

# RECORDING PLAT OF SUBDIVISION THIRD COAST INTERMODAL HUB 1-UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34  
 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

**PARCEL INDEX NUMBERS**

- |                               |                               |
|-------------------------------|-------------------------------|
| ALL OF 10-11-09-400-018       | PART OF 10-11-09-300-007-0020 |
| ALL OF 10-11-09-400-019       | ALL OF 10-11-09-300-014-0010  |
| ALL OF 10-11-09-400-020       | ALL OF 10-11-09-300-014-0020  |
| ALL OF 10-11-09-400-021       | PART OF 10-11-08-400-008-0010 |
| ALL OF 10-11-09-400-022       | ALL OF 10-11-09-100-002-0010  |
| ALL OF 10-11-09-400-023       | PART OF 10-11-09-100-002-0010 |
| ALL OF 10-11-09-400-024       | PART OF 10-11-09-100-003-0010 |
| ALL OF 10-11-09-400-028       | PART OF 10-11-09-100-003-0010 |
| ALL OF 10-11-09-200-028       | PART OF 10-11-09-100-003-0020 |
| PART OF 10-11-09-300-007-0010 |                               |



Vicinity Map - Not to Scale

LINE	BEARING	DISTANCE	REC. BEARING	REC. DIST.
L1	N88°12'49"E	140.00'	(N88°12'49"E)	(140.00')
L2	S72°33'03"E	314.79'	(S72°33'03"E)	(314.79')
L3	N27°09'58"E	85.34'	(N27°09'58"E)	(85.34')
L4	S62°50'02"E	116.10'	(S62°50'22"W)	(116.10')
L5	S81°39'37"E	90.16'	(N81°39'57"W)	(90.16')
L6	N88°12'49"E	150.56'	(S88°12'29"W)	(150.56')
L7	S01°47'11"E	37.16'	(S01°47'31"E)	(37.16')
L8	S30°00'57"E	64.85'	(S30°01'17"E)	(64.85')
L9	S50°15'49"E	55.79'	(S50°16'09"E)	(55.79')
L10	S86°19'52"E	90.66'	(S86°20'12"E)	(90.66')
L11	N64°48'28"E	142.09'	(N64°48'08"E)	(142.09')
L12	S70°45'18"E	102.36'	(S70°45'38"E)	(102.36')
L13	S79°52'42"E	210.00'	(S79°53'02"E)	(210.00')
L14	S79°59'40"E	73.09'	(S80°00'00"E)	(73.09')
L15	S70°11'45"E	255.88'	(S70°12'05"E)	(255.88')
L16	S55°00'52"E	117.70'	(S55°01'12"E)	(117.70')
L17	S75°47'04"E	158.02'	(S75°47'24"E)	(158.02')
L18	S73°25'15"E	140.00'	(S73°25'35"E)	(140.00')
L19	N87°02'17"E	181.14'	(N87°01'57"E)	(181.14')
L20	N88°16'18"E	300.74'		

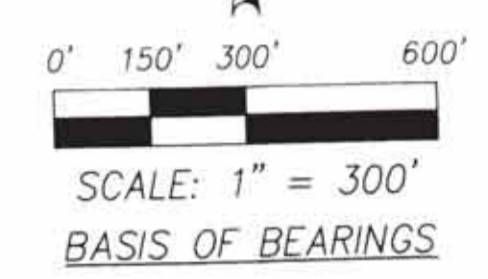
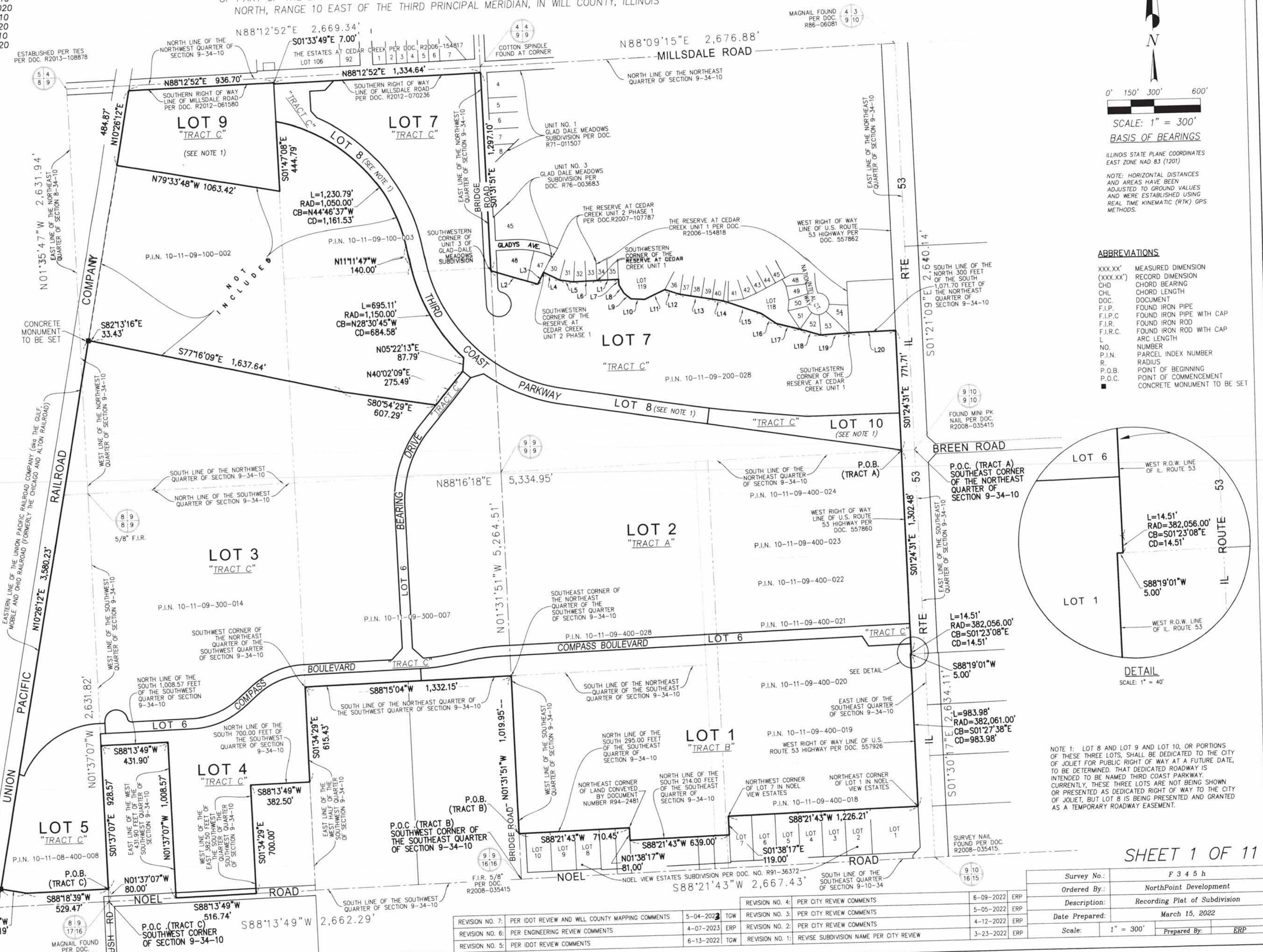
**ACREAGE SUMMARY**

