

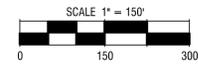
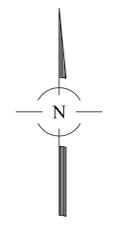
RECORDING PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1

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

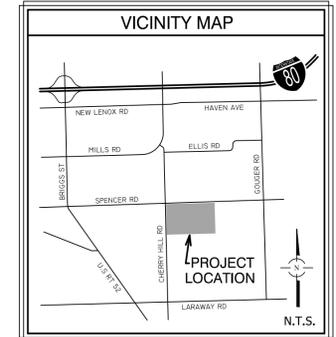
AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,019,228	46.356
OUTLOT A	837,470	19.226
TOTAL	2,856,698	65.581

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 NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETive RTK NETWORK.

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



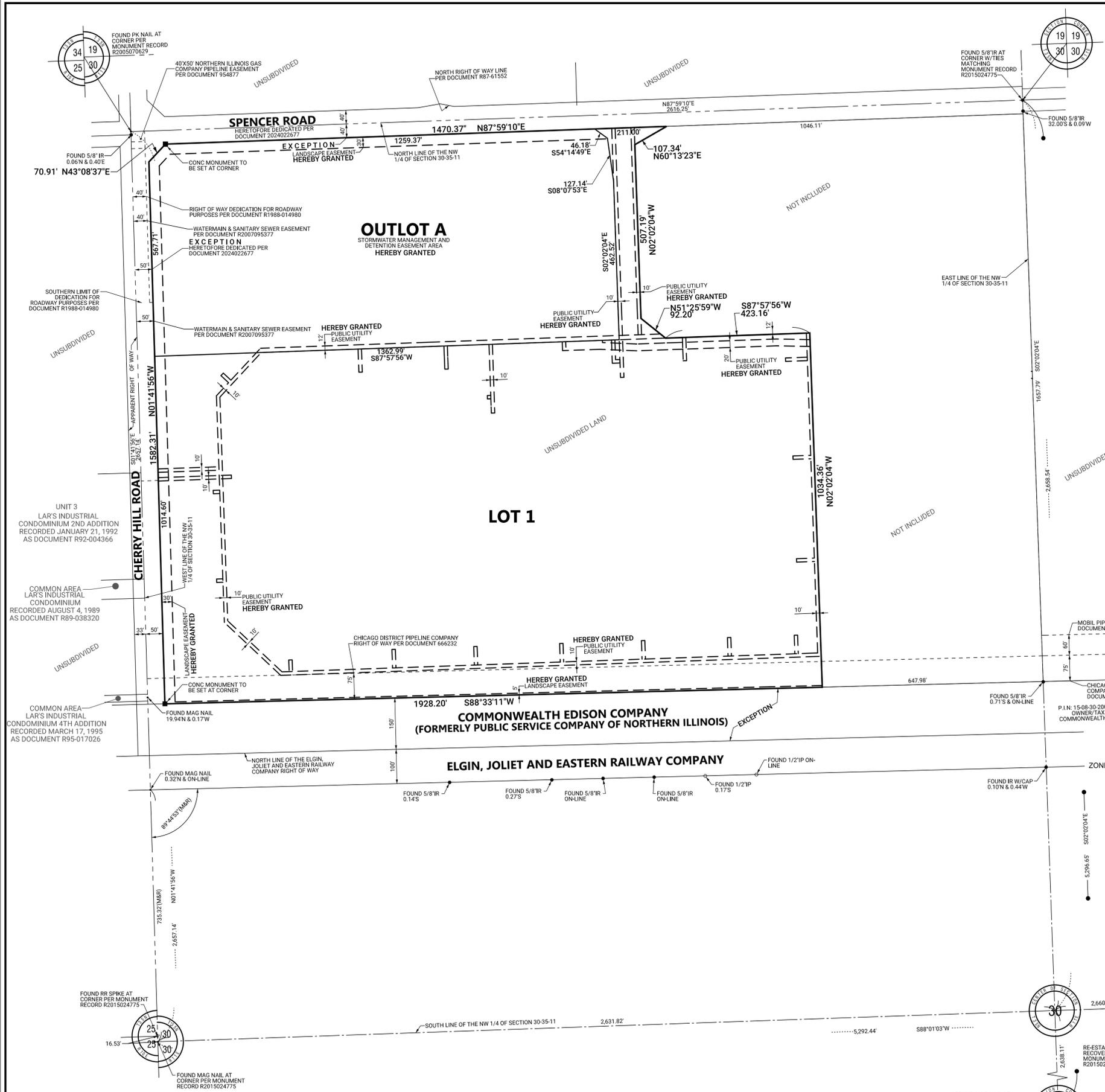
PROPERTY DESCRIPTION:

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER PER MONUMENT RECORDS R2005-070620 AND R2021-063670; THENCE NORTH 87 DEGREES 59 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (BEARINGS PER ILLINOIS STATE PLANE EAST ZONE-NAD 83) 99.78 FEET; THENCE SOUTH 02 DEGREES 00 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 23 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 57 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 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 THE EAST 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:

1. FOR LANDSCAPE EASEMENT PROVISIONS SEE CITY OF JOLIET DEVELOPMENT CODE/ORDINANCE FOR DETAILS.



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

OWNER:
 CHERRY HILL 21 LLC
 C/O AFFINIUS CAPITAL
 9630 COLONNADE BLVD STE 600
 SAN ANTONIO TX 78230

FOR REVIEW PURPOSES ONLY

REVISIONS:		CONSULTING ENGINEERS	DATE: 07/25/2024
		SITE DEVELOPMENT ENGINEERS	JOB NO: 9672.02
		LAND SURVEYORS	FILENAME: 9672.02RECORDING PLAT-0
		224 1/2 N. Liberty Street, Morris, Illinois 60450	SHEET 1 OF 2
		Phone: (815) 941-0260 Fax: (815) 941-0263	

RECORDING PLAT OF SUBDIVISION 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.

