

PLAT OF ZONING
OF
MCN Vista Ridge, Joliet, IL

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-33-52.32432 N LONGITUDE: 88-17-04.93388 W ELLIPSOIDAL HEIGHT: 549.261 SFT GROUND SCALE FACTOR: 1.0000510085 GEOID 18US ALL MEASUREMENTS ARE ON THE GROUND.

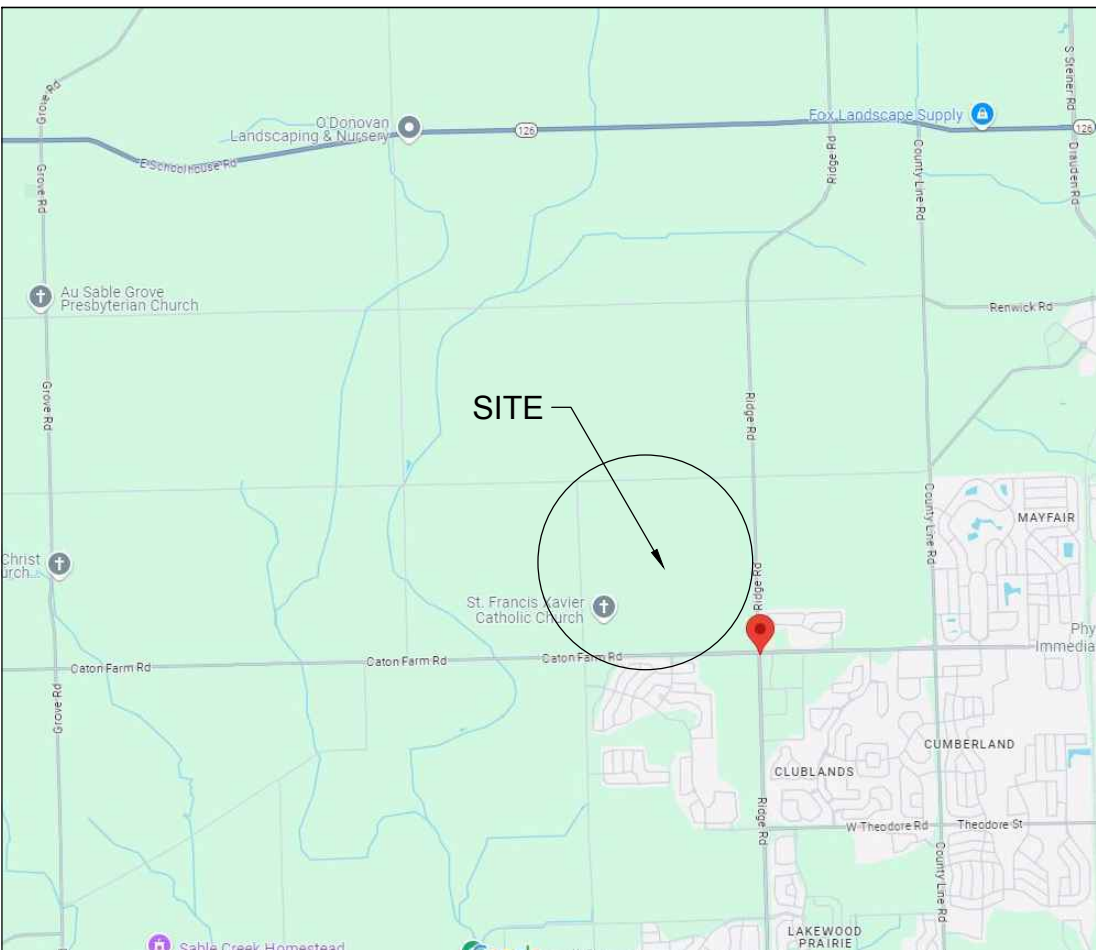
GRAPHIC SCALE



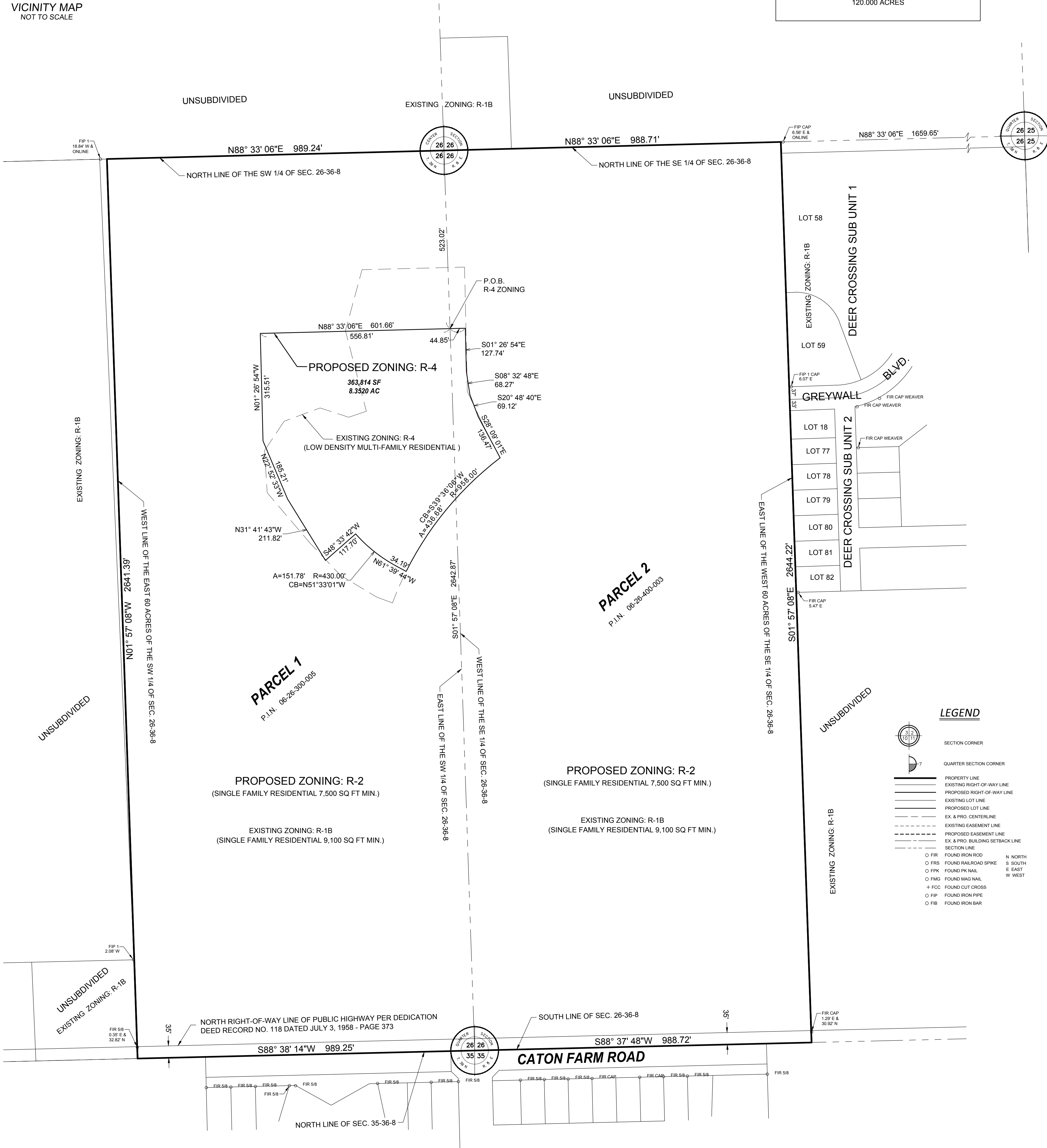
1" = 150'

AREA

5,227,200 SQ. FT.
120.000 ACRES



VICINITY MAP
NOT TO SCALE



LEGEND

- SECTION CORNER
QUARTER SECTION CORNER
PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
O FIR FOUND IRON ROD
O FRS FOUND RAILROAD SPIKE
O FRK FOUND RAIL
O FMG FOUND MAG NAIL
+ FDC FOUND CUT CROSS
O FIP FOUND IRON PIPE
O FIB FOUND IRON BAR
N NORTH
S SOUTH
E EAST
W WEST

R-2 ZONING

PARCEL 1:

THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

TOGETHER WITH:

PARCEL 2:

THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 523.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 44.85 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 127.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET; THENCE SOUTHWESTERLY ALONG A 958.00 FEET RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 36 MINUTES 06 SECONDS WEST, FOR AN ARC LENGTH OF 436.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 61 DEGREES 39 MINUTES 44 SECONDS WEST, 34.19 FEET; THENCE NORTHERLY ALONG A 430.00 FEET RADIUS CURVE, CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 51 DEGREES 33 MINUTES 01 SECONDS WEST, FOR AN ARC LENGTH OF 151.78 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 48 DEGREES 33 MINUTES 42 SECONDS WEST, 117.70 FEET; THENCE NORTH 51 DEGREES 41 MINUTES 43 SECONDS WEST, 211.82 FEET; THENCE NORTH 22 DEGREES 52 MINUTES 33 SECONDS WEST, 185.21 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 315.51 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.81 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