LOT	SQ. FT.	AC.
LOT 1	3,013,025	69.170
LOT 2	4,526,873	103.923
LOT 3	4,694,072	107.761
LOT 4	893,733	20.517
LOT 5	584,030	13.407
LOT 6	513,162	11.781
LOT 7	2,605,322	59.810
LOT 8	430,035	9.872
LOT 9	585,183	13.434
LOT 10	187,197	4.297
BRIDGE ROAD ROW	84,410	1.938
NOEL ROAD ROW	17,053	0.391
<b>TOTAL:</b>	<b>18,134,094</b>	<b>416.302</b>

**IDOT ACCESS NOTES:**

- There shall be NO direct vehicular access to IDOT IL Route 53 from Lot 1.
- There shall be NO direct vehicular access to IDOT IL Route 53 from Lot 2.
- There shall be at most one (1) Controlled with barriers (No Trucks allowed to IL 53 from this access) Direct Vehicular access point to IL Route 53 from Lot 6 as depicted hereon.
- There shall be NO direct vehicular access to IDOT IL Route 53 from Lot 7.
- There shall be NO direct vehicular access to IDOT IL Route 53 from Lot 10.
- All other accesses shall be via internal circulation.
- For any vehicular access to State Right-of-Way shall be made by appropriate application to the Illinois Department of Transportation (the "Department"), which shall in all instances meet all standards.

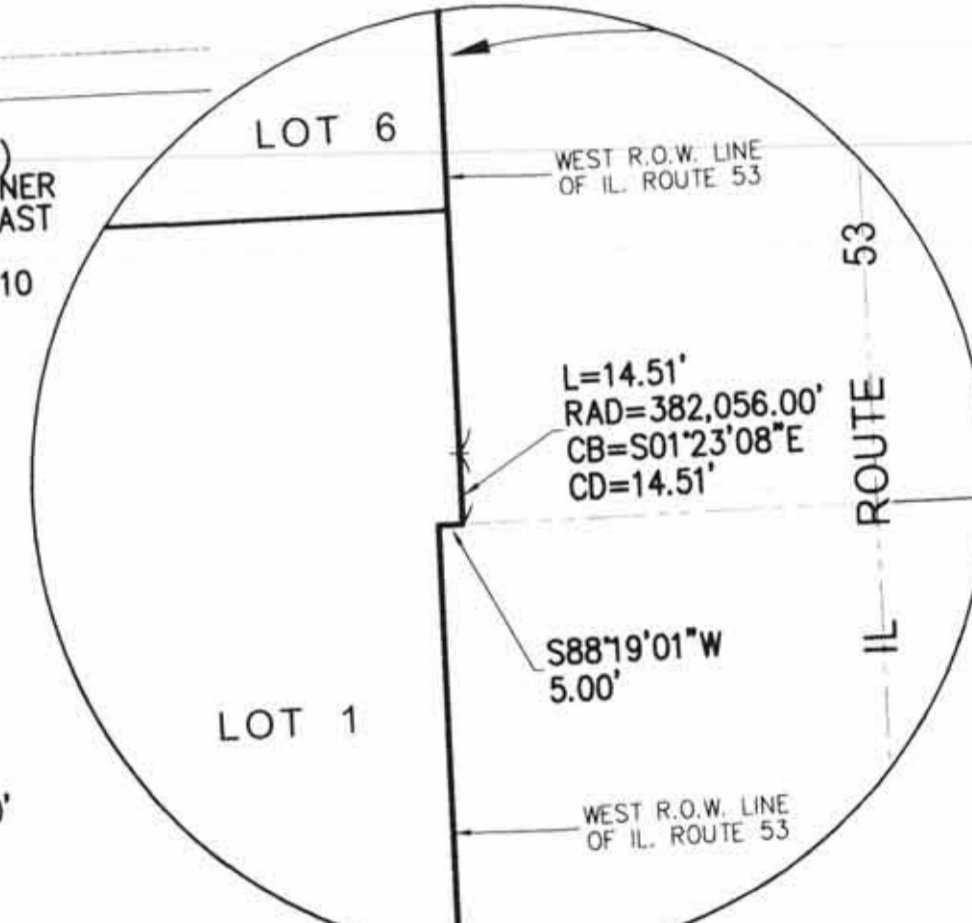
**JACOB & HEFNER ASSOCIATES**  
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 License No. 184-063073 Exp. 4/30/25



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.

