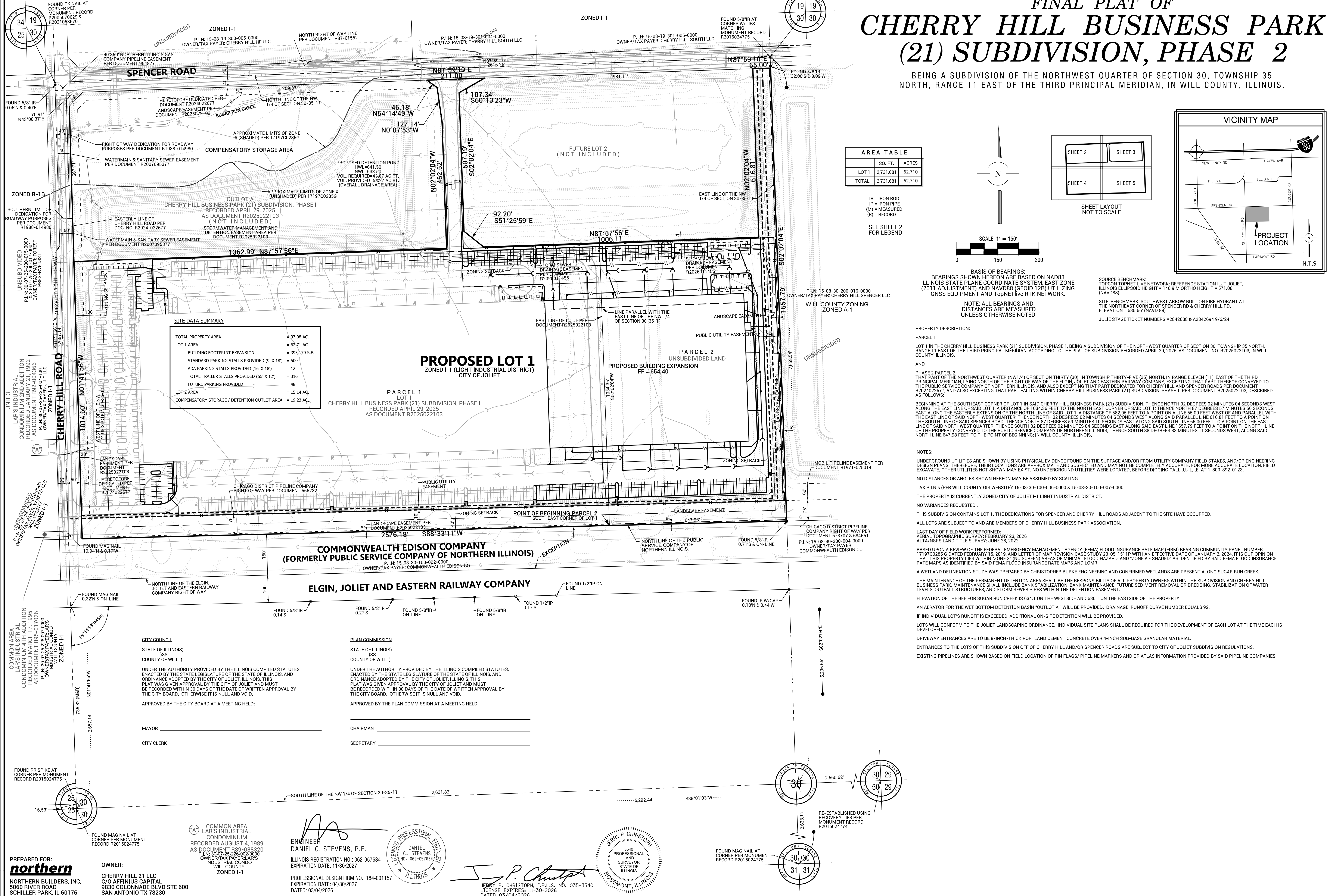


NOT FOR RECORDING

FINAL PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

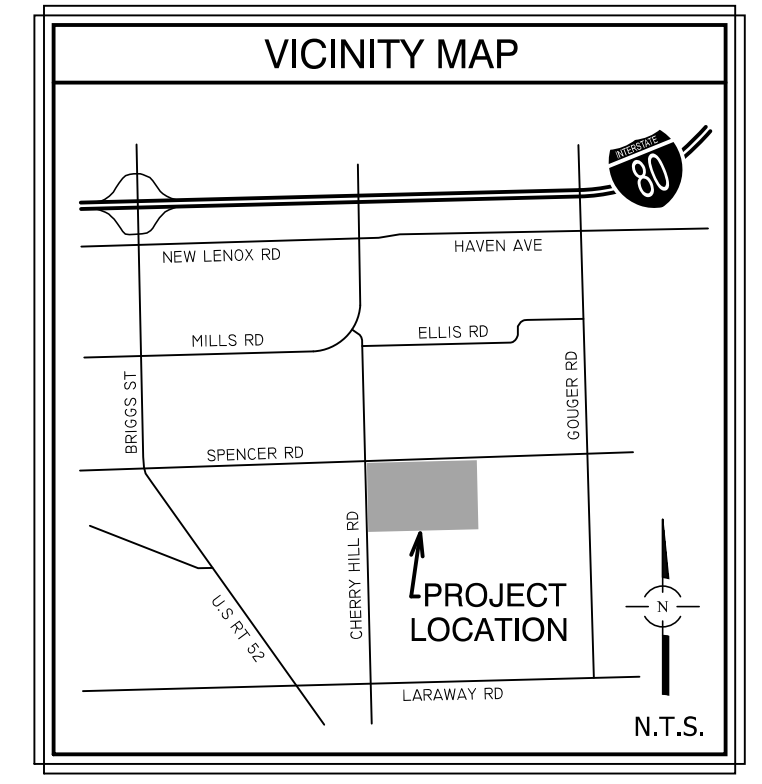
