

PRELIMINARY PLAT

OF THE BOULEVARD UNIT 4 A RESUBDIVISION OF LOTS 2, 3 AND 4 IN UNIT 2 OF THE BOULEVARD

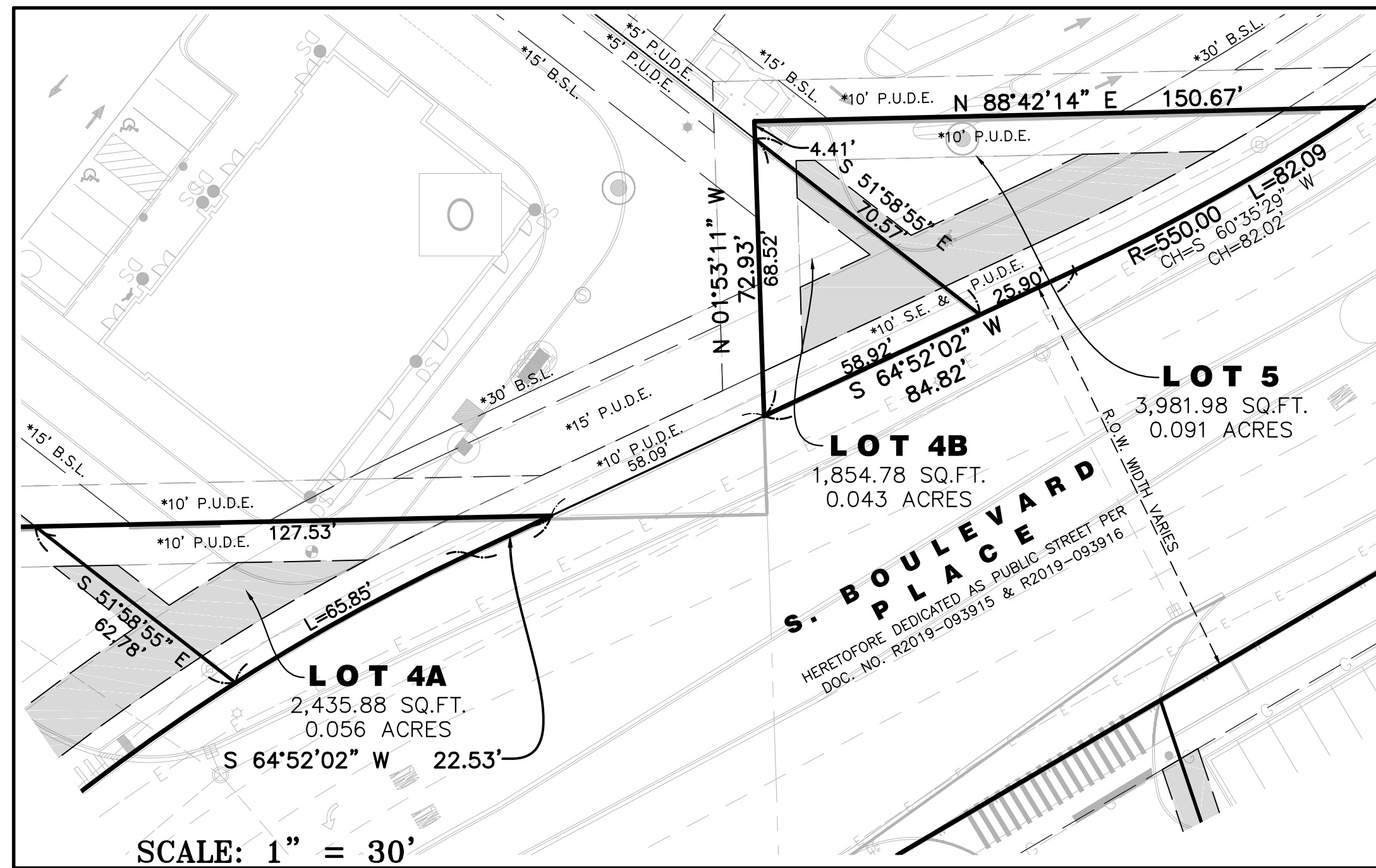
BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN NUMBERS

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

PROPERTY AREA

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



SCALE: 1" = 30'

DETAIL

LEGEND

- * = DEDICATED BY THE BOULEVARD UNIT 1, UNIT 2, & UNIT 3
- 50.00' = 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
- [Shaded Box] = EASEMENT TO BE DEDICATED

LOT AREA TABLE

| 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 |

PLAN COMMISSION APPROVAL
STATE OF ILLINOIS)
COUNTY OF WILL/KENDALL)SS

APPROVED BY THE CITY OF JOLIET PLAN COMMISSION OF WILL COUNTY, ILLINOIS.

