PLAT OF SURVEY
&
TOPOGRAPHIC SURVEY

LEGEND

- ANCHOR
- B-BOX
- BENCHMARK
- FUEL TANK LID
- GROUND FLOOD LIGHT
- MAILBOX
- MONITORING WELL
- PARKING METER
- POST INDICATOR VALVE
- FLAGPOLE
- POWER POLE
- BOLLARD POST
- SIGN
- SPRINKLER HEAD
- SPRINKLER CONTROL VALVE
- WELL HEAD
- WETLAND MARKER
- HANDHOLD
- ELECTRICAL JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- TRAFFIC CONTROL BOX
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- TRANSFORMER PAD
- CATCH BASIN
- STORM INLET
- FLARED END SECTION
- BUBBLER
- SANITARY CLEANOUT
- CLOSED LID MANHOLE
- WATER VALVE
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- C CABLE TV PEDESTAL
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- △PPM PIPELINE MARKER
- FOUND CONCRETE MONUMENT
- FOUND ROW MARKER
- FRS FOUND RAILROAD SPIKE
- FIR FOUND IRON REBAR
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- 10" DECIDUOUS TREE W/ TRUNK SIZE
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- TRAFFIC SIGNAL
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- PARKING LOT LIGHTS (4)
- PARKING LOT LIGHTS (3)
- PARKING LOT LIGHTS (2)
- PARKING LOT LIGHT (1)
- OVERFLOW ROUTE
- OVERLAND FLOW ROUTE

LINE TYPES

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION/QUARTER LINE
- WIRE FENCE
- CHAINLINK FENCE
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- DEPRESSED CURB
- CURB & GUTTER
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- RETAINING WALL
- CONTOUR LINE
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- NWL NORMAL WATER LINE
- HWL HIGH WATER LINE
- RAILROAD TRACKS

ABBREVIATIONS

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B.E.	BIKE PATH EASEMENT
BFE	BASE FLOOD ELEVATION
B/W	BOTTOM OF WALL
B.L.	BRICK LEDGE
CMP	CORRUGATED METAL PIPE
DC	DEPRESSED CURB
DS	DOWNSPOUT
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YIN	YARD INLET
SS	SANITARY SERVICE
WS	WATER SERVICE
N	NORTH
S	SOUTH
E	EAST
W	WEST
(###.##)	RECORD/DEED
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HATCHING

- ASPHALT SURFACE
- ADA DETECTABLE WARNING
- BRICK SURFACE
- BUILDING LIMITS
- CONCRETE SURFACE
- GRAVEL SURFACE
- FIELDSTONE SURFACE
- SLATE SURFACE
- WATER
- WETLANDS/MARSH AREA
- WOOD DECK

LEGAL DESCRIPTION

LOT 4 IN MOKENA CROSSINGS SUBDIVISION, BEING A PART OF LOT 4 IN FINAL PLAT OF SUBDIVISION OF MOKENA CROSSINGS, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL LYING WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MOKENA, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 2003, AS DOCUMENT NUMBER R2003-162992, IN WILL COUNTY, ILLINOIS, EXCEPTING THEREFROM THE "CONDOMINIUM PROPERTY" RECORDED AS THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR MOKENA CROSSINGS OFFICE CONDOMINIUM, DOCUMENT NO. DOCUMENT R2016021189, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 01 DEGREES 22 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF LOT 4, A DISTANCE OF 181.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 37 MINUTES 39 SECONDS WEST, PERPENDICULAR TO SAID EAST LINE, 335.57 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 34 SECONDS WEST 120.40 FEET; THENCE SOUTH 01 DEGREES 212 MINUTES 46 SECONDS WEST, PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 162.45 FEET TO A POINT 120.60 FEET EAST OF THE POINT OF CURVE ON SAID SOUTH; SAID POINT ALSO BEING THE POINT OF TERMINATION, IN WILL COUNTY, ILLINOIS.