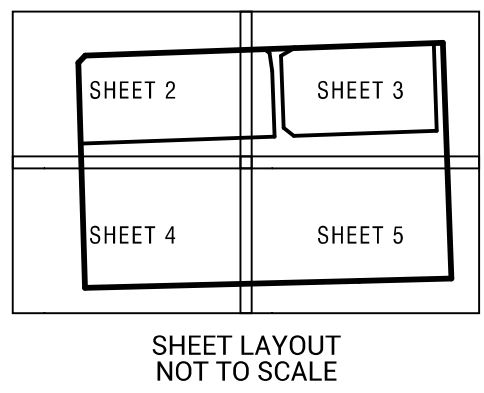
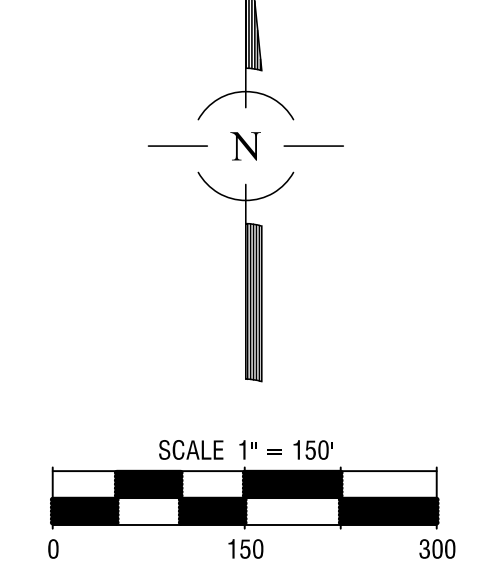
BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,731,681	62.710
TOTAL	2,731,681	62.710

