

NOT FOR RECORDING

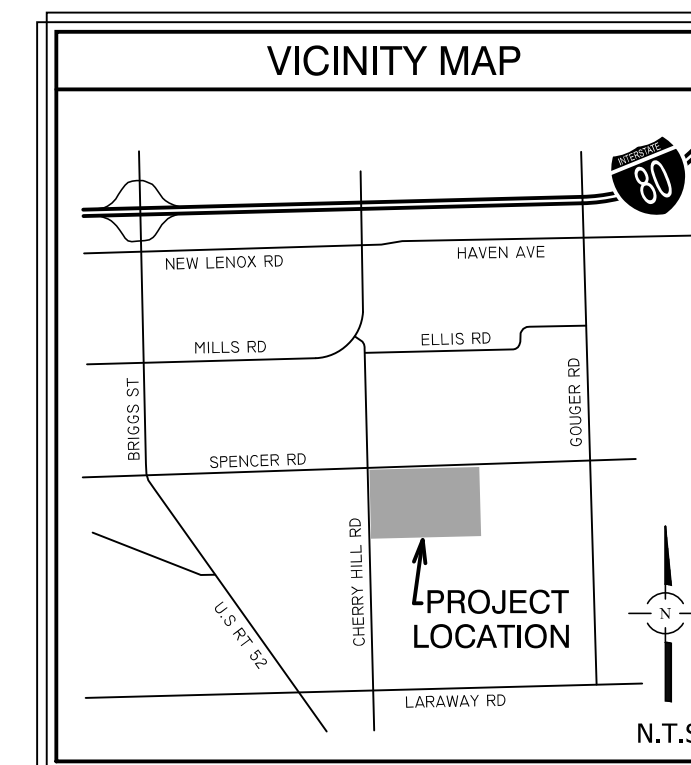
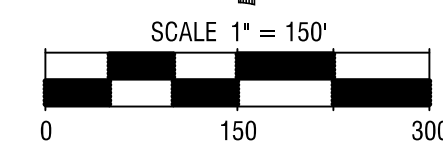
# FINAL PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1

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

LOT	SQ. FT.	ACRES
LOT 1	2,019,228	46.356
LOT 2	1,371,939	31.500
OUTLOT A	837,470	19.226
TOTAL	4,228,637	97.076
AVG.	1,409,546	32.359

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



**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.

### PROPERTY DESCRIPTION:

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 THEREOF FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2024022677, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER PER MONUMENT RECORDS R2005-07629 AND R2021-053670; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (BEARINGS PER ILLINOIS STATE PLANE EAST ZONE AND 83.99 78 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES, 50 SECONDS EAST, PERPENDICULAR TO SAID NORTH LINE 40.00 FEET TO THE SOUTH LINE OF SPENCER ROAD DEDICATED PER DOCUMENT NUMBER R2024022677; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST 1470.37 FEET; THENCE SOUTH 60 DEGREES 13 MINUTES 53 SECONDS WEST 107.34 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST 507.19 FEET; THENCE SOUTH 51 DEGREES 25 MINUTES 59 SECONDS EAST 92.20 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 56 SECONDS EAST 423.16 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 1034.36 FEET TO 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 THE LAST DESCRIBED LINE 1928.20 FEET TO THE EAST LINE OF SAID CHERRY HILL ROAD; THENCE NORTH 01 DEGREES 41 MINUTES 56 SECONDS WEST ALONG SAID EAST LINE 1582.31 FEET; THENCE NORTH 43 DEGREES 08 MINUTES 37 SECONDS EAST, 70.91 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): 15-08-30-100-001.

THE PROPERTY IS CURRENTLY ZONED WILL COUNTY I-1 LIGHT INDUSTRIAL.

THIS SUBDIVISION CONTAINS LOT 1, LOT 2 WILL BE PLATTED IN A FUTURE PHASE. 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:

TOPOGRAPHIC SURVEY: MARCH 24, 2022

ALTA/NSPS LAND TITLE SURVEY: NOVEMBER 18, 2021

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 13, 2018, AND LETTER OF MAP REVISION CASE STUDY 23-05-151P 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.

ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.

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.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A" WILL BE PROVIDED. DRAINAGE: RUNOFF CURVE NUMBER EQUIVALENTS 92.

