

FINAL PLAT OF JOLIET LOGISTICS PARK, PHASE THREE

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

LOT NO.	SQUARE FEET	ACRES
3	1,167,446	26.8009
TOTAL	1,167,446	26.8009



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

SOURCE: www.google.com/maps

ZONING
AS PER THE CITY OF JOLIET ZONING DISTRICTS MAP EFFECTIVE 10/15/2018, THE SUBJECT PARCEL IS ZONED L-1, LIGHT INDUSTRIAL DISTRICT. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF JOLIET, ILLINOIS DEVELOPMENT CODE.

FLOOD CERTIFICATION
AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "MILL COUNTY, ILLINOIS AND INCORPORATED AREAS", PANEL 139 AND 255 OF 585, MAP NUMBER 17197C02556, AND PANEL WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED). AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE, SPECIAL FLOOD HAZARD AREAS, WITH BASE FLOOD ELEVATION OR DEPTH.

LAND SURVEYOR/ENGINEER
LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE, AND GEOLOGY, DPC
200 W. MADISON STREET, SUITE 1920
CHICAGO, IL 60606
PH: 312-547-7700

OWNER
ROUTE 53 LAND LLC
C/O JAWKO GROUP LLC
2610 LAKE COOK ROAD, SUITE 1000
RIVERWOODS, IL 60015
PH: 847-940-0735

DEVELOPER
SAXUM INVESTMENT COMPANY, LLC
C/O SAXUM REAL ESTATE
359 SPRINGFIELD AVENUE, 2ND FLOOR
SUMMIT, NJ 07901
PH: 973-947-0050

DATUM
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 06/28/2022

BASIS OF BEARINGS
MERIDIAN IS REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATIONS IN JUNE, 2022.

PARCEL AREAS
LOT 3 AREA: 26.8009 ACRES

LEGAL DESCRIPTION: LOT 3

That Part of the South 1/4 of the Southwest 1/4 of Section 3, Township 34 North, Range 10 East of the Third Principal Meridian, being located in Will County and State of Illinois bounded and described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of Section 3, thence North 01° 23' 53" West along the East line of said Southwest 1/4, a distance of 50.00 feet to a point; thence South 88° 37' 26" West, a distance of 66.00 feet to the Place of Beginning;

Course No. 1 thence continuing South 88° 37' 26" West along the North Right of Way of Millsdale Road, a distance of 1259.86 feet to a point on the east line of County Parcel No. 10-11-03-300-005-0000 land of the Cathy W. Block 2018 Trust per instrument No. R201009864;

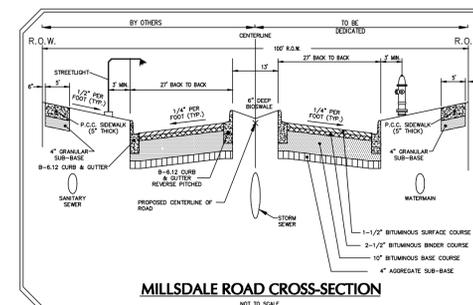
Course No. 2 thence North 01° 23' 51" West along said west line, a distance of 1029.32 feet to a point on a new division line;

Course No. 3 thence South 82° 07' 10" East along the new division line, a distance of 1276.56 feet to a point on a new division line;

Course No. 4 thence South 01° 23' 51" East along the new division line, a distance of 823.98 feet to the Place of Beginning, said parcel containing 1,167,446 square feet or 26.8009 acres of land according to a survey by LANGAN Engineering and Environmental Services dated July 29, 2022 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in June, 2022.

NOTES

- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, GPS OBSERVATIONS IN JUNE, 2022.
- THIS PLAT WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - JOLIET LOGISTICS PARK PHASE ONE -A, PLAN BOOK VOLUME R2016070252.
 - EXHIBIT FOR PROPOSED LOT 3, BY RUTTINGER, TONELLI & ASSOCIATES, INC, DATED 08/18/2016.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF JUNE 2022.
- ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
- THE PROPOSED SUBDIVISION CONTAINS 26.8009 ACRES.
- CONTOURS ARE AT 1 (ONE) FOOT INTERVALS.
- MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
- THERE EXISTS A MOTOR SPORTS FACILITY LOCATED WITHIN ONE MILE OF THE PROPERTY.
- THE 50'-FOOT BY 1228.37'-FOOT PORTION OF MILLSDALE ROAD ADJACENT TO 23815 S. ROUTE 53 WAS DEDICATED PER DOCUMENT R2023-037258, RECORDED JULY 25, 2023 IN THE WILL COUNTY RECORDER OF DEEDS