IR = IRON ROD
 IP = IRON PIPE
 (M) = MEASURED
 (R) = RECORD

SEE SHEET 2 FOR LEGEND



SITE DATA SUMMARY	
TOTAL PROPERTY AREA	= 97.08 AC.
LOT 1 AREA	= 62.71 AC.
BUILDING FOOTPRINT EXPANSION	= 393,179 S.F.
STANDARD PARKING STALLS PROVIDED (9' X 18')	= 500
ADA PARKING STALLS PROVIDED (16' X 18')	= 12
TOTAL TRAILER STALLS PROVIDED (55' X 12')	= 316
FUTURE PARKING PROVIDED	= 48
LOT 2 AREA	= 15.14 AC.
COMPENSATORY STORAGE / DETENTION OUTLOT AREA	= 19.23 AC.

PROPOSED LOT 1
 ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
 CITY OF JOLIET

PARCEL 2
 UNSUBDIVIDED LAND
 PROPOSED BUILDING EXPANSION
 FF = 654.40

COMMONWEALTH EDISON COMPANY
 (FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)

ELGIN, JOLIET AND EASTERN RAILWAY COMPANY

PROPERTY DESCRIPTION:
 PARCEL 1
 LOT 1 IN THE 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, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED APRIL 29, 2025, AS DOCUMENT NO. R2025022103, IN WILL COUNTY, ILLINOIS.
 AND
 PHASE 2 PARCEL 2
 THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), IN TOWNSHIP THIRTY-FIVE (35) NORTH, IN RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AND ALSO EXCEPTING THAT PART DEDICATED FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2025022103, AND ALSO EXCEPTING THAT PART FALLING WITHIN CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, PER DOCUMENT R2025022103, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID CHERRY HILL BUSINESS PARK (21) SUBDIVISION; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1024.36 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 57 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 582.99 FEET TO A POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE 616.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SPENCER ROAD; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE 65.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE 1657.79 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE SOUTH 88 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE 647.98 FEET, TO THE POINT OF BEGINNING; IN WILL COUNTY, ILLINOIS.

NOTES:
 UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE, OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED, BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.
 NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
 TAX P.I.N.s (PER WILL COUNTY GIS WEBSITE); 15-08-30-100-006-0000 & 15-08-30-100-007-0000
 THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-1 LIGHT INDUSTRIAL DISTRICT.
 NO VARIANCES REQUESTED.
 THIS SUBDIVISION CONTAINS LOT 1. THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.
 ALL LOTS ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION.
 LAST DAY OF FIELD WORK PERFORMED:
 AERIAL TOPOGRAPHIC SURVEY: FEBRUARY 23, 2026
 ALTA/NSPS LAND TITLE SURVEY: JUNE 28, 2022
 BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17107C0285 D DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A - SHADED" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.
 A WETLAND DELINEATION STUDY WAS PREPARED BY CHRISTOPHER BURKE ENGINEERING AND CONFIRMED WETLANDS ARE PRESENT ALONG SUGAR RUN CREEK.
 THE MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION AND CHERRY HILL BUSINESS PARK. MAINTENANCE SHALL INCLUDE BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES, AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
 ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.
 AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A" WILL BE PROVIDED. DRAINAGE; RUNOFF CURVE NUMBER EQUALS 92.
 IF INDIVIDUAL LOT'S RUNOFF IS EXCEEDED, ADDITIONAL ON-SITE DETENTION WILL BE PROVIDED.
 LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE. INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.
 DRIVEWAY ENTRANCES ARE TO BE 8-INCH THICK PORTLAND CEMENT CONCRETE OVER 4-INCH SUB-BASE GRANULAR MATERIAL.
 ENTRANCES TO THE LOTS OF THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.
 EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.

