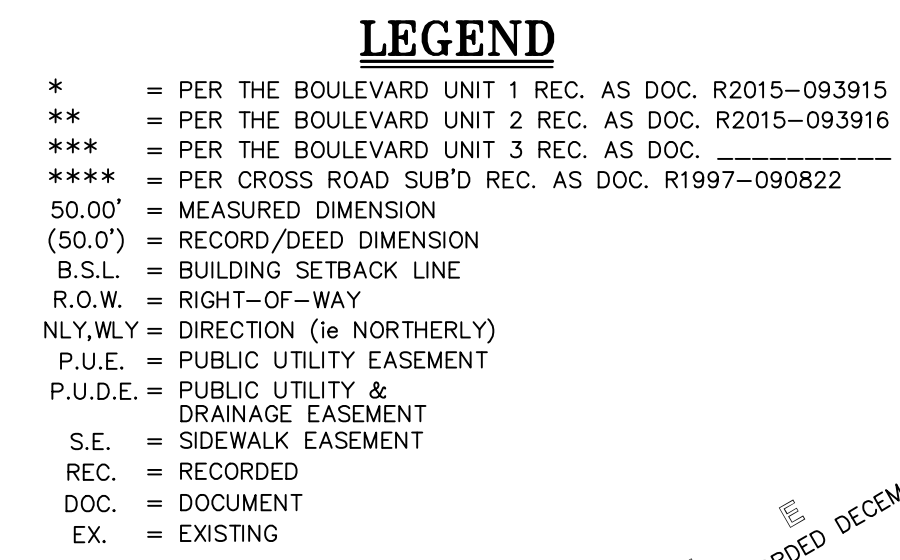


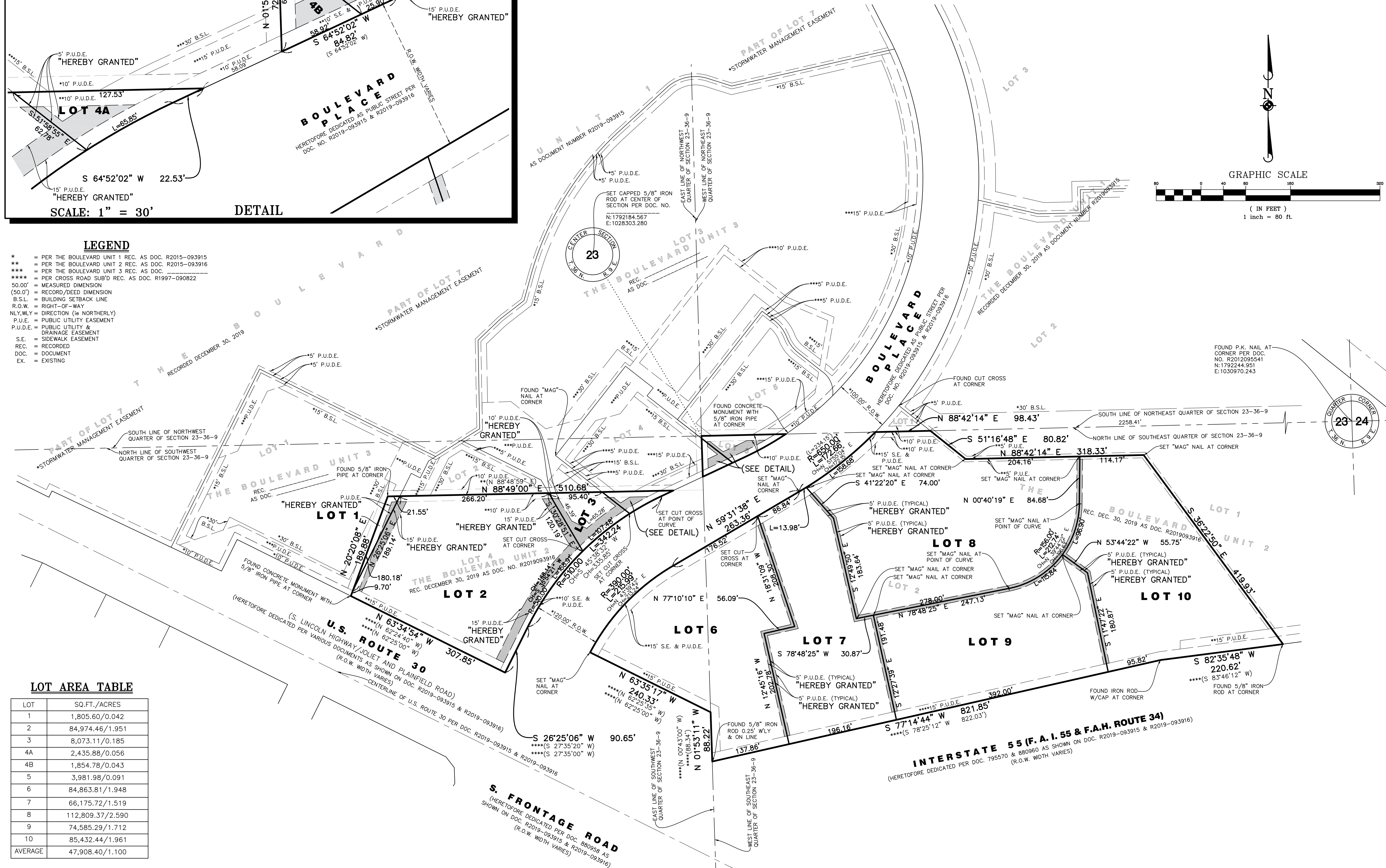
BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

