

RECORDING PLAT OF

BEING A RESUBDIVISION OF LOT 5 IN KETONE BUSINESS CENTER UNIT 3 SUBDIVISION, (BEING A SUBDIVISION OF PARTS OF LOTS 11, 12, 13 AND 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN), ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2021 AS DOCUMENT R2021125533 IN THE OFFICE OF THE RECORDER, WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS

ILLINOIS STATE PLANE EAST
ZONE 1201 (NAD83)

- 1) 5/8" DIAMETER IRON RODS FOUND AT ALL EXTERIOR CORNERS OF THIS SUBDIVISION
- 2) DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 3) COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

4) THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

5) PER NOTE APPENDED TO THE SUBDIVISION PLAT FOR "KETONE BUSINESS CENTER UNIT 3," RECORDED AS DOCUMENT R2021-125533:

"THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO U.S. ROUTE 6 FROM REVISED LOT 5 (a.k.a LOT 12 AND LOT 13 HEREON) AND ADDED LOTS 8 AND 9. ALL ACCESS TO REVISED LOT 5 AND ADDED LOTS 8 AND 9 SHALL BE VIA INTERNAL CIRCULATION ONLY."

6) EXISTING ZONING I-2. PROPOSED ZONING I-2.

LOT 2
KETONE BUSINESS CENTER
UNIT 1 SUBDIVISION
PER DOC. NO. R2017-062996

LOT 1
KETONE BUSINESS CENTER
UNIT 1 SUBDIVISION
PER DOC. NO. R2017-062996

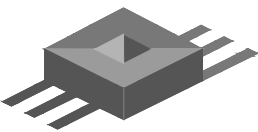
NOTE: SEE SHEET 2 OF 3
FOR DETAILS OF EASEMENTS
GRANTED BY THIS PLAT.

SCALED LOCATION OF A FEMA "ZONE X" (OTHER AREAS) DEFINED AS AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR WILL COUNTY AND INCORPORATED AREAS, PANEL 260 OF 585, MAP NUMBER 17197C0260G, REVISED FEBRUARY 15, 2019

LOT 9
KETONE BUSINESS CENTER
UNIT 3 SUBDIVISION
PER DOC. NO. R2021-125533

ABBREVIATIONS:

(100.00')	RECORD DIMENSIONS
100.00'	MEASURED DIMENSIONS
DOC.	DOCUMENT
NO.	NUMBER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.N.	PARCEL INDEX NUMBER
P.O.B.T.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY



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

REVISION: 09-09-2025 PER CITY COMMENTS
REVISION: 08-27-2025 PER CITY COMMENTS
REVISION: 07-22-2025 ADDED EXISTING EASEMENTS
REVISION: 07-18-2025 EDITED CAPTION LEGAL AND ADDED LOT LABEL
REVISION: 06-09-2025 EDITED LOT LABELS
REVISION: 06-03-2025 PER CLIENT REVIEW

OWNER:

ROCK CREEK INDUSTRIAL, LLC
44 S. VAIL AVENUE
SUITE 106
ARLINGTON HEIGHTS, IL 60005

MUNICIPALITY:

CITY OF JOLIET
150 WEST JEFFERSON STREET
JOLIET, ILLINOIS 60432

LAND SURVEYOR:

JACOB & HEFNER ASSOCIATES
1333 W. BUTTERFIELD ROAD
suite 300
DOWNERS GROVE, Illinois 60515

ENGINEER:

JACOB & HEFNER ASSOCIATES
1333 W. BUTTERFIELD ROAD
suite 300
DOWNERS GROVE, Illinois 60515

DEVELOPER:

ROCK CREEK INDUSTRIAL, LLC
44 S. VAIL AVENUE
SUITE 106
ARLINGTON HEIGHTS, IL 60005

DES PLAINES RIVER

SHEET 1 OF 3

Survey No.:		F 2 4 4 r. 0 2	
Ordered By.:		Rock Creek Industrial	
Description:		Plat of Subdivision	
Date Prepared:		June 3, 2025	
Scale:	1" = 200'	Prepared By:	TGW/ERP

