

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CONDITIONALLY ANNEXING  
CERTAIN TERRITORY TO THE CITY OF JOLIET**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1.** The territory described in Exhibit A (the “Subject Property”) is hereby annexed to and declared a part of the City of Joliet, and the corporate limits of the City of Joliet are hereby extended to include the Subject Property and all adjacent roadways not already within the corporate limits of any municipality. The Subject Property shall be included within the \_\_\_\_\_ Councilmanic District, and the ordinance establishing and describing the Councilmanic Districts is hereby amended accordingly.

**SECTION 2.** The owner(s) of record of the Subject Property shall upon and after the effective date of this Ordinance be subject to all ordinances, resolutions, regulations and other lawful requirements as other territory located within the City of Joliet subject to and in accordance with the Annexation and Development Agreement between the City of Joliet and PowerHouse Hillwood Holding LLC (the “Annexation Agreement”).

**SECTION 3.** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of this Ordinance shall not affect the validity of any other portions of this Ordinance.

**SECTION 4.** This Ordinance shall take effect upon the City of Joliet’s receipt of the Closing Notice, as defined in the Annexation Agreement, from PowerHouse Hillwood Holding LLC or its assignee, whereupon the City Clerk shall file a plat of annexation of the Subject Property with the County Clerk, the Recorder of Deeds and the Township Assessor. This Ordinance shall expire if the City of Joliet does not receive the Closing Notice on or before April 1, 2027, as may be extended pursuant to the terms of the Annexation Agreement.