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

PLAN COMMISSION CHAIRMAN _____

PLAN COMMISSION SECRETARY _____

CITY COUNCIL APPROVAL
STATE OF ILLINOIS)
COUNTY OF WILL/KENDALL)SS

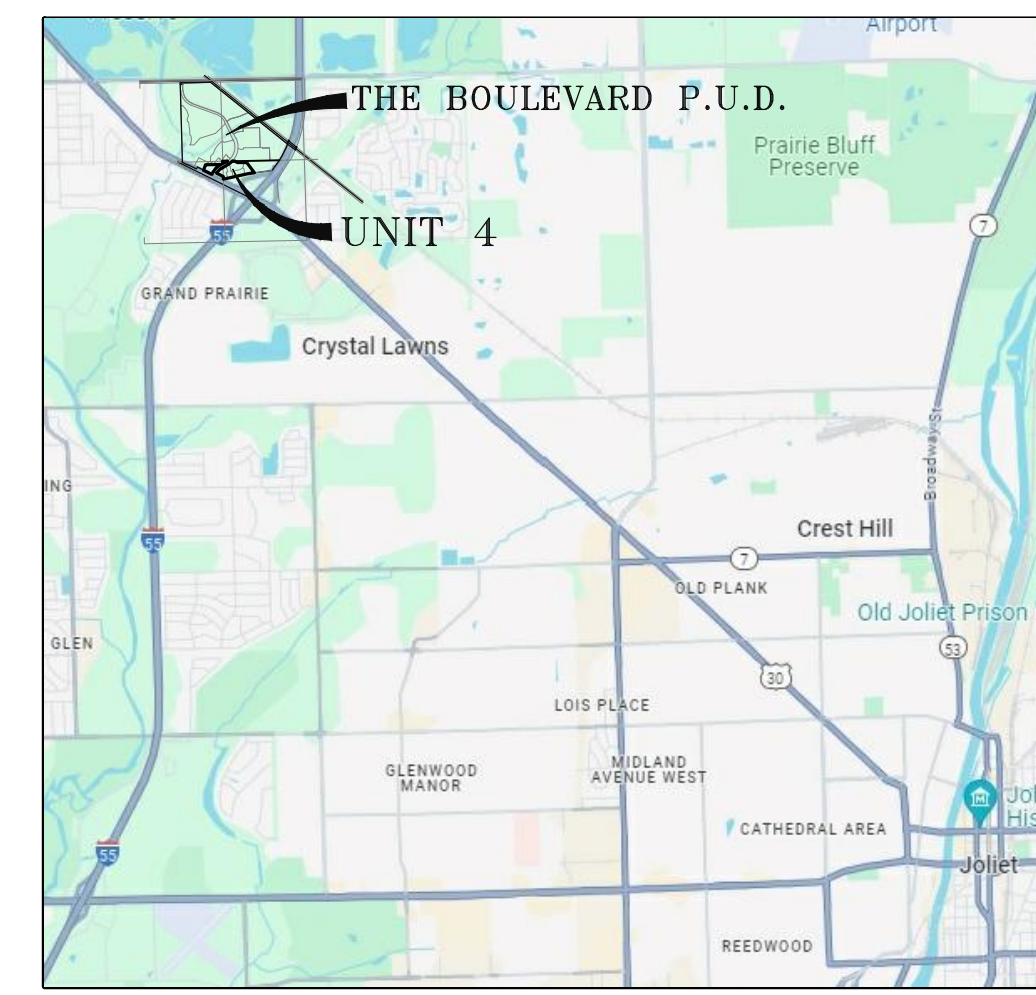
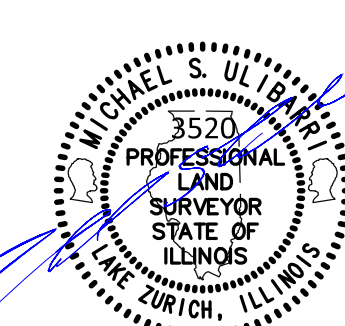
APPROVED BY THE CITY OF JOLIET CITY COUNCIL, OF WILL COUNTY, ILLINOIS.

