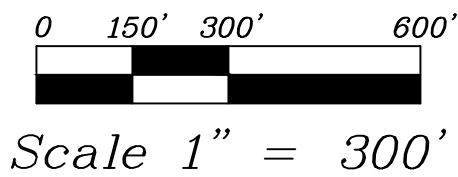
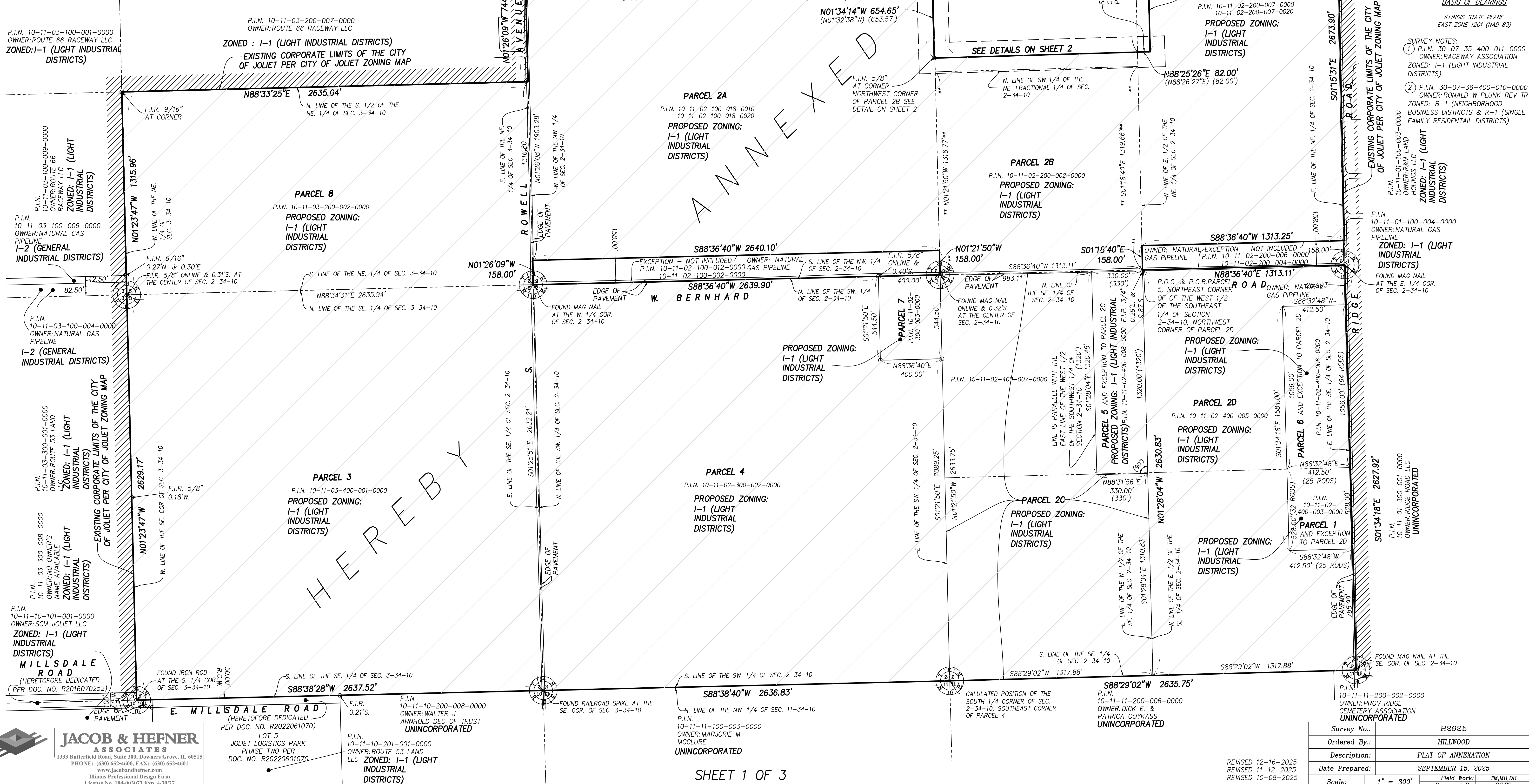


PLAT OF ANNEXATION TO THE CITY OF JOLIET

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
TOTAL AREA	34,541,172	792.955



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

- SURVEY NOTES:
- 1. P.I.N. 30-07-35-400-011-0000
OWNER: RACEWAY ASSOCIATION
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)
 - 2. P.I.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))

EXISTING CORPORATE LIMITS OF THE CITY OF JOLIET PER CITY OF JOLIET ZONING MAP

P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
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P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

P.I.N. 10-11-01-100-004-0000
OWNER: NATURAL GAS PIPELINE
ZONED: I-1 (LIGHT INDUSTRIAL 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

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

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. 184-003073 Exp. 4/30/27

BASIS OF BEARINGS

*ILLINOIS STATE PLANE
EAST ZONE 1201 (NAD 83)*



Survey No.:		H292b	
Ordered By.:		HILLWOOD	
Description:		PLAT OF ANNEXATION	
Date Prepared:		SEPTEMBER 15, 2025	
Scale:	1" = 120'	Field Work: Prepared By:	TM,MB,DR S.C.C.

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

PREPARED BY/RETURN TO:

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. 184-003073 Exp. 4/30/27

PLAT OF ANNEXATION TO THE CITY OF JOLIET

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; 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

35-003543
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS

OWNERS GROVE

Survey No.:	H292b		
Ordered By.:	HILLWOOD		
Description:	PLAT OF ANNEXATION		
Date Prepared:	SEPTEMBER 15, 2025		
Scale:	1" = N/A	Field Work:	TM,MB,DR
		Prepared By:	SC,CC

SHEET 3 OF 3

REVISED 10-08-2025

44-VL1420210220-15-Dwg (Plat of Annexation) V1020-Plat of Annexation.dwg