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

BASIS OF BEARING

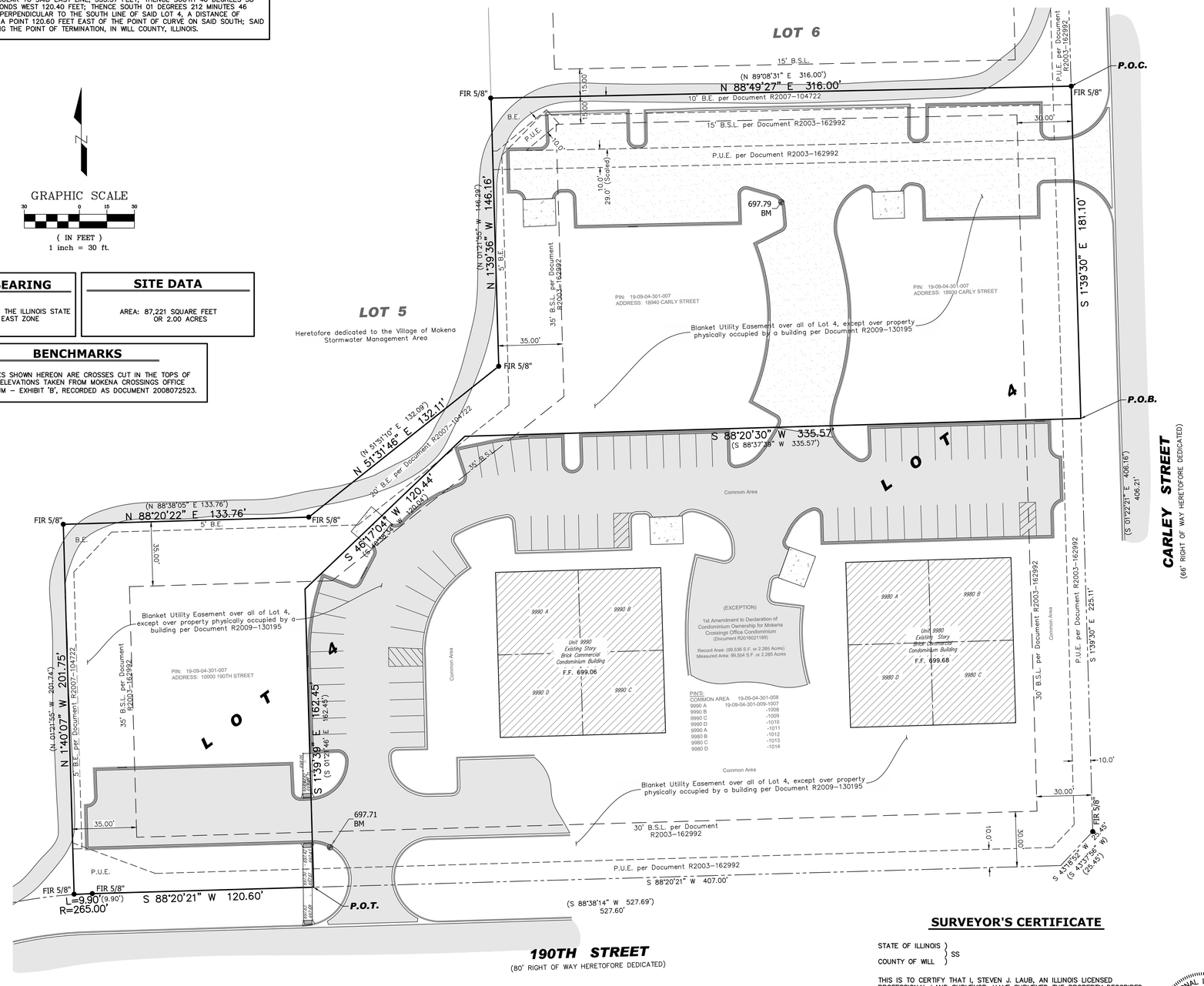
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM – EAST ZONE

SITE DATA

AREA: 87,221 SQUARE FEET
OR 2.00 ACRES

BENCHMARKS

BENCHMARKS SHOWN HEREON ARE CROSSES CUT IN THE TOPS OF CURB AND ELEVATIONS TAKEN FROM MOKENA CROSSINGS OFFICE CONDOMINIUM – EXHIBIT 'B', RECORDED AS DOCUMENT 2008072523.



GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

UNLESS OTHERWISE NOTED, ALL EASEMENT AND SETBACK LINES SHOWN HEREON ARE PER MOKENA CROSSINGS SUBDIVISION.

