

FINAL PLAT OF SUBDIVISION OF SOUTH CHICAGO LOGISTICS

ALL OF LOT 4 AND ALL OF LOT 5 IN THIRD COAST INTERMODAL HUB 1 - UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE WILL COUNTY RECORDER ON JULY 26, 2023, AS DOCUMENT NUMBER R2023-037601, TOGETHER WITH PART OF THE NORTHEAST QUARTER OF SECTION 17, AND PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND PART OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 39 MINUTES 20 SECONDS EAST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 907.07 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 40 SECONDS WEST 744.71 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 73.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 130.07 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 49 DEGREES 23 MINUTES 26 SECONDS WEST 113.94 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 93.00 FEET TO THE EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY (AKA THE GULF, MOBILE AND OHIO RAILROAD) (FORMERLY THE CHICAGO AND ALTON RAILROAD); THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 1851.41 FEET TO THE WESTERNMOST SOUTHWEST CORNER OF LOT 3 OF SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE SOUTH 66 DEGREES 30 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 35.08 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 548.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 619.15 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 55 DEGREES 51 MINUTES 47 SECONDS EAST 586.74 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 43.28 FEET TO A POINT ON THE WEST LINE OF LOT 6 OF SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE SOUTH 01 DEGREES 46 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 66.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 4 OF SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 4 THE FOLLOWING 5 COURSES: 1) THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 558.70 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 548.00 FEET, 2) THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 381.38 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 17 MINUTES 34 SECONDS EAST 373.73 FEET; 3) THENCE NORTH 48 DEGREES 21 MINUTES 18 SECONDS EAST 105.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 482.00 FEET; 4) THENCE NORTHEASTERLY AND EASTERLY ALONG

SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 335.62 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 18 MINUTES 11 SECONDS EAST 328.89 FEET; 5) THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS EAST 750.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINES OF SAID LOT 4 THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 01 DEGREES 44 MINUTES 56 SECONDS EAST 77.00 FEET; 2) THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST 750.33 FEET; 3) THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST 1107.43 FEET ALONG THE EAST LINE OF SAID LOT 4 AND SAID LINE EXTENDED SOUTHERLY AND ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 208 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 175.00 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST 173 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 208.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 557.50 FEET TO THE SOUTHWEST CORNER OF THE ROADWAY DEDICATION FOR NOEL ROAD PER SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE THE FOLLOWING THREE COURSES ALONG SAID ROADWAY DEDICATION: 1) THENCE NORTH 01 DEGREES 34 MINUTES 29 SECONDS WEST 33.00 FEET; 2) THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST 516.77 FEET; 3) THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST 33.00 FEET TO THE SOUTHWEST CORNER OF SAID ROADWAY DEDICATION AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 431.90 FEET TO THE POINT OF BEGINNING, CONTAINING 3,027,674 SQUARE FEET OR 69.506 ACRES, MORE OR LESS.

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD 83 (1201)
NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

REFERENCE BENCHMARK(S):

(AS PROVIDED BY THE VILLAGE OF ELWOOD, ILLINOIS AND SHOWN ON STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION ALIGNMENTS, TIES AND BENCHMARKS ILLINOIS ROUTE 53 AT HOFF ROAD BY AECOM, CONTRACT NO. 62832 SHEET 22 OF 146, DATED: 03-21-2016.

CONTROL POINT #164, IRON REBAR WITH CAP, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION OF ILLINOIS ROUTE 53 AND HOFF ROAD ON THE SOUTH SIDE OF HOFF ROAD, REBAR IS 35.5 FEET NORTHEAST OF THE NORTHEAST CORNER OF AN AMERITECH CONTROL BOX, 36.9 FEET SOUTHWEST OF A BRICK MONUMENT ON THE NORTH SIDE OF HOFF ROAD AND 18.2 FEET NORTHWEST OF A BRICK MONUMENT ON THE SOUTH SIDE OF HOFF ROAD.

ELEVATION = 632.26 (MEASURED) NAVD 1988
632.14 (RECORD) NAVD 1988

MEASURED ELEVATION WAS DERIVED FROM STATIC GPS SURVEYING METHODS AND PROCESSED THROUGH OPUS: (ONLINE POSITIONING USER SERVICE).