Passed this \_\_\_\_\_ day of March, 2026

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

## EXHIBIT A

### Legal Description

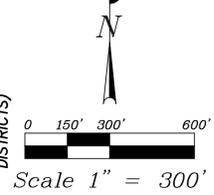
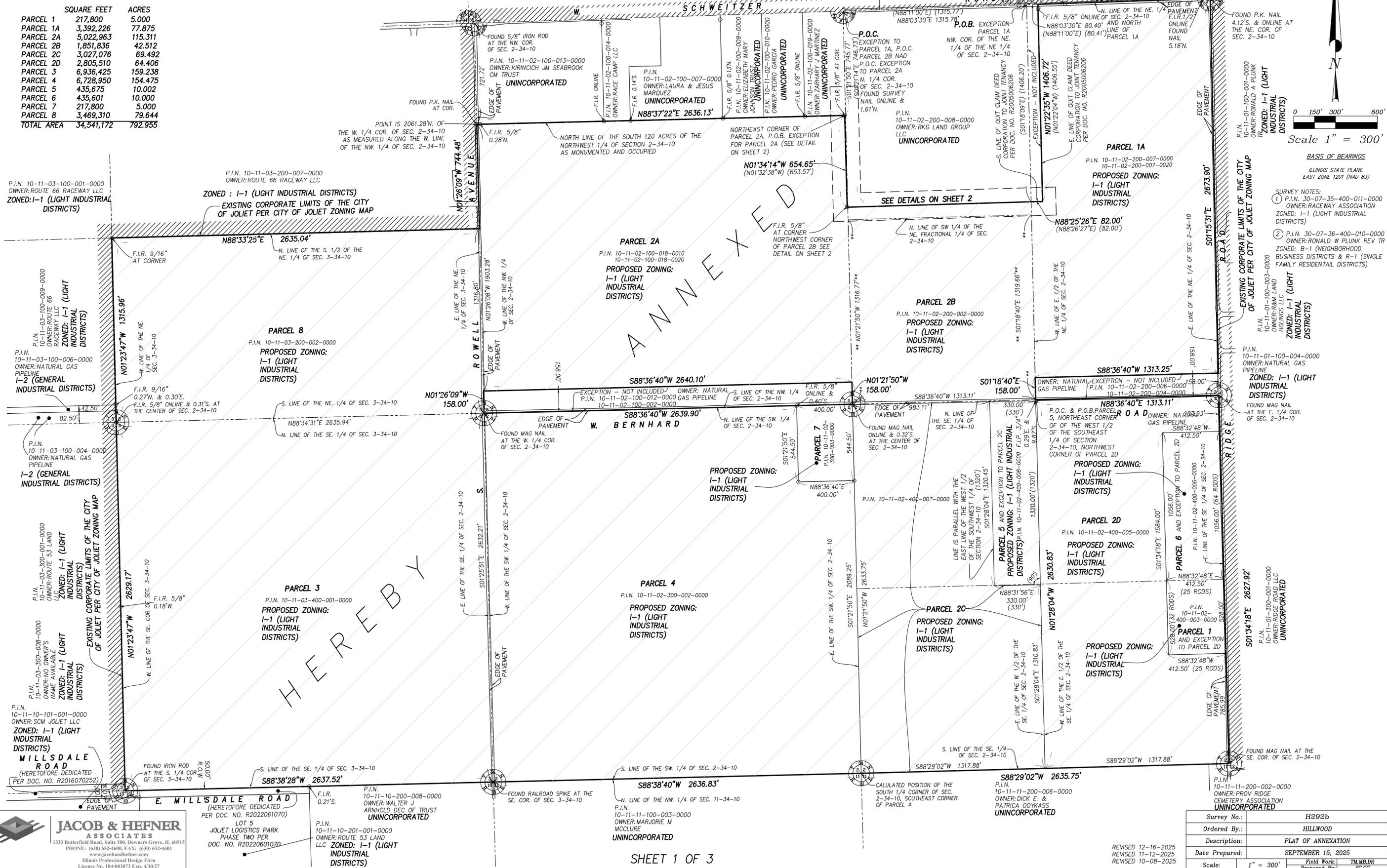
ANNEXATION OF APPROXIMATELY 795 ACRES SURROUNDING S. ROWELL ROAD AND BERNHARD ROAD, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT OF JOLIET TECHNOLOGY CENTER SUBDIVISION, AND APPROVAL OF AN ANNEXATION AGREEMENT, LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01 DEGREES 15 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 158.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 40 SECONDS WEST ALONG A LINE 158.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1313.25 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01 DEGREES 18 MINUTES 40 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1255.01 FEET TO THE SOUTH LINE OF QUIT CLAIM DEED CORPORATION TO JOINT TENANCY PER DOCUMENT NUMBER R2005006206; THENCE NORTH 88 DEGREES 25 MINUTES 56 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 82.00 FEET TO THE EAST LINE OF SAID QUIT CLAIM DEED CORPORATION TO JOINT TENANCY PER DOCUMENT NUMBER R2005006206; THENCE NORTH 01 DEGREES 22 MINUTES 35 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1406.72 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 88 DEGREES 03 MINUTES 30 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 1235.38 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 01 DEGREES 15 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; A DISTANCE OF 2673.90 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. COMMONLY KNOWN AS: S. ROWELL ROAD AND BERNHARD ROAD.

(PIN #'S 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, & 10-11-03-200-002-0000)

# PLAT OF ANNEXATION TO THE CITY OF JOLIET

## AREA SUMMARY

PARCEL	SQUARE FEET	ACRES
PARCEL 1	217,800	5.000
PARCEL 1A	3,392,226	77.875
PARCEL 2A	5,022,963	115.311
PARCEL 2B	1,851,836	42.512
PARCEL 2C	3,027,076	69.492
PARCEL 2D	2,805,510	64.406
PARCEL 3	6,936,425	159.238
PARCEL 4	6,728,950	154.475
PARCEL 5	435,675	10.002
PARCEL 6	435,601	10.000
PARCEL 7	217,800	5.000
PARCEL 8	3,469,310	79.644
<b>TOTAL AREA</b>	<b>34,541,172</b>	<b>792.955</b>



