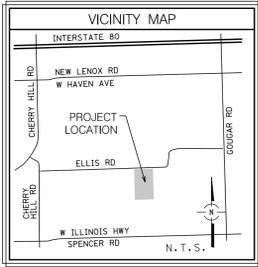


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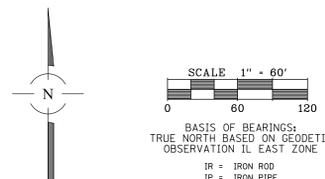
FINAL PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1

BEING A SUBDIVISION 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.

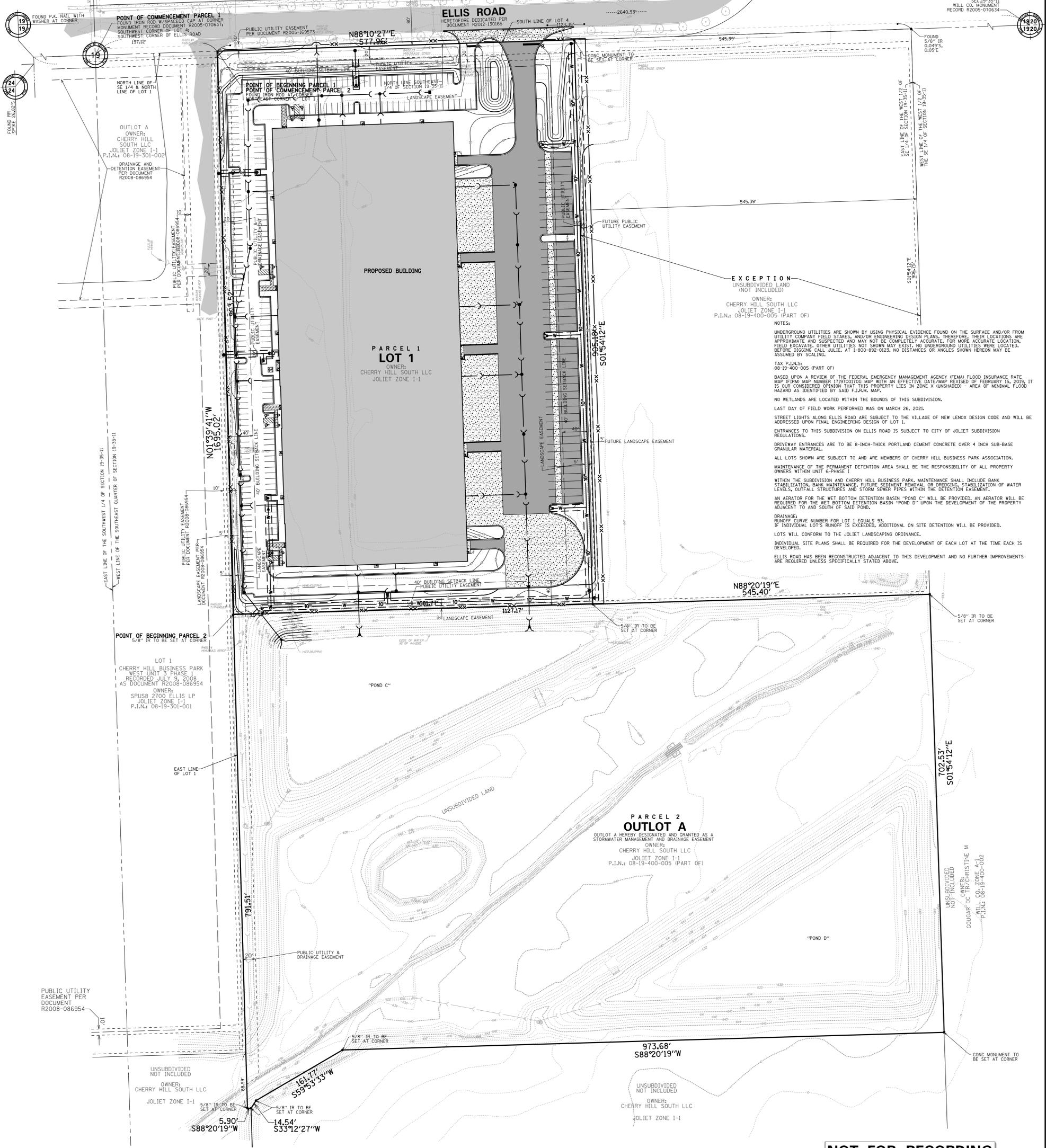


PROPERTY DESCRIPTION

PARCEL 1: THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 19 (PER MONUMENT RECORDED 2005-070637) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4 IN CHERRY HILL BUSINESS PARK UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2005 AS DOCUMENT NUMBER R2005-169573 AND THE SOUTHWEST CORNER OF ELLIS ROAD AS DEDICATED NOVEMBER 19, 2012 AS DOCUMENT R2012-130165; THENCE NORTH 88 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE NORTH LINE OF LOT 4 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT NUMBER R2008-086954; ALSO BEING THE SOUTH LINE OF SAID LOT 4 AND ELLIS ROAD A DISTANCE OF 191.12 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN SAID CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1; THENCE CONTINUING NORTH 88 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER ALSO BEING THE SOUTH LINE OF SAID LOT 4 AND ELLIS ROAD 1123.35 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 54 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE 906.15 FEET THENCE SOUTH 88 DEGREES 20 MINUTES 19 SECONDS WEST PERPENDICULAR TO THE EAST LINE OF SAID LOT 1 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1; THENCE SOUTH 88 DEGREES 20 MINUTES 19 SECONDS WEST PERPENDICULAR TO THE EAST LINE OF SAID LOT 1 A DISTANCE OF 5.90 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREE 39 MINUTES 41 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION OF SAID EAST LINE 88.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREE 39 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 702.52 FEET, TO THE POINT OF BEGINNING, EXCEPT THE EAST 545.39 FEET AS MEASURED AT RIGHT ANGLE, IN WILL COUNTY, ILLINOIS.



AREA TABLE		
LOT	SG. FT.	AC.
1	524,400	12.039
OUTLOT A	795,594	18.356
TOTAL	1,323,994	30.395



EXCEPTION UNSUBDIVIDED LAND (NOT INCLUDED) OWNER: CHERRY HILL SOUTH LLC JOLIET ZONE I-1 P.I.N.: 08-19-400-005 (PART OF)