OWNER'S CERTIFICATE - CHERRY HILL SOUTH LLC

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT CHERRY HILL 21 LLC IS THE HOLDER OF RECORD TITLE OF A PORTION OF THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE PURPOSES AND USES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

WE FURTHER DECLARE THAT THIS PROPERTY IS LOCATED IN:

ELEMENTARY DISTRICT 81
HIGH SCHOOL DISTRICT 204
COLLEGE DISTRICT 525

DATED THIS _____ DAY OF _____, A.D., 20____.

By: _____ TITLE:

THOMAS D. GRUSECKI, MANAGER

OWNERS ADDRESS

CHERRY HILL 21 LLC
9630 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, THOMAS D. GRUSECKI, MANAGER, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

By: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20____.

MORTGAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

PROPERTY DESCRIBED _____ AS HOLDER OF THE FOLLOWING MORTGAGE(S) ENCUMBERING THE HEREIN: _____

AGREEMENT DATED _____ AND RECORDED _____

AS DOCUMENT NO. _____

HEREBY CONSENTS TO THE EXECUTION OF THE ANNEXED PLAT OF SUBDIVISION.

SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT _____

ON THIS _____ DAY OF _____

(MORTGAGE HOLDER)

By: _____

ITS: _____

ADDRESS _____

NOTARY CERTIFICATE

STATE OF RHODE ISLAND)
) SS
COUNTY OF PROVIDENCE)

I, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

By: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20____.

CITY COUNCIL

STATE OF ILLINOIS)
) SS
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)
) SS
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 _____

APPROVED BY THE CITY BOARD AT A MEETING HELD:

PRESIDENT _____

CITY CLERK _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, CITY COLLECTOR OF THE CITY OF JOLIET DO HEREBY CERTIFY THAT I FIND NO UNPAID SPECIAL ASSESSMENTS OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE CAPTION OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D., 20____.

CITY COLLECTOR _____

CITY ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE CITY ENGINEER OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, COUNTY CLERK FOR THE COUNTY OF WILL, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID TAXES OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE CAPTION OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D., 20____.

COUNTY CLERK _____

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____, WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID.

ON THE _____ DAY OF _____, A.D., 20____.

AT _____ O'CLOCK _____M.

WILL COUNTY RECORDER _____

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

ComEd, (Commonwealth Edison Company)
AmeriTech, a.k.a. Illinois Bell Telephone Company
a.k.a. SBC AmeriTech, a.k.a. A.T.&T. Grantees,
Cable Television Provider

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, SOUNDS AND SIGNALS IN, 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", "PILE" (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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "PILE" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. 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.

NO OVERHEAD FACILITIES ALLOWED.

PUBLIC UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF JOLIET AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, AMERTech, NICOR, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING STORM AND/OR SANITARY SEWERS, AND WATERMAIN TOGETHER WITH ANY AND ALL NECESSARY MANHOLE, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWER OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE OPERATION OF THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED BOTH FOR SEWER, WATER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

FOR LANDSCAPE EASEMENT PROVISIONS SEE CITY OF JOLIET DEVELOPMENT CODE/ORDINANCE FOR DETAILS

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
) SS
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 PAGE # _____ AND IDENTIFIED AS PERMANENT REAL

ESTATE TAX INDEX NUMBER (P.I.N.) _____

DATED THIS _____ DAY OF _____, A.D., 20____.

SIGNATURE _____

NICOR GAS COMPANY EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NI-GAS") 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" 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 LIMITED RIGHT TO ENTER UPON THE AREA OF THE PROPERTY ADJACENT TO THE EASEMENT AREA 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.

STORMWATER MANAGEMENT AND DETENTION EASEMENT PROVISIONS - CHERRY HILL BUSINESS PARK ASSOCIATION AND THE CITY OF JOLIET

EASEMENTS ARE RESERVED FOR AND GRANTED TO CHERRY HILL BUSINESS PARK ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE & DETENTION EASEMENT HEREBY GRANTED TO ASSOCIATION" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS, AND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLE, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID ASSOCIATION, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR THE NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN 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.

CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

STATE OF ILLINOIS)

) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER PER MONUMENT RECORDS R2005-070629 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-NAD 83) 99.78 FEET; THENCE SOUTH 02 DEGREES 00 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 23 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 57 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 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 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.

PROPERTY CONTAINS 2,856,698 SQUARE FEET, OR 65.581 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF JOLIET, ILLINOIS, WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 1710702B5 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.

WE FURTHER DECLARE THAT STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

GIVEN UNDER MY HAND AND SEAL IN ROSEMONT, ILLINOIS,

DATE THIS _____ DAY OF _____, 20____.



JERRY P. CHRISTOPH, L.P.L.S., NO. 035-3540
LICENSE EXPIRES: 11-30-2024

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

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9630 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

FOR REVIEW PURPOSES ONLY

REVISIONS:		CONSULTING ENGINEERS	DATE: 07/25/2024
		SITE DEVELOPMENT ENGINEERS	JOB NO: 9672.02
		LAND SURVEYORS	FILENAME: 9672.02RECORDING PLAT-0
		224 1/2 N. Liberty Street, Morris, Illinois 60450	SHEET
		Phone: (815) 941-0260 Fax: (815) 941-0263	2 OF 2