**BASIS OF BEARINGS**  
ILLINOIS STATE PLANE  
EAST ZONE 1201 (NAD 83)

- SURVEY NOTES:**
- P.L.N. 30-07-35-400-011-0000  
OWNER: RACEWAY ASSOCIATION  
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)
  - P.L.N. 30-07-36-400-010-0000  
OWNER: RONALD W PLUNK REV TR  
ZONED: B-1 (NEIGHBORHOOD BUSINESS DISTRICTS & R-1 (SINGLE FAMILY RESIDENTIAL DISTRICTS))

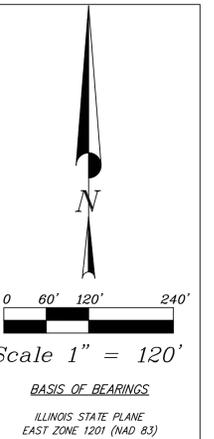
Survey No.:	H292b
Ordered By.:	HILLWOOD
Description:	PLAT OF ANNEXATION
Date Prepared:	SEPTEMBER 15, 2025
Scale:	1" = 300'
Field Work:	TMM, DR
Prepared By:	SC, CC

**JACOB & HEFNER ASSOCIATES**  
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601  
www.jacobandhefner.com  
Illinois Professional Design Firm  
License No. 184-083073 Exp. 4/30/27

REVISED 12-16-2025  
REVISED 11-12-2025  
REVISED 10-08-2025

16-VI-0220 (1/2025) (3) (Supp) Plat of Annexation.dwg

# PLAT OF ANNEXATION TO THE CITY OF JOLIET



P.O.C. EXCEPTION PARCEL 2A AND P.O.C. TO PARCEL 2B NE. COR. OF THE NW 1/4 OF SECTION 2-34-10 FOUND SURVEY NAIL ONLINE AND 1.61'N.

EDGE OF PAVEMENT

NE. COR. OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2-34-10

CALL FOR THE N. LINE OF THE S. 2061.40' OF THE NW 1/4 OF SEC. 2-34-10; MEASURES 2060.74' AS MONUMENTED AND OCCUPIED  
(N88°36'38"E) (6.35')  
**N88°37'22"E 6.34'**

E. LINE OF THE NW 1/4 OF SECTION 2-34-10  
S01°21'50"E 745.77'  
(S01°21'14"E) (746.73')  
W. LINE OF THE NE 1/4 OF SECTION 2-34-10  
S01°21'50"E 1400.34'  
\*\* (S01°21'14"E) (1400.28')

DETAIL 2 - SCALE 1"=5'

NORTHEAST CORNER OF PARCEL 2B POINT IS 1406.20'S. OF THE NE. COR. OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2-34-10 AS MEASURED ALONG THE E. LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 2-34-10, NO MONUMENT WAS FOUND

P.O.B. EXCEPTION TO PARCEL 2A

F.I.R. AT CORNER

DETAIL 1 - SCALE 1"=5'

N01°33'14"W 654.65'  
(N01°32'38"W) (653.57')

W. LINE OF THE NE 1/4 OF SEC. 2-34-10

P.O.B. PARCEL 2A POINT IS 1400.34' MEAS. (1400.28' RECORD) S. OF THE N. LINE OF THE NW 1/4 OF SEC. 2-34-10 AS MEASURED ALONG THE W. LINE OF THE NE 1/4 OF SEC. 2-34-10  
**N88°18'40"E 1314.43'**  
(N88°26'27"E) (1314.46')

S88°06'08"W 4.17'  
(S88°26'27"W) (4.18')

PARCEL 2A

(N01°32'38"E) (653.57')  
**N01°33'14"W 654.65'**

S01°21'50"E 654.61'  
(S01°21'14"E) (653.55')  
EXCEPTION TO PARCEL 2A - NOT INCLUDED

SOUTH LINE OF WARRANTY DEED PER DOC. NO. R2005024385  
(N88°26'27"E) (1314.48')  
**N88°18'40"E 1314.43'**

PARCEL 2B

N01°21'50"W 89.36'  
(N01°21'14"W) (89.36')

