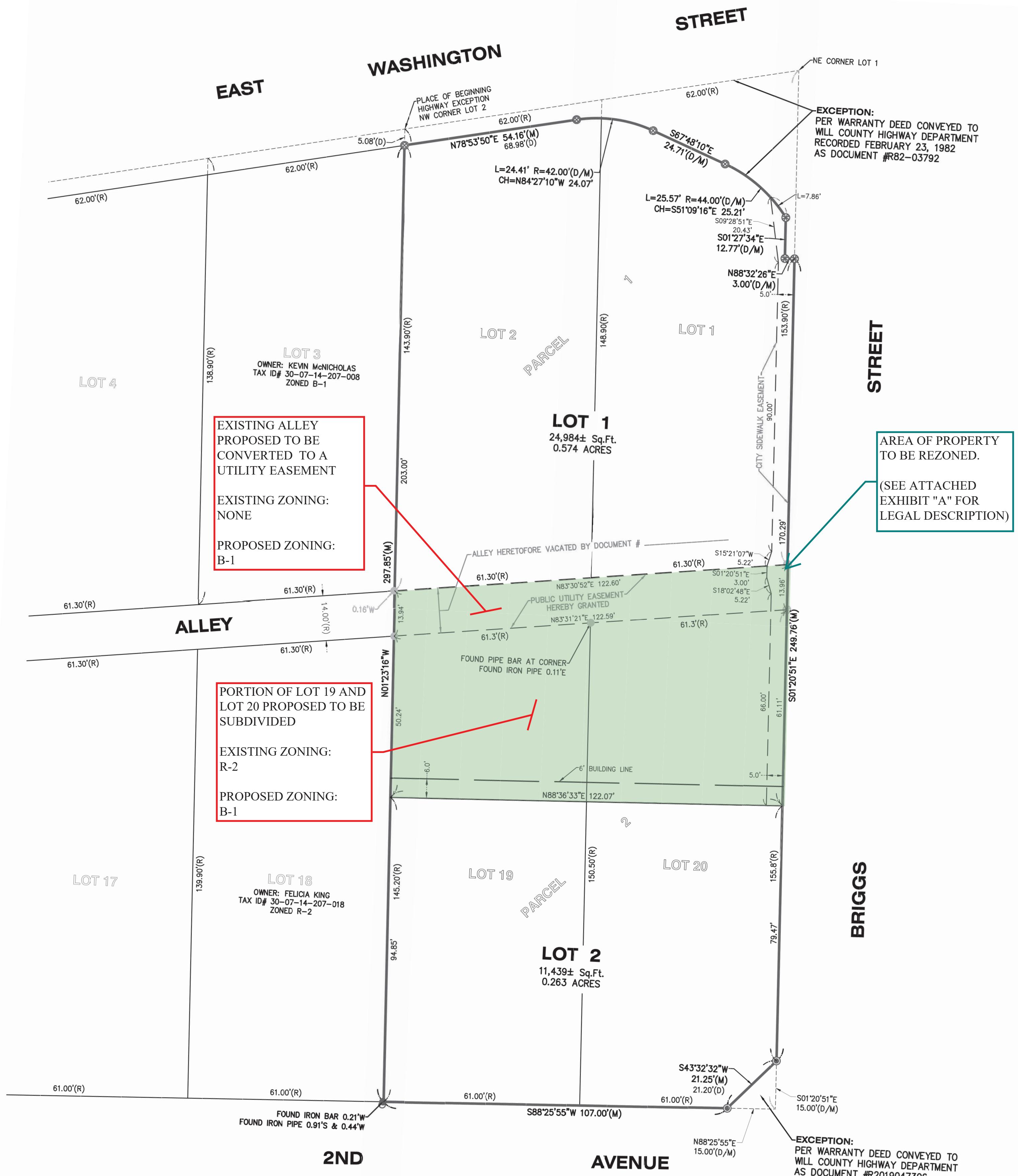


ZONING EXHIBIT
FOR
DUNKIN' & RETAIL DEVELOPMENT REV.
10/8/2025



SCALE: 1"=20'

COMMON ADDRESS: 113 BRIGGS ST., JOLIET, IL 60433

METES & BOUNDS BASED ON PRELIMINARY PLAT OF BRIGGS STREET
SUBDIVISION BY VANDERSTAPPEN LAND SURVEYING, INC. DATED 10/03/25

EXHIBIT "A"

That part of Lots 19 and 20 and the Alley lying North of said Lots, in Mary Hupperich's Subdivision, being a Subdivision being part of the East half of the East half of the Northeast Quarter of Section 14, Township 45 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded April 20, 1905 as Document No. 232366, in Will County, Illinois, described as follows: Beginning at the Northeast corner of said Lot 20; thence South 01 degrees 20 minutes 51 seconds East along the East line of said Lot 20, a distance of 61.11 feet; thence South 88 degrees 36 minutes 33 seconds West, 122.07 feet to the West line of said Lot 19; thence North 01 degrees 23 minutes 16 seconds West along said West line and its Northerly extension, 64.18 feet to the North line of said Alley; thence North 83 degrees 30 minutes 52 seconds East along said North line, 122.60 feet to the West line of Briggs Street; thence South 01 degrees 20 minutes 51 seconds East along said West line of Briggs Street, 13.96 feet to the Place of Beginning in Will County, Illinois.