R-4 ZONING

THAT PART OF THE SOUTH 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 523.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 44.85 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 127.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET; THENCE SOUTHWESTERLY ALONG A 958.00 FEET RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 36 MINUTES 06 SECONDS WEST, FOR AN ARC LENGTH OF 436.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 61 DEGREES 39 MINUTES 44 SECONDS WEST, 34.19 FEET; THENCE NORTHERLY ALONG A 430.00 FEET RADIUS CURVE, CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 51 DEGREES 33 MINUTES 01 SECONDS WEST, FOR AN ARC LENGTH OF 151.78 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 48 DEGREES 33 MINUTES 42 SECONDS WEST, 117.70 FEET; THENCE NORTH 51 DEGREES 41 MINUTES 43 SECONDS WEST, 211.82 FEET; THENCE NORTH 22 DEGREES 52 MINUTES 33 SECONDS WEST, 185.21 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 315.51 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.81 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF SEPTEMBER, A.D., 2024.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com



Engineers
Scientists
Surveyors

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PREPARED FOR:
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Burr Ridge, IL 60527-6818
630.325.3400

NO.		DATE	REVISIONS DESCRIPTION

PLAT OF ZONING

MCN Vista Ridge, Joliet, IL

DRAFTING COMPLETED:	09-23-24	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 150'

Project No: 241015
Group No: VP04.3

SHEET NO.
1 of 1