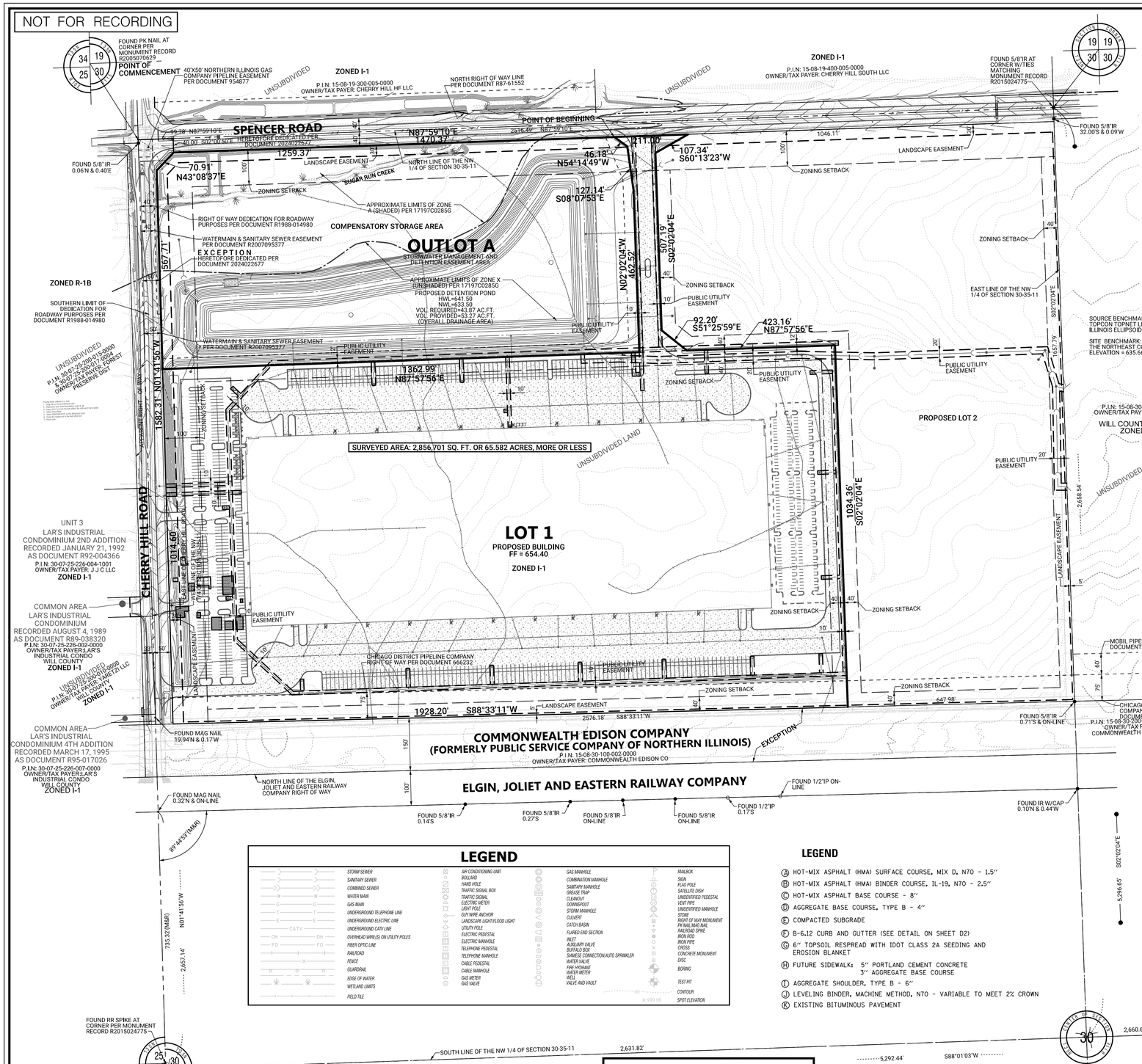
NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OVERALL BOUNDARY INFORMATION


SPENCER ROAD
CHERRY HILL ROAD
ZONED I-1
ZONED R-1B
OUTLOT A
COMPENSATORY STORAGE AREA
STORMWATER MANAGEMENT AND DETENTION EASEMENT AREA
LOT 1
PROPOSED BUILDING
FF = 654.40
PROPOSED LOT 2
WILL COUNTY ZONING ZONED A-1
SURVEYED AREA: 2,856,701 SQ. FT. OR 65.582 ACRES, MORE OR LESS
COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)
ELGIN, JOLIET AND EASTERN RAILWAY COMPANY
SUGAR RUN CREEK
POINT OF COMMENCEMENT
POINT OF BEGINNING
UNSUBDIVIDED
UNSUBDIVIDED LAND
ZONING SETBACK
LANDSCAPE EASEMENT
PUBLIC UTILITY EASEMENT
CHICAGO DISTRICT PIPELINE COMPANY RIGHT OF WAY PER DOCUMENT 666232
MOBIL PIPELINE EASEMENT PER DOCUMENT R1971-025014
CHICAGO DISTRICT PIPELINE COMPANY RIGHT OF WAY PER DOCUMENT 6282077 & 684661
P.I.N: 15-08-30-200-004-0000 OWNER/TAX PAYER: COMMONWEALTH EDISON CO
P.I.N: 15-08-30-100-002-0000 OWNER/TAX PAYER: COMMONWEALTH EDISON CO
P.I.N: 15-08-30-200-016-0000 OWNER/TAX PAYER: GARY FRITZ
P.I.N: 15-08-19-300-005-0000 OWNER/TAX PAYER: CHERRY HILL HF LLC
P.I.N: 15-08-19-400-005-0000 OWNER/TAX PAYER: CHERRY HILL SOUTH LLC
UNIT 3 LAR'S INDUSTRIAL CONDOMINIUM 2ND ADDITION RECORDED JANUARY 21, 1992 AS DOCUMENT R92-004366 P.I.N: 30-07-25-226-004-1001 OWNER/TAX PAYER: J J C LLC ZONED I-1
COMMON AREA LAR'S INDUSTRIAL CONDOMINIUM RECORDED AUGUST 4, 1989 AS DOCUMENT R89-038320 P.I.N: 30-07-25-226-002-0000 OWNER/TAX PAYER:LAR'S INDUSTRIAL CONDO WILL COUNTY ZONED I-1
COMMON AREA LAR'S INDUSTRIAL CONDOMINIUM 4TH ADDITION RECORDED MARCH 17, 1995 AS DOCUMENT R95-017026 P.I.N: 30-07-25-226-007-0000 OWNER/TAX PAYER:LAR'S INDUSTRIAL CONDO WILL COUNTY ZONED I-1
FOUND PK NAIL AT CORNER PER MONUMENT RECORD R2005070629
FOUND 5/8"IR AT CORNER W/TIES MATCHING MONUMENT RECORD R2015024775
