

OWNER / DEVELOPER:
TALLGRASS ESTATES, LLC
c/o EDWARD MATTOX
1230 W. JEFFERSON STREET
SHOREWOOD, ILLINOIS 60404
email: emattox@kiplinggrp.com

LAND SURVEYOR / ENGINEER:
RUETTIGER, TONELLI & ASSOCIATES, INC.
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph. (815) 744-6600

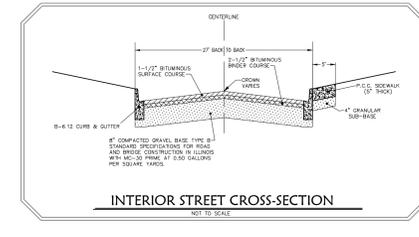
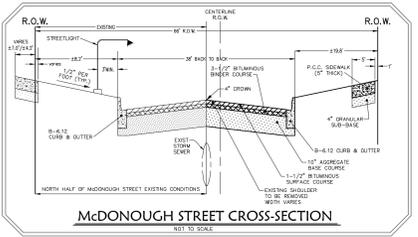
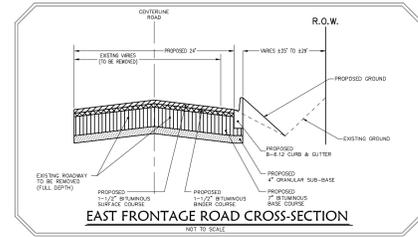
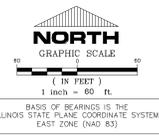
Final Plat

of TIMBER POINTE UNIT 2 PLANNED UNIT DEVELOPMENT

A Resubdivision of Lot 3 in Timber Pointe Planned Unit Development and a Resubdivision of Lot 9 of the Resubdivision of Lot 2 of Timber Pointe Planned Unit Development, being subdivisions in the Northwest Quarter and the Southwest Quarter of Section 15, Township 35 North, Range 9 East of the Third Principal Meridian, in Will County, Illinois.

P.I.N.: 06-15-302-009
P.I.N.: 06-15-302-010

LEGAL DESCRIPTION
PARCEL 1:
LOT 3 IN TIMBER POINTE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2021 AS DOCUMENT NO. R2021-061847, IN WILL COUNTY, ILLINOIS.
PARCEL 2:
LOT 9 IN THE RESUBDIVISION OF LOT 2 OF TIMBER POINTE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2023 AS DOCUMENT NO. R2023-001150, IN WILL COUNTY, ILLINOIS.

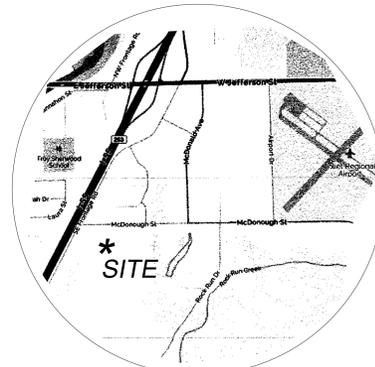
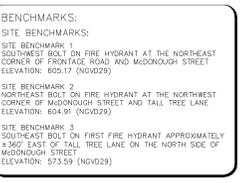
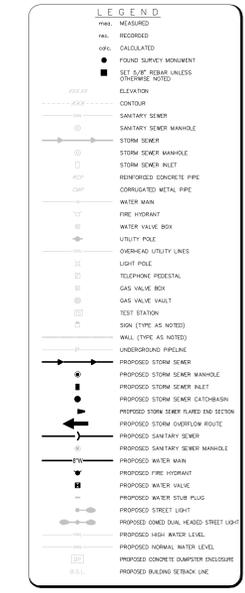


- A. P.I.N. 06-15-302-000-0000 TALLGRASS ESTATES, LLC 1230 W. JEFFERSON ST SHOREWOOD, ILLINOIS 60404 ZONED: R-4 (CITY OF JOULET)
- B. P.I.N. 06-15-302-000-0000 GERRIS FAITH TRUST 3044 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- C. P.I.N. 06-15-302-016-0000 TALL OAKS GROUP LLC 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- D. 06-15-119-078-0000 TIMBER POINTE APARTMENTS LLC 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- E. 06-15-119-077-0000 TIMBER POINTE APARTMENTS LLC ATTN: J. RUSSELL & E. MATTOX 1380 NAGEL BLVD BATAVIA, ILLINOIS 60510 R-4 (CITY OF JOULET)
- F. 06-15-119-076-0000 TIMBER POINTE APARTMENTS LLC ATTN: J. RUSSELL & E. MATTOX 1380 NAGEL BLVD BATAVIA, ILLINOIS 60510 R-4 (CITY OF JOULET)
- G. P.I.N. 06-15-119-075-0000 TIMBER POINTE ESTATES, LLC 1230 W. JEFFERSON ST SHOREWOOD, ILLINOIS 60404 ZONED: R-4 (CITY OF JOULET)
- H. P.I.N. 06-15-119-074-0000 TIMBER POINTE ESTATES, LLC 1230 W. JEFFERSON ST SHOREWOOD, ILLINOIS 60404 ZONED: R-4 (CITY OF JOULET)
- I. P.I.N. 06-15-119-084-1001 BRISALD JAMES' 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- J. P.I.N. 06-15-119-084-1002 STRAHL MARK 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- K. P.I.N. 06-15-119-084-1003 TALL OAKS GROUP LLC 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- L. P.I.N. 06-15-119-084-1004 FIEDLER DIANNE TR 1-7944 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- M. P.I.N. 06-15-119-084-1005 PARRA JORGE ALEJANDRO TR 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- N. P.I.N. 06-15-119-084-1006 AMBERSON JOAN TR 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- O. P.I.N. 06-15-119-084-1007 PLYER LUCIA 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- P. P.I.N. 06-15-119-084-1008 WHEAT DEBORAH A 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- Q. P.I.N. 06-15-119-084-1009 TALL OAKS GROUP LLC 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- R. P.I.N. 06-15-119-084-1010 SENTERRELL DALE 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- S. P.I.N. 06-15-119-084-1011 LOEFFLER DANIELLE 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- T. P.I.N. 06-15-400-010-0010 MDS EAST PARCEL TRUST 20400 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (MILL COUNTY)
- U. P.I.N. 06-15-400-010-0020 SCHUSTER GEORGE A & MARY LOU 20420 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (MILL COUNTY)
- V. P.I.N. 06-15-400-010-0020 MDS EAST PARCEL TRUST 20400 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (MILL COUNTY)
- W. P.I.N. 06-15-400-010-0020 VACANT S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (MILL COUNTY)
- X. P.I.N. 06-15-400-010-0020 MDS EAST PARCEL TRUST 20400 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (MILL COUNTY)
- Y. P.I.N. 06-15-400-010-0020 VACANT S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (MILL COUNTY)
- Z. P.I.N. 06-15-400-010-0020 MULTI-FAMILY RESIDENTIAL 20420 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (MILL COUNTY)

