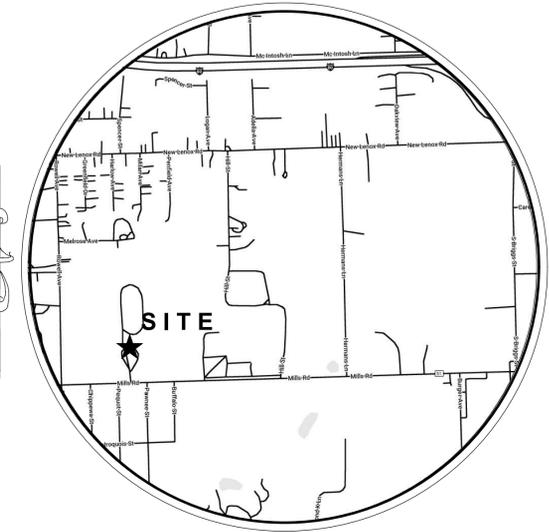
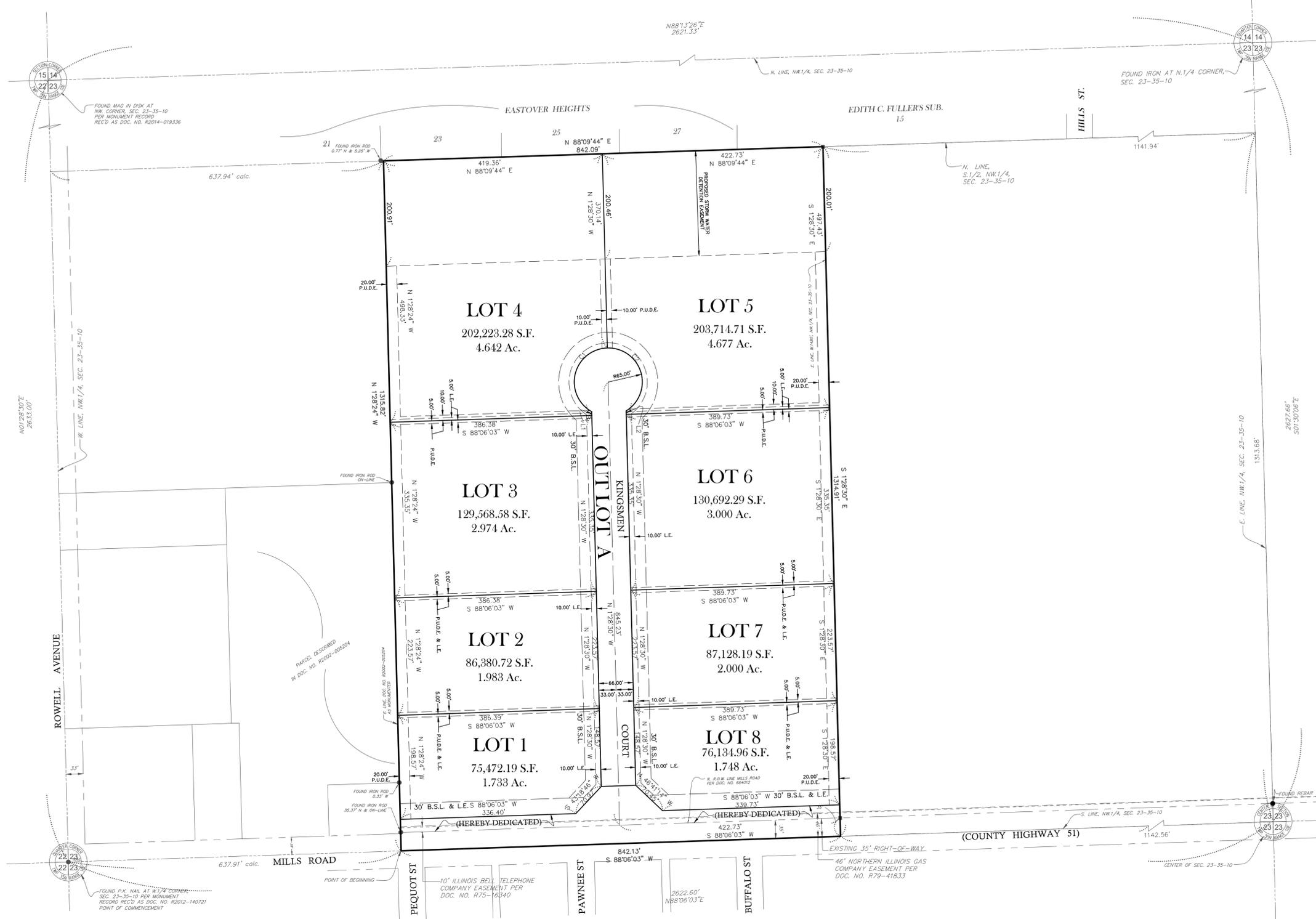


RECORD PLAT of KINGSMEN INDUSTRIAL PARK UNIT 1

A Proposed Subdivision of
That Part of the South Half of the Northwest Quarter of Section 23,
Township 35 North, Range 10 East of the Third Principal Meridian,
All In Will County, Illinois.