SITE BENCHMARKS:

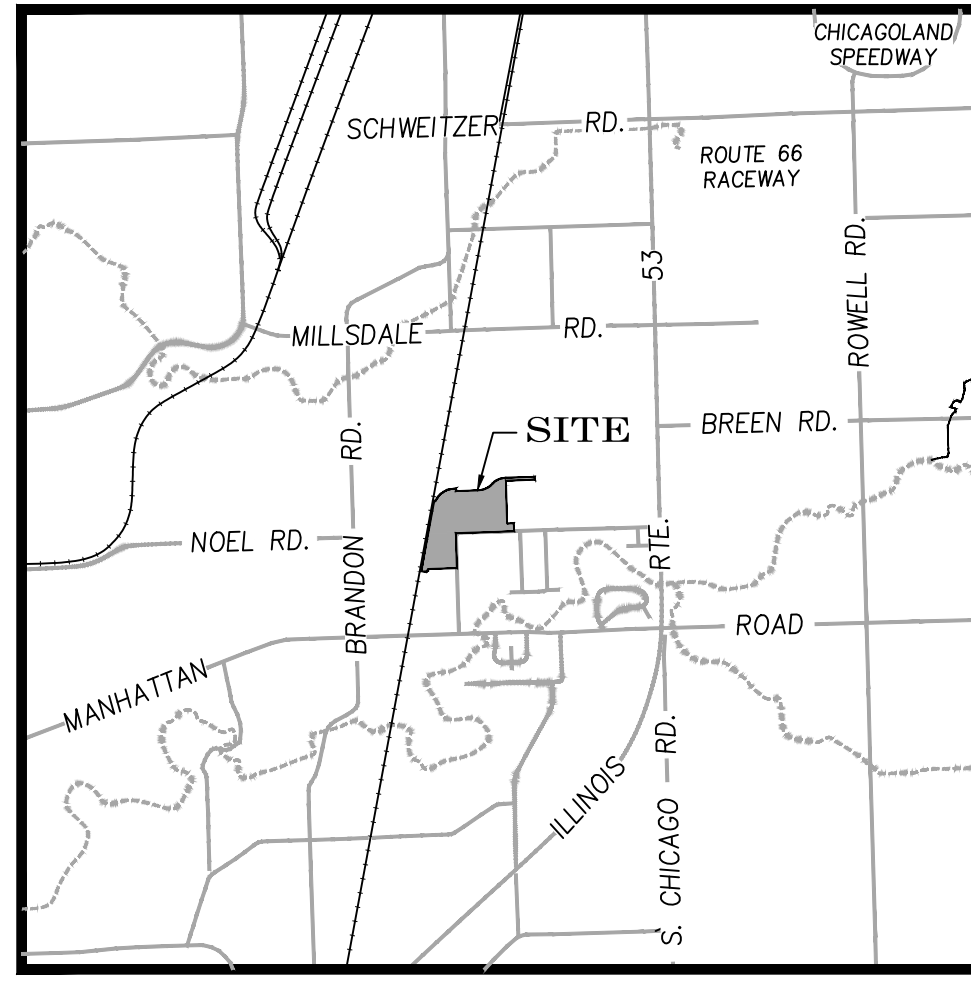
SITE BENCHMARK #316
RAILROAD SPIKE IN WEST FACE OF POWER POLE, APPROXIMATELY 11 FEET MORE OR LESS WEST OF THE EAST RIGHT OF WAY LINE OF BRIDGE ROAD AND APPROXIMATELY 379 FEET MORE OR LESS NORTH OF THE NORTH RIGHT OF WAY LINE OF NOEL ROAD.
ELEVATION = 629.42 (NAVD 88)

SITE BENCHMARK #319
MEG NAIL IN ASPHALT PAVEMENT AT NOEL ROAD, APPROXIMATELY 1,700 FEET MORE OR LESS WEST OF THE WEST RIGHT OF WAY LINE OF BRIDGE ROAD AND APPROXIMATELY HALF A FOOT SOUTH OF THE NORTH EDGE OF ASPHALT FOR NOEL ROAD.
ELEVATION = 624.67

SITE BENCHMARK #321
MEG NAIL IN ASPHALT ROAD AT INTERSECTION OF NOEL ROAD AND BUSH ROAD, APPROXIMATELY 9 FEET MORE OR LESS SOUTH OF THE NORTH EDGE OF PAVEMENT OF NOEL ROAD AND APPROXIMATELY 9 FEET MORE OR LESS EAST OF THE WEST EDGE OF PAVEMENT OF BUSH ROAD.
ELEVATION = 623.44 (NAVD 88)

