

RECORDING PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2

P.L.N. 08-19-400-008

OWNER'S CERTIFICATE - AGILE COLD JOLIET LLC

STATE OF GEORGIA)
COUNTY OF COBB)

THIS IS TO CERTIFY THAT AGILE COLD JOLIET 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 HIGH SCHOOL DISTRICT 210 AND ELEMENTARY DISTRICT 122.

DATED THIS 3 DAY OF April, A.D., 2024.

BY: Brett Stovern TITLE: CFO

BRETT STOVERN, CHIEF FINANCIAL OFFICER

OWNERS ADDRESS

AGILE COLD JOLIET LLC
3820 MANSSELL ROAD, SUITE 200
ALPHARETTA, GEORGIA 30022

NOTARY CERTIFICATE

STATE OF GEORGIA)
COUNTY OF COBB)

I, Rosemarie Streb

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT BRETT STOVERN, CHIEF FINANCIAL OFFICER 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 3 DAY OF April, 2024

BY: Rosemarie Streb

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 23, 2027

MORTGAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

CITIZENS BANK, N.A., AS HOLDER OF THE FOLLOWING MORTGAGE(S) ENCUMBERING THE PROPERTY DESCRIBED HEREIN:

AGREEMENT DATED MARCH 1, 2024 AND RECORDED MARCH 8, 2024.

AS DOCUMENT NO. R2024011325.

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

SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT

CITIZENS BANK ON THIS 4 DAY OF April, 2024

CITIZENS BANK, N.A.

BY: Connor Kellogg

ITS: VICE PRESIDENT

ADDRESS:
CITIZENS BANK, N.A.
ONE CITIZENS PLAZA
PROVIDENCE, RI 02903
ATTN: CONNOR KELLOGG

NOTARY CERTIFICATE

STATE OF RHODE ISLAND)
COUNTY OF PROVIDENCE)

I, Melissa A. Ferreira

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MELISSA A. FERREIRA 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 4th DAY OF April, 2024

BY: Melissa A. Ferreira

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-08, 2026

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, Dale D. Butalla 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 B-19(C & D) AND IDENTIFIED AS PERMANENT REAL

ESTATE TAX INDEX NUMBER (P.L.N.)

15-08-19-400-008

DATED THIS 21st DAY OF May, A.D., 2024

Dale D. Butalla

SIGNATURE

PREPARED FOR:
OWNER/DEVELOPER

northern

NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, 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)
COUNTY OF WILL)

THIS IS TO CERTIFY THAT CHERRY HILL SOUTH 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 HIGH SCHOOL DISTRICT 210 AND ELEMENTARY DISTRICT 122.

DATED THIS 2nd DAY OF April, A.D., 2024.

BY: Thomas D. Grusecki TITLE: Manager

THOMAS D. GRUSECKI, MANAGER

OWNERS ADDRESS

CHERRY HILL SOUTH
C/O NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Julie A. Stritzel

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 2d DAY OF April, 2024

BY: Julie A. Stritzel

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/11/2027, 20

OFFICIAL SEAL
Julie A. Stritzel
Notary Public, State of Illinois
Commission No. 752981
My Commission Expires July 11, 2027

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:

08/18/09 - 11/16/2024

MAYOR Terry D'Arcy

CITY CLERK Christina M. Rando

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:

November 16, 2023

CHAIRMAN John D. Butalla

SECRETARY John D. Butalla

APPROVED BY THE CITY BOARD AT A MEETING HELD:

PRESIDENT

CITY CLERK

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

I, Susan M. Hutten, 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 21st DAY OF June, A.D., 2024.

Susan M. Hutten

CITY COLLECTOR

CITY ENGINEER

STATE OF ILLINOIS)
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)
COUNTY OF WILL)

I, Lauren Staley Ferry, 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 2nd DAY OF May, A.D., 2024.

Lauren Staley Ferry

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
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



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 INCLUDING 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 PURPOSES OF CONSTRUCTION, REPAIR, INSPECTION, MAINTENANCE, AND OPERATION OF THE FOREGOING. 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)
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

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 19 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER, 194.78 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 330.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 200.00 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 330.00 FEET, TO A POINT ON THE SAID SOUTH LINE OF THE SAID SOUTHEAST QUARTER THAT IS 200.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING.

AND ALSO, EXCEPT ALL OF LOT 1 AND OUTLOT A IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT NUMBER R2008-086954.

AND ALSO, EXCEPT ALL OF LOT 1 AND OUTLOT A IN CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 07, 2022 AS DOCUMENT R2022-003127.

ALL IN WILL COUNTY, ILLINOIS.

PROPERTY CONTAINS 1,323,994 SQUARE FEET, OR 30.395 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) 17197C00100 & 17197C02850 MAP REVISED FEBRUARY 15, 2019, IT IS OUR OPINION THAT A PORTION OF THIS PROPERTY LIES WITHIN "ZONE X - UNSHADED" AND "ZONE A - SHADED" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS.

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, THIS

27TH DAY OF MARCH, 2024

Jerry P. Christoph

JERRY P. CHRISTOPH, P.L.L.S., NO. 035-3540
LICENSE EXPIRES: 4-30-2024



RECORDING PLAT OF
SUBDIVISION OF
CHERRY HILL BUSINESS
PARK WEST UNIT 6 PHASE 2

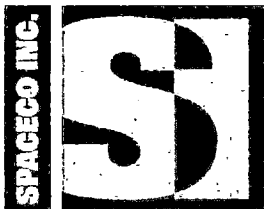
REVISIONS:
02/12/2024
03/27/2024



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

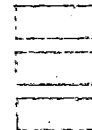
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 12/08/2023
JOB NO: 3943
FILENAME: 3943.21
RECORDING PLAT
SHEET
3 OF 3



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



AUTHORIZATION TO RECORD

RE: **RECORDING PLAT OF SUBDIVISION OF
CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2**

TO WHOM IT MAY CONCERN:

I, JERRY P. CHRISTOPH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 035-3540, IN ACCORDANCE WITH PA87-0705 (THE PLAT ACT) DO HEREBY DESIGNATE **N JULIE A. STRITZEL OF NORTHERN BUILDERS INC., WHOSE ADDRESS IS 5060 RIVER ROAD, SCHILLER PARK, IL 60176**, AS THE PERSON WHO MAY RECORD **RECORDING PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2 (LAST DATED MARCH 27, 2024)** WITH A SIGNATURE DATE OF **MARCH 27, 2024**. (THIS SURVEYOR ADDED SPENCER ROAD DEDICATION RECORDATION INFORMATION TWO SHEETS 1 & 2 WITH THE APPROVAL OF BOTH OWNERSHIP ENTITIES ON MAY 17, 2024. A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT SINCE.

JERRY P. CHRISTOPH I.P.L.S. #3540
LICENSE EXPIRES: 11-30-2024.
DATED: MAY 21, 2024



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