CITY COUNCIL
 STATE OF ILLINOIS)
)
 COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE CITY BOARD AT A MEETING HELD:

MAYOR _____
 CITY CLERK _____

PLAN COMMISSION
 STATE OF ILLINOIS)
)
 COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD:

CHAIRMAN _____
 SECRETARY _____

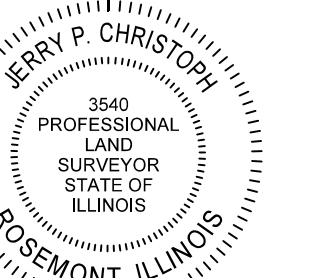
PREPARED FOR:
northern
 NORTHERN BUILDERS, INC.
 5060 RIVER PARK
 SCHILLER PARK, IL 60176

OWNER:
 CHERRY HILL 21 LLC
 C/O AFFINIUS CAPITAL
 9830 COLONNADE BLVD STE 600
 SAN ANTONIO TX 78230

ENGINEER:
DANIEL C. STEVENS, P.E.
 ILLINOIS REGISTRATION NO.: 062-057634
 EXPIRATION DATE: 04/30/2027



PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
DATED: 03/04/2026



JERRY P. CHRISTOPHERSON, L.P.S.
 LICENSE EXPIRES: 11-30-2026
 DATED 03/04/2026

FINAL PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS

1 03/25/26 COMMENTS
 NO. DATE REMARKS

1 03/25/26 COMMENTS
 NO. DATE REMARKS

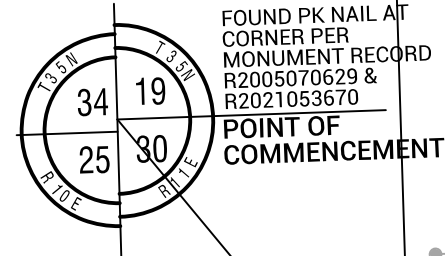
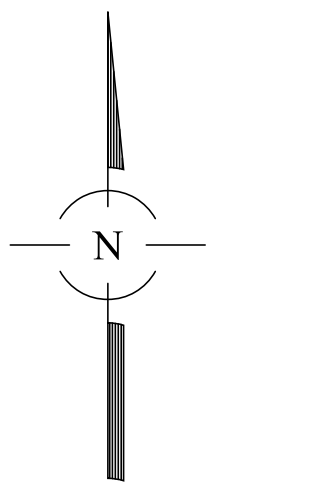
Spaceco
 Civil Engineering & Surveying
 Rosemont, IL - Morris, IL - Indianapolis, IN
 spacecoinc.com

FILENAME: 9672.08FINALSUB-01
 DATE: 03/04/2026
 JOB NO. 9672.08
 SHEET 1 OF 5

NOT FOR RECORDING

FINAL PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

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.