SITE BENCHMARK #324
MEG NAIL IN ASPHALT PAVEMENT FOR BUSH ROAD, APPROXIMATELY 1,267 FEET MORE OR LESS SOUTH OF THE SOUTH RIGHT OF WAY LINE OF NOEL ROAD AND APPROXIMATELY 1 FOOT EAST OF THE WEST EDGE OF ASPHALT FOR BUSH ROAD.
ELEVATION = 620.92 (NAVD 88)

SITE BENCHMARK #335
MAG NAIL IN ASPHALT PAVEMENT FOR BUSH ROAD, APPROXIMATELY 421 FEET MORE OR LESS NORTH OF THE NORTH LINE OF MANHATTAN ROAD AND APPROXIMATELY HALF A FOOT EAST OF THE WEST EDGE OF ASPHALT FOR BUSH ROAD.
ELEVATION = 620.57 (NAVD 88)



Vicinity Map
NO SCALE

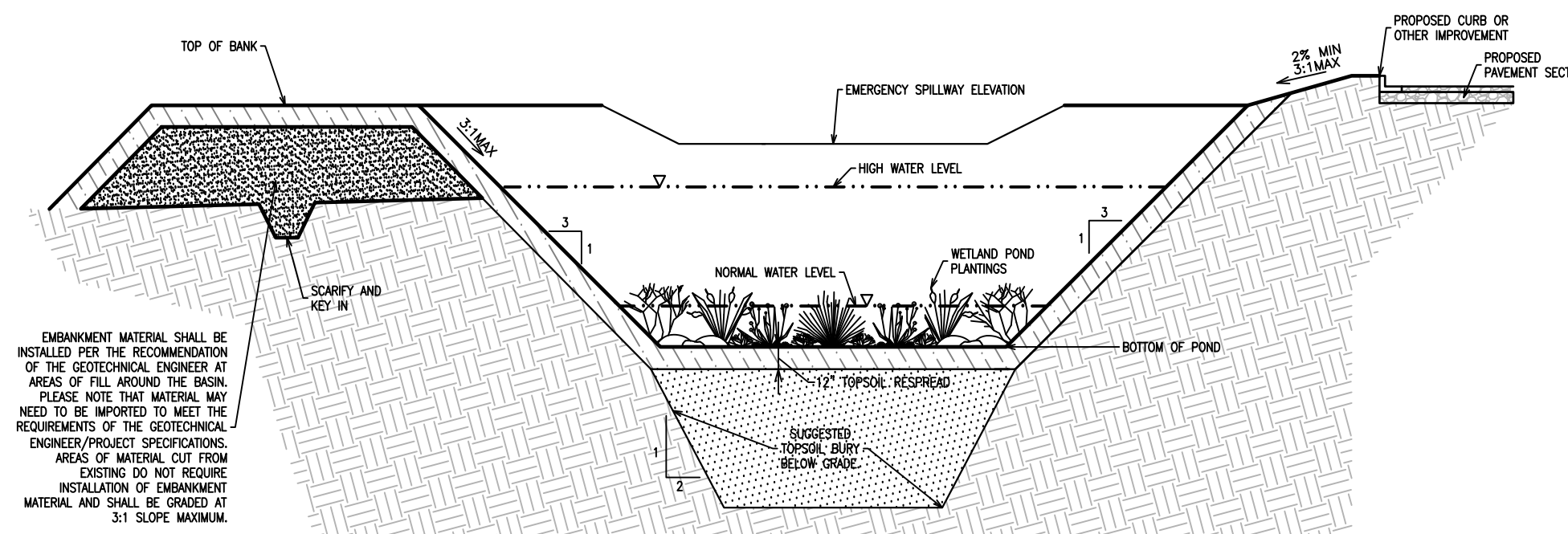
PROPOSED LOT SCHEDULE		
PROPOSED LOTS	EXISTING P.I.N.(S)	PROPOSED AREA
LOT 1	PART OF 10-11-09-300-014-0010	±2,175,057 SQ.FT (49.932 AC)
	PART OF 10-11-09-400-008-0010	
	10-11-09-300-015-0000	
	10-11-09-300-009-0000	
LOT 2	PART OF 10-11-09-300-002-0000	±758,320 SQ.FT (±17.409 AC)
	10-11-08-400-008-0010	
	10-11-17-200-024-0000	
LOT 3	10-11-09-300-005-0000	±30,825 SQ.FT (±0.703 AC)
	10-11-09-300-002-0000	
DEDICATED ROW	10-11-09-300-005-0000	±63,872 SQ.FT (±1.462 AC)
	10-11-09-300-009-0000	
	10-11-09-300-015-0000	
	10-11-08-400-008-0010	
TOTAL AREA	---	±3,027,674 SQ.FT (±69.506 AC)
AVERAGE LOT AREA	---	±988,001 SQ.FT (±22.681 AC) (EXCLUDES DEDICATED ROW)

ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: BILL BOHNE
BBOHNE@JACOBANDHEFNER.COM
(630) 652-4600

SURVEYOR
JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: TIM WOLFE
TWOLFE@JACOBANDHEFNER.COM
(630) 652-4600

DEVELOPER
NP COMPASS BUILDING 4 LLC
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515
CONTACT: TRAVIS RUDISILL
(331) 903-6165

OWNER
NP COMPASS BUILDING 4 LLC
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515
CONTACT: TRAVIS RUDISILL
(331) 903-6165



DETENTION BASIN TYPICAL SECTION
N.T.S.

PARCEL INDEX NUMBERS

PART OF: 10-11-08-400-008-0010
ALL OF: 10-11-09-300-015-0000
PART OF: 10-11-09-300-014-0010
ALL OF: 10-11-09-300-002-0000
ALL OF: 10-11-09-300-005-0000
PART OF: 10-11-17-200-024-0000
ALL OF: 10-11-09-300-009-0000
PART OF: 10-11-09-100-005-0000

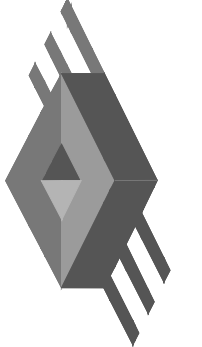
No.	Description	Date
1	ISSUED FOR PERMIT REVIEW	09/14/23
2	REVISED PER CITY REVIEW	10/17/23
3	REVISED PER CITY	11/13/23

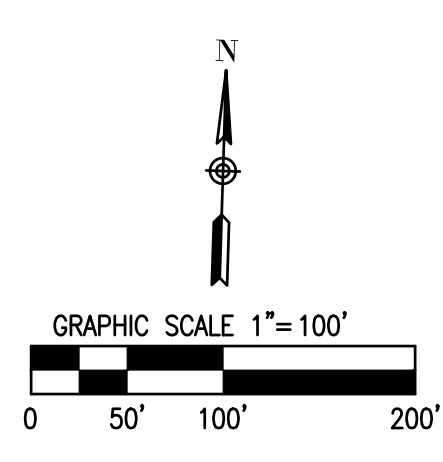
GENERAL NOTES:

- CONTOURS ARE AT 1 (ONE) FOOT INTERVALS.
- ALL DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- THE SUBJECT DEVELOPMENT IS CURRENTLY ZONED "1-1," UNLESS NOTED OTHERWISE.
- A WETLAND INVESTIGATION WAS COMPLETED AND FOUND NO WETLANDS ON THE PROPERTY.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, MAP NUMBER 17197C0280G AND MAP NUMBER 17197C0286G, EFFECTIVE DATES FEBRUARY 15, 2019, THERE IS NO FLOODPLAIN ON THE PROPERTY.
- ALL STORMWATER DETENTION FACILITIES SHALL BE DESIGNED USING THE NRCS SCS RUNOFF CURVE NUMBER METHOD FOR THE 2 YEAR AND 100 YEAR 24 HOUR EVENTS IN ACCORDANCE WITH THE WILL COUNTY STORMWATER MANAGEMENT ORDINANCE. ISWS BULLETIN 75 RAINFALL DATA SHALL BE USED.
- THE MAINTENANCE OF ALL STORMWATER DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE BUSINESS OWNERS ASSOCIATION.
- ALL PRIVATE ROADWAYS WILL HAVE A PRIVATE ROADWAY ACCESS EASEMENT PERMITTING INGRESS/EGRESS BY THE CITY OF JOLIET. ALL PRIVATE ROADWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE BUSINESS OWNERS ASSOCIATION.
- IMPROVEMENTS TO BUSH ROAD AND NOEL ROAD, OR FEE IN LIEU OF, SHALL NOT BE REQUIRED CONCURRENT WITH THE FINAL SUBDIVISION OF PROPERTY ADJACENT TO BUSH ROAD OR NOEL ROAD, IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
- THE PROPOSED SANITARY SERVICE FOR THE BUILDING WILL CONNECT TO AN EXISTING 10" SANITARY SEWER ALONG COMPASS BOULEVARD.
- THE PROPOSED WATER SERVICE FOR THE BUILDING WILL CONNECT TO THE EXISTING 12" WATERMAIN ALONG COMPASS BOULEVARD IN TWO LOCATIONS ALONG THE BUILDING FRONTAGE.

