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For Sale
Morris, IL – 58 +/- Acres



| | |
|-----------------|---|
| Acres | 58 +/- |
| Location | Southmor Rd. (South of the City of Morris in Norman Twp, Grundy County) |
| Zoning | Portion of the property is zoned for an 8-Lot Country Subdivision. The remainder of the property is zoned Ag. |
| Price | \$1,250,000 |

Marquette Properties, Inc.
519 Franklin St., Ste. 102, Morris, IL 60450

Southmor Road

West Southmor Road



**8-Lot Country Subdivision
Final Plat Approved
(57.31 acres)**

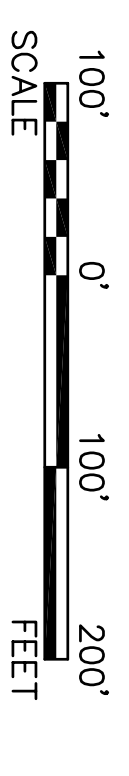
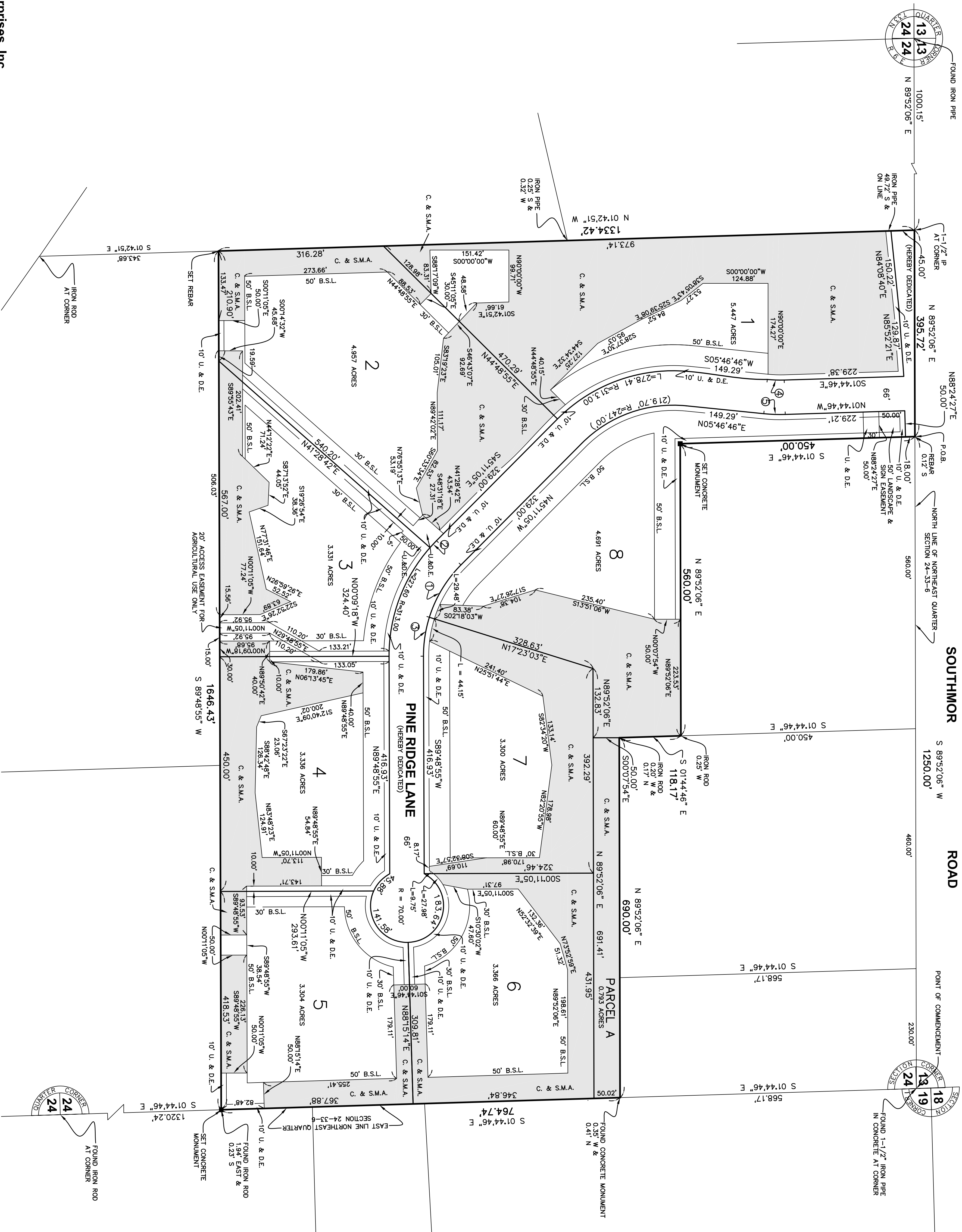
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Pointer 41°19'23.98" N 88°28'47.60" W elev 590 ft Streaming ||||| 100%

Eye alt 3727 ft

PINE RIDGE ESTATES



NOTES

1. #5 REBAR WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE.
2. DISTANCES ALONG CURVED LINES ARE TRUE ARC DISTANCES.
3. NO PERMANENT BUILDINGS, STRUCTURES, OR UTILITIES SHALL BE CONSTRUCTED IN THE STORMWATER MANAGEMENT AREAS.
4. THE STORMWATER MANAGEMENT AND CONSERVATION EASEMENTS EXTEND ONLY TO THE DRAINAGE AND UTILITY EASEMENTS ALONG PINE RIDGE LANE.

LEGEND

- INDICATES SET CONCRETE MONUMENT
- R = RADIUS
- B.S.L. = BUILDING SET BACK LINE
- S.F. = SQUARE FOOTAGE
- C. & S.M.A. = CONSERVATION & STORMWATER MANAGEMENT AREA
- U. & D.E. = UTILITY & DRAINAGE EASEMENT

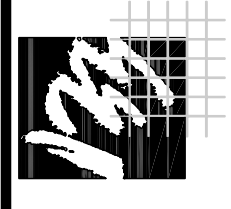
CONSERVATION & STORMWATER MANAGEMENT AREAS

| SITE DATA | |
|---------------------------|--|
| LOT 1 = 5.447 ACRES | |
| LOT 2 = 4.957 ACRES | |
| LOT 3 = 3.331 ACRES | |
| LOT 4 = 3.336 ACRES | |
| LOT 5 = 3.304 ACRES | |
| LOT 6 = 3.366 ACRES | |
| LOT 7 = 3.300 ACRES | |
| LOT 8 = 4.891 ACRES | |
| PARCEL A = 0.793 ACRES | |
| TOTAL AREA = 35.599 ACRES | |

CURVE TABLE

| | | | |
|---|-------------|-------------|----------------------|
| ① | R = 247.00' | L = 118.25' | CH. BRG. N89°54'01"W |
| ② | R = 313.00' | L = 18.23' | CH. BRG. S46°51'11"E |
| ③ | R = 247.00' | L = 75.74' | CH. BRG. S81°24'01"E |
| ④ | R = 247.00' | L = 32.44' | CH. BRG. N02°01'00"E |
| ⑤ | R = 313.00' | L = 41.11' | CH. BRG. N02°01'00"E |

R = RADIUS L = ARC LENGTH



Engineering Enterprises, Inc.
Civil Engineers & Land Surveyors
52 Wheeler Road
Sugar Grove, Illinois 60554 630/466-9350

PLN. 04-24-200-016

ORDERED BY: THE KENNETH COMPANY
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