03-23-316-001, 03-23-402-001,
& 03-23-401-003

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

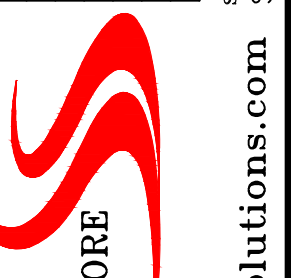
CITY OF JOLIET B-3
(GENERAL BUSINESS DISTRICT)

<u>LOT AREA TABLE</u>	
LOT	SQ.FT./ACRES
1	1,805.60/0.042
2	84,974.46/1.951
3	8,073.11/0.185
4A	2,435.88/0.056
4B	1,854.78/0.043
5	3,981.98/0.091
6	84,863.81/1.948
7	66,175.72/1.519
8	112,809.37/2.590
9	74,585.29/1.712
10	85,432.44/1.961
AVERAGE	47,908.40/1.100



DATE	REVISIONS	DRAWN BY	CHECKED BY
09/10/24	PER CITY REVIEW COMMENTS	M.S.U.	M.S.U.
09/05/24	PER CITY & DOT REVIEW COMMENTS	K.C.	M.S.U.
06/28/24	EASEMENT MODIFICATIONS	F.A.	M.S.U.
05/24/24	PER CLIENT REVIEW	F.A.	M.S.U.
02/20/24	MODIFIED LOT LINES/EASEMENTS/AREAS	F.A.	M.S.U.
DATE: VARIES DATE: 02/01/24		CHECKED BY: M.S.U.	
DRAWN BY: VARIES		CHECKED BY: K.C.	

Surveyor's email: mikeo@sightnsolutions.com



SIGHT ON SOLUTIONS, INC.
557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647 www.sightonsolutions.com

PLAT OF SUBDIVISION
 THE BOULEVARD UNIT 4
 JOLIET, ILLINOIS

SHEET
1 OF 2
OS#: 20572-09

RECORDING PLAT
OF
THE BOULEVARD UNIT 4
A RESUBDIVISION OF LOTS 2, 3 AND 4
IN UNIT 2 OF THE BOULEVARD
PLANNED UNIT DEVELOPMENT

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

OWNER'S CERTIFICATE
STATE OF _____)
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE
FINAL PLAT OF SUBDIVISION, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED,
AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY
ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. THE
UNDERSIGNED HEREBY ALSO RESERVES THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR
STANDARD FORM WHICH IS ATTACHED HERETO.

THIS IS TO ALSO CERTIFY THAT AS OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF
SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF JOLIET FOR APPROVAL, AND TO THE
BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH ALL OF THE SUBDIVIDED
PROPERTY LIES IS LOCATED IN:

PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202
JOLIET JUNIOR COLLEGE DISTRICT 525

DATED THIS ____ DAY OF _____, 20__

BY: _____

PRINTED NAME/TITLE _____

OWNER/ENTITY NAME _____

ADDRESS _____

OWNER'S NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

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 PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY
ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIZED SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

AS AUTHORIZED BY THE FINAL PLAT APPROVED BY ORDINANCE NO. _____ OF THE
CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS.

