINE OF SAID RAND ROAD; THENCE SOUTHEAST ALONG THE CENTERLINE OF RAND ROAD 3665 FEET, MORE OR LESS, TO A POINT 2325 FEET NORTHWEST OF THE INTERSECTION OF SAID CENTERLINE WITH THE EAST LINE OF SECTION 34 AFORESAID, AS MEASURED ALONG SAID CENTERLINE; THENCE ALONG THE AFOREMENTIONED CORPORATE LIMITS OF THE VILLAGE OF KILDEER THE FOLLOWING EIGHT COURSES; THENCE SOUTHWEST 470.57 FEET TO A LINE 452.1 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER LINE OF SECTION 34 AFORESAID; THENCE SOUTH ALONG SAID PARALLEL LINE 623.58 FEET TO A LINE 1619.96 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 34 AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE 866.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE 785.31 FEET; THENCE SOUTHEAST 49.53 FEET; THENCE NORTHEAST 1100.03 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF RAND ROAD; THENCE SOUTHEAST ALONG SAID RIGHT OF WAY LINE 20 FEET, MORE OR LESS, TO AN EASTERLY LINE OF THE CORPORATE LIMITS OF THE VILLAGE OF KILDEER; THENCE NORTHEASTERLY ALONG SAID EAST LINE 50 FEET TO THE CENTERLINE OF RAND ROAD; THENCE SOUTHEAST ALONG THE CENTERLINE OF RAND ROAD 2609 FEET, MORE OR LESS TO THE CENTERLINE OF LAKE-COOK ROAD; THENCE WEST ALONG SAID CENTERLINE 6550 FEET, MORE OR LESS TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THOSE PARTS OF THE RIGHT OF WAYS OF LAKE-COOK ROAD, QUENTIN ROAD, LONG GROVE ROAD, PLUM GROVE ROAD AND RAND ROAD (U.S. HIGHWAY 12) AS THEY EXISTED ON MAY 7, 1999) CONTAINING 335.5 ACRES.

ALSO

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DEER PARK TOWN CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2000 AS DOCUMENT NO. 4540888; THENCE NORTH 34 DEGREES 26 MINUTES 10 SECONDS EAST 10.00 FEET TO THE SOUTHWESTERLY LINE OF RAND ROAD PER DOCUMENT NO. 474550 AND 474629; THENCE SOUTH 34 DEGREES 26 MINUTES 10 SECONDS WEST ALONG AN EAST LINE OF SAID SUBDIVISION 419.98 FEET TO THE NORTHERMOST CORNER OF LOT 5 IN SAID SUBDIVISION; THENCE SOUTH 00 DEGREES 08 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE OF LOT 5 A DISTANCE OF 612.68 FEET TO A LINE 1619.96 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 34 AFORESAID; THENCE SOUTH 89 DEGREES 52 MINUTES 48 SECONDS EAST ALONG SAID PARALLEL LINE 867.39 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34 AFORESAID; THENCE SOUTH 00 DEGREES 02 MINUTES 47 SECONDS EAST ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 744.96 FEET TO A POINT 875 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 72 DEGREES 36 MINUTES 59 SECONDS EAST 49.53 FEET; THENCE NORTHEAST 1100.03 FEET TO A POINT 1525 FEET SOUTHEAST OF THE POINT OF BEGINNING AS MEASURED ALONG THE SOUTH LINE OF RAND ROAD; THENCE NORTHWEST ALONG THE SOUTH LINE OF RAND ROAD 1525 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF THE SOUTHWESTERLY HALF OF RAND LYING ADJACENT TO THE ABOVE DESCRIBED PROPERTY, CONTAINING 27.5 ACRES.

