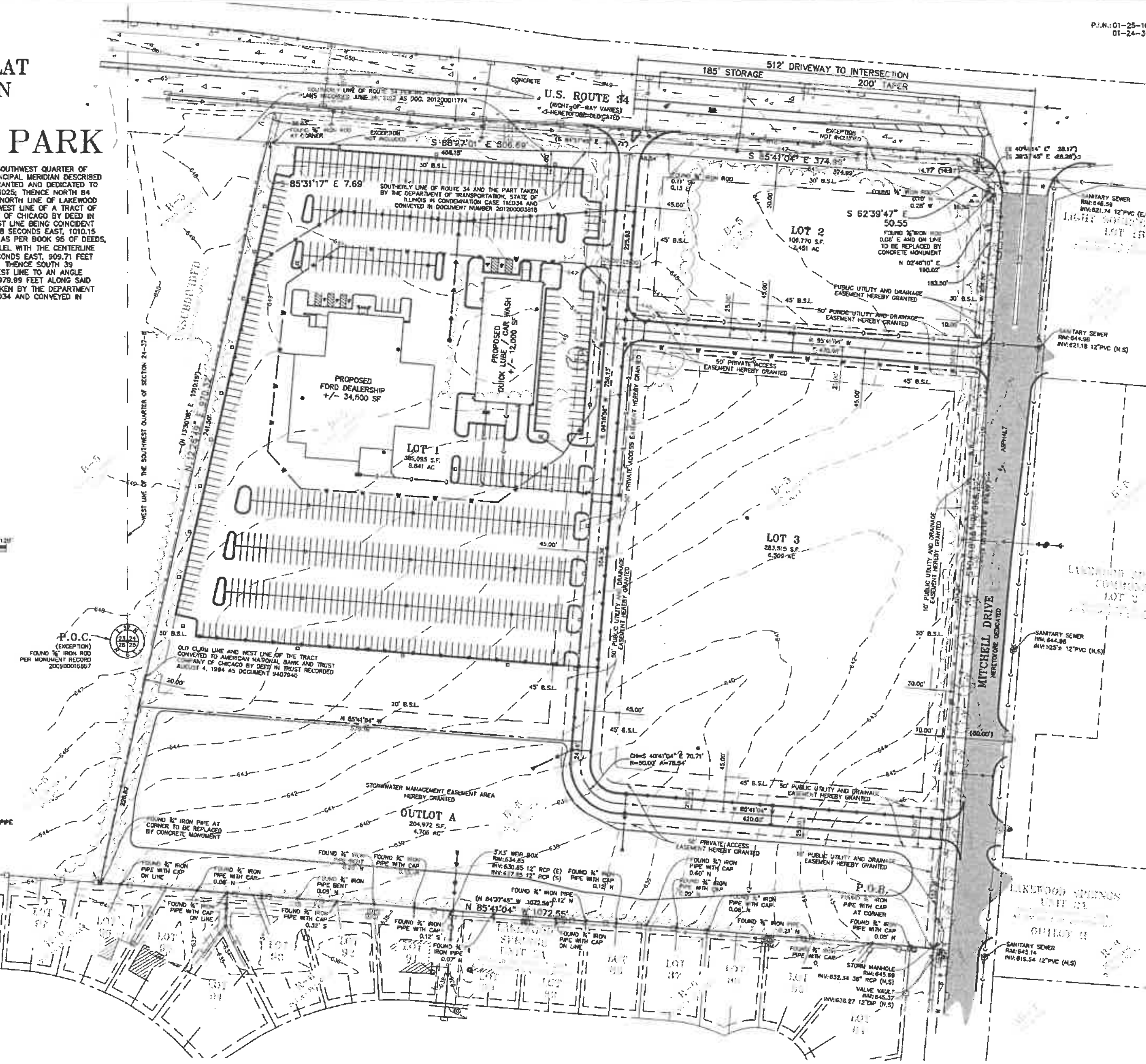
PRELIMINARY PLAT OF SUBDIVISION OF GJOVIK FORD PARK

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING A THE SOUTHWEST CORNER OF TRACT A, GRANTED AND DEDICATED TO THE CITY OF PLANO AS A PUBLIC STREET PER DOCUMENT 200300043025; THENCE NORTH 84 DEGREES 37 MINUTES 45 SECONDS WEST, 1072.59 FEET, ALONG THE NORTH LINE OF LAKEWOOD SPRINGS UNIT 2A, RECORDED AS DOCUMENT 200300043026 TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO BY DEED IN TRUST RECORDED AUGUST 4, 1994 AS DOCUMENT 9407940, SAID WEST LINE BEING COINCIDENT WITH AN OLD CLAIM LINE; THENCE NORTH 13 DEGREES 30 MINUTES 08 SECONDS EAST, 1010.15 FEET ALONG SAID CLAIM LINE TO THE SOUTH LINE OF U.S ROUTE 34 AS PER BOOK 95 OF DEEDS, PAGE 480, (SAID SOUTH LINE BEING 50 FEET SOUTHERLY AND PARALLEL WITH THE CENTERLINE OF U.S. ROUTE 34); THENCE SOUTH 84 DEGREES 37 MINUTES 45 SECONDS EAST, 909.71 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF TRACT A, AFORESAID; THENCE SOUTH 39 DEGREES 37 MINUTES 45 SECONDS EAST, 28.28 FEET ALONG SAID WEST LINE TO AN ANGLE POINT; THENCE SOUTH 05 DEGREES 22 MINUTES 15 SECONDS WEST, 979.99 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, (EXCEPT THAT THE PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS IN CONDEMNATION CASE 11ED34 AND CONVEYED IN DOCUMENT NUMBER 201200003818) IN KENDALL COUNTY, ILLINOIS.

AREA SUMMARY

LOT 1:	385,095 SQUARE FEET	(8.841 ACRES±)
LOT 2:	106,770 SQUARE FEET	(2.451 ACRES±)
LOT 3:	283,515 SQUARE FEET	(6.509 ACRES±)
OUTLOT A:	204,972 SQUARE FEET	(4.706 ACRES±)
TOTAL:	980,352 SQUARE FEET	(22.507 ACRES±)



N
0 60' 120'
SCALE: 1"=60'

LEGEND

- = EX. PROPERTY LINE
- = EX. LOT LINE
- = PROPOSED LOT LINE
- = PROPOSED BUILDING LINE