IF INDIVIDUAL LOTS RUNOFF IS EXCEEDED, ADDITIONAL ON-SITE DETENTION WILL BE PROVIDED.

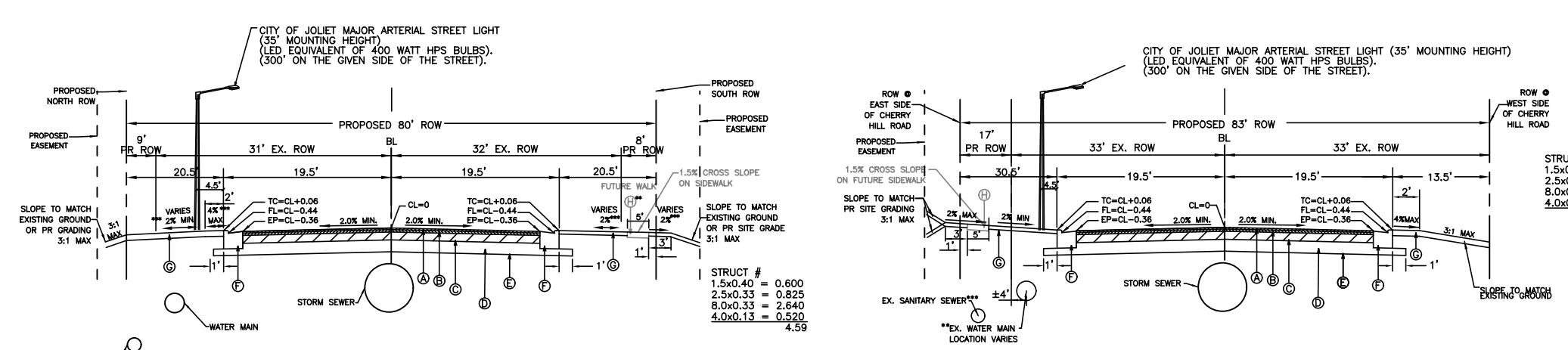
LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE. INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.

DRIVEWAY ENTRANCES ARE TO BE 8-INCH-THICK PORTLAND CEMENT CONCRETE OVER 4-INCH SUB-BASE GRANULAR MATERIAL.

CHERRY HILL AND SPENCER ROAD CROSS SECTIONS ARE PROVIDED FOR INFORMATIONAL PURPOSES, AS THEY ARE CURRENTLY UNDER CONSTRUCTION.