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 JOLIE. AT 1-800-692-0123, NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.S.: 08-19-400-005 (PART OF)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17187C02100G MAP WITH AN EFFECTIVE DATE/REVISION OF FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

NO WETLANDS ARE LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION.

LAST DAY OF FIELD WORK PERFORMED WAS ON MARCH 26, 2021.

STREET LIGHTS ALONG ELLIS ROAD ARE SUBJECT TO THE VILLAGE OF NEW LENOX DESIGN CODE AND WILL BE ADDRESSED UPON FINAL ENGINEERING DESIGN OF LOT 1.

ENTRANCES TO THIS SUBDIVISION ON ELLIS ROAD IS SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

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

ALL LOTS SHOWN ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION. MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN LOT 6-PHASE 1.

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 "POND C" WILL BE PROVIDED. AN AERATOR WILL BE REQUIRED FOR THE WET BOTTOM DETENTION BASIN "POND D" UPON THE DEVELOPMENT OF THE PROPERTY ADJACENT TO AND SOUTH OF SAID POND.

DRAINAGE: RUNOFF CURVE NUMBER FOR LOT 1 EQUALS 93. IF INDIVIDUAL LOT'S 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.

ELLIS ROAD HAS BEEN RECONSTRUCTED ADJACENT TO THIS DEVELOPMENT AND NO FURTHER IMPROVEMENTS ARE REQUIRED UNLESS SPECIFICALLY STATED ABOVE.

PREPARED FOR: OWNER/DEVELOPER

northern

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

LEGEND	
	STORM DRAIN
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES ON UTILITY POLES
	POWER POLE LINE
	POLE
	GUARDRAIL
	EDGE OF WATER
	WETLAND
	STORM DRAIN
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES ON UTILITY POLES
	POWER POLE LINE
	POLE
	GUARDRAIL
	EDGE OF WATER
	WETLAND
	ROAD
	RIGHT-OF-WAY BOUNDARY
	IRON PIPE
	CONCRETE
	ASPHALT
	GRAVEL
	SOIL SHADED
	PAVED AREA
	TREE WITH SIZE
	TREE WITHOUT SIZE
	BUSH
	ASPHALT
	CONCRETE
	GRAVEL

FOR REVIEW PURPOSES ONLY

NOT FOR RECORDING

FINAL PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1

REVISIONS:

06/30/2021
07/06/2021
07/26/2021
08/09/2021



CONSULTING ENGINEERS	DATE: 06/11/2021
SITE DEVELOPMENT ENGINEERS	JOB NO: 3943
LAND SURVEYORS	FILENAME: 21F1NALPRESUB-01
	SHEET 1 OF 1

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