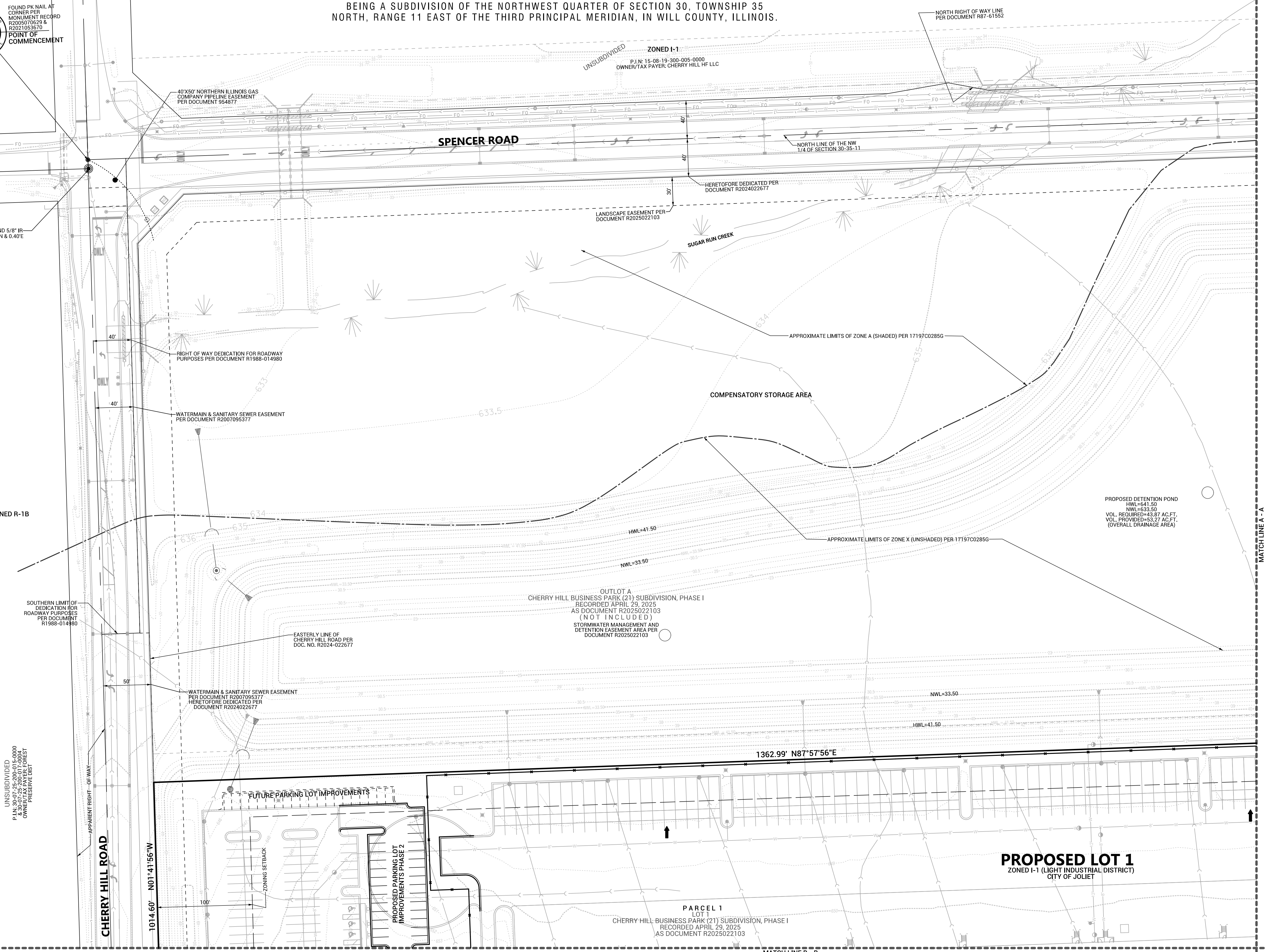


BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD83 (GEOID 12S) UTILIZING GNSS EQUIPMENT AND TOPNETIVE RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUTTERFLY VALVE
- SLUICWAY/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNCOVERED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/NGS NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISK
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- CONTOUR
- SPOT ELEVATION