ENTRANCES TO THE LOTS OF THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

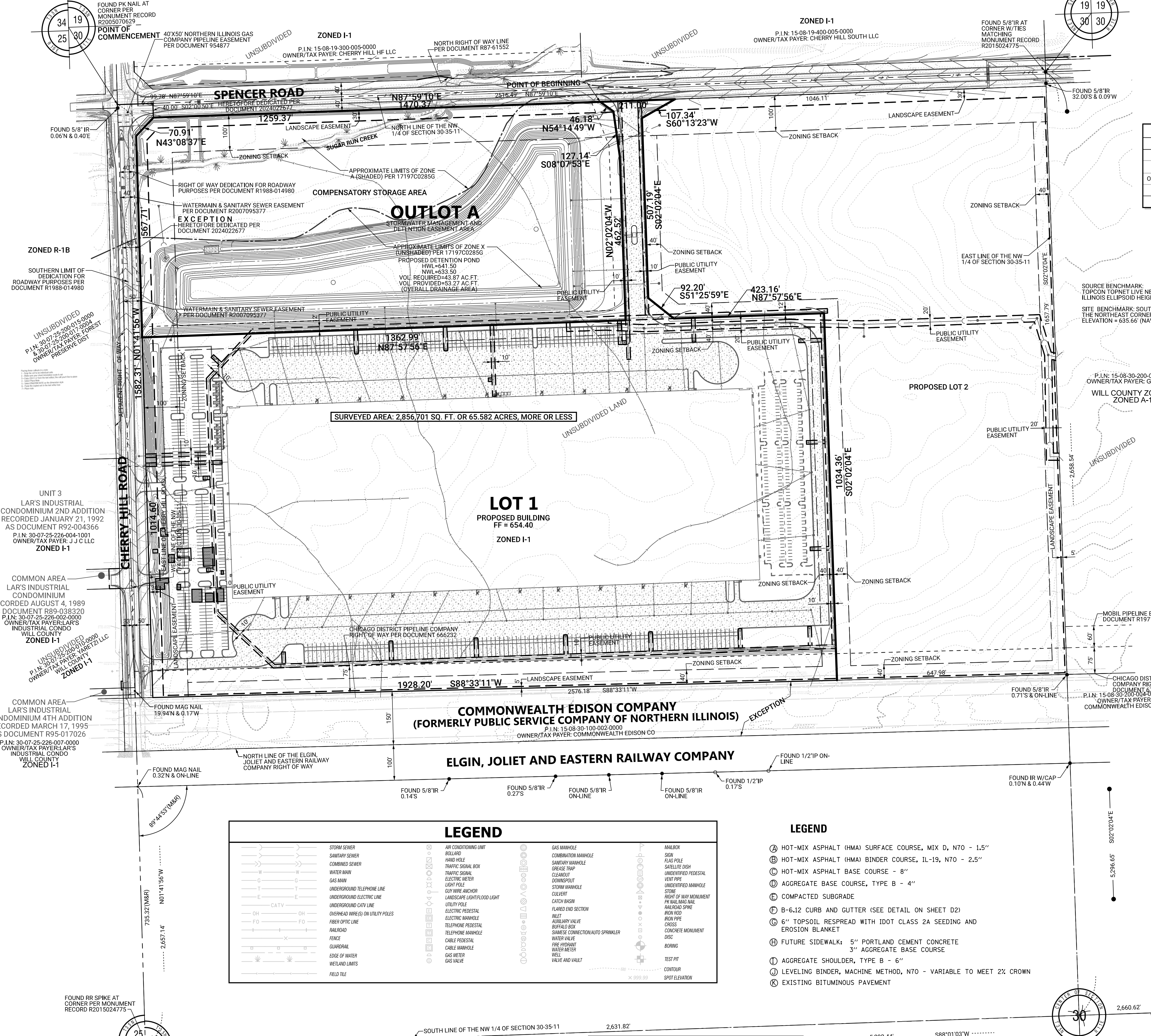
EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/ PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.



PROPOSED TYPICAL SECTION SPENCER ROAD NOT TO SCALE

PROPOSED TYPICAL SECTION CHERRY HILL ROAD NOT TO SCALE

RECONSTRUCTION STA. 14+00 TO STA. 39+50  
 RECONSTRUCTION STA. 108+80 TO STA. 120+72  
 \* ALL EXISTING PAVEMENT SHALL BE REMOVED AND RECONSTRUCTED IN ACCORDANCE WITH TYPICAL SECTION AS DEPICTED ABOVE  
 \*\* STATION 14+00 TO STATION 14+400: 3% FUTURE SIDEWALK IN SOUTH ROW 1.375' TO 38.34' TO 45.64' FUTURE SIDEWALK IN NORTH ROW  
 \*\*\* STATION 14+00 TO STATION 37+00: PARALLEL SLOPES AWAY FROM ROADWAY TO NORTH AND SOUTH ROW (LEFT AND RIGHT SIDE)  
 \*\*\*\* STATION 37+00 TO STATION 38+50: PARALLEL SLOPES AWAY FROM ROADWAY TO NORTH ROW (LEFT SIDE)  
 \*\*\*\*\* STATION 37+00 TO STATION 38+50: PARALLEL SLOPES TOWARD ROADWAY FROM SOUTH ROW (RIGHT SIDE)  
 \*\*\*\*\* STATION 38+50 TO STATION 39+50: PARALLEL SLOPES TOWARD ROADWAY FROM NORTH ROW (LEFT SIDE)



SURVEYED AREA: 2,856,701 SQ. FT. OR 65.582 ACRES, MORE OR LESS

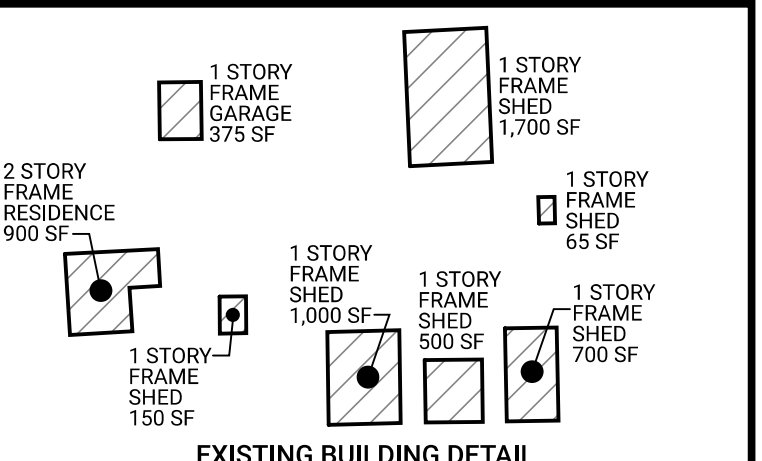
**LOT 1**  
PROPOSED BUILDING  
FF = 654.40  
ZONED I-1