OBLITERATED PROPERTY CORNER MONUMENTS, IF ANY, WERE NOT RESET AS PART OF THIS SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF WILL }

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

PROFESSIONAL LAND SURVEYOR
STEVEN J LAUB
STATE OF ILLINOIS
035-003160
MOKENA, IL

DATE : MARCH 12, 2024

STEVEN J. LAUB
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3160
MY CURRENT LICENSE RENEWS NOV. 30, 2024

REVISIONS		
NO.	DATE	DESCRIPTION	BY

OLIVIERI BROTHERS

PLAT/TOPOGRAPHIC SURVEY
FOR
PT. LOT 4, MOKENA CROSSINGS
MOKENA, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
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MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
ILPROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION	
Project No.:	24-0006
Scale:	1" = 30'
Date:	03/12/2024
Field Date:	03/11/2024
Drawn By:	SJL
Checked By:	SDS

1 OF 3

BOUNDARY

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GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

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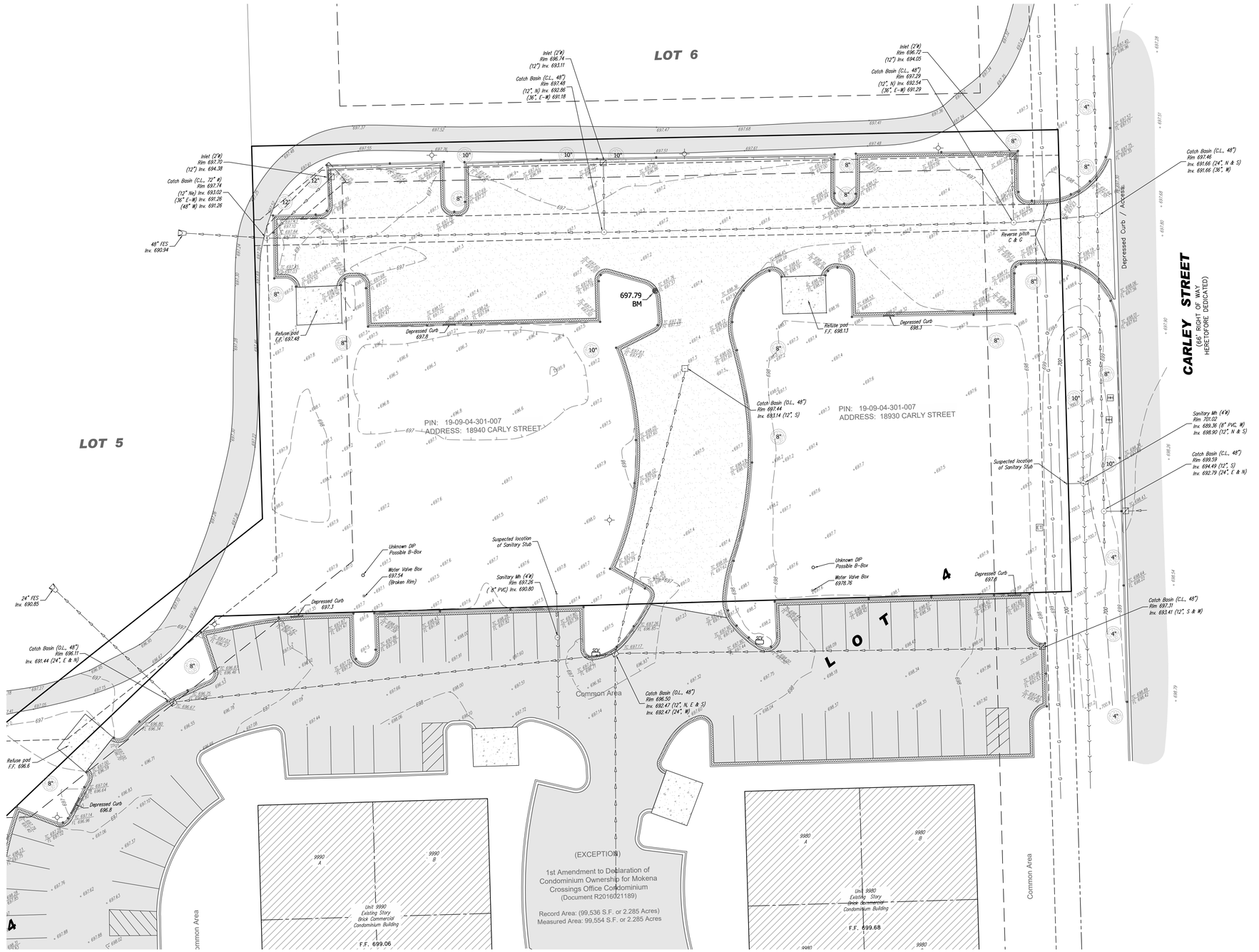

REVISIONS		
NO.	DATE	DESCRIPTION

OLIVIERI BROTHERS

PLAT/TOPOGRAPHIC SURVEY
FOR
PT. LOT 4, MOKENA CROSSINGS
MOKENA, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
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(708) 326-4961
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ILL PROF. LIC. NO.: 184-003740

