

BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

526,992.44 SQUARE FEET (12.098 ACRES), MORE OR LESS



DETAIL

* = DEDICATED BY THE BOULEVARD UNIT 1, UNIT 2, & UNIT 3
50.0' = MEASURED DIMENSION
(50.0') = RECORD/DEED DIMENSION
B.S.L. = BUILDING SETBACK LINE
R.O.W. = RIGHT-OF-WAY
NLY,WLY = DIRECTION (ie NORTHERLY)
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.D.E. = PUBLIC UTILITY &
DRAINAGE EASEMENT
S.E. = SIDEWALK EASEMENT
REC. = RECORDED
DOC. = DOCUMENT
EX. = EXISTING

 = EASEMENT TO BE DEDICATED

LOT	ACRES
1	0.042
2	1.951
3	0.185
4A	0.056
4B	0.043
5	0.091
6	1.948
7	1.519
8	2.590
9	1.712
10	1.961
AVERAGE	1.100

DATED AT JOLIET, ILLINOIS THIS _____ DAY OF _____, A.D. 20____

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

APPROVED BY THE CITY OF JOLIET CITY COUNCIL, OF WILL COUNTY, ILLINOIS.

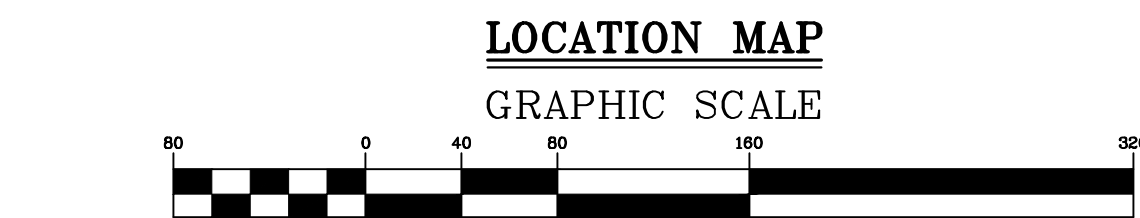
DATED AT JOLIET, ILLINOIS THIS _____ DAY OF _____, A.D. 20__

MAYOR

CITY CLERK

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520
 LICENSE EXPIRES NOVEMBER 30, 2024
 DESIGN FIRM REGISTRATION NO. 184.005510
 LICENSE EXPIRES APRIL 30, 2025
 DATE OF SIGNATURE: 07/31/24

DATE OF SIGNATURE: 07/31/24



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft

OWNER

55/30 ACQUISITION LLC
5420 W 122ND ST
ALSIP IL 60803

CIVIL ENGINEER

RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173

EXISTING ZONING DESIGNATION

CITY OF JOLIET B-3
(GENERAL BUSINESS DISTRICT)

ADJACENT ZONING DESIGNATION

VILLAGE OF PLAINFIELD B-3
(HIGHWAY BUSINESS DISTRICT) PURSUANT TO
VILLAGE ORDINANCE NO. 2714, WITH SPECIAL
USE FOR A PLANNED UNIT DEVELOPMENT
PURSUANT TO ORDINANCE 2715

GENERAL NOTES

1. CROSS ACCESS EASEMENTS TO BE DEDICATED OVER FULL WIDTH OF PROPOSED INTERNAL ROADWAYS UNDER SEPARATE DOCUMENT.
2. DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY ANY SURVEYOR OR HEREIN. DEEDS, DEEDS AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
3. BEARINGS ARE GEODETIC, BASED ON FOUND MONUMENTATION (NAD83, IL EAST ZONE)
4. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE RECORDING TO THE RECORD OF THE PREVIOUS PLAT.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), HAVING A COMMUNITY PANEL NUMBER OF 1719703135G, WITH A MAP EFFECTIVE DATE OF FEBRUARY 15, 2019, THE SURVEYED PROPERTY LIES WITHIN AN AREA OF UNDESIGNATED FLOOD RISK. AS SUCH, THE PROPERTY IS NOT TO BE USED FOR FLOOD INSURANCE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANNETIC MAPS OUTSIDE THE FLOODPLAIN. THE PRESENCE OF FLOODING DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL, OR WILL NOT, FLOOD.

"WE GET CORNERS OTHER PEOPLE CUT!"

PRELIMINARY PLAT OF SUBDIVISION

THE BOULEVARD UNIT 4

JOLIET, ILLINOIS

SHEET

1 OF **1**

SOS#:	20572-09
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