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

MAYOR _____

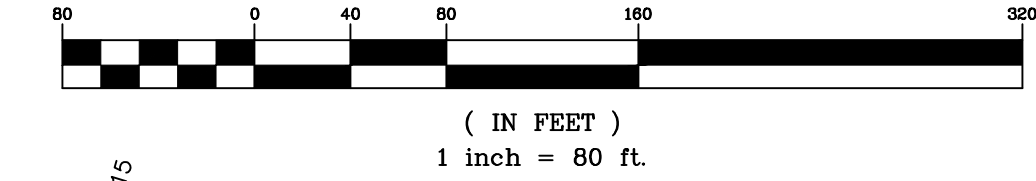
CITY CLERK _____

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



LOCATION MAP

GRAPHIC SCALE



OWNER

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

CIVIL ENGINEER

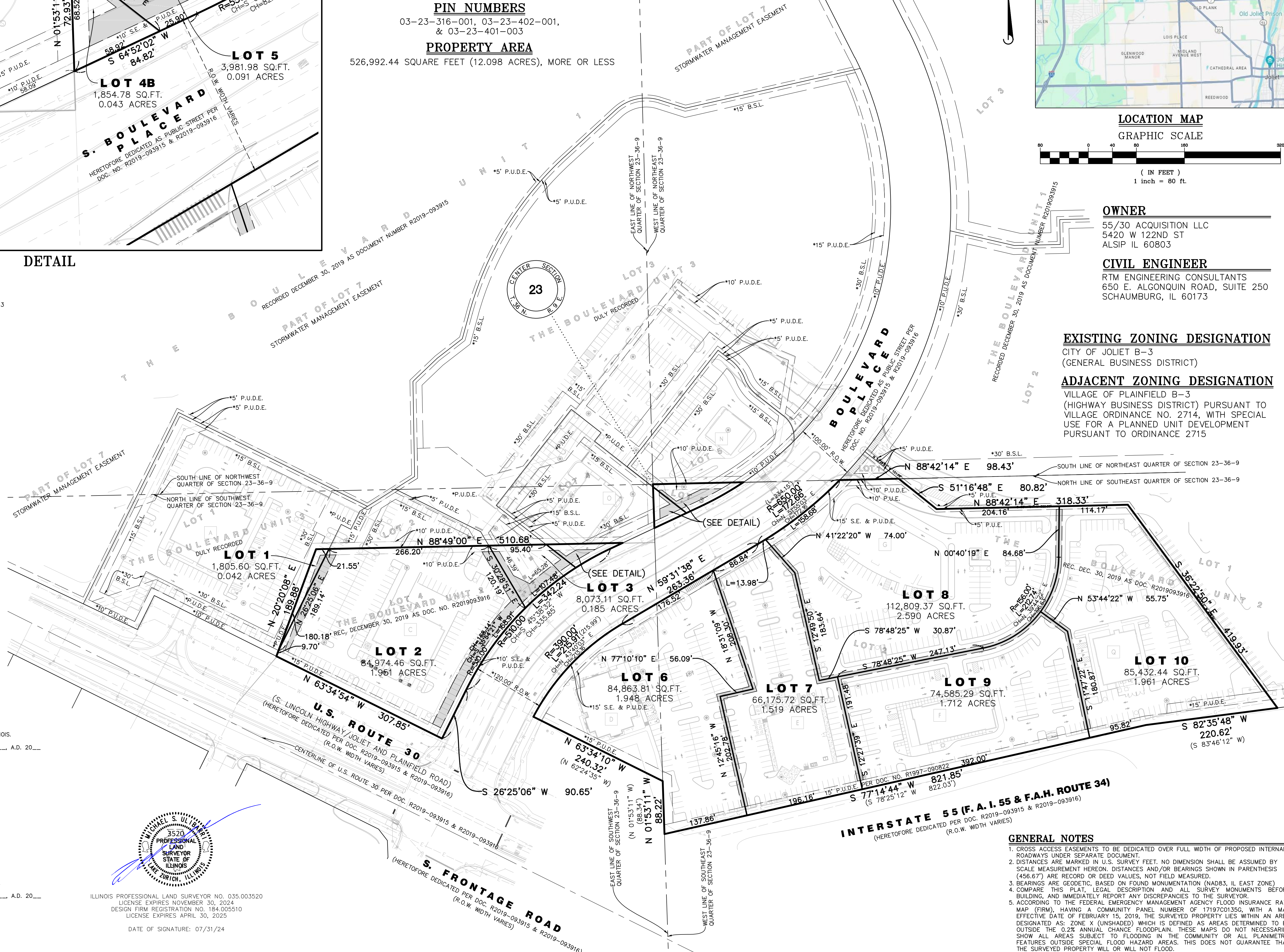
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173

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

- CROSS ACCESS EASEMENTS TO BE DEDICATED OVER FULL WIDTH OF PROPOSED INTERNAL ROADWAYS UNDER SEPARATE DOCUMENT.
- DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (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.

| DATE | REVISIONS | DRAWN BY | CHECK BY |
|----------|-----------------|----------------|---|
| 07/31/24 | PER CITY REVIEW | M.S.U. | M.S.U. |
| | VARIES | DATE: 06/29/24 | CHECKED BY: M.S.U. |
| | | | DRAWN BY: K.C. |
| | | | Surveyor's email: mkeu@sightonsolutions.com |

"WE GET CORNERS OTHER PEOPLE CUT!"
LAND SURVEYING, TOPOGRAPHIC MAPPING, SITE STAKING,
SITE PLANS, GRADING PLANS, FEMA CERTIFICATES AND MORE
SIGHT ON SOLUTIONS, INC.
557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647 WWW.SIGHTONSOLUTIONS.COM