**ABBREVIATIONS**

- |           |                             |
|-----------|-----------------------------|
| XXX.XX'   | MEASURED DIMENSION          |
| (XXX.XX') | RECORD DIMENSION            |
| CHD       | CHORD BEARING               |
| CHL       | CHORD LENGTH                |
| DOC.      | DOCUMENT                    |
| F.I.P.    | FOUND IRON PIPE             |
| F.I.P.C   | FOUND IRON PIPE WITH CAP    |
| F.I.R.    | FOUND IRON ROD              |
| F.I.R.C.  | FOUND IRON ROD WITH CAP     |
| L         | ARC LENGTH                  |
| NO.       | NUMBER                      |
| P.I.N.    | PARCEL INDEX NUMBER         |
| R.        | RADIUS                      |
| P.O.B.    | POINT OF BEGINNING          |
| P.O.C.    | POINT OF COMMENCEMENT       |
| ■         | CONCRETE MONUMENT TO BE SET |



NOTE 1: LOT 8 AND LOT 9 AND LOT 10, OR PORTIONS OF THESE THREE LOTS, SHALL BE DEDICATED TO THE CITY OF JOLIET FOR PUBLIC RIGHT OF WAY AT A FUTURE DATE, TO BE DETERMINED. THAT DEDICATED ROADWAY IS INTENDED TO BE NAMED THIRD COAST PARKWAY. CURRENTLY, THESE THREE LOTS ARE NOT BEING SHOWN OR PRESENTED AS DEDICATED RIGHT OF WAY TO THE CITY OF JOLIET, BUT LOT 8 IS BEING PRESENTED AND GRANTED AS A TEMPORARY ROADWAY EASEMENT.

REVISION NO. 7:	PER IDOT REVIEW AND WILL COUNTY MAPPING COMMENTS	5-04-2022	TGW	REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP
REVISION NO. 6:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP
REVISION NO. 5:	PER IDOT REVIEW COMMENTS	6-13-2022	TGW	REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP
				REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP

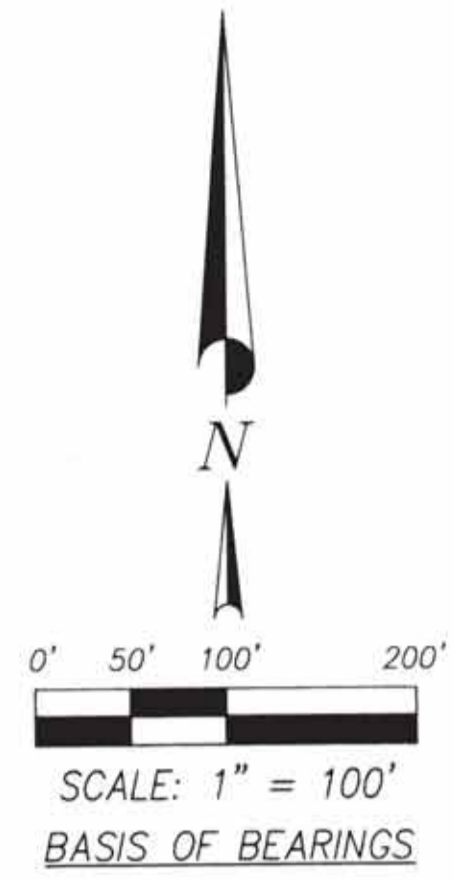
Survey No.:	F 3 4 5 h
Ordered By:	NorthPoint Development
Description:	Recording Plat of Subdivision
Date Prepared:	March 15, 2022
Scale:	1" = 300'
Prepared By:	ERP