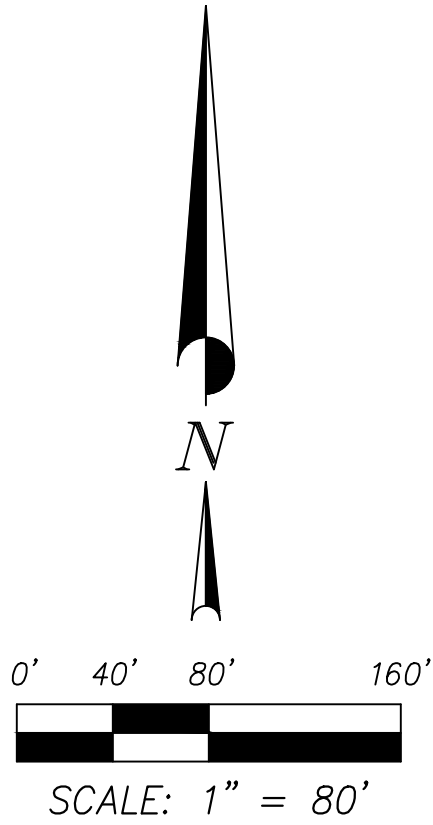
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PARCEL INDEX NUMBER:
05-06-36-101-001-0000

RECORDING PLAT OF

KETONE BUSINESS CENTER UNIT 4 SUBDIVISION

BEING A RESUBDIVISION OF LOT 5 IN KETONE BUSINESS CENTER UNIT 3 SUBDIVISION, (BEING A SUBDIVISION OF PARTS OF LOTS 11, 12, 13 AND 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN), ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2021 AS DOCUMENT R2021125533 IN THE OFFICE OF THE RECORDER, WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS

ILLINOIS STATE PLANE EAST
ZONE 1201 (NAD83)

PRIVATE UTILITY EASEMENT PROVISIONS

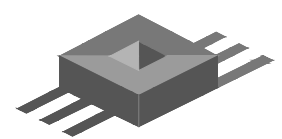
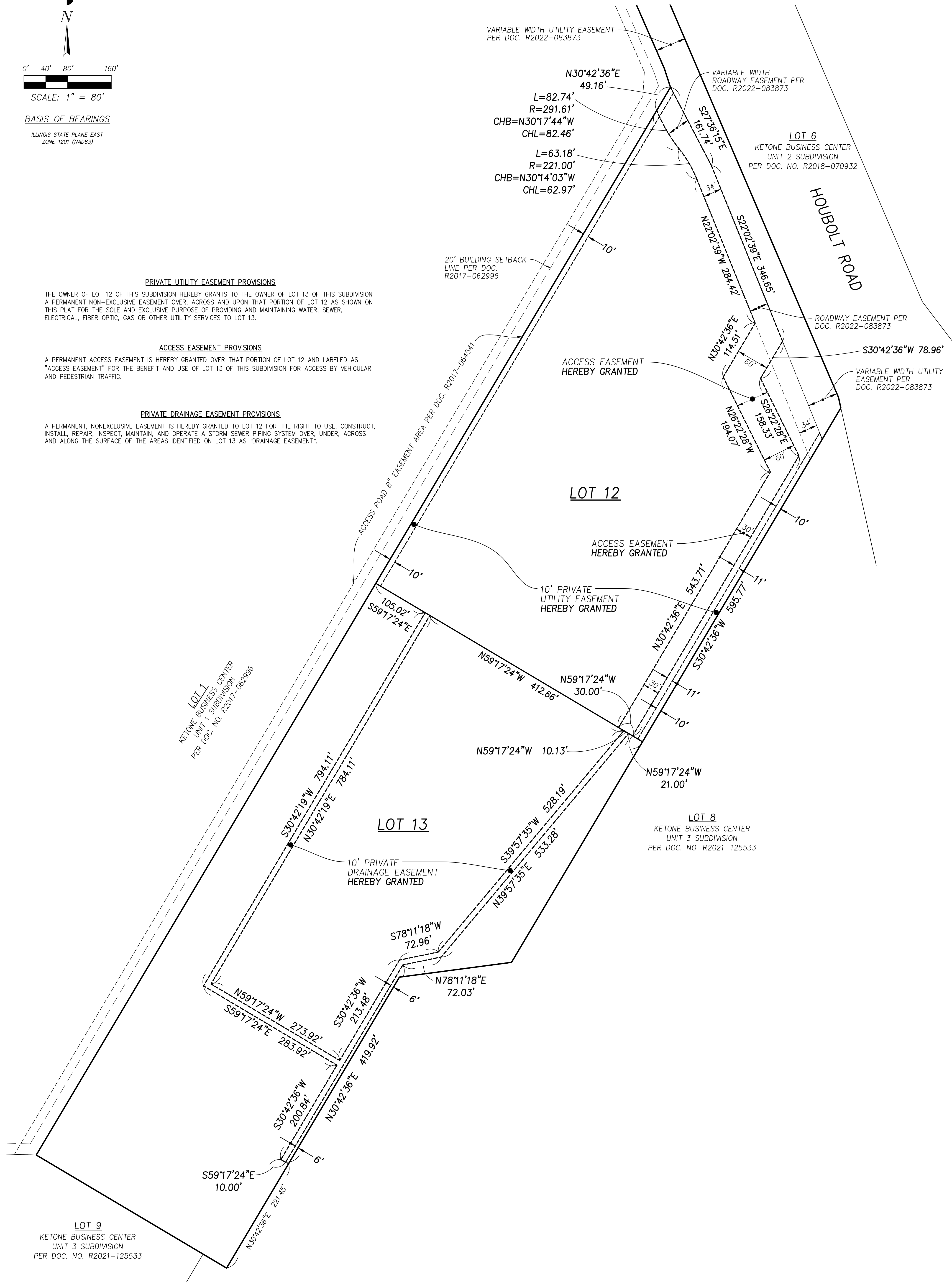
THE OWNER OF LOT 12 OF THIS SUBDIVISION HEREBY GRANTS TO THE OWNER OF LOT 13 OF THIS SUBDIVISION A PERMANENT NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UPON THAT PORTION OF LOT 12 AS SHOWN ON THIS PLAT FOR THE SOLE AND EXCLUSIVE PURPOSE OF PROVIDING AND MAINTAINING WATER, SEWER, ELECTRICAL, FIBER OPTIC, GAS OR OTHER UTILITY SERVICES TO LOT 13.