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

MAYOR _____

CITY CLERK _____

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE JOLIET CITY PLAN COMMISSION ON _____, 20__.

PLAN COMMISSION CHAIRMAN _____

PLAN COMMISSION SECRETARY _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

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

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

CITY COLLECTOR _____

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE
DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST
AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE
PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP PAGE NO.S 03-23A-E, 03-23B-W, AND
03-23C-E AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (P.I.N.)

03-23-111-015-0000

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

SIGNATURE _____

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND
COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AT&T ILLINOIS
CITY TELECOMMUNICATIONS PROVIDERS

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL,
OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION
WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND
SOUND AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE
PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE
PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS
"COMMON ELEMENTS"; AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA
OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR "STREETS AND ALLEYS".
WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE
CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS
TO SERVE THE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR
AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE
REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER
UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE
PLACED OVER GRANTEE'S FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE
DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF
GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED
PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER
OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN
SECTION 2 (E) OF "AN ACT IN RELATION TO CONDOMINIUMS", ILLINOIS REVISED STATUTES, CH.
30, PAR 302 (E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL
PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN
APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS, OR AREAS WITHIN THE
PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY
TERMS SUCH AS, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "COMMON
GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND
"COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND
WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, A
BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR
MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE'S AT COST OF GRANTOR/LOT OWNER
UPON WRITTEN REQUEST

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS
SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

NICOR GAS COMPANY OF ILLINOIS

ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "PUBLIC UTILITY EASEMENTS", STREETS,
ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE
FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS
AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS
WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR
OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "PUBLIC UTILITY
EASEMENTS" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL
ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED
AND GRANTED HEREBY.

CROSS-ACCESS EASEMENT PROVISIONS

ALL LOTS ARE SUBJECT TO PERPETUAL, RECIPROCAL, NON-EXCLUSIVE EASEMENT FOR
VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS OVER AND UPON ALL DRIVE
AISLES AND RIGHTS OF WAY NOW OR HEREAFTER LOCATED ON ALL OF THE BOULEVARD
UNIT 4, FOR THE USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF THE
PROPERTY, AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, GUESTS,
TENANTS, INVITEES, CONTRACTORS, CUSTOMERS, LICENSEES AND OTHER SIMILAR AND
RELATED PARTIES. FOR CLARIFICATION AND THE AVOIDANCE OF DOUBT, THIS CROSS ACCESS
EASEMENT DOES NOT INCLUDE PARKING RIGHTS, EXCEPT HOWEVER OWNERS AND/OR THEIR
EMPLOYEES, GUESTS, INVITEES, TENANTS, CUSTOMERS AND LICENSEES SHALL BE PERMITTED
USE OF THE PARKING FACILITIES OF EACH LOT SO LONG AS THE SAME DOES NOT
INTERFERE WITH THE NORMAL BUSINESS OPERATIONS OF OWNERS/TENANTS.

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, STATE OF ILLINOIS, DO
HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT
GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST
ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. DO FURTHER CERTIFY THAT I HAVE
RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY OF WILL.

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

COUNTY CLERK _____

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

THIS INSTRUMENT NO. _____ WAS FILED FOR
RECORD IN THE RECORDER OF DEEDS OFFICE OF WILL COUNTY, ILLINOIS,

AFORESAID, ON THE ____ DAY OF _____, A.D., 20__, AT
____ O'CLOCK ____M.

