



REVISIONS	DATE
1	DEC 18, 2025

PROJECT STAFF	ISSUE



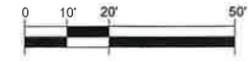
BONO CONSULTING CIVIL ENGINEERS
 A Service & Maher Engineers company
 423A MERRIMAN BRIDGE, SUITE 118
 ANDOVER, MA 01862
 978-462-3300
 978-462-3303
 bci@bonoconsulting.com
 hcmaher@bonoconsulting.com
 01862lawdog.com 01862lawdog.com



ENVIRONMENTAL - CIVIL - GEOTECHNICAL - WATER - COMPLIANCE
 4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
 Phone 207-029-5216 • Fax 207-629-9602 • www.engineers.com

GEOMETRIC AND PAVING PLAN
 QUICKRUN
 PARKER ROAD

PROJECT NO.:	251519
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	DEC 18, 2025
SCALE:	1"=20'
SHEET NUMBER	C-5.0



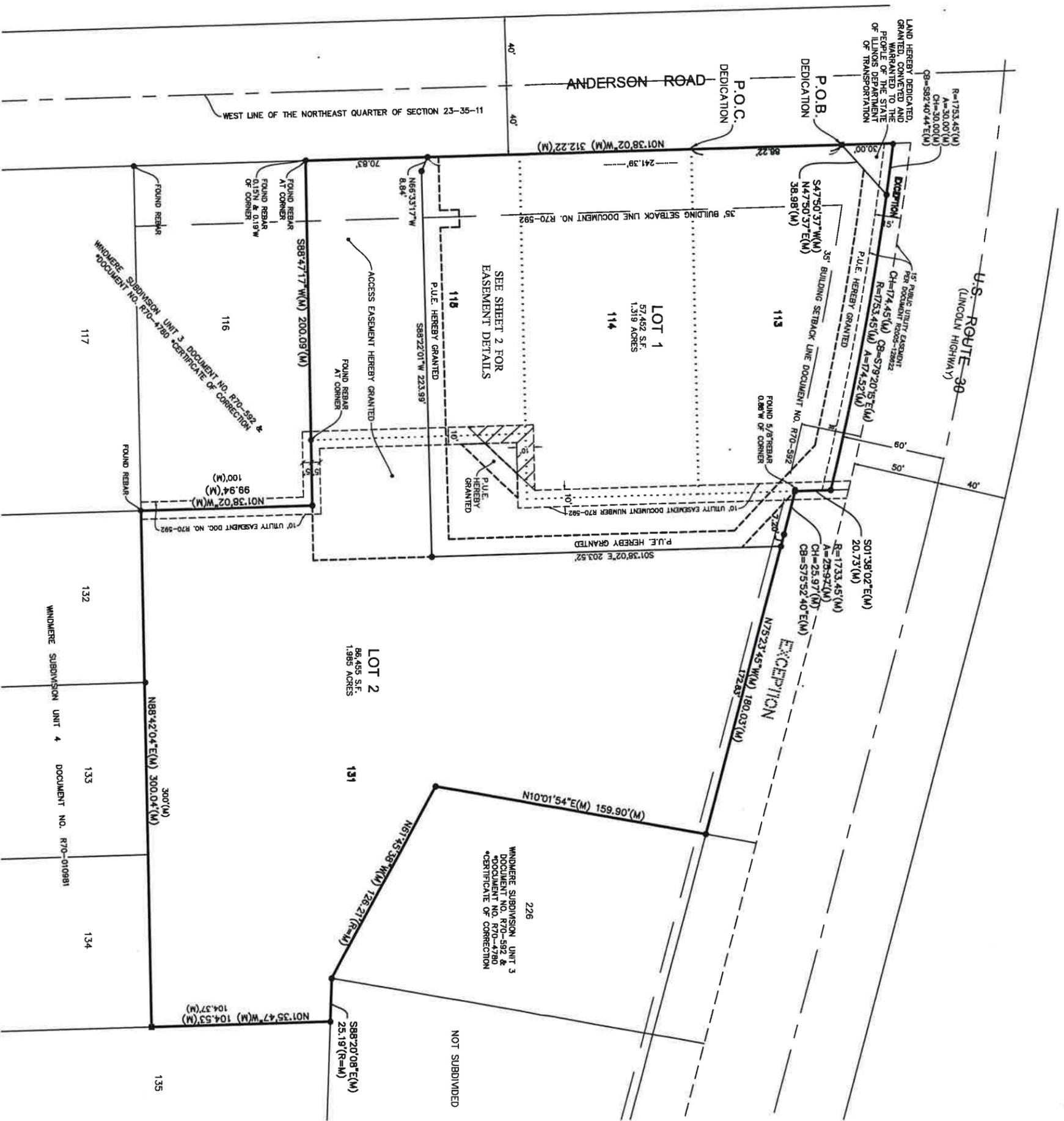
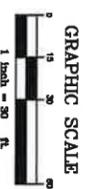
FINAL PLAT OF SUBDIVISION

