PIN NO.: 30-07-06-422-013

RESUBDIVISION OF LOT 6 IN SARVER COMMERCIAL PROPERTY

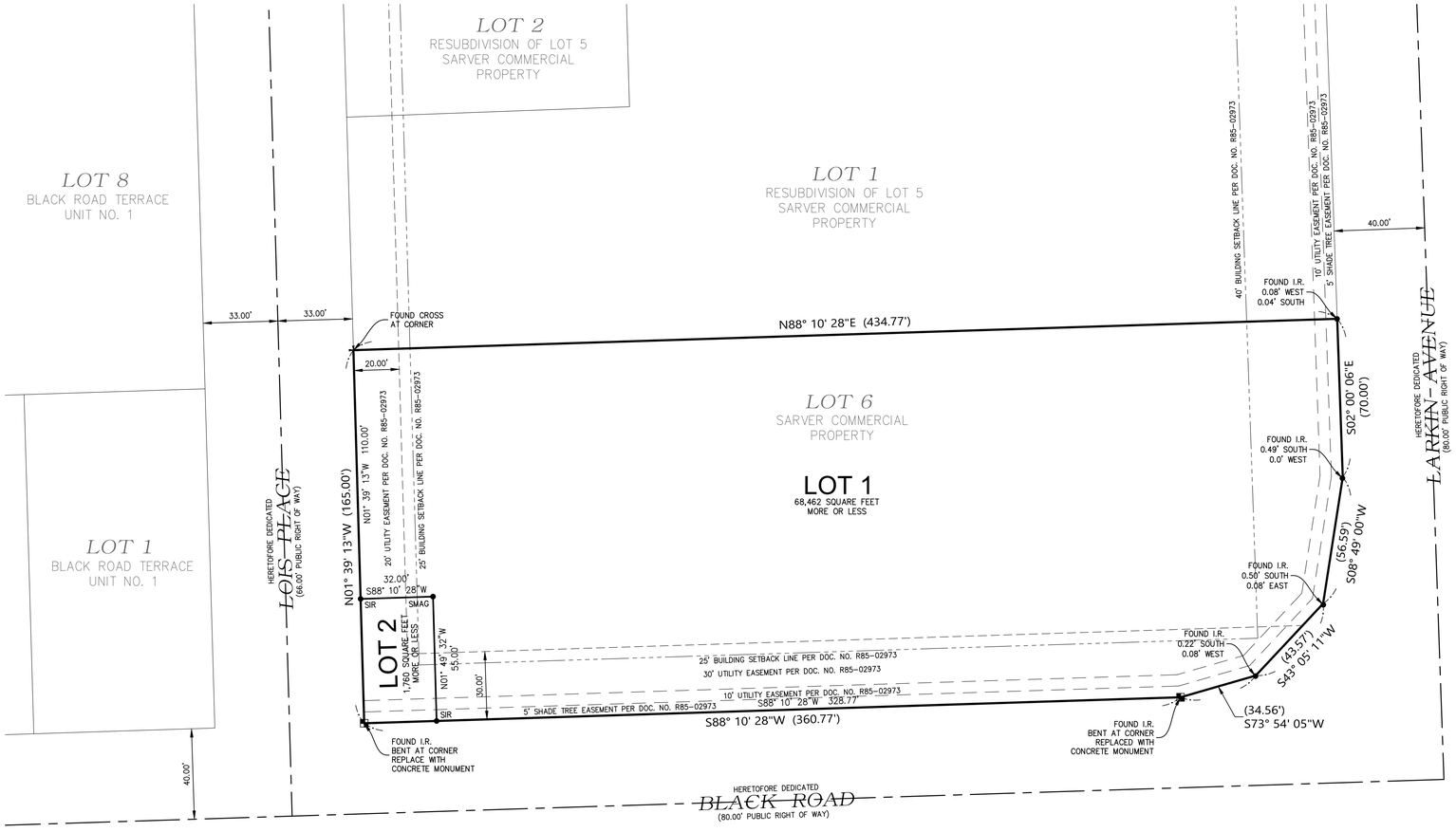
BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

SCALE: 1" = 30'

0 30 60 90

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

LEGEND
- PARCEL LIMITS
- UTILITY EASEMENT
- NON-EXCLUSIVE UTILITY EASEMENT
- BUILDING SETBACK LINE
- CENTER LINE OF RIGHT OF WAY



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF OGLE) SS

I, RUDY P. DIXON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN SARVER COMMERCIAL PROPERTY, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO HTE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT NO. R85-02973, SITUATED IN WILL COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS MADE BY ME.

