

1,167,446 26.800

PROJECT LOCATION MAP SCALE: NOT TO SCALE

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATIONS IN JUNE,

LOT 3 AREA: 26.8009 ACRES

ZONING

AS PER THE CITY OF JOLIET ZONING DISTRICTS MAP EFFECTIVE 10/15/2018, THE SUBJECT PARCEL IS ZONED I-1, LIGHT INDUSTRIAL DISTRICT. NO ZONÍNG INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF JOLIET, ILLINOIS

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "WILL COUNTY, ILLINOIS AND INCORPORATED AREAS". PANEL 139 AND 255 OF 585, MAP NUMBER 17197C0255G, AND PANEL WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE, SPECIAL FLOOD HAZARD AREAS, WITH BASE FLOOD ELEVATION OR DEPTH.

LEGAL DESCRIPTION: LOT 3

Meridian, being located in Will County and State of Illinois bounded and described as follows:

Commencing at the Southeast corner of said Southwest ¼ of Section 3, thence North 01° 23' 53" West along the East line of said Southwest ¼, a distance of 50.00 feet to a point; thence South 88° 37' 26" West, a distance of 66.00 feet to the

Course No. 1 thence continuing South 88° 37' 26" West along the North Right of Way of Millsdale Road, a distance of 1259.86 feet to a point on the east line of County Parcel No. 10—11—03—300—005—0000 land of the Cathy W. Block 2018

Course No. 2 thence North 01° 23' 51" West along said west line, a distance of 1029.32 feet to a point on a new division

Course No. 3 thence South 82° 07' 10" East along the new division line, a distance of 1276.56 feet to a point on a new

Course No. 4 thence South 01° 23' 51" East along the new division line, distance of 823.98 feet to the Place of Beginning, said parcel containing 1,167,446 square feet or 26.8009 acres of land according to a survey by LANGAN Engineering and Environmental Services dated July 29, 2022 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83,

27' BACK TO BACK

--- 2-1/2" BITUMINOUS BINDER COURS ---- 10" BITUMINOUS BASE COURSE

LAND SURVEYOR/ENGINEER LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE, AND GEOLOGY, DPC 200 W. MADISON STREET, SUITE 1920

OWNER

CHICAGO, IL 60606

PH: 312-547-7700

ROUTE 53 LAND LLC C/O JANKO GROUP LLC 2610 LAKE COOK ROAD, SUITE 1000 RIVERWOODS, IL 60015 PH: 847-940-0735

DEVELOPER SAXUM INVESTMENT COMPANY, LLC

C/O SAXUM REAL ESTATE 359 SPRINGFIELD AVENUE, 2ND FLOOR SUMMIT, NJ 07901 PH: 973-947-0050

03/11/24	CITY COMMENTS	No.5
03/08/24	CITY COMMENTS	No.4
02/22/24	CITY COMMENTS	No.3
02/02/24	CITY COMMENTS	No.2
01/05/24	CITY COMMENTS	No.1
Date	Description	No.

Revisions

DATE SIGNED

PROFESSIONAL LAND SURVEYOR ILLINOIS LIC. No. 035.004093

Landscape Architecutre, and Geology, DPC

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SAXUM JOLIET

PN: 10-11-03-300-007-0000

WILL COUNTY

FINAL PLAT

⊃roject No. 541017202 **VB102** 07/14/23 Drawn By Checked By

Date: 3/11/2024 Time: 17:22 User: tdimauro Style Table: Langan.stb Layout: VB102-1 Document Code: CP02-541017202-0101-VB101-010