

VICINITY MAP  
NOT TO SCALE

ZONING PLAT  
OF  
MOLTO ROMEOVILLE,  
WARD PROPERTY NORTH

LEGAL DESCRIPTION

PARCEL 1:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 60 FEET OF SAID WEST HALF, ALSO EXCEPTING THEREFROM THE NORTH 1392.00 FEET OF SAID WEST HALF, ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE COUNTY OF WILL FOR USE OF THE DEPARTMENT OF HIGHWAYS PER WARRANTY DEED RECORDED AS DOCUMENT NO. R2000-112725, AND ALSO EXCEPTING THEREFROM THAT PART DEDICATED TO THE VILLAGE OF ROMEOVILLE BY PLAT RECORDED AS DOCUMENT NO. R2003-141119, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 902.00 FEET OF THE NORTH 1392.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 60 FEET OF SAID WEST HALF, IN WILL COUNTY, ILLINOIS.

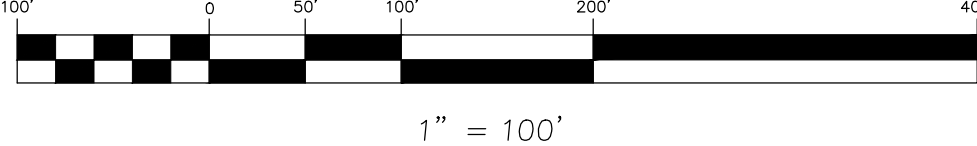
PIN:

11-04-05-300-006-0020  
11-04-05-300-006-0010

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-37-27.96092 N LONGITUDE: 88-07-14.82953 W ELLIPSOIDAL HEIGHT: 538.103 SFT GROUND SCALE FACTOR: 1.0000468188 GEOID G18US ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



AREA

GROSS AREA	2,644,375 SQ. FT.	60.7065 ACRES
WEBER ROAD	56,259 SQ. FT.	1.2915 ACRES
NET AREA	2,588,116 SQ. FT.	59.4150 ACRES

LEGEND

—	PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EX. & PRO. CENTERLINE
---	SECTION LINE

N NORTH	○ FIR	FOUND IRON ROD
S SOUTH	○ FRS	FOUND RAILROAD SPIKE
E EAST	○ FPK	FOUND PK NAIL
W WEST	○ FMN	FOUND MAG NAIL
CB CHORD BEARING	+ FCC	FOUND CUT CROSS
A ARC LENGTH	○ FIP	FOUND IRON PIPE
R RADIUS	○ FIB	FOUND IRON BAR
EX. EXISTING	⊗ FBD	FOUND BRASS DISC

WEBER ROAD

PARCEL 2

PROPOSED ZONING:  
P-B (Planned Business)

PARCEL 1

SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF JANUARY, A.D., 2022.

EDWARD J. MURRAY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037  
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184008900  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2023.  
emurray@v3co.com



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, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.



Engineers  
Scientists  
Surveyors

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PREPARED FOR:

Molto Properties, LLC

18W140 Butterfield Road - Suite 750  
Oakbrook Terrace, IL 60181  
630.576.1100

REVISIONS

NO.	DATE	DESCRIPTION

ZONING PLAT

MOLTO ROMEOVILLE, WARD PROPERTY NORTH

DRAFTING COMPLETED:	01-24-22	DRAWN BY:	SPK	PROJECT MANAGER:	EJM
FIELD WORK COMPLETED:	N/A	CHECKED BY:	EJM	SCALE:	1" = 100'

Project No: 210386

Group No: VP10.1

SHEET NO.  
1 of 1