S. LINE OF THE NW 1/4 OF THE NE. FRACTIONAL 1/4 OF SECTION 2-34-10  
S88°29'07"W 1314.33'  
(S88°36'53"W) (1314.39')  
N. LINE OF THE SW 1/4 OF THE NE. FRACTIONAL 1/4 OF SECTION 2-34-10

S01°18'40"E 93.35'  
(S01°18'09"E) (93.35')

PARCEL 2B

N01°21'50"W 1316.77'

S00°18'40"E 1319.66'

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License No. 184-003073 Exp. 4/30/27

Survey No.:	H292b
Ordered By.:	HILLWOOD
Description:	PLAT OF ANNEXATION
Date Prepared:	SEPTEMBER 15, 2025
Scale:	1" = 120'
Field Work:	T.M.B.D.R.
Prepared By:	S.C.C.

H:\V\2025\20250915\2025 Plats of Annexation.dwg

# PLAT OF ANNEXATION TO THE CITY OF JOLIET

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY  
 THAT \_\_\_\_\_

AS OWNERS OF THE HEREON DESCRIBED PARCELS, HEREBY CONSENT TO THE ATTACHED PLAT OF ANNEXATION FOR THE PURPOSES HEREON SET FORTH AND ALSO CONSENT TO THE RECORDING OF THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED THIS PLAT AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF WILL ) SS

APPROVED BY THE JOLIET CITY PLAN COMMISSION

\_\_\_\_\_, 20\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 PLAN COMMISSION CHAIRMAN

\_\_\_\_\_  
 PLAN COMMISSION SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF WILL ) SS

AS AUTHORIZED BY THE PLAT APPROVED BY ORDINANCE NO. \_\_\_\_\_

ON \_\_\_\_\_, 20\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CITY CLERK

PARCEL 1:

THE NORTH 32 RODS OF THE EAST 25 RODS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWO, IN TOWNSHIP THIRTY-FOUR NORTH, IN RANGE TEN EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 1A:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE SOUTH 158 FEET THEREOF), IN WILL COUNTY, ILLINOIS,

ALSO EXCEPT:

THAT PART OF THE LAND CONVEYED TO CHARLES RADEMACHER AND MATTHEW RADEMACHER BY QUIT CLAIM DEED RECORDED JANUARY 11, 2005 AS DOCUMENT R2005006206 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 11 MINUTES 00 SECONDS EAST ON THE NORTH LINE OF SAID NORTHEAST QUARTER 1315.77 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER AND TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 18 MINUTES 09 SECONDS EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER 1406.20 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 27 SECONDS EAST 82.00 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 04 SECONDS WEST 1406.55 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER THAT IS 80.41 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, AS MEASURED ON SAID NORTH LINE; THENCE SOUTH 88 DEGREES 11 MINUTES 00 SECONDS WEST ON SAID NORTH LINE 80.41 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

THE SOUTH 120 ACRES OF THE FOLLOWING DESCRIBED TRACT:

THE NORTHWEST QUARTER OF SECTION 2, EXCEPT THE SOUTH 158 FEET THEREOF, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS,

ALSO EXCEPT:

THAT PART OF THE LAND CONVEYED TO CHARLES RADEMACHER AND MATTHEW RADEMACHER BY TRUSTEE'S DEED RECORDED JANUARY 11, 2005 AS DOCUMENT R2005006205 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 21 MINUTES 14 SECONDS EAST, ON THE EAST LINE OF SAID NORTHWEST QUARTER 746.73 FEET TO THE NORTH LINE OF THE SOUTH 2061.40 FEET OF SAID NORTHWEST QUARTER AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 21 MINUTES 14 SECONDS EAST, ON SAID EAST LINE 653.55 FEET TO A POINT 1400.28 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER, AS MEASURED ON SAID EAST LINE; THENCE SOUTH 88 DEGREES 26 MINUTES 27 SECONDS WEST 4.18 FEET; THENCE NORTH 01 DEGREE 32 MINUTES 38 SECONDS WEST 653.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 2061.40 FEET OF SAID NORTHWEST QUARTER THAT IS 6.35 FEET WEST OF THE POINT OF BEGINNING, AS MEASURED ON SAID NORTH LINE; THENCE NORTH 88 DEGREES 36 MINUTES 38 SECONDS EAST, ON SAID NORTH LINE 6.35 FEET TO THE POINT OF BEGINNING.