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

**ELGIN, JOLIET AND EASTERN RAILWAY COMPANY**

LEGEND	
STORM SEWER	AIR CONDITIONING UNIT
SANITARY SEWER	BOLLARD
COMBINED SEWER	HAND HOLE
WATER MAIN	TRAFFIC SIGNAL BOX
GAS MAIN	TRAFFIC SIGNAL
UNDERGROUND TELEPHONE LINE	ELECTRIC METER
UNDERGROUND ELECTRIC LINE	LIGHT POLE
OVERHEAD WIRELESS ON UTILITY POLES	GY WIRE ANCHOR
FIBER OPTIC LINE	LANDSCAPE EXTERIOR LIGHT
RAILROAD	ELECTRIC PEDESTAL
FENCE	ELECTRIC MANHOLE
GUARDRAIL	TELEPHONE PEDESTAL
EDGE OF WATER	TELEPHONE MANHOLE
WETLAND LIMITS	CABLE PEDESTAL
	CABLE MANHOLE
	GAS METER
	GAS VALVE
	WATER VALVE
	WELL
	VALVE AND VALVE
	TEST PIT
	CONTOUR
	SPOT ELEVATION
	MALLION
	SNOW FLAG POLE
	SAFETY DISH
	UNIDENTIFIED PEDESTAL
	UNIDENTIFIED MANHOLE
	RIGHT OF WAY MONUMENT
	PK WALLING NAIL
	RAILROAD SPIKE
	IRON PIPE
	IRON PIPE CROSS
	CONCRETE MONUMENT
	DOCK
	BORING
	TEST PIT
	CONTOUR
	SPOT ELEVATION
	1 STORY FRAME GARAGE 375 SF
	1 STORY FRAME SHED 1,700 SF
	1 STORY FRAME RESIDENCE 900 SF
	1 STORY FRAME SHED 65 SF
	1 STORY FRAME SHED 1,000 SF
	1 STORY FRAME SHED 500 SF
	1 STORY FRAME SHED 700 SF

- LEGEND**
- Ⓐ HOT-MIX ASPHALT (HMA) SURFACE COURSE, MIX D, N70 - 1.5"
  - Ⓑ HOT-MIX ASPHALT (HMA) BINDER COURSE, IL-19, N70 - 2.5"
  - Ⓒ HOT-MIX ASPHALT BASE COURSE - 8"
  - Ⓓ AGGREGATE BASE COURSE, TYPE B - 4"
  - Ⓔ COMPACTED SUBGRADE
  - Ⓕ B-6.12 CURB AND GUTTER (SEE DETAIL ON SHEET D2)
  - Ⓖ 6" TOPSOIL RESPREAD WITH IDOT CLASS 2A SEEDING AND EROSION BLANKET
  - Ⓗ FUTURE SIDEWALKS: 5" PORTLAND CEMENT CONCRETE 3" AGGREGATE BASE COURSE
  - Ⓘ AGGREGATE SHOULDER, TYPE B - 6"
  - Ⓡ LEVELING BINDER, MACHINE METHOD, N70 - VARIABLE TO MEET 2% CROWN
  - Ⓢ EXISTING BITUMINOUS PAVEMENT



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

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

**FOR REVIEW PURPOSES ONLY**

REVISIONS:	
07/11/2024	
07/22/2024	

<b>CONSULTING ENGINEERS</b>	DATE: 06/14/2024
<b>SITE DEVELOPMENT ENGINEERS</b>	JOB NO: 9672.02
<b>LAND SURVEYORS</b>	FILENAME: 9672.02FINALSUB-01
224 1/2 N. Liberty Street, Morris, Illinois 60450	SHEET 1 OF 1
Phone: (815) 941-0260 Fax: (815) 941-0263	