# RECORDING PLAT OF SUBDIVISION THIRD COAST INTERMODAL HUB 1-UNIT 1

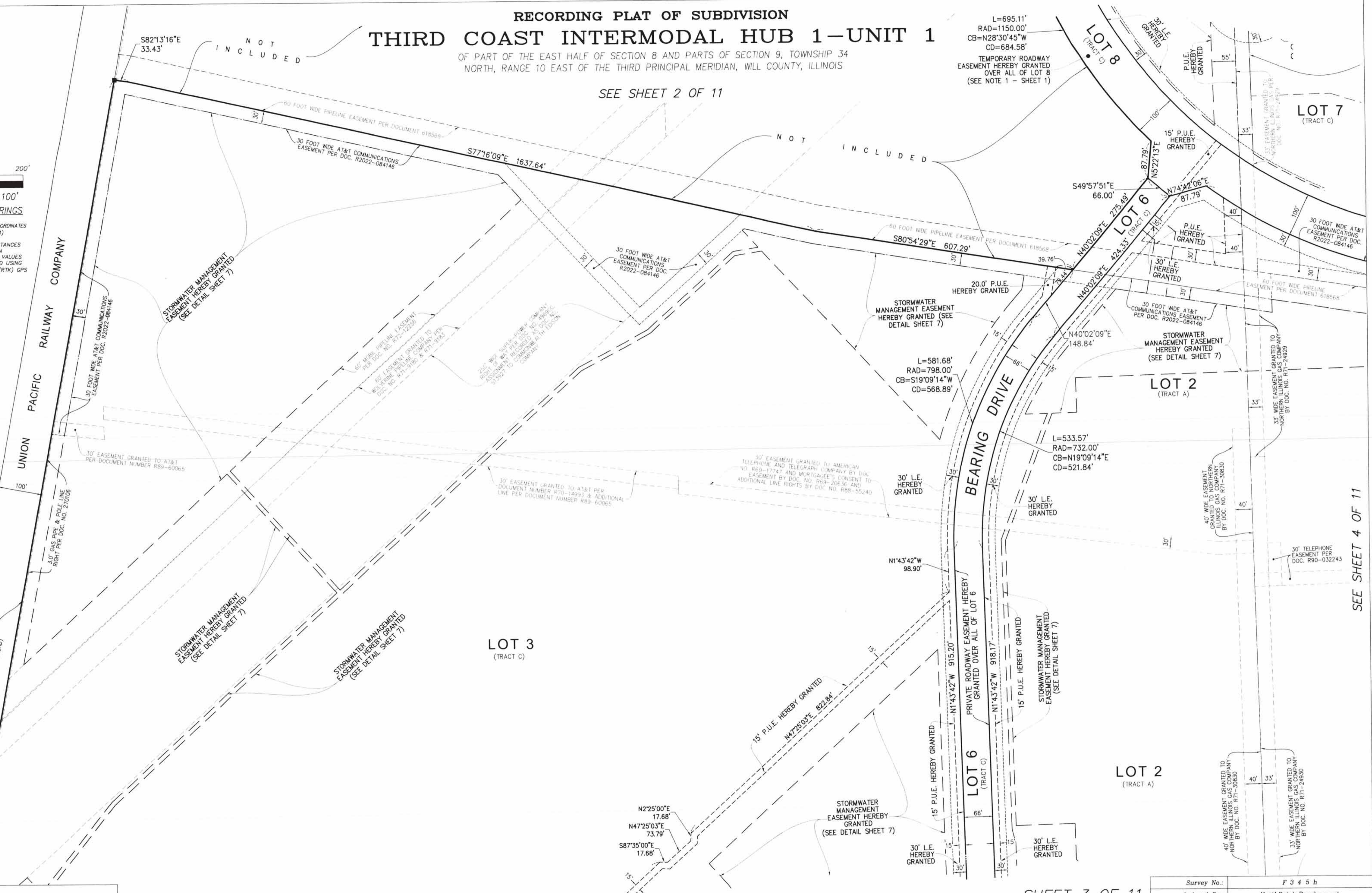
OF PART OF THE EAST HALF OF SECTION 8 AND PARTS OF SECTION 9, TOWNSHIP 34  
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

SEE SHEET 2 OF 11



ILLINOIS STATE PLANE COORDINATES  
EAST ZONE NAD 83 (1201)

NOTE: HORIZONTAL DISTANCES  
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AND WERE ESTABLISHED USING  
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SEE SHEET 5 OF 11

SHEET 3 OF 11

REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP
REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP
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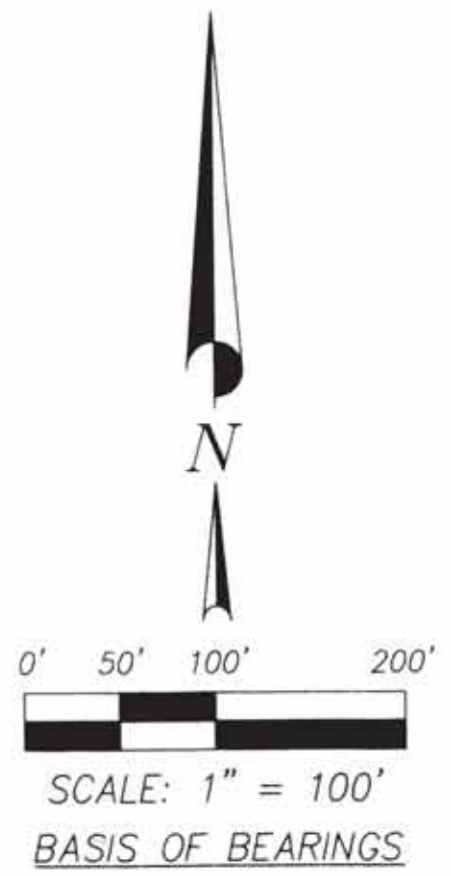
Survey No.:	F 3 4 5 h
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Description:	Recording Plat of Subdivision
Date Prepared:	March 15, 2022
Scale:	1" = 100'
Prepared By:	ERP