### CONTIGUOUS MWRD SERVICE AREA DESCRIPTION

LOT 51 IN BRENTWOOD ESTATES BEING A SUBDIVISION OF THE NORTH 660 FEET (EXCEPT THE EAST 260 FEET THEREOF) OF THE NORTH HALF OF THE NORTHEAST QUARTER TOGETHER WITH THE WEST 400 FEET OF THE PART LYING SOUTH OF THE NORTH 660 FEET THEREOF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

**PARCEL 1**  
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE CENTER OF CHICAGO ROAD THAT IS SOUTH 62 DEGREES EAST 19 RODS FROM THE INTERSECTION OF CENTER LINE OF SAID ROAD WITH THE CENTER LINE OF PALATINE ROAD; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTER LINE OF CHICAGO ROAD 6 1/2 RODS; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID ROAD 6 1/2 RODS; THENCE NORTHWESTERLY PARALLEL TO THE CENTER LINE OF CHICAGO ROAD 6 1/2 RODS AND THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF AND ADJOINING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD (U.S. 12) IN LAKE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

**PARCEL 2**  
THAT PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF FRITZ FISHER PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 48 OF DEEDS ON PAGE 552, SAID POINT BEING 208.73 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SCHOOL LOT AS DESCRIBED IN DEED RECORDED AS DOCUMENT 36132, THENCE NORTH ALONG THE EAST LINE OF SAID SCHOOL LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF PROPERTY AS DESCRIBED IN DEED RECORDED AS DOCUMENT 205110 TO THE SOUTHWESTERLY CORNER OF CREAMERY LOT AS PER DEED RECORDED AS DOCUMENT 27470; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH TO A POINT IN THE NORTH LINE AFOREMENTIONED FRITZ FISHER PROPERTY SAID POINT BEING 100.0 FEET EAST OF THE POINT OF BEGINNING, THENCE WEST ALONG SAID NORTH LINE 100.0 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

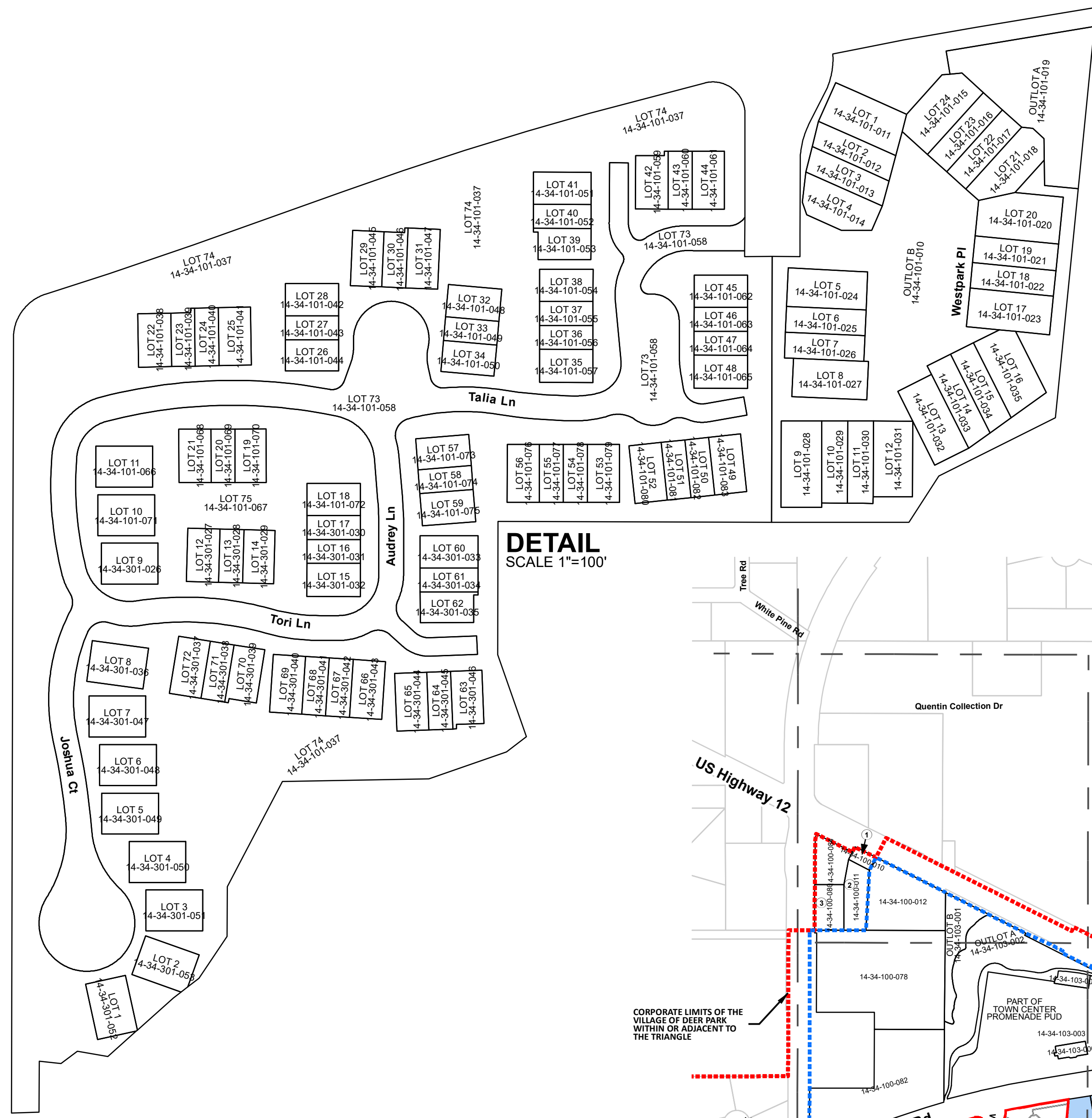
**PARCEL 3**  
THE SOUTH 208.7 FEET OF THE WEST 208.7 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART LYING WEST OF AND ADJOINING THE EAST RIGHT-OF-WAY LINE OF QUENTIN ROAD IN LAKE COUNTY, ILLINOIS.