PARCEL 2B:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 21 MINUTES 14 SECONDS EAST ON THE WEST LINE OF SAID NORTHEAST QUARTER 1400.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 26 MINUTES 27 SECONDS EAST 1314.48 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER THAT IS 1406.20 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, AS MEASURED ON SAID EAST LINE; THENCE SOUTH 01 DEGREE 18 MINUTES 09 SECONDS EAST ON SAID EAST LINE 93.35 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 36 MINUTES 53 SECONDS WEST ON SAID SOUTH LINE 1314.39 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREE 21 MINUTES 14 SECONDS WEST ON SAID WEST LINE 89.36 FEET TO THE POINT OF BEGINNING

AND

THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP THIRTY-FOUR (34) NORTH AND IN RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 2C:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION TWO, TOWNSHIP THIRTY-FOUR NORTH, RANGE TEN EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS;

EXCEPTING THEREFROM:

TEN ACRES OFF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SAID NORTHEAST CORNER TO BE THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, 1320 FEET; THENCE WEST PERPENDICULAR WITH THE LAST DESCRIBED COURSE A DISTANCE OF 330 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 1320 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE EASTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

PARCEL 2D:

THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWO (2), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN;

EXCEPT:

THE NORTH 32 RODS OF THE EAST 25 RODS OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWO (2), TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE 3RD P.M.;

AND ALSO EXCEPTING THEREFROM:

SOUTH 64 RODS OF THE EAST 25 RODS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS;

EXCEPT:

THE EAST 400 FEET OF THE NORTH 544.5 FEET OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 5:

TEN ACRES OFF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SAID NORTHEAST CORNER TO BE THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, 1320 FEET; THENCE WEST PERPENDICULAR WITH THE LAST DESCRIBED COURSE A DISTANCE OF 330 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 1320 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE EASTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

SOUTH 64 RODS OF THE EAST 25 RODS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 7:

THE EAST 400 FEET OF THE NORTH 544.5 FEET OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 8:

THE SOUTH ONE-HALF HALF OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH THE ADJACENT RIGHT OF WAYS S. ROWELL AVENUE, W. BERNHARD ROAD, E. MILLSDALE ROAD, W. SCHEITZER ROAD AND RIDGE ROAD PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1. (THE NEW BOUNDARY OF THE ANNEXATION SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED).

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF WILL ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OF WILL COUNTY, AFORESAID ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

\_\_\_\_\_  
 WILL COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) SS

THIS IS TO CERTIFY THAT I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT OF ANNEXATION FROM OFFICIAL RECORDS AND PER A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THE SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE ANNEXED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF SEPTEMBER, 2025.

\_\_\_\_\_  
 Carl J. Cook  
 Jacob & Hefner Associates, Inc.  
 Illinois Professional Land Surveyor No. 035-003543  
 My License Expires November 30, 2026



**JACOB & HEFNER ASSOCIATES**  
 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
 PHONE: (630) 652-4600, FAX: (630) 652-4601  
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 License No. 184-003073 Exp. 4/30/27

Survey No.:	H292b
Ordered By.:	HILLWOOD
Description:	PLAT OF ANNEXATION
Date Prepared:	SEPTEMBER 15, 2025
Scale:	1" = N/A
Field Work:	T.M.B.D.R
Prepared By:	SC.CC