

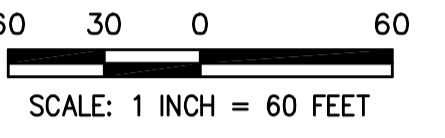
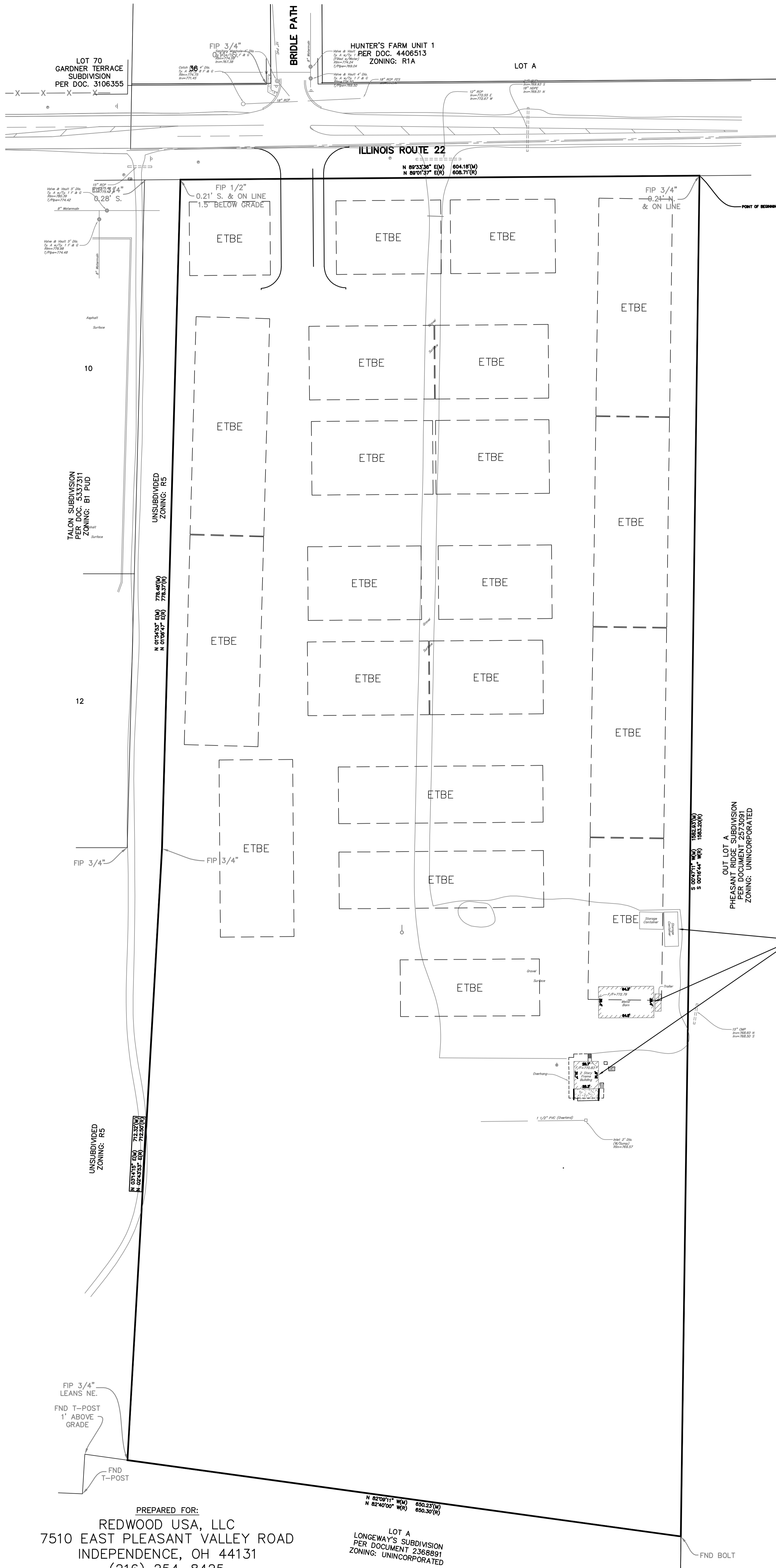
PRELIMINARY PLAT OF SUBDIVISION FOR FOX RIVER GROVE IL. ROUTE 22

PARCEL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 22 WITH THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4, 1583.20 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 44 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4, 1583.20 FEET; THENCE NORTH 82 DEGREES 40 MINUTES 00 SECONDS WEST, 650.30 FEET; THENCE NORTH 2 DEGREES 43 MINUTES 53 SECONDS EAST, 712.50 FEET; THENCE NORTH 1 DEGREE 06 MINUTES 47 SECONDS EAST, 778.37 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 37 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 22, 608.71 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO STATE OF ILLINOIS FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MAY 7, 1992 AS DOCUMENT NUMBER 3154252.