STATE OF ILLINOIS)  
COUNTY OF LAKE ) S.S.

CRISTOPHER B. BURKE ENGINEERING, LTD., HEREBY CERTIFIES THAT WE HAVE PREPARED THIS EXHIBIT FROM EXISTING MAPS AND RECORDS FOR THE PURPOSE OF CREATING THE EXHIBIT HEREON DRAWN.

DATED THIS 3RD DAY OF JUNE, 2022 IN ROSEMONT, ILLINOIS.

CRISTOPHER B. BURKE ENGINEERING, LTD.  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000922



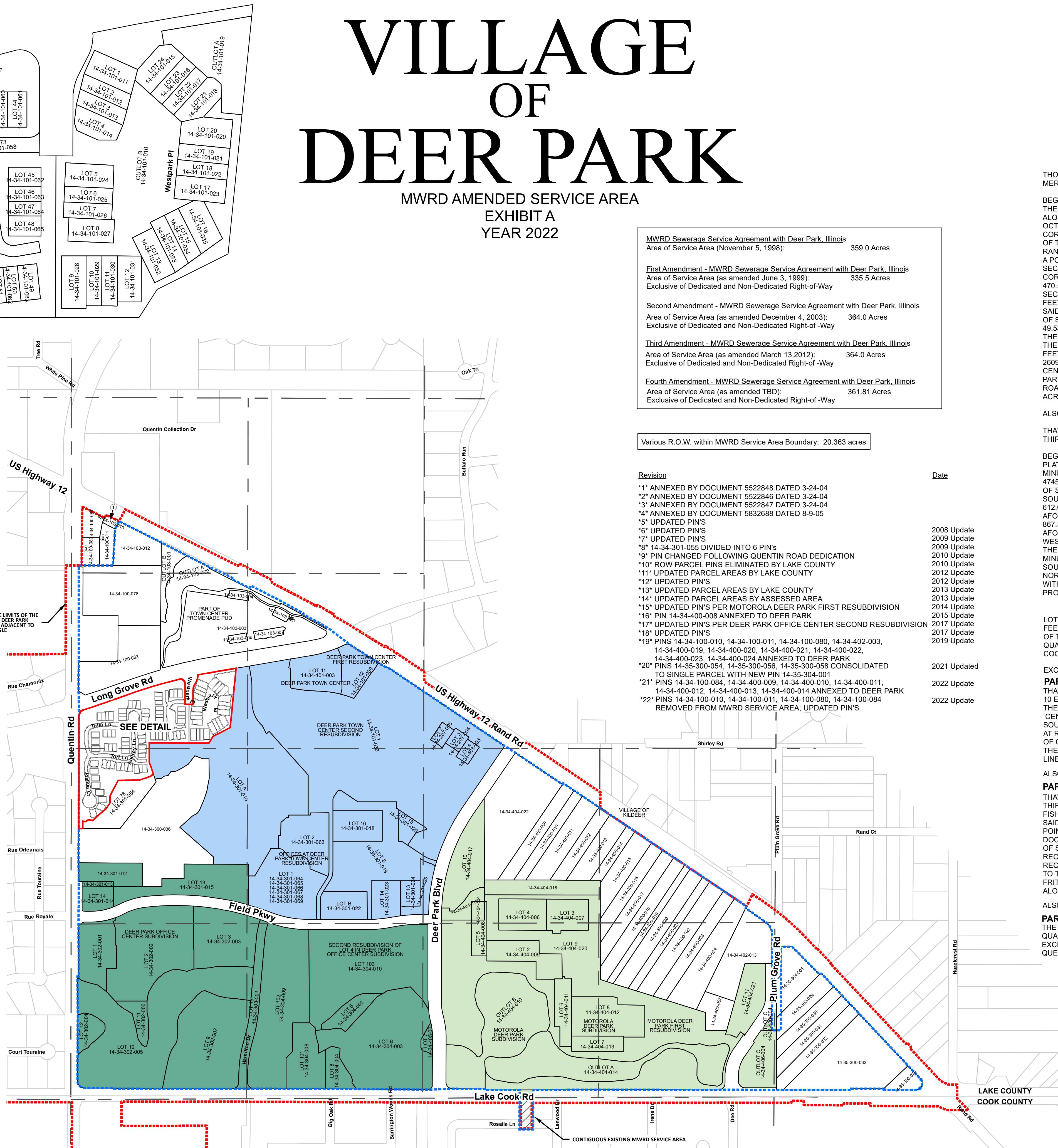
DETAIL SCALE 1"=100'