Said Parcel Containing
25.428 Acres, More or Less.



SITE LOCATION MAP
NOT TO SCALE

**LOTS 4 AND 5
LINE AND CURVE INFORMATION**

LINE TABLE				
LINE	LENGTH	BEARING		
L1	6.99'	N 128°30' W		
L2	6.50'	N 128°30' W		

Curve Table				
Curve #	Length	Radius	Chord	Chord Brg.
C1	169.59'	65.00'	125.42'	S13°46'49"W
C2	169.59'	65.00'	125.42'	N16°43'48"W

LEGEND

- 5/8" REBAR SET IN CONCRETE
- FOUND MONUMENT
- LINE NUMBER
- CURVE NUMBER
- N NORTH
- E EAST
- S SOUTH
- W WEST
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- L.E. LANDSCAPE EASEMENT

LOT AREA CHART

LOT NO.	SQUARE FEET	ACRES
1	75,472.19	1.733
2	86,380.72	1.983
3	129,568.58	2.974
4	202,223.28	4.642
5	203,714.71	4.677
6	130,692.29	3.000
7	87,128.19	2.000
8	76,134.96	1.748
OUTLOT A	60,010.27	1.378
R.O.W.	-	-
MILLS RD	29,474.52	0.677
NEW MILLS RD	26,853.14	0.616
TOTAL	1,107,652.85	25.428

GRAPHIC SCALE
1 inch = 100 ft.

BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83)

Latest Revision: 07-12-2022
Date Prepared: 6-15-2022

RT & A **Ruettiger, Tonelli & Associates, Inc.**
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettiger-tonelli.com

RECORD PLAT of KINGSMEN INDUSTRIAL PARK UNIT 1

A Proposed Subdivision of That Part of the South Half of the Northwest Quarter of Section 23, Township 35 North, Range 10 East of the Third Principal Meridian, All In Will County, Illinois.

Said Parcel Containing 25.428 Acres, More or Less.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company

and Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees.

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sound and signals, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH CABLE TELEVISION IS HEREBY RESERVED FOR AND GRANTED TO MEDIA ONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSIONS AND DISTRIBUTION OF CABLE TV SIGNALS IN ALL PLATTED EASEMENT AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTION OVER OR UNDER EACH LOT TO SERVE IMPROVEMENTS THEREON. NO BUILDING OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT," "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(c) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(c)), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

Latest Revision: 07-12-2022 Date Prepared: 6-13-2022

RT & A Ruetigger, Tonelli & Associates, Inc. Surveyors • Engineers • Planners • Landscape Architects • G.L.S. Consultants 129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404 PH. (815) 744-6600 FAX (815) 744-0101 website: www.ruetiggertonelli.com

STATE OF ILLINOIS) JSS COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, COUNTY CLERK, IN AND FOR THE COUNTY AND STATE AFORESAID, FIND NO REDEEMABLE TAX SALES, NO UNPAID FORECLOSURE TAXES, NO DELINQUENT GENERAL TAXES, AND NO UNPAID CURRENT TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE COUNTY

DATED AT JOLIET, ILLINOIS, THIS DAY OF 20

COUNTY CLERK

STATE OF ILLINOIS) JSS COUNTY OF WILL)

JOLIET CITY COLLECTOR, HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS DAY OF 20

CITY COLLECTOR

STATE OF ILLINOIS) JSS COUNTY OF WILL)

AS AUTHORIZED BY THE PLAT APPROVED BY: ORDINANCE NO. OF THE CITY COUNCIL OF THE CITY OF JOLIET

MAYOR

CITY CLERK

APPROVED BY THE JOLIET CITY PLAN COMMISSION ON 20

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

STATE OF ILLINOIS) JSS COUNTY OF WILL)

I, JOSEPH R. HAMMER, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DEVELOPMENT OF THE SUBJECT SITE IN ACCORDANCE WITH THE SITE DEVELOPMENT PLANS WILL NOT INCREASE THE AMOUNT OR RATE OF RUN-OFF SO AS TO ADVERSELY AFFECT THE QUALITY OF SURFACE WATER DRAINAGE OF CITY PROPERTIES AND WILL NOT DAMAGE OTHER PROPERTIES. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE CITY OF JOLIET, ILLINOIS AND ALL OTHER GOVERNMENT ENTITIES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS THIS DAY