FOUND 5/8"IR 32.00'S & 0.09'W
FOUND 5/8" IR 0.06'N & 0.40'E
FOUND MAG NAIL 19.94'N & 0.17'W
FOUND MAG NAIL 0.32'N & ON-LINE
FOUND 5/8"IR 0.14'S
FOUND 5/8"IR 0.27'S
FOUND 5/8"IR ON-LINE
FOUND 5/8"IR ON-LINE
FOUND 1/2"IP 0.17'S
FOUND 1/2"IP ON-LINE
FOUND IR W/CAP 0.10'N & 0.44'W
FOUND 5/8"IR 0.71'S & ON-LINE
FOUND RR SPIKE AT CORNER PER MONUMENT RECORD R2015024775
FOUND MAG NAIL AT CORNER PER MONUMENT RECORD R2015024775
RE-ESTABLISHED USING RECOVERY TIES PER MONUMENT RECORD R2015024774
SOUTH LINE OF THE NW 1/4 OF SECTION 30-35-11
NORTH LINE OF THE NW 1/4 OF SECTION 30-35-11
EAST LINE OF THE NW 1/4 OF SECTION 30-35-11
NORTH LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY RIGHT OF WAY
NORTH RIGHT OF WAY LINE PER DOCUMENT R87-61552
RIGHT OF WAY DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980
WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377
EXCEPTION HERETOFORE DEDICATED PER DOCUMENT 2024022677
SOUTHERN LIMIT OF DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980
APPROXIMATE LIMITS OF ZONE A (SHADED) PER 17197C0285G
APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17197C0285G
PROPOSED DETENTION POND HWL=641.50 NWL=633.50 VOL. REQUIRED=43.87 AC.FT. VOL. PROVIDED=53.27 AC.FT. (OVERALL DRAINAGE AREA)
N87°59'10"E 1470.37'
1259.37'
70.91' N43°08'37"E
46.18' N54°14'49"W
127.14' S08°07'53"E
107.34' S60°13'23"W
507.19' S02°02'04"E
462.52' N02°02'04"W
92.20' S51°25'59"E
423.16' N87°57'56"E
1362.99' N87°57'56"E
1034.36' S02°02'04"E
1582.31' N01°41'56"W
1928.20' S88°33'11"W
2576.18' S88°33'11"W
647.98'
1457.79' S02°02'04"E
5,296.65' S02°02'04"E
2,658.54'
2,660.62'
2,638.11'
5,292.44' S88°01'03"W
2,631.82'
735.52'(M&R) N01°41'56"W
2,657.14'
89°44'53"(M&R)
16.53'
1044.60'
1046.11'
211.00'
1928.20'
1928.28'
1928.28'
1928.28