- VILLAGE LIMITS
- MWRD SERVICE AREA BOUNDARY
- DEER PARK OFFICE CENTER AND RESUBDIVISIONS
- DEER PARK TOWN CENTER AND RESUBDIVISIONS
- MOTOROLA DEER PARK SUBDIVISION AND RESUBDIVISIONS
- CONTIGUOUS EXISTING MWRD SERVICE AREA

Notes:  
This amended Exhibit is based on the most recent Tax Maps provided by Lake County Department Map Services.

The areas tabulated hereon are based on the following references:

Plat of Survey by Haeger & Associates as to the Hamilton Tract.  
Plat of Subdivision by Manhard Consulting as to the Deer Park Town Center Subdivision, Recorded June 15, 2000 as Document No. 4540888.  
Plat of Highways recorded December 2, 1983 as Document No. 2254251 together with legal descriptions compiled by Chicago Title Insurance Company as to the remainder of the Deer Park Triangle.  
Plat of Survey by Manhard Consulting as to the Motorola Tract.  
Plat of Subdivision by Manhard Consulting as to Deer Park Town Center First Resubdivision, Recorded March 9, 2001 as Document No. 4655242.  
Plat of Subdivision by Haeger & Associates as to Deer Park Office Center Subdivision, Recorded October 5, 2003 as Document No. 4774203.  
Plat of Dedication by Manhard Consulting as to Plum Grove Road (south), Recorded December 18, 2001 as Document No. 4826476.  
Plat of Dedication by Manhard Consulting as to Quentin Road and Long Grove Road, Document No. 4893717.  
Plat of Subdivision by Barrington Engineering Consultants as to Deer Park Place Subdivision, Recorded October 8 2003 as Document No. 5395156.  
Plat of Subdivision by Manhard Consulting as to Deer Park Town Center Second Resubdivision, Recorded August 8, 2003 as Document No. 5329564.  
Plat of subdivision by Manhard Consulting as to Motorola Deer Park Subdivision, Recorded August 3, 2002 as Document No. 4999632.  
Plat of subdivision by Haeger Engineering as to First Resubdivision of Lot 4 in Deer Park Office Center Subdivision, Recorded February 22, 2008 as Document No. 6309384.  
Plat of Subdivision by Haeger Engineering as to Amended Final Plat of Motorola Deer Park First Resubdivision, Recorded February 6, 2015 as Document No. 7168703.  
Plat of subdivision by Haeger Engineering as to the Palazzo of Deer Park Subdivision, Recorded July 12, 2016 as Document No. 7308241.  
Plat of subdivision by Haeger Engineering as to Deer Park Crossing, Recorded November 22, 2016 as Document No. 7349497