ACCESS EASEMENT PROVISIONS

A PERMANENT ACCESS EASEMENT IS HEREBY GRANTED OVER THAT PORTION OF LOT 12 AND LABELED AS "ACCESS EASEMENT" FOR THE BENEFIT AND USE OF LOT 13 OF THIS SUBDIVISION FOR ACCESS BY VEHICULAR AND PEDESTRIAN TRAFFIC.

PRIVATE DRAINAGE EASEMENT PROVISIONS

A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY GRANTED TO LOT 12 FOR THE RIGHT TO USE, CONSTRUCT, INSTALL, REPAIR, INSPECT, MAINTAIN, AND OPERATE A STORM SEWER PIPING SYSTEM OVER, UNDER, ACROSS AND ALONG THE SURFACE OF THE AREAS IDENTIFIED ON LOT 13 AS "DRAINAGE EASEMENT".



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REVISION: 09-09-2025 PER CITY COMMENTS

SHEET 2 OF 3

Survey No.:	F 2 4 4 r. 0 2
Ordered By.:	Rock Creek Industrial
Description:	Plat of Subdivision
Date Prepared:	August 27, 2025
Scale:	1" = 80'
Prepared By:	TGW/BRP

H:\V\F244\F244r.02\DWG\SUBDIVISION\F244r02 Subdivision.dwg

PARCEL INDEX NUMBER:
05-06-36-101-001-0000

RECORDING PLAT OF

KETONE BUSINESS CENTER UNIT 4 SUBDIVISION

BEING A RESUBDIVISION OF LOT 5 IN KETONE BUSINESS CENTER UNIT 3 SUBDIVISION, (BEING A SUBDIVISION OF PARTS OF LOTS 11, 12, 13 AND 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN), ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2021 AS DOCUMENT R2021125533 IN THE OFFICE OF THE RECORDER, WILL COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT ROCK CREEK INDUSTRIAL, LLC, IS THE HOLDER OF THE RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID ROCK CREEK INDUSTRIAL, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED BY THIS PLAT, WHICH IS KNOWN AS "KETONE BUSINESS CENTER UNIT 4 SUBDIVISION", IS LOCATED WITHIN THE BOUNDARY LIMITS OF THE TROY SCHOOL DISTRICT NO 30C, AND JOLIET TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 204, AND ILLINOIS COMMUNITY COLLEGE DISTRICT NO. 525.

DATED THIS _____ DAY OF _____, 2025.