WILL COUNTY RECORDER _____

UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE AND PERMANENT EASEMENT (UNLESS SHOWN HEREON AS A NON-EXCLUSIVE
RIGHT, I.E. IN COMMON WITH OTHER GRANTEE'S) IS HEREBY RESERVED FOR AND GRANTED TO
THE CITY AND ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, CONSTRUCTION,
RECONSTRUCTION, REPLACEMENT, ALTERATION, ENLARGEMENT, OPERATION, INSPECTION,
REPAIR, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF IMPROVEMENTS, FACILITIES
AND APPURTENANCES, INCLUDING WITHOUT LIMITATION ANY AND ALL MANHOLES, HYDRANTS,
PIPES, CONNECTIONS, AND CATCH BASINS, TO SERVE THESE AND OTHER LANDS WITH
IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FORCE MAINS, SANITARY SEWERS, STORM
SEWERS, STORM DRAINAGE, WATER MAINS, AND OTHER MUNICIPAL OR PUBLIC UTILITY
PURPOSES DESIGNATED BY SAID CITY, IN, ACROSS, ALONG, OVER, UNDER, AND UPON THE
AREAS DESCRIBED HEREIN AND HEREON IDENTIFIED AS "PUBLIC UTILITY & DRAINAGE
EASEMENT" OR "P.U.D.E." TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE
CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; AND
TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY WITH SUCH PERSONNEL AND
EQUIPMENT AS MAY BE DEEMED NECESSARY FOR ALL SUCH USES AND PURPOSES.

NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES
BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE
UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE CITY'S INTENDED USE THEREOF, BUT
THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING, OR OTHER PURPOSES IF
APPROVED IN WRITING BY THE CITY AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE
WITH THE AFOREMENTIONED PURPOSES.

THE RIGHT IS ALSO HEREBY GRANTED TO THE CITY TO REMOVE ANY FENCES, BUILDINGS, OR
STRUCTURES AND TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS,
OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH
FACILITIES IN, ON, UPON, ACROSS, UNDER, OR THROUGH SAID EASEMENT. THE CITY SHALL
NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH FENCES, BUILDINGS,
STRUCTURES, TREES, TURF, GARDENS, SHRUBS, LANDSCAPING, OR OTHER IMPROVEMENTS
REMOVED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR
REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER.

ANY OTHER PUBLIC UTILITIES SHALL BE PERMITTED TO CROSS SAID CITY UTILITY EASEMENT
AT RIGHT ANGLES THERETO IF APPROVED IN WRITING BY THE CITY AND PROVIDED THAT
SUCH IS DONE IN A MANNER THAT DOES NOT THEN OR LATER UNREASONABLY INTERFERE
WITH THE CITY'S INTENDED USE OF THE EASEMENT AREAS. HOWEVER NO ELECTRICITY
TRANSFORMERS, SWITCHING EQUIPMENT, JUNCTION BOXES, OR ANY OTHER SUCH FACILITIES
OR EQUIPMENT, SHALL BE ERECTED EITHER ABOVE OR BELOW GROUND ON SAID LANDS DUE
TO SUCH CROSSINGS.

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF _____)

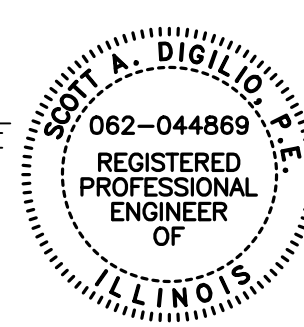
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT
BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF
SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE
FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS
WHICH THE SUBDIVIDE HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE
PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO
REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE
CONSTRUCTION OF THE SUBDIVISION.

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

IL REG. PROFESSIONAL ENGINEER _____ OWNER OR ATTORNEY FOR OWNER _____

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION DATE _____



ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH
RESPECT TO ROADWAY ACCESS PURSUANT TO CHAPTER 2 OF "AN ACT TO REVISE THE LAW
IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED
IN THE DEPARTMENTS' POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE
HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

NOTE:

- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO US ROUTE 30 (LINCOLN HWY /
JOLIET AND PLAINFIELD ROAD) FROM LOT 2 NOR LOT 6.
- THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT, ALSO KNOWN AS
BOULEVARD PLACE, ALONG US ROUTE 30 (LINCOLN HWY / JOLIET AND PLAINFIELD ROAD)
SERVING THE BOULEVARD SUBDIVISION, AS DEPICTED HEREON.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ALONG I-55 SERVING THE BOULEVARD
SUBDIVISION.
- ALL OTHER VEHICULAR ACCESS TO US ROUTE 30 (LINCOLN HWY / JOLIET AND PLAINFIELD
ROAD) SHALL BE VIA INTERNAL CIRCULATION