MWRD Sewerage Service Agreement with Deer Park, Illinois Area of Service Area (November 5, 1996):	359.0 Acres
First Amendment - MWRD Sewerage Service Agreement with Deer Park, Illinois Area of Service Area (as amended June 3, 1999): Exclusive of Dedicated and Non-Dedicated Right-of-Way	335.5 Acres
Second Amendment - MWRD Sewerage Service Agreement with Deer Park, Illinois Area of Service Area (as amended December 4, 2003): Exclusive of Dedicated and Non-Dedicated Right-of-Way	364.0 Acres
Third Amendment - MWRD Sewerage Service Agreement with Deer Park, Illinois Area of Service Area (as amended March 13, 2012): Exclusive of Dedicated and Non-Dedicated Right-of-Way	364.0 Acres
Fourth Amendment - MWRD Sewerage Service Agreement with Deer Park, Illinois Area of Service Area (as amended TBD): Exclusive of Dedicated and Non-Dedicated Right-of-Way	361.81 Acres

Various R.O.W. within MWRD Service Area Boundary: 20.363 acres

Revision	Date
*1 ANNEXED BY DOCUMENT 5522848 DATED 3-24-04	
*2 ANNEXED BY DOCUMENT 5522846 DATED 3-24-04	
*3 ANNEXED BY DOCUMENT 5522847 DATED 3-24-04	
*4 ANNEXED BY DOCUMENT 5832688 DATED 8-9-05	
*5 UPDATED PINS	
*6 UPDATED PINS	2008 Update
*7 UPDATED PINS	2009 Update
*8 14-34-301-055 DIVIDED INTO 6 PINS	2009 Update
*9 PIN CHANGED FOLLOWING QUENTIN ROAD DEDICATION	2010 Update
*10 ROW PARCEL PINS ELIMINATED BY LAKE COUNTY	2010 Update
*11 UPDATED PARCEL AREAS BY LAKE COUNTY	2012 Update
*12 UPDATED PINS	2012 Update
*13 UPDATED PARCEL AREAS BY LAKE COUNTY	2013 Update
*14 UPDATED PARCEL AREAS BY ASSESSED AREA	2013 Update
*15 UPDATED PINS PER MOTOROLA DEER PARK FIRST RESUBDIVISION	2014 Update
*16 PIN 14-34-400-008 ANNEXED TO DEER PARK	2015 Update
*17 UPDATED PINS PER DEER PARK OFFICE CENTER SECOND RESUBDIVISION	2017 Update
*18 UPDATED PINS	2017 Update
*19 PINS 14-34-100-010, 14-34-100-011, 14-34-100-080, 14-34-402-003, 14-34-400-019, 14-34-400-020, 14-34-400-021, 14-34-400-022, 14-34-400-023, 14-34-400-024 ANNEXED TO DEER PARK	2019 Update
*20 PINS 14-35-300-054, 14-35-300-056, 14-35-300-058 CONSOLIDATED TO SINGLE PARCEL WITH NEW PIN 14-35-304-001	2021 Updated
*21 PINS 14-34-100-084, 14-34-400-009, 14-34-400-010, 14-34-400-011, 14-34-400-012, 14-34-400-013, 14-34-400-014 ANNEXED TO DEER PARK	2022 Update
*22 PINS 14-34-100-010, 14-34-100-011, 14-34-100-080, 14-34-100-084 REMOVED FROM MWRD SERVICE AREA; UPDATED PINS	2022 Update

**CHRISTOPHER B. BURKE ENGINEERING LTD.**  
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NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME	MWRD Revised Service Area - Sheet 1		
PATH	N:\DEERPARK\160491.00016 - MWRD Service Map\GIS\Exhibits\2022\Final\MWRD Revised Service Area - Sheet 1.mxd		
DSGN.			
DWN.			
CHKD.			
SCALE:	1:4,800		
MODEL:	ArcGIS 10.4		
PLOT DATE	1/12/2023		

TITLE: **MWRD REVISED SERVICE AREA**

PROJ. NO. 160491.00016

DATE: 1/12/2023

SHEET 1 OF 2

DRAWING NO. **EXH 3**