OF 20

ENGINEER

STATE OF ILLINOIS) JSS COUNTY OF WILL)

I, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO

HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST

AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY

HEREIN DESCRIBED IS LOCATED ON TAX MAP #

AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN)

DATED THIS DAY OF 20

DIRECTOR

SCHOOL DISTRICT BOUNDARY STATEMENT THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

- 1. THAT PATRIOT CAPITAL VENTURES, LLC., AS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THE ATTACHED PLAT OF SUBDIVISION WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND 2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:

JOLIET SCHOOL DISTRICT 86 420 N. RAYNOR AVENUE JOLIET, ILLINOIS 60435

JOLIET TOWNSHIP HIGH SCHOOL DISTRICT 204 300 CATERPILLAR DRIVE JOLIET, ILLINOIS 60436

DATED THIS DAY OF 20

BY: ATTEST:

TITLE: TITLE:

STATE OF ILLINOIS) JSS COUNTY OF WILL)

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF

20

NOTARY PUBLIC (SEAL)

STATE OF ILLINOIS) JSS COUNTY OF WILL)

THIS INSTRUMENT NUMBER WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID, ON THIS

DAY OF 20 AT O'CLOCK,

M., AND WAS RECORDED IN CABINET OF PLATS AT SLOT

WILL COUNTY RECORDER

STATE OF ILLINOIS) JSS COUNTY OF WILL)

DIRECT ACCESS TO MILLS ROAD, COUNTY HIGHWAY 51 FROM LOTS 1 AND 8 IS PROHIBITED.

APPROVED THIS DAY OF A.D. 20

AS TO ROADWAY ACCESS TO COUNTY HIGHWAY 51, ALSO KNOWN AS MILLS ROAD.

WILL COUNTY ENGINEER

CITY CLERK

STATE OF ILLINOIS) JSS COUNTY OF WILL)

I, KENNETH J. PESAVENTO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, SEAL NUMBER 3425, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED AND SUBDIVIDED INTO 8 LOTS AND 2 STREETS THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 06 MINUTES 03 SECONDS EAST, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 637.91 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. R2002-005204, AND TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 28 MINUTES 24 SECONDS WEST, ON SAID SOUTHERLY EXTENSION AND ON THE EAST LINE OF SAID PARCEL OF LAND, AND ON THE NORTHERLY EXTENSION THEREOF, 1315.82 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 09 MINUTES 44 SECONDS EAST, ON SAID NORTH LINE, 842.09 FEET TO THE EAST LINE OF THE WEST 1480.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 28 MINUTES 30 SECONDS EAST, ON SAID EAST LINE, 1314.91 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 06 MINUTES 03 SECONDS WEST, ON SAID SOUTH LINE, 842.13 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT:

- 1. THE ACCOMPANED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE UNDER MY DIRECT SUPERVISION. 2. ALL LOT CORNERS AND POINTS OF CURVATURE HAVE BEEN MONUMENTED (WITH 5/8" X 30" REBAR, UNLESS OTHERWISE NOTED) ACCORDING TO THE PLAT ACT AS AMENDED. 3. THIS SUBDIVISION IS MONUMENTED ACCORDING TO STATE AND LOCAL ORDINANCES. 4. THE SURVEYED PARCEL LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) PER THE FEMA FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, MAP No. 17197C0170G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019. 5. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. 6. THE PROPERTY DESCRIBED ABOVE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET. 7. THIS SUBDIVISION CONTAINS 25.428 ACRES, MORE OR LESS. 8. ALL REGULATIONS ENACTED BY THE CITY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF 20

BY: KENNETH J. PESAVENTO - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3425 (LICENSE EXPIRES 11-30-2022)

STATE OF ILLINOIS) JSS COUNTY OF WILL)

THE UNDERSIGNED, OF PATRIOT CAPITAL VENTURES, LLC., AS THE OWNER OF THE PROPERTY DESCRIBED HEREON, DOES HEREBY CERTIFY THAT IT HAS CAUSED TO BE SURVEYED AND SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED. PATRIOT CAPITAL VENTURES, LLC., DOES HEREBY DEDICATE TO THE CITY OF JOLIET THE RIGHT OF WAY OF MILLS ROAD.

DATED THIS DAY OF 20

(NAME) PATRIOT CAPITAL VENTURES, LLC. c/o RYAN HILL 21464 S. REDWOOD LANE SHOREWOOD, ILLINOIS 60404-7543

(TITLE)

STATE OF ILLINOIS) JSS COUNTY OF WILL)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT

AND OF PATRIOT CAPITAL VENTURES, LLC., PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO

THE FOREGOING INSTRUMENT AS SUCH AND

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN

PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF

20

NOTARY PUBLIC (SEAL)