SEE SHEET 4 OF 11

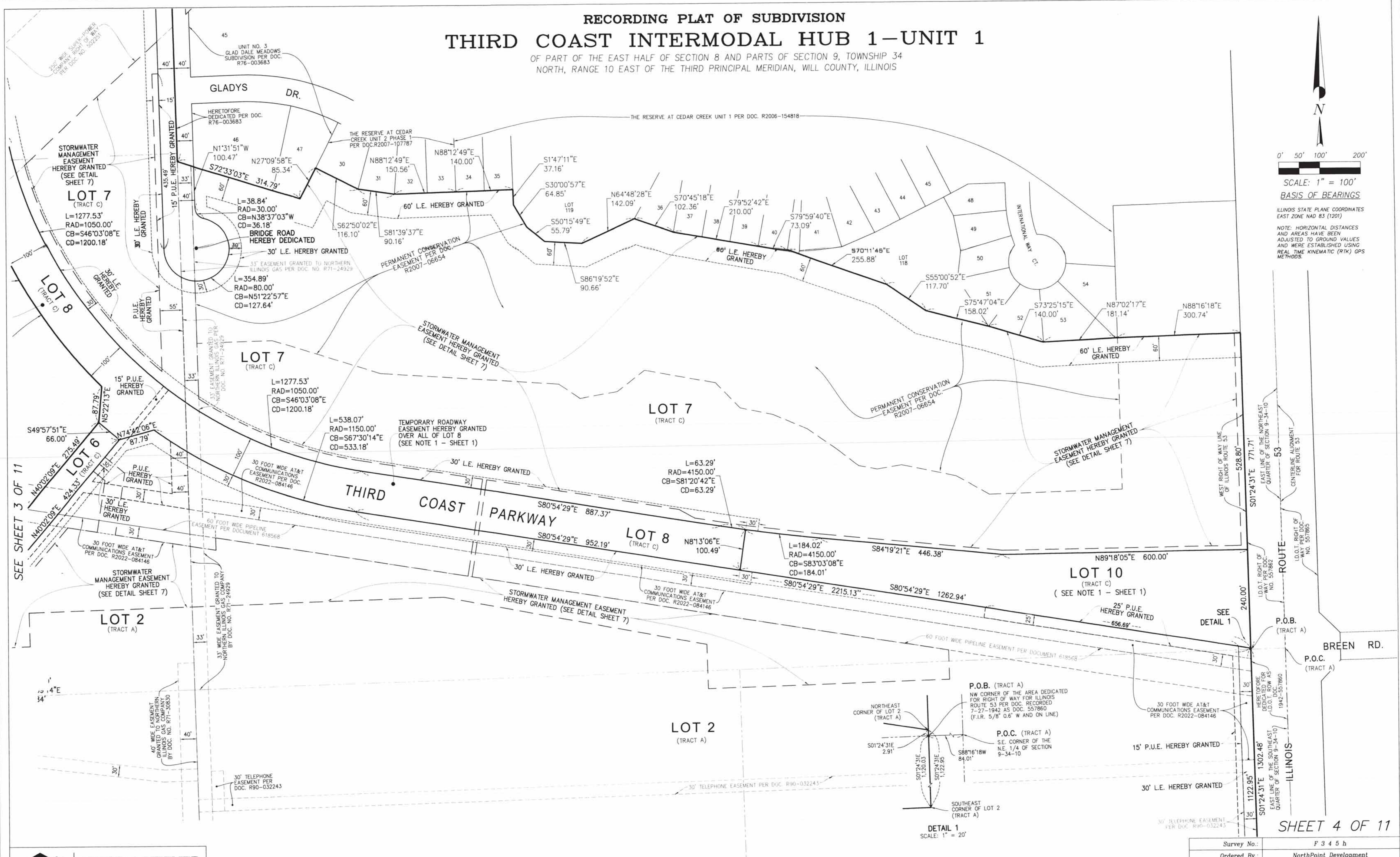
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# RECORDING PLAT OF SUBDIVISION THIRD COAST INTERMODAL HUB 1-UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PARTS OF SECTION 9, TOWNSHIP 34  
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS



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SEE SHEET 3 OF 11

SEE SHEET 6 OF 11

SHEET 4 OF 11

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REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP
REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP
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REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP

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Prepared By.:	ERP

P.L. V.F. 145 (F. 145) (S. 1000) SUBDIVISION F. 145 PLAT OF SUBDIVISION D.W.C.

SEE SHEET 3 OF 11

SEE SHEET 3 OF 11

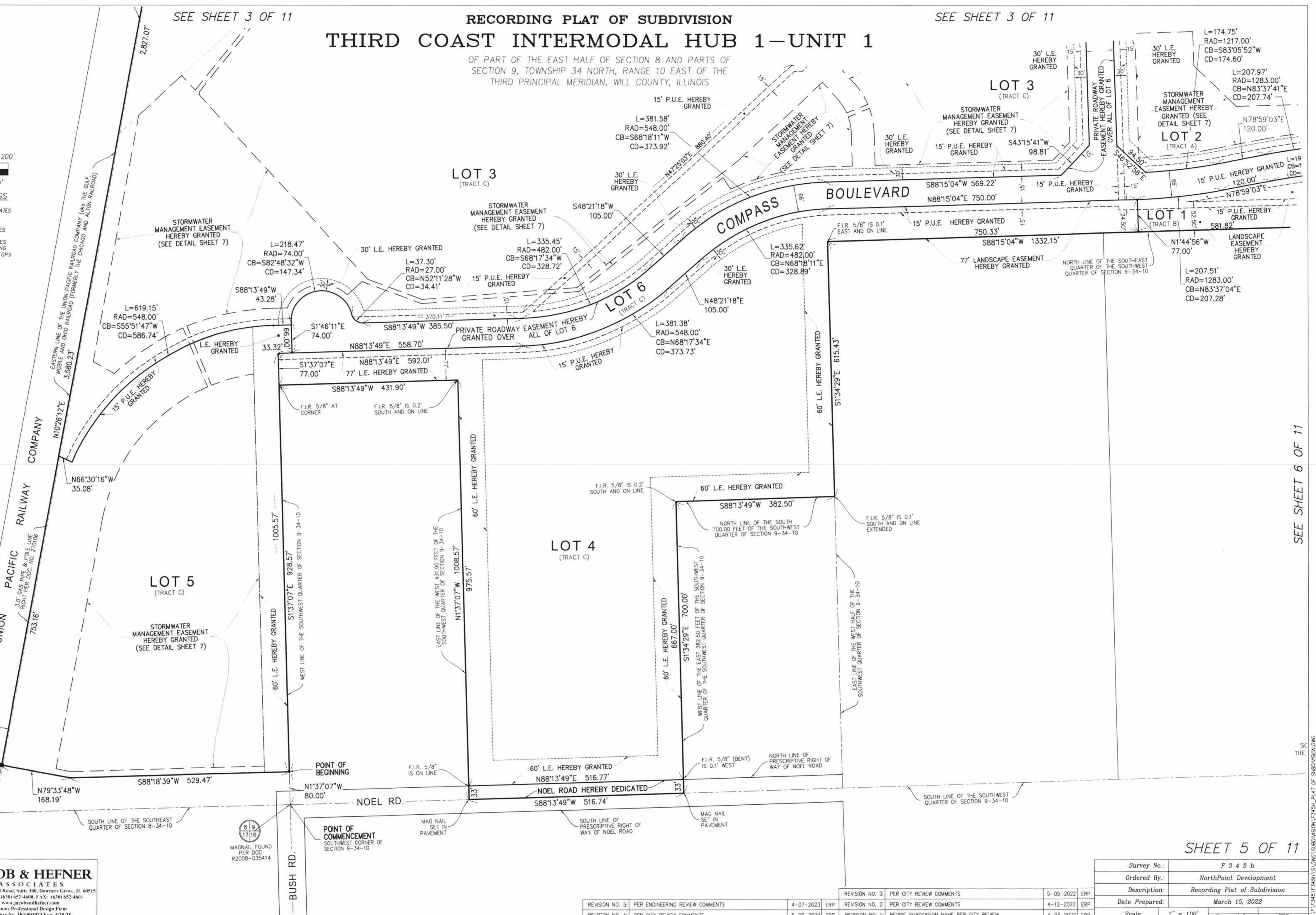
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OF PART OF THE EAST HALF OF SECTION 8 AND PARTS OF  
SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS



ILLINOIS STATE PLANE COORDINATES  
EAST ZONE NAD 83 (1201)

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MAGNAIL FOUND PER DOC. R2008-035414

BUSH RD.

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF  
SECTION 9-34-10

POINT OF BEGINNING

REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP
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SHEET 5 OF 11

SC THE  
H:\F\345\F345H\SUBDIVISION\F345H\_PLAT OF SUBDIVISION.DWG

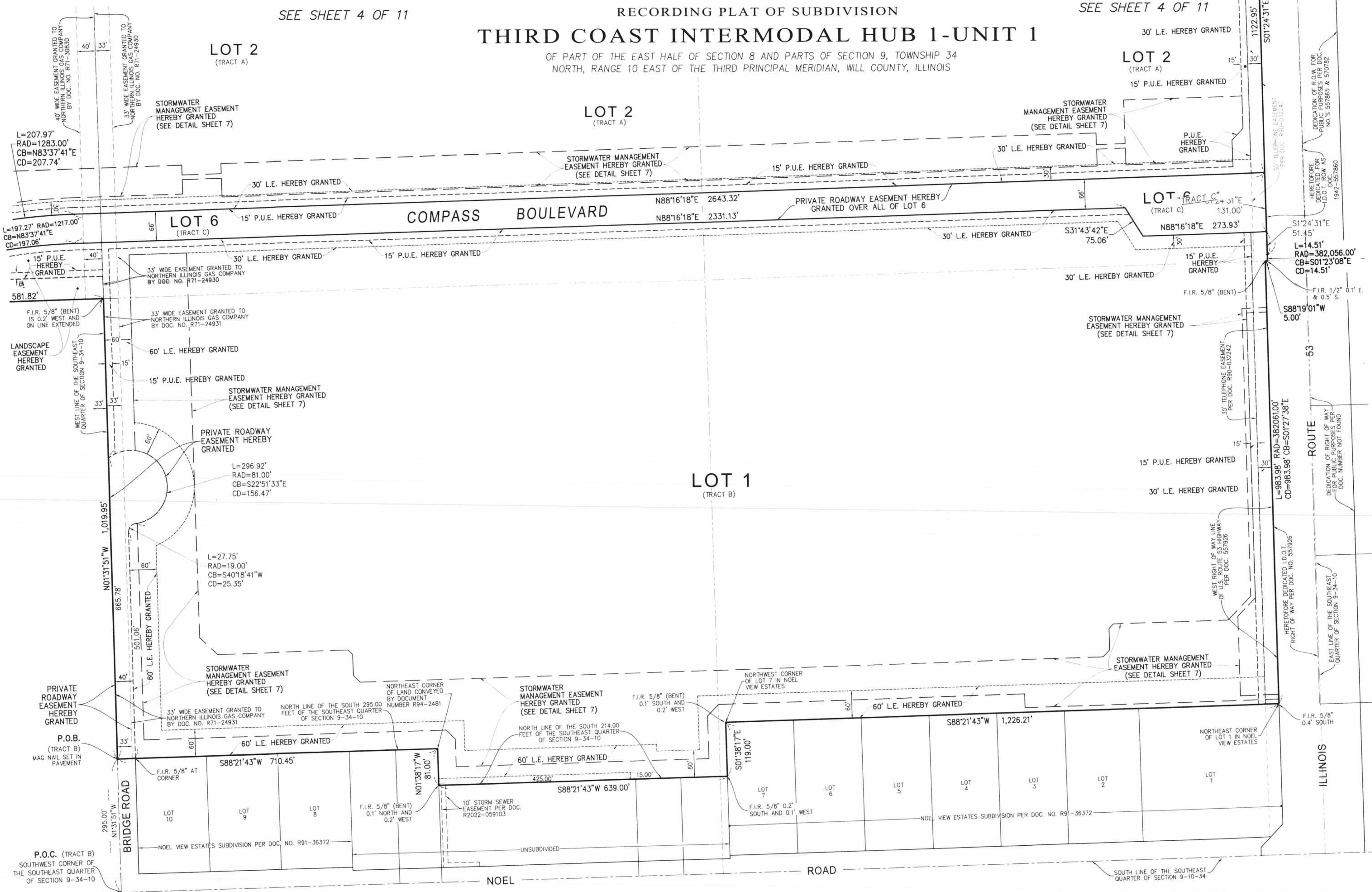
SEE SHEET 4 OF 11

RECORDING PLAT OF SUBDIVISION

SEE SHEET 4 OF 11

THIRD COAST INTERMODAL HUB 1-UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PARTS OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS



SEE SHEET 5 OF 11

SHEET 6 OF 11

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FILE: F:\345\F345H\SUBDIVISION\F345H.PLAT OF SUBDIVISION.DWG

LINE NO.	LENGTH	BEARING
L1	83.38	S88°34'41"W
L2	85.61	S43°12'52"W
L3	97.29	S1°47'08"E
L4	45.02	S40°25'02"E
L5	5.38	N47°25'03"E
L6	54.62	S42°34'57"E
L7	59.67	S81°08'01"W
L8	63.31	N81°08'01"E
L9	34.23	N10°00'35"E
L10	55.80	S40°02'09"W
L11	45.00	N40°02'09"E
L12	37.19	N50°36'54"W
L13	62.51	S50°36'54"E
L14	127.13	N9°06'30"E
L15	152.95	S9°06'30"W
L16	72.90	S80°54'29"E
L17	177.41	N40°02'09"E
L18	36.78	N40°02'09"E
L19	51.67	S88°16'18"W
L20	57.77	S88°16'18"W
L21	7.85	N11°37'26"E
L22	58.69	S60°21'33"E
L23	153.01	S22°56'42"E
L24	153.01	N22°56'42"W
L25	35.03	N88°13'49"E
L26	48.28	N47°25'03"E
L27	35.59	S79°33'48"E
L28	33.66	S32°16'41"E
L29	65.25	N88°15'04"E
L30	80.83	N1°44'56"W
L31	55.12	N42°34'57"W
L32	55.03	S67°50'04"W
L33	55.12	S42°34'57"E
L34	55.03	N67°50'04"E
L35	80.83	S1°44'56"E
L36	31.63	N15°26'57"W
L37	120.00	S78°59'03"W

LINE NO.	LENGTH	BEARING
L38	21.25	S1°43'42"E
L39	31.75	S1°43'42"E
L40	245.01	S88°16'18"W
L41	86.33	N88°31'42"E
L42	86.33	S88°31'42"W
L43	21.64	N1°43'42"W
L44	41.36	N1°43'42"W
L45	54.85	N46°43'42"W
L46	14.16	N46°43'42"W
L47	21.03	N46°43'42"W
L48	28.28	S46°38'17"E
L49	35.36	N43°21'43"E
L50	30.00	S1°38'17"E
L51	21.21	S43°16'18"W
L52	47.00	S1°43'42"E
L53	14.14	S43°16'18"W
L54	73.65	S43°16'18"W
L55	85.09	S88°21'43"W
L56	56.78	N43°16'18"E
L57	44.99	S88°16'18"W
L58	55.00	S88°16'18"W
L59	237.11	S88°16'18"W
L60	63.83	S88°16'18"W
L61	36.77	S1°43'42"E
L62	26.23	S1°43'42"E
L63	63.83	N88°16'18"E
L64	98.23	N1°43'42"W
L65	36.77	N1°43'42"W
L66	35.56	S43°16'18"W
L67	46.49	S1°43'42"E
L68	73.30	S1°24'31"E
L69	183.56	N83°03'08"W
L70	127.41	N81°07'28"W
L71	44.16	S61°03'12"E
L72	15.00	S88°12'52"W
L73	79.66	S1°31'51"E
L74	259.78	N1°43'42"W

CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	905.82'	1175.00'	N43°08'46"W	883.55'
C2	368.37'	860.00'	S27°45'54"W	365.56'
C3	186.75'	692.00'	N32°18'17"E	186.18'
C4	199.32'	590.00'	S56°53'29"W	198.37'
C5	426.83'	437.00'	S38°25'05"W	410.07'
C6	106.23'	437.00'	S74°40'28"W	105.97'
C7	213.05'	590.00'	S77°53'08"W	211.90'
C8	176.00'	89.00'	S77°20'23"W	148.69'
C9	236.60'	585.00'	S76°39'53"W	234.99'
C10	38.65'	122.50'	N10°47'16"W	38.49'
C11	38.65'	122.50'	N33°32'37"W	38.49'
C12	58.25'	177.50'	N33°10'52"W	57.99'
C13	58.25'	177.50'	N11°09'01"W	57.99'
C14	183.75'	1180.00'	S83°26'44"W	183.57'
C15	213.97'	1320.00'	S83°37'41"W	213.73'
C16	230.38'	81.00'	N1°31'51"W	160.21'
C17	107.11'	382060.99'	S1°23'41"E	107.11'
C18	434.31'	1025.00'	S68°46'10"E	431.06'
C19	622.11'	1025.00'	N32°59'46"W	612.61'