BELLE TIRE'S FIRST NEW LENOX RESUBDIVISION

IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS

PIN: 15-08-23-201-001
PIN: 15-08-23-201-002
PIN: 15-08-23-201-003
PIN: 15-08-23-201-007

NOV 24 2012
BY: 



- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

- LINE LEGEND**
- ▬ SUBDIVISION BOUNDARY LINE
 - ▬ ADJACENT LAND PARCEL LINE
 - ▬ LOT LINE EASEMENT LINE
 - ▬ EXISTING LINE HEREBY GRANTED
 - ▬ CENTERLINE
 - ▬ BUILDING SETBACK LINE
 - ▬ SECTION LINE
 - ▬ EASEMENT HEREBY VACATED

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - (R) = RECORD BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (D) = DEED BEARING OR DISTANCE
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

AREA SUMMARY

GROSS AREA (TO HEAVY LINES): 144,353 SQUARE FEET OR 3.314 ACRES
LESS R.O.W. DEDICATION: 446 SQUARE FEET OR 0.010 ACRES
NET AREA: 143,907 SQUARE FEET OR 3.304 ACRES
(BASED ON MEASURED VALUES)

SEND TAX BILL TO:

COMPASS SURVEYING LTD.
ALTA SURVEYS & TOROGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
ATRORA, IL 60592
PHONE: (630) 829-9100 FAX: (630) 822-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM

PROJECT: BELLE TIRE'S FIRST NEW LENOX RESUBDIVISION
SEC R1 30 & S. Anderson Road
New Lenox, IL

CLIENT: Contour Land Group
628 E. Patent Avenue, Suite 100
Royal Oak, MI 48067

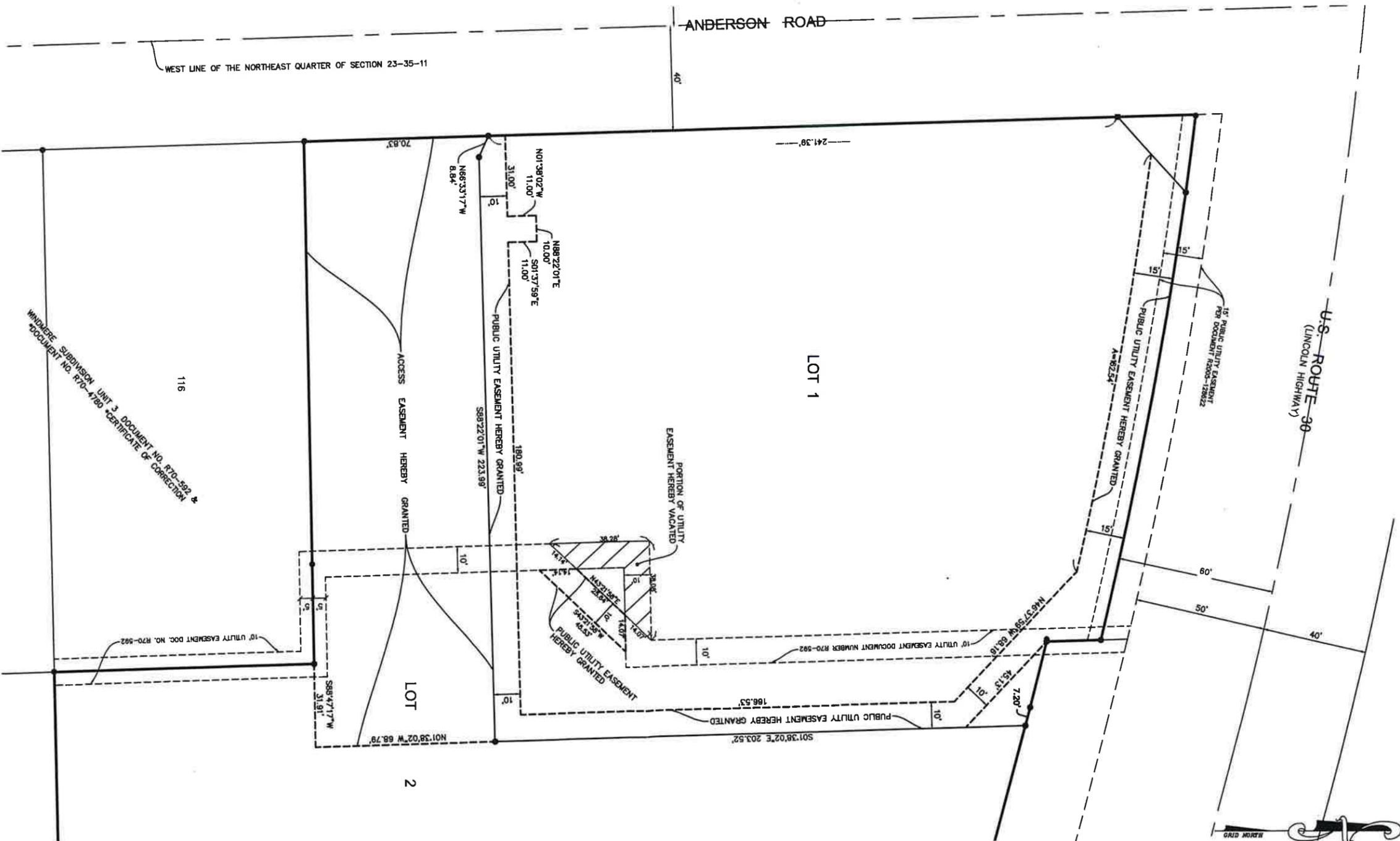
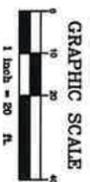
NO.	DATE:	BY:	REVISIONS:
	10/17/12	PC N/A	DRAWN BY: MRA
			CHECKED BY: DW
			BOOK N/A
			DATE: BY:

15/11/2009 3:11 PM - 2 Years/10000 Projects/132484/2012-08-23 10:15:00 AM - 01 PROBLEMS

FINAL PLAT OF SUBDIVISION

BELLE TIRE'S FIRST NEW LENOX RESUBDIVISION

IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS



EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NEW LENOX, ILLINOIS, OR ITS SUCCESSORS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, REPLACE, RENEW, REPAIR, OPERATE, INSPECT, REPAIR AND MAINTAIN WATERMAINS, FIRE HYDRANTS, VALVES, AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, INLETS, STORM CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, STORM SEWER CONNECTIONS, AND STORM WATER DETENTION, ELECTRIC TRANSMISSION LINES, TELEVISION SYSTEMS AND SUCH OTHER UTILITIES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENTLY RELATED TO SAID WATERMAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEMS, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREBY DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRINKING WATER SERVICE AREAS. SUCH EASEMENTS SHALL BE GRANTED BY THE DASHED LINES AND DESIGNATIONS OF WHICH ARE HEREBY GRANTED, COME:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, EIGHTS, TROUSERS, AND OTHER TRANSMISSION DEVICES, FEEDS, TALLETS, EQUIPMENT CABINETS, AND OTHER FACILITIES NECESSARY TO THE DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS COMMON ELEMENTS, AND THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH TREES, BUSHES, ROOTS AND SAPLINGS FROM THE SURFACE AND SUBSURFACE AS GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE CONDOMINIUM PROPERTY ACT, CHAPTER 765 ICS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN PART AS AN AREA TO BE DEVELOPED BY THE GRANTEEES OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA", "THE TERM COMMON AREA OR AREAS", AND COMMON ELEMENTS INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR, A DIVISION OF ILLINOIS TOOL WORKS COMPANY, AN ILLINOIS CORPORATION, TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, REPLACE AND REMOVE (HEREIN AFTER "NICOR") THE SERVICES AND REPAIR FACILITIES AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), "P.U. & D.E." (OR SIMILAR DESIGNATION), "STREETS AND ALLEYS", WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM COMMON ELEMENTS SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(C) OF THE CONDOMINIUM PROPERTY ACT (ILLINOIS COMPILATED STATUTES, CH. 765, SEC. 605/2(C)), AS AMENDED FROM TIME TO TIME.

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN PART AS AN AREA TO BE DEVELOPED BY THE GRANTEEES OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

LEGEND

- SET 7/8" O.D.I.P.
- SET CONCRETE MONUMENT
- UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE
- UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE HEREBY GRANTED
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EASEMENT HEREBY VACATED

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- (R) = RECORD BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

ACCESS EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED AND ESTABLISHED FOR THE BENEFIT OF THE CURRENT OWNER OF LOT 1, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE AREA HEREBY PLATTED AND DESIGNATED "ACCESS EASEMENT" TO ADJACENT STREETS AND RIGHT-OF-WAYS.

PROJECT NO.: 25.0149-01		2 OF 3	
SCALE: 1" = 20'		DATE: 10/17/25	
		DRAWN BY: MSA	
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 DINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7930 EMAIL: ADMIN@COMPASSSURVEYING.COM		CHECKED BY: DW	
PROJECT: BELLE TIRE'S FIRST NEW LENOX RESUBDIVISION SEC. R1 30 & S. Anderson Road New Lenox, IL		BOOK N/A, PG N/A	
CLIENT: Contour Land Group 628 E. Parent Avenue, Suite 100 Royal Oak, MI 48067		DATE: BY	
10/17/2025 2:11 PM - A:\Projects\2025\PROJECTS\BelleTires\BelleTires-01.dwg		REVISIONS:	

VILLAGE OF NEW LENOX ZONING MAP