UNSUBDIVIDED
PLAN 30-07-25-206-015-0000
& 30-07-25-200-017-0004
OWNER: PRESERVE DIST

ZONED R-1B

SOUTHERN LIMIT OF DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

APPARENT RIGHT-OF-WAY

CHERRY HILL ROAD

1014.60' N01°41'56"W

FUTURE PARKING LOT IMPROVEMENTS

PROPOSED PARKING LOT IMPROVEMENTS PHASE 2

PARCEL 1
LOT 1
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103

PROPOSED LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

1362.99' N87°57'56"E

MATCH LINE B - B

MATCH LINE A - A

FINAL PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS



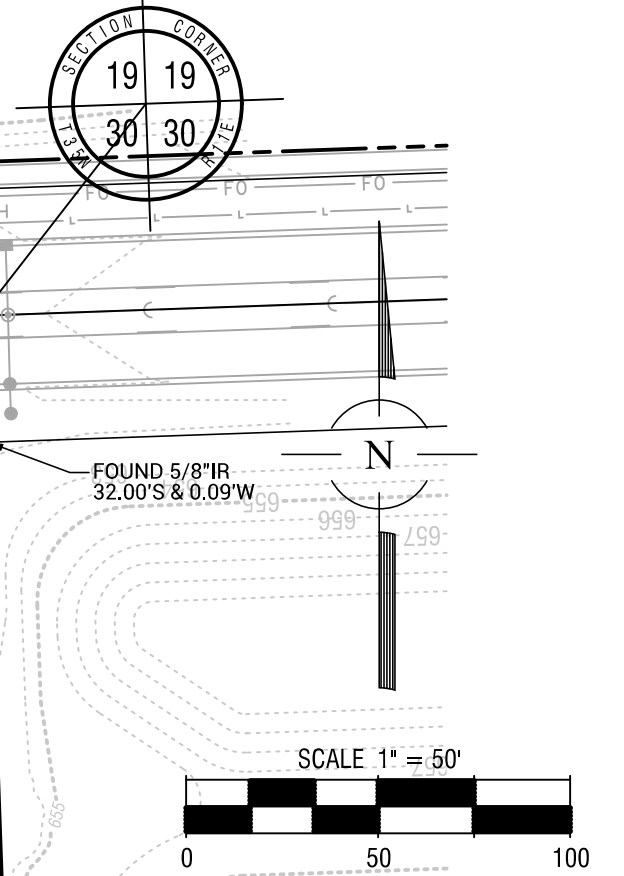
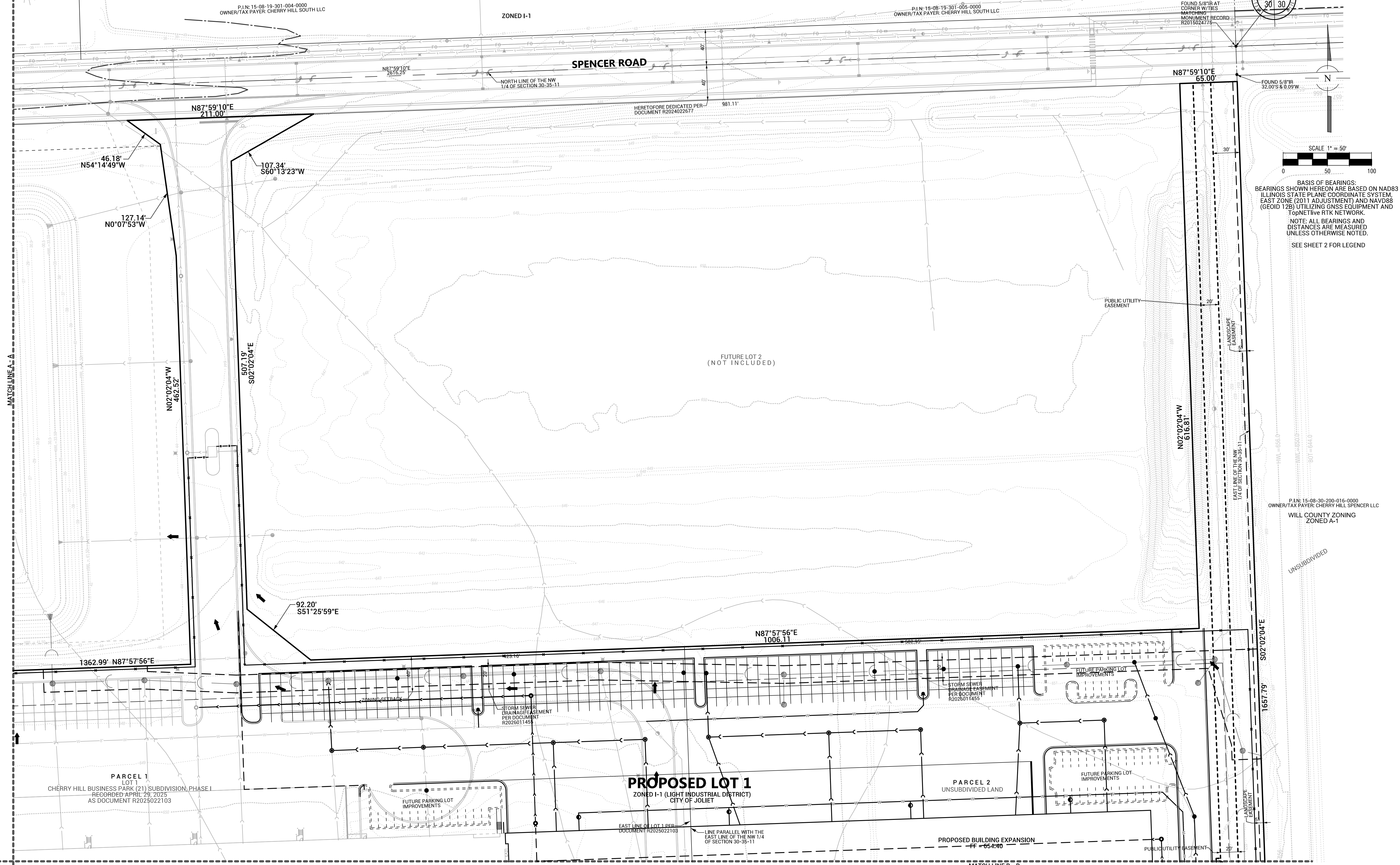
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DATE:	03/04/2026
JOB NO.	9672.08
SHEET	2 OF 5