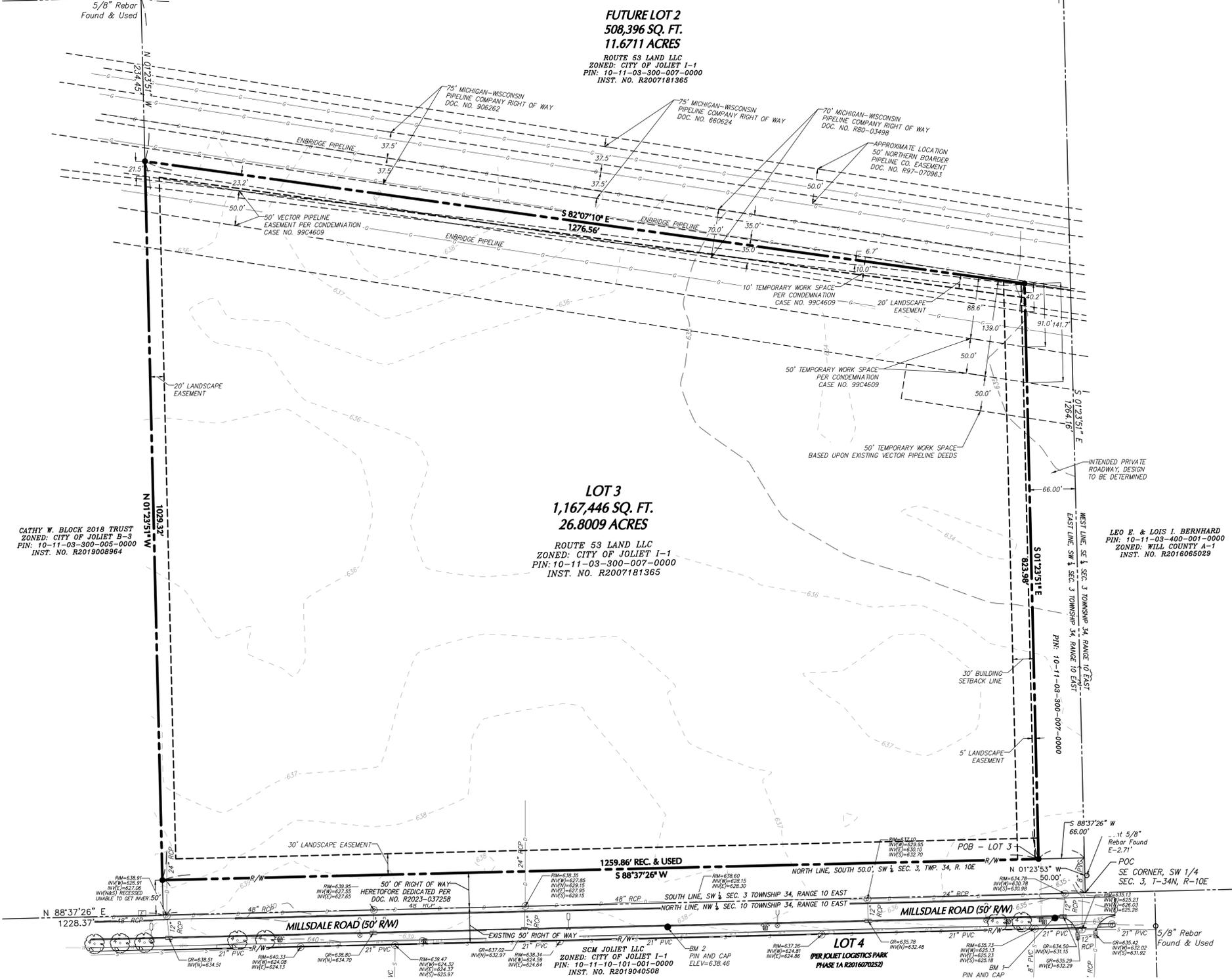
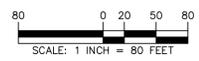


LEGEND (NOT SHOWN TO SCALE)

- MONUMENTATION FOUND (TYPE AS NOTED)
- SET 5/8" X 30" STEEL PIN WITH CAP "LANGAN"
- REC. DEED OF RECORD
- CALC. CALCULATED
- SQ. FT. SQUARE FEET
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- ROAD CENTERLINE

SCALE: 1 INCH = 80 FEET

IL NAD83



Date	Description	No.
03/11/24	CITY COMMENTS	No.5
03/08/24	CITY COMMENTS	No.4
02/22/24	CITY COMMENTS	No.3
02/02/24	CITY COMMENTS	No.2
01/05/24	CITY COMMENTS	No.1

Revisions

Anthony L. Maione, P.L.S.
03/11/2024
DATE SIGNED
PROFESSIONAL LAND SURVEYOR
ILLINOIS LIC. No. 035.004093

LANGAN
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Project
SAXUM JOLIET
PN: 10-11-03-300-007-0000
JOLIET
WILL COUNTY ILLINOIS
Drawing Title

FINAL PLAT

Project No. 541017202
Date 07/14/23
Drawn By TJD
Checked By BLR

Drawing No. **VB102**
Sheet 1 of 1