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PROJECT INFORMATION
Project No.: 24-0006
Scale: 1" = 20'
Date: 03/12/2024
Field Date: 03/11/2024
Drawn By: SJL
Checked By: SDS

TOPOGRAPHY - NORTH

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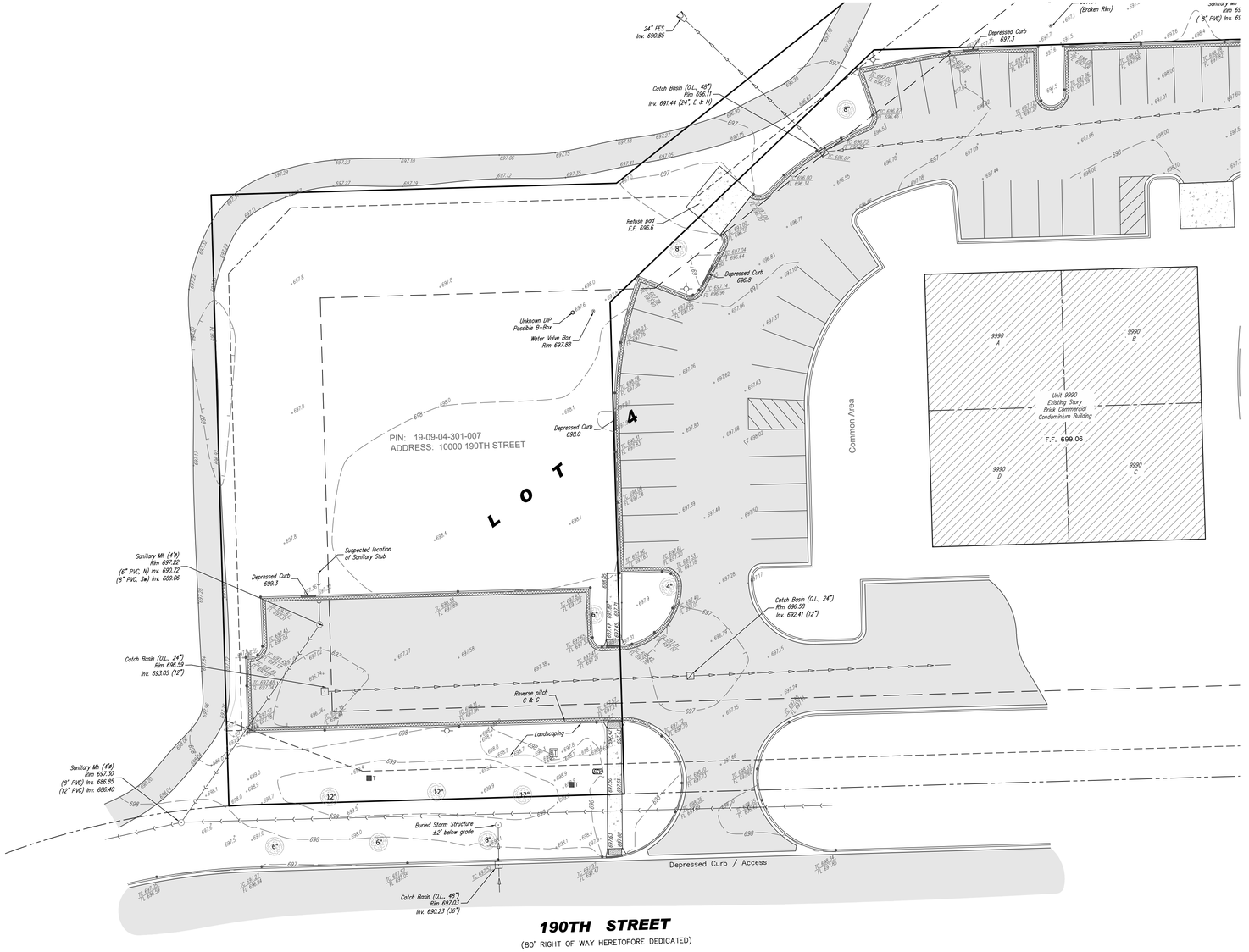

190TH STREET
(80' RIGHT OF WAY HERETOFORE DEDICATED)

REVISIONS		
NO.	DATE	DESCRIPTION

OLIVIERI BROTHERS

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PROJECT INFORMATION
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Scale: 1" = 20'
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Drawn By: SJL
Checked By: SDS

3 OF 3

TOPOGRAPHY - SOUTHWEST

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