FINAL PLAT OF SUBDIVISION
COVER
SOUTH CHICAGO LOGISTICS
NP COMPASS BUILDING 4, LLC
JOLIET, ILLINOIS

JACOB & HEFNER ASSOCIATES
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FINAL PLAT OF SUBDIVISION OF SOUTH CHICAGO LOGISTICS

ALL OF LOT 4 AND ALL OF LOT 5 IN THIRD COAST INTERMODAL HUB 1 - UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE WILL COUNTY RECORDER ON JULY 26, 2023, AS DOCUMENT NUMBER R2023-037601, TOGETHER WITH PART OF THE NORTHEAST QUARTER OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARINGS
ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD 83 (1201)
NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	UNDERGROUND PIPELINE	
	FIRE PROTECTION	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	
	UNDERGROUND ELECTRIC	
	OVERHEAD UTILITY	
	UNDERGROUND GAS LINE	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
	CONTOUR	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VALVE	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	UTILITY POLE	
	ROAD SIGN	
	FENCE LINE	

ADJOINING LAND OWNERS LIST:

LOT#	PIN	OWNER
LOT 1	10-11-09-400-033-0000	TCH BUILDING 1, LLC
LOT 3	10-11-09-300-014-0010	TCH LAND HOLDINGS, LLC
LOT 6	10-11-08-400-008-0010	TCH LAND HOLDINGS, LLC
	10-11-09-100-005-0000	TCH LAND HOLDINGS, LLC
	10-11-09-300-014-0010	TCH LAND HOLDINGS, LLC

LOT #	PIN	OWNER
LOT 1	10-11-16-126-001	MUNIZ LAURA E ANTONIO

UNSUBDIVIDED LAND

PIN	OWNER
10-11-09-300-012	TAD ANNETTE TYLER
10-11-09-300-016	JAMES A TYLER TRUST
10-11-16-100-027	LANGE HAROLD R SELF-DEC TRUST
10-11-16-100-028	LANGE HAROLD R SELF-DEC TRUST
10-11-16-100-029	LANGE HAROLD R SELF-DEC TRUST
10-11-16-100-035	ALCANTAR JOSE ESPERANZA
10-11-17-200-024	TCH LAND HOLDINGS, LLC

NOTE: ALL PROPERTY OWNER INFORMATION WAS OBTAINED FROM WILL COUNTY SUPERVISOR OF ASSESSMENTS PROPERTY ADDRESS SEARCH.

LINE NO.	LENGTH	BEARING
L1	35.08	S66°30'16"E
L2	43.28	N88°13'49"E
L3	66.00	S1°46'11"E
L4	33.00	N1°34'29"W
L5	33.00	S1°37'07"E

LINE NO.	LENGTH	BEARING
L100	43.28	N88°13'49"E
L101	43.28	S88°13'49"W
L102	90.00	S79°33'48"W
L103	175.00	N1°34'29"W

CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C100	214.64'	73.00'	N16°12'18"E	145.26
C101	36.97'	27.00'	N28°47'42"W	34.15
C102	--	--	--	--
C103	84.56'	73.00'	N34°50'28"E	79.91
C104	452.58'	482.00'	N42°41'06"E	514.38
C106	111.86'	482.00'	N81°34'54"E	111.61

3	REVISED PER CITY	11/13/23
2	REVISED PER CITY REVIEW	10/17/23
1	ISSUED FOR PERMIT REVIEW	09/14/23

FINAL PLAT OF SUBDIVISION
SOUTH CHICAGO LOGISTICS
NP COMPASS BUILDING 4, LLC
JOLIET, ILLINOIS

JACOB & HEFNER ASSOCIATES
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F345z
1" = 100'
2 OF 2