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY
SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS
(456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- BEARINGS ARE GEODETIC, BASED ON FOUND MONUMENTATION (NAD83, IL EAST ZONE)
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE
BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE
MAP (FIRM), HAVING A COMMUNITY PANEL NUMBER OF 17197C01356, WITH A MAP
EFFECTIVE DATE OF FEBRUARY 15, 2019, THE SURVEYED PROPERTY LIES WITHIN AN AREA
DESIGNATED AS: ZONE X (UNSHADED) WHICH IS DEFINED AS AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO NOT NECESSARILY
SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC
FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT
THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, MICHAEL S. ULIBARRI, PROFESSIONAL LAND SURVEYOR #3520, HAVE PREPARED THE FINAL
PLAT OF SUBDIVISION AND DO HEREBY GRANT PERMISSION, TO RECORD SAID FINAL PLAT OF
SUBDIVISION AT THE WILL COUNTY RECORDER'S OFFICE.

GIVEN UNDER MY HAND AND SEAL IN LAKE ZURICH, IL THIS ____ DAY OF _____,
A.D. 20__

IL PROF. LAND SURVEYOR NO. 3520; LIC. EXP. NOV. 30, 2024
DESIGN FIRM REG. NO. 184.005510; LIC. EXP. APRIL 30, 2025



SPACE RESERVED FOR WILL COUNTY RECORDER STAMP

AFTER RECORDING RETURN PLAT TO: _____ SEND FUTURE TAX BILLS TO: _____

SUBDIVISION NOTES PER TITLE COMMITMENT

- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, PROVISIONS,
CONDITIONS AND RESTRICTIONS CONTAINED IN ACCESS NOTES AND OTHER MATTERS AS
SET FORTH ON THE PLAT OF THE BOULEVARD SUBDIVISION RECORDED APRIL 20, 2018
AS DOCUMENT R2018026438. (SEE DOCUMENT FOR PARTICULARS)
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, PROVISIONS,
CONDITIONS AND RESTRICTIONS CONTAINED IN BUILDING SETBACK LINES, PUBLIC UTILITY
AND DRAINAGE EASEMENTS, EASEMENTS PROVISIONS AND OTHER MATTERS AS SET
FORTH ON PLAT FOR THE BOULEVARD UNIT 2 SUBDIVISION RECORDED DECEMBER 30,
2019 AS DOCUMENT R2019093916. (SEE DOCUMENT FOR PARTICULARS)
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, PROVISIONS,
CONDITIONS AND RESTRICTIONS CONTAINED IN ANNEXATION AGREEMENT DATED
NOVEMBER 13, 2007 MADE BY AND BETWEEN THE CITY OF JOLIET AND 55/30
ACQUISITION, L.L.C., ATTACHED TO ORDINANCE NO. 2713 RECORDED DECEMBER 12, 2007
AS DOCUMENT R2007176499, AND THE TERMS AND PROVISIONS THEREOF. AMENDMENT
TO ANNEXATION AGREEMENT ATTACHED TO ORDINANCE NO. 3439 RECORDED DECEMBER
26, 2019 AS DOCUMENT R2019093149. (SEE DOCUMENT FOR PARTICULARS)
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, PROVISIONS,
CONDITIONS AND RESTRICTIONS CONTAINED IN REDEVELOPMENT AND FINANCING
AGREEMENT DATED NOVEMBER 18, 2019 MADE BY AND BETWEEN THE CITY OF JOLIET
AND 55/30 ACQUISITION, LLC, ATTACHED TO RESOLUTION NO. 1775 RECORDED
DECEMBER 26, 2019 AS DOCUMENT R2019093150, AND THE TERMS AND PROVISIONS
THEREOF. (SEE DOCUMENT FOR PARTICULARS)
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, PROVISIONS,
CONDITIONS AND RESTRICTIONS CONTAINED IN CONSTRUCTION, OPERATION AND
RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN 55/30 ACQUISITION, LLC
AND COSTCO WHOLESALE CORPORATION, RECORDED DECEMBER 31, 2019 AS DOCUMENT
R2019094205, AND THE TERMS AND PROVISIONS THEREOF. (SEE DOCUMENT FOR
PARTICULARS)
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, PROVISIONS,
CONDITIONS AND RESTRICTIONS CONTAINED IN MEMORANDUM OF SITE DEVELOPMENT
AGREEMENT AND GRANT OF CONSTRUCTION EASEMENT BY AND BETWEEN 55/30
ACQUISITION, LLC AND COSTCO WHOLESALE CORPORATION, RECORDED DECEMBER 31,
2019 AS DOCUMENT R2019094208, AND THE TERMS AND PROVISIONS THEREOF. (SEE
DOCUMENT FOR PARTICULARS)
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, PROVISIONS,
CONDITIONS AND RESTRICTIONS CONTAINED IN RESOLUTION NO. 7427 ENTITLED "A
RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF JOLIET AND THE CITY OF JOLIET PROVIDING PUBLIC IMPROVEMENT COST
SHARING, ROADWAY MAINTENANCE, MUTUAL AID, SANITARY SEWER SERVICE AND WATER
SERVICE (THE BOULEVARD SUBDIVISION), RECORDED JANUARY 15, 2020 AS DOCUMENT
R2020004749, AND THE TERMS AND PROVISIONS THEREOF. (SEE DOCUMENT FOR
PARTICULARS)
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, PROVISIONS,
CONDITIONS AND RESTRICTIONS CONTAINED IN INFORMATION AND DISCLOSURES
CONTAINED IN ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL
PROPERTY RECORDED OCTOBER 26, 1994 AS DOCUMENT R84-098055. NOT THE
FOREGOING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AS THE DOCUMENT
APPEARS OF RECORD AND INCLUDES A DESCRIPTION OF THE LAND OR A PART
THEREOF. (SEE DOCUMENT FOR PARTICULARS)