ROCK CREEK INDUSTRIAL, LLC
44 S. VAIL AVE., SUITE 106
ARLINGTON HEIGHTS, IL 60005

By: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

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 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS OFFICER OF ROCK CREEK INDUSTRIAL, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS _____)
) SS
COUNTY OF _____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 2025

RYAN J. BLOCKER
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-060791
LICENSE EXPIRES NOVEMBER 30, 2025

OWNER OR ATTORNEY

I.D.O.T. CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant of Ch 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will, be required by the Department.

Jose Rios, P.E.
Region One Engineer

Date

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS _____)
) SS
COUNTY OF WILL _____)

AS AUTHORIZED BY THE PLAT APPROVED BY ORDINANCE NO. _____

ON _____, 2025.

DATED THIS _____ DAY OF _____, 2025.

MAYOR

CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS _____)
) SS
COUNTY OF WILL _____)

APPROVED BY THE JOLIET CITY PLAN COMMISSION

_____, 2025.

DATED THIS _____ DAY OF _____, 2025.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS _____)
) SS
COUNTY OF WILL _____)

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

DATED AT JOLIET, ILLINOIS

THIS _____ DAY OF _____, 2025.

CITY COLLECTOR

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 FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAPS:

06-36A-W, 06-25C-W, 06-35B-E, 06-26D-E.

IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (P.I.N)

05-06-36-101-001-0000

DATED THIS _____ DAY OF _____, 2025.

DIRECTOR

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS _____)
) SS
COUNTY OF WILL _____)

I, _____

COUNTY CLERK OF WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT JOLIET, ILLINOIS,

THIS _____ DAY OF _____, 2025.

COUNTY CLERK

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS _____)
) SS
COUNTY OF WILL _____)

THIS INSTRUMENT NO. _____
WAS FILED FOR RECORD IN THE RECORDER'S OF WILL COUNTY, AFORESAID ON

THE _____ DAY OF _____, 2025

AT _____ O'CLOCK ____ M.

WILL COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS _____)
) SS
COUNTY OF DUPAGE _____)

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, AT THE REQUEST OF THE OWNERS THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE PURPOSES HEREON SET FORTH THE FOLLOWING DESCRIBED PROPERTY:

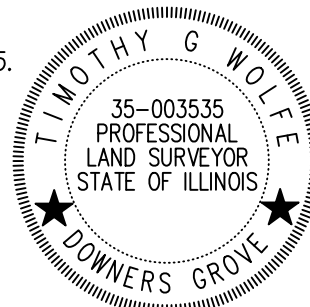
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I DO FURTHER CERTIFY THAT:

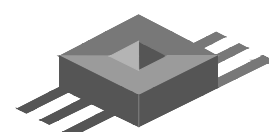
- 1) THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND PLAT WHICH WAS PREPARED IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS
- 2) THE PROPERTY DESCRIBED AND SHOWN HEREON IS WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, ILLINOIS.
- 3) ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
- 4) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 5) IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS EXCEPT WHERE OTHERWISE SHOWN.
- 6) ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR WILL COUNTY, ILLINOIS, HAVING MAP NUMBER 17197C0260G, LAST REVISED FEBRUARY 15, 2019, A PORTION OF THE PLATTED PROPERTY FALLS WITHIN "ZONE A" (DEFINED AS A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION), A PORTION OF THE PROPERTY ALSO FALLS WITHIN A "ZONE X" FLOOD HAZARD AREA (DEFINED AS AREAS HAVING 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND THE MAJORITY OF THE PROPERTY FALLS WITHIN "ZONE X" (DEFINED AS AREAS OF MINIMAL FLOOD HAZARD).

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF SEPTEMBER IN THE YEAR 2025.

TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2026



Survey No.:	F 2 4 4 r. 0 2		
Ordered By.:	Rock Creek Industrial		
Description:	Plat of Subdivision		
Date Prepared:	June 3, 2025		
Scale:	N/A	Prepared By:	TGW/BRP



JACOB & HEFNER ASSOCIATES
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REVISION: 09-09-2025 PER CITY COMMENTS
REVISION: 08-27-2025 PER CITY COMMENTS
REVISION: 07-18-2025 EDITED CAPTION LEGAL
REVISION: 06-03-2025 PER CLIENT REVIEW

SHEET 3 OF 3

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