I ALSO CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERENCY RATE MAPS "FIRM MAPS", PANEL NUMBER 17197C0142G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.

I ALSO CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXCERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HERETOAFTER AMENDED.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2024.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 007858-0010

PROFESSIONAL LAND SURVEYOR
RUDY P. DIXON
035-003832
ROCHELLE
ILLINOIS
STATE OF ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT _____ , IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR USES AND PURPOSES HEREIN SET FORTH AND THAT SAID OWNER HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY ON THIS PLAT, WHICH IS KNOW AS RESUBDIVISION OF LOT 6 IN SARVER COMMERCIAL PROPERTY IS LOCATED WITHIN THE BOUNDARY LIMITES OF:

SCHOOL DISTRICT 86

HIGH SCHOOL DISTRICT 204

COMMUNITY COLLEGE DISTRICT 525

DATED THIS _____ DAY OF_____, A.D. 20____.

LARKIN PROFESSIONAL CENTRE, LLC
3077 W JEFFERSON STREET, SUITE 100
JOLIET, IL 60435

ATTEST: _____ BY:_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ , PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS OFFICERS OF SAID OWNER FOR THE USES AND PURPOSE THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____, A.D.

BY:_____
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL) SS

I, _____, CONTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES OR UNPAID CURRENT GENERAL TAXES AGAINS ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES, GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS,

THIS _____ DAY OF _____, 20____ A.D.

_____
WILL COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE _____ DAY OF

_____, 20____, A.D. AT _____ O'CLOCK _____ .M.

_____
WILL COUNTY RECORDER OF DEEDS

CERTIFICATE OF TAX MAPPING AND PLATTING

STATE OF ILLINOIS)

COUNTY OF WILL) SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO._____

AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PN) _____

DATED THIS _____ DAY OF _____, 20___, A.D.

_____
WILL COUNTY DIRECTOR OF TAX MAPPPING & PLATTING

STATE OF ILLINOIS)

COUNTY OF WILL) SS

I, _____, JOLIET CITY COLLECTOR, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.

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

_____
CITY COLLECTOR

STATE OF ILLINOIS)

COUNTY OF WILL) SS

AS AUTHORIZED BY THE PLAT APPROVED BY ORDINANCE NO._____

OF THE CITY COUNCIL OF THE CITY OF JOLIET, ON _____, 20___.A.D.

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

_____
CITY CLERK

DRAWN BY: RWH
DATE: 12/15/2024
CHECKED BY: RPD
DATE: 12/15/2024
FIELD WORK COMPLETED
DATE: 09/06/2024

PROJECT NUMBER: 240228
SCALE: 1" = 30'
ORDERED BY: MIKE DAWSON
PROPERTY ADDRESS: NO ADDRESS AVAILABLE

REV	DESCRIPTION	DATE
0	ISSUED	12/5/2024

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
CB CHORD BEARING
CH CHORD
BLDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
VNF VINYL FENCE
WIF WROUGHT IRON FENCE
BMF BARBED WIRE FENCE
F/P OR S/P FOUND OR SET IRON PIPE
F/M OR S/M FOUND OR SET MONUMENT
F/N OR S/N FOUND OR SET CROSS NOTCH
F/N OR S/N FOUND OR SET MAGNETIC P.K. NAIL

SURVEYORS NOTES:
1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS NOT SHOWN HEREON.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

CLIENT:
TROTTER & ASSOCIATES, INC.
CONSULTING ENGINEERS
40W201 WASCO ROAD, SUITE D ST. CHARLES, IL 60175
(630) 587-0470

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 240228
DATE: 12/15/2024
SHEET: 1 OF 1
DRAWING NUMBER:
SUBDIVISION