LOT SCHEDULE	
LOT 10	52,489 S.F.
LOT 11	42,244 S.F.
LOT 12	50,470 S.F.
LOT 13	69,588 S.F.
LOT 14	168,272 S.F.
TOTAL	383,063 S.F. 8.794 ACRES

TIMBER POINTE TOTAL DEVELOPMENT	
TOTAL AREA	19.53 ACRES
TOTAL DWELLING UNITS	152 UNITS
DENSITY	7.86 UNITS/ACRE

- GENERAL NOTES**
- THE PROPOSED SUBDIVISION CONTAINS 8.794 ACRES OR THEREABOUTS.
 - CONTOURS ARE AT 1' (ONE FOOT) INTERVALS.
 - THE NATIONAL METRIC INVENTORY (LOUET QUADRANGLE) DOES NOT DETECT THE PRESENCE OF A WETLAND ON THE SUBJECT PROPERTY. (AREAS DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN, ACCORDING TO THE 1984 FLOODPLAIN MAP FOR WILL COUNTY, ILLINOIS, MAY NUMBER 1700-01-01, EFFECTIVE DATE FEBRUARY 19, 2018.)
 - THE SUBJECT PARCELS IS CURRENTLY ZONED "R-4" (CITY OF JOULET).
 - PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF JOULET ORDINANCE (REFER TO SUBMITTED LANDSCAPE CONCEPT PLANS).
 - ALL PAYMENT SHALL BE SUPERVISED BY THE CITY OF JOULET. (REFER TO SUBMITTED LANDSCAPE CONCEPT PLANS).
 - STORM WATER DETENTION FACILITIES HAVE BEEN DESIGNED USING THE MODIFIED RATIONAL METHOD WITH A DRAINAGE COEFFICIENT FACTOR OF 1.2.
 - ACQUIRE ALL NECESSARY EASEMENTS/PERMITS FOR SHOW/WATERMAIN ROAD CROSSINGS WITHIN PROPOSED EASEMENTS.
 - THE PRIVATE DRIVE TO THE UNITS SHALL HAVE R.O.W. APPROX. 30' (SEE OVER IT ADJACENT BASE COURSE) WITH DEPRESSION CURB AND GUTTER ALONG THE APPROX ADJACENT TO THE ROAD.
 - BEST MANAGEMENT PRACTICES SHALL BE INCORPORATED INTO DETENTION BASIN DESIGN AND CONSTRUCTION (ON LEVEL SPREADING, WETLAND PLANTINGS, 80-30% AND ETC.).
 - MAINTENANCE OF THE DETENTION BASINS SHALL BE THE RESPONSIBILITY OF ALL LOTS WITHIN THE SUBDIVISION.
 - ALL LOT AREAS NOT REQUIRED BY BUILDINGS OR DRIVAGES SHALL BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - ALL DETENTION BASINS SHALL MEET SECTION 402.020(2)(b)(1) OF THE ROAD AND BRIDGE DESIGN MANUAL (RDM) OF ILLINOIS FOR DETENTION BASIN DESIGN AND CONSTRUCTION.
 - LOT 10 WILL HAVE A STORM WATER DETENTION FACILITY OVER THE DETENTION FACILITY.
 - UTILITY EASEMENTS WILL BE PROVIDED FOR WATER MAIN AND SANITARY SEWER IN THE PROPOSED PLAT.



STATE OF ILLINOIS }
COUNTY OF WILL }
APPROVED BY RESOLUTION OF THE CITY OF JOULET ON PLAN COMMISSION ON _____

CHAIRPERSON _____

SECRETARY _____

STATE OF ILLINOIS }
COUNTY OF WILL }
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOULET ON _____

MAYOR _____

STATE OF ILLINOIS }
COUNTY OF WILL }
APPROVED BY RESOLUTION OF THE CITY OF JOULET ON PLAN COMMISSION ON _____

CHAIRPERSON _____

SECRETARY _____

STATE OF ILLINOIS }
COUNTY OF WILL }
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOULET ON _____

MAYOR _____

ILLINOIS PROFESSIONAL LAND SURVEYOR
BY: RUETTIGER, TONELLI & ASSOCIATES, INC.
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
TEL: (815) 744-6600 FAX: (815) 744-6601
WWW: WWW.RUETTIGERTONELLI.COM

R.T. & A. Dwg. No.: 415-0950FPJ2

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EVALUATION AND CORRECTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE PREPARED: 02/06/2024