ABBREVIATIONS			
N.	- NORTH	L.S.B.	- LANDSCAPE BUFFER
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	L.	- ARC LENGTH
NW.	- NORTHWEST	R.	- RADIUS
DOC.	- DOCUMENT	R.O.W.	- RIGHT OF WAY
MON.	- MONUMENT	Ac.	- ACRES
O	- ON LINE	S.F.	- SQUARE FEET
B-B	- BACK TO BACK	1/4	- QUARTER
B.S.L.	- BUILDING SETBACK	B/C	- BACK OF CURB
E.T.B.E.	- EXCEPTION TO BLANKET EASEMENT	FIP	- FOUND IRON PIPE
		E-E	- EDGE TO EDGE

LINE LEGEND	
	- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	- LOT LINE/PROPERTY LINE (Solid Line)
	- BUILDING LINE (Long Dashed Lines)
	- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	- CENTERLINE (Single Dashed Lines)
	- QUARTER SECTION LINE (Double Dashed Lines)
	- SECTION LINE (Triple Dashed Lines)
	- PHASE LINE/LOT LINE (Heavy Dashed Lines)
	- FLOODPLAIN LINE (Heaviest Dashed Lines)

NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREDEFINED LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4 INCH IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.E. - INDICATES PUBLIC UTILITY & CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL WITH AN EXCEPTION OF THE BUILDING ENVELOPE.

BUILDING ENVELOPES WILL BE DIMENSIONED AND LOCATED AT FINAL PLAT (DEVELOPED AS ETBE)

- BENCHMARKS/CONTROL POINTS**
- ELEVATION REFERENCE MARKS**
- LAK14 JA** - LAKE COUNTY SURVEY MON. AJ2856. FLANGE ENCASED ROD LOCATED IN THE SOUTHEAST GRASS MEDIAN OF THE INTERSECTION OF US ROUTE 14 AND KELSEY/PLUM TREE ROAD.
ELEVATION: 799.0 (NAVD 88)
- PROJECT ELEVATION REFERENCE MARKS**
- CP 138** - CUT CROSS IN CONCRETE WALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF IL. ROUTE 22 AND BRIDAL PATH LANE, AS SHOWN HEREON.
N: 2013432.482 E: 1021375.713 ELEV.: 774.62
- CP 115** - CUT CROSS IN TOP OF CONCRETE CURB APPROXIMATELY 55 FEET WEST OF THE WEST LINE OF SUBJECT PROPERTY, AND APPROXIMATELY 560 FEET SOUTH OF THE NORTH LINE OF SUBJECT PROPERTY, AS SHOWN HEREON.
N: 2012868.422 E: 1021203.807 ELEV.: 778.475
- CP 200** - SET MAG SPIKE IN CENTER OF DUPAGE RIVER TRAIL PATH AS SHOWN HEREON.
N: 1854743.7190 E: 1036902.8340 ELEV.: 659.890
- CP 201** - CUT CROSS IN CONCRETE WALK AT SOUTH END OF PARKING LOT AS SHOWN HEREON.
N: 1854682.6260 E: 1037061.5210 ELEV.: 666.184
- CP 202** - CUT CROSS IN CONCRETE WALK INTERSECTION NEAR PARKING LOT ENTRANCE AS SHOWN HEREON.
N: 1854790.8620 E: 1037175.2310 ELEV.: 673.200
- CP 203** - CUT CROSS IN CONCRETE WALK ON EAST SIDE OF GARTNER ROAD NEAR SOUTH SIDE OF A PARKING LOT ENTRANCE AS SHOWN HEREON.
N: 1854722.4170 E: 1037248.4080 ELEV.: 672.756

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DRAWN BY: BCD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01-06-2022 JOB NO.: 848.013
XREF: TOPO PROJECT MANAGER: KTS
REVISION DATE:

PREPARED FOR:
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LOT A
LONGWAYS SUBDIVISION
PER DOCUMENT 2368891
ZONING: UNINCORPORATED