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

NOT FOR RECORDING

FINAL PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

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.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83
ILLINOIS STATE PLANE COORDINATE SYSTEM,
EAST ZONE (2011 ADJUSTMENT) AND NAVD83
(GEOID 12B) UTILIZING GNSS EQUIPMENT AND
TopNETive RTK NETWORK.
NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.
SEE SHEET 2 FOR LEGEND

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS



FILENAME: 9672.08FINALSUB-01
DATE: 03/04/2026
JOB NO. 9672.08
SHEET 3 OF 5

PREPARED FOR:
northern
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

OWNER:
CHERRY HILL 21 LLC
C/O AFFINUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

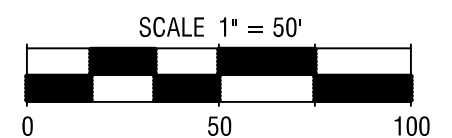
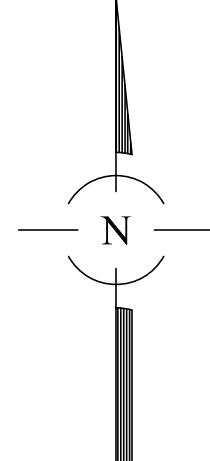
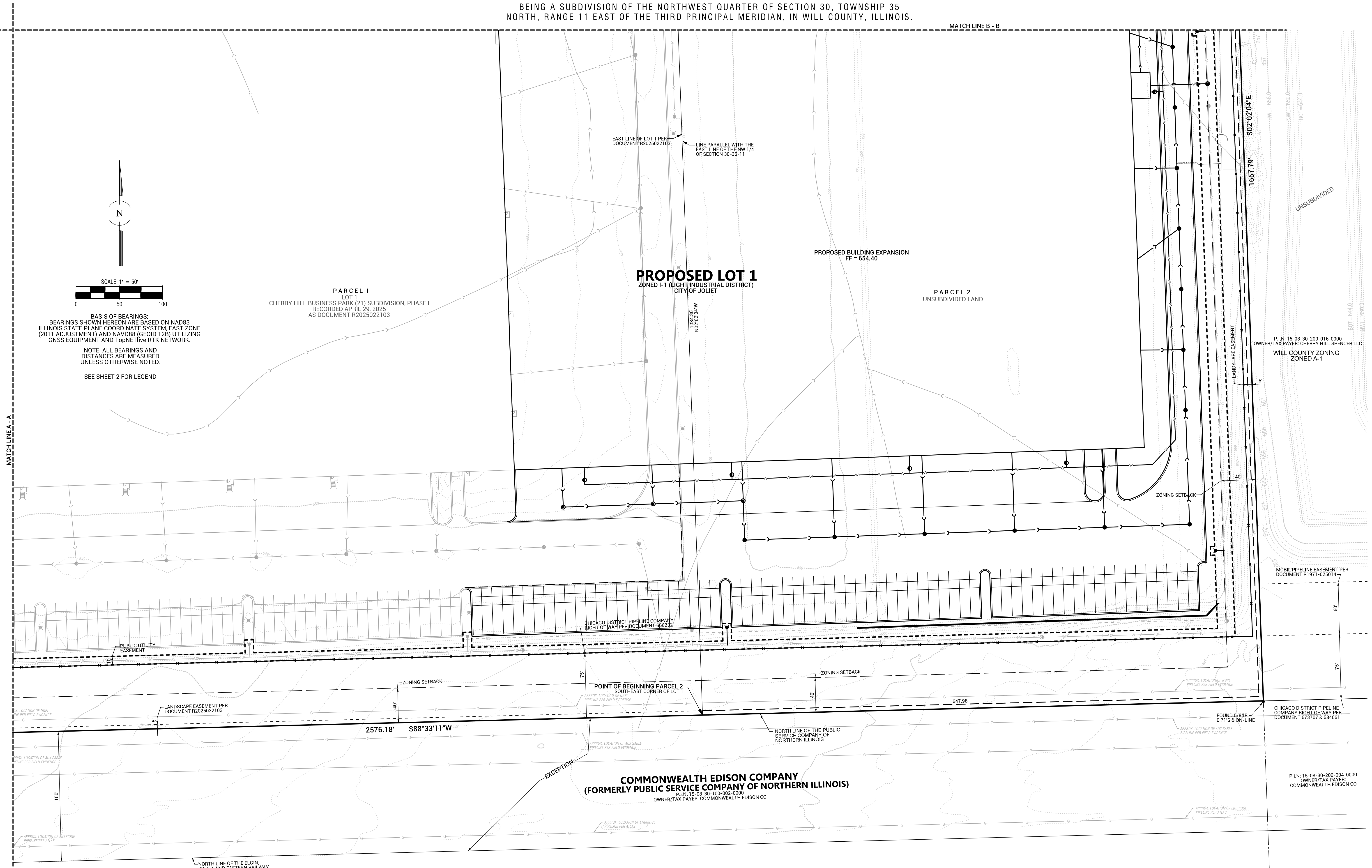
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NOT FOR RECORDING

FINAL PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

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.

MATCH LINE B - B



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83
ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE
(2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING
GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

PARCEL 1
LOT 1
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103

PROPOSED LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

PROPOSED BUILDING EXPANSION
FF = 654.40

PARCEL 2
UNSUBDIVIDED LAND

CHICAGO DISTRICT PIPELINE COMPANY
RIGHT OF WAY PER DOCUMENT 666242

COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)
OWNER/TAX PAYER: COMMONWEALTH EDISON CO

P.L.N. 15-08-30-200-016-0000
OWNER/TAX PAYER: CHERRY HILL SPENCER LLC.
WILL COUNTY ZONING
ZONED A-1

MOBIL PIPELINE EASEMENT PER
DOCUMENT R1971-025014

CHICAGO DISTRICT PIPELINE
COMPANY RIGHT OF WAY PER
DOCUMENT 673707 & 684661

P.L.N. 15-08-30-200-004-0000
OWNER/TAX PAYER:
COMMONWEALTH EDISON CO

PREPARED FOR:
northern
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

OWNER:
CHERRY HILL 21 LLC
C/O AFFINUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:	9672.08FINALSUB-01
DATE:	03/04/2026
JOB NO.	9672.08
SHEET	5 OF 5

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