- = EX. EASEMENT
- = PROPOSED EASEMENT LINE
- = EX. SANITARY LINE
- = PROPOSED SANITARY LINE
- = EX. WATER LINE
- = PROPOSED WATER LINE
- = EX. STORM LINE
- = PROPOSED STORM LINE
- = EX. WOOD FENCE
- = EX. CURB & GUTTER
- = EX. TREE/BRUSH LINE
- = EX. FIELD EDGE
- = EX. 1 FOOT CONTOURS
- = FOUND IRON PIPE OR ROD
- = CONCRETE MONUMENT
- = EX. STORM CATCH BASIN
- = EX. STORM INLET
- = EX. STORM MANHOLE
- = EX. FIRE HYDRANT
- = EX. VALVE BOX
- = EX. VALVE VAULT
- = EX. HAND HOLE
- = EX. TRANSFORMER
- = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MANHOLE
- = EX. TRAFFIC SIGNAL
- = EX. SIGN
- = EX. BORING LOCATION
- = EX. SPOT ELEVATION
- = EX. CONIFEROUS TREE
- = EX. DECIDUOUS TREE

ABBREVIATIONS

A	ARC LENGTH
B.S.L.	BUILDING SETBACK LINE
CH	CHORD
CONC.	CONCRETE
DOC.	DOCUMENT
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
INV.	INVERT
N	NORTH
R	RADIUS
R.C.P	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
S	SOUTH
T/PIPE	TOP OF PIPE
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

GENERAL NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM – EAST ZONE (NAD 83).
2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

P.I.N.: 01-25-100-011
01-24-300-030

ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.eraconsultants.com

PREPARED FOR:
GLOBAL POWER & CONSTRUCTION
7S882 CAMP DEAN ROAD
BIG ROCK, IL 60511

PROJECT: PRELIMINARY PLAT OF SUBDIVISION GJOVIK FORD PARK PLANO, ILLINOIS

DATE: | DESCRIPTION:

DRAWN BY: CNB
CHECKED BY: TBM
DATE: 05-01-19

PRELIMINARY PLAT OF SUBDIVISION

1 OF 1
SHEET

G:\PROJECTS\GlobalPower&Construction\190401.00 GjovikFordRt34Plano\CADD\SURVEY\190401 GLOBAL POWER AND CONSTRUCTION SHEET preliminary PLAT OF SUBDIVISION B.dwg Updated by: cbocani 5/1/2019