SURVEYOR SIGNATURE

STATE OF ILLINOIS)
COUNTY OF LAKE)

THIS IS TO DECLARE THAT I, MICHAEL S. ULIBARRI, REGISTERED ILLINOIS LAND SURVEYOR NO.
3520, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2, LOT 3, AND LOT 4 IN THE BOULEVARD UNIT 2 A PLANNED UNIT DEVELOPMENT, BEING
A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2019 AS
DOCUMENT NUMBER R2019093916, IN WILL COUNTY, ILLINOIS.

I FURTHER DECLARE THAT CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER
CCH2355598LD, HAVING A DATE OF POLICY OF OCTOBER 26, 2023 WAS REVIEWED IN
PREPARATION OF THIS PLAT, AND THE ATTACHED PLAT IS A TRUE AND CORRECT
REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES SHOWN IN FEET AND
DECIMAL PARTS THEREOF, UNLESS OTHERWISE INDICATED ON PLAT, 5/8" IRON PIPES SET AT
BOUNDARY/LOT CORNERS, AND TWO FOUND CONCRETE MONUMENTS ARE SHOWN HEREON, IN
ACCORDANCE WITH STATE STATUTES. THE PROPERTY HEREON SHOWN AND DESCRIBED IS
WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS, WHICH HAS
ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY THE STATE, THAT THE PROPERTY DOES NOT BORDER ON OR INCLUDE ANY
PUBLIC WATERS OF THE STATE IN WHICH THE STATE HAS PROPERTY RIGHTS OR INTERESTS,
AND THAT SAID PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED) PER
THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 17197C01356, WITH A
MAP REVISION DATE OF FEBRUARY 15, 2019.

GIVEN UNDER MY HAND AND SEAL IN LAKE ZURICH, ILLINOIS THIS ____ DAY OF _____,
A.D. 20__

IL PROF. LAND SURVEYOR NO. 3520; LIC. EXP. NOV. 30, 2024
DESIGN FIRM REG. NO. 184.005510; LIC. EXP. APRIL 30, 2025

FIELD MEASUREMENTS COMPLETED 10/31/2022



DATE	REVISIONS	DRAWN BY	CHECK BY
08/07/24	PER CITY REVIEW COMMENTS	M.S.U.	M.S.U.
09/05/24	PER CITY & IDOT REVIEW COMMENTS	K.C.	M.S.U.
09/29/24	EASEMENT MODIFICATIONS	F.A.	M.S.U.
09/29/24	PER CLIENT REVIEW	F.A.	M.S.U.
09/29/24	MODIFIED LOT LINES/EASEMENTS/AREAS	F.A.	M.S.U.

SCALE: _____ DATE: 02/07/24 CHECKED BY: M.S.U. DRAWN BY: K.C.
Surveyor's email: mike@sightonsolutions.com

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