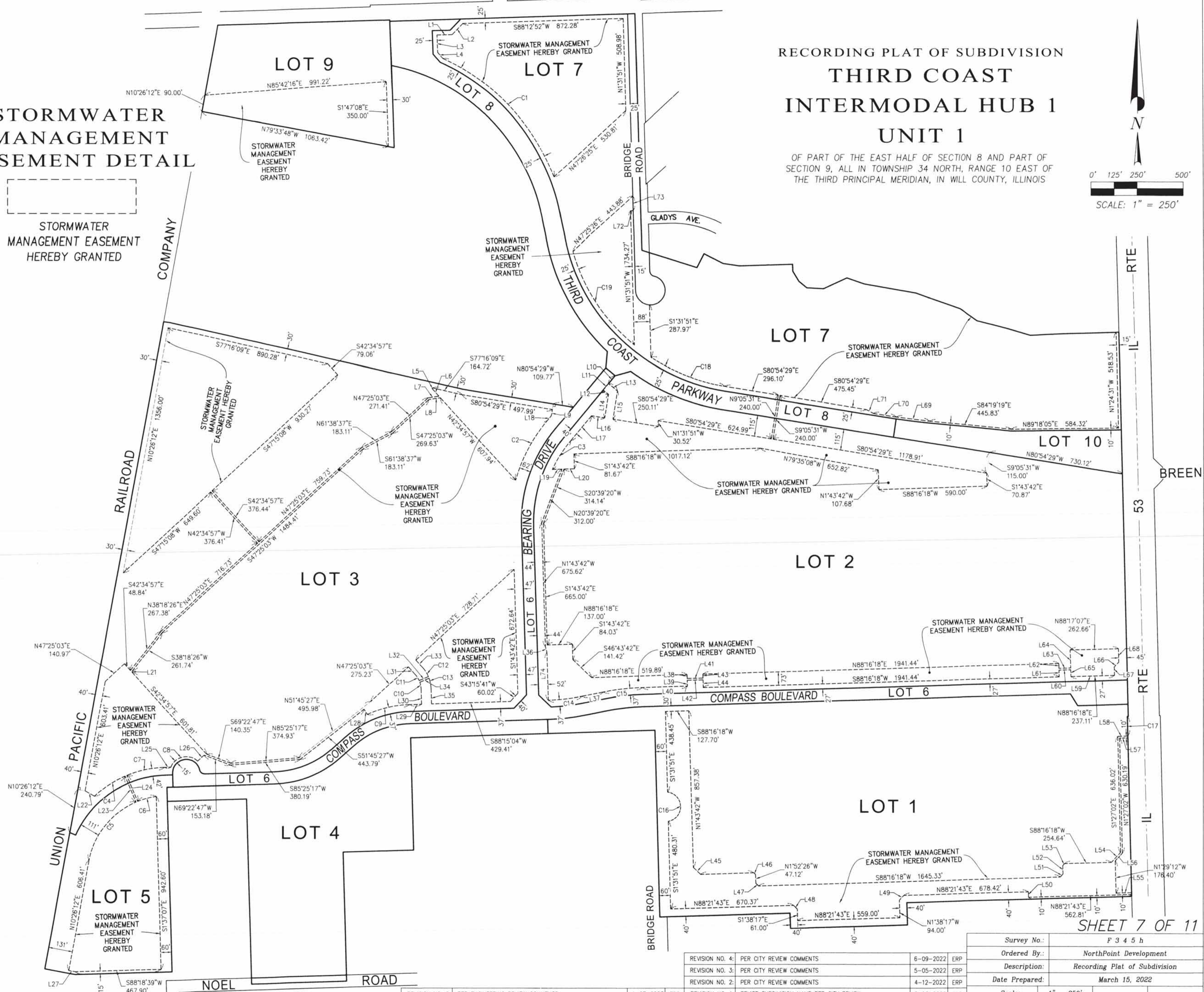
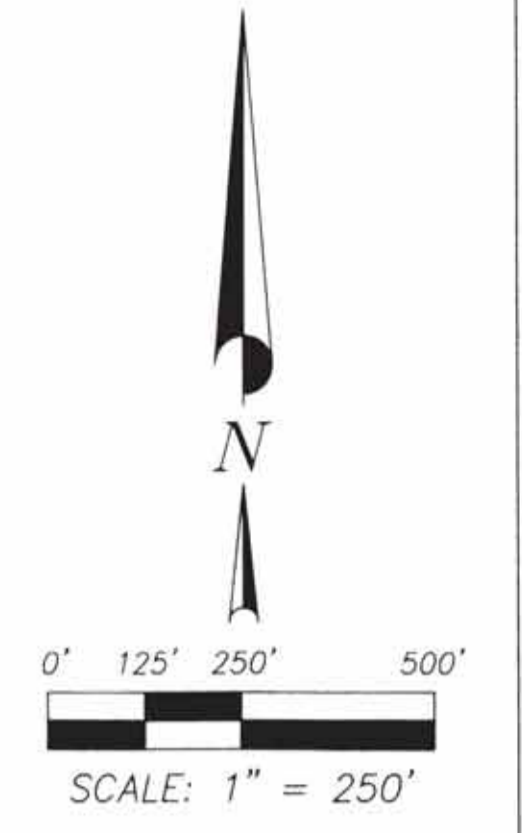
### STORMWATER MANAGEMENT EASEMENT DETAIL

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED



## RECORDING PLAT OF SUBDIVISION THIRD COAST INTERMODAL HUB 1 UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



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REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP	Survey No.:	F 3 4 5 h
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REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	Scale:	1" = 250'
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THIRD COAST  
INTERMODAL HUB 1-UNIT 1**  
OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34  
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

**PUBLIC UTILITY EASEMENT PROVISIONS (P.U.E.)**

Easements are hereby reserved for and granted to the City of Joliet and their successors and assigns and to those public utility companies operating under franchise from the City including but not limited to Commonwealth Edison Company, Ameritech, Continental Cable, Northern Illinois Gas Company, and their successors and assigns over and through all the areas marked or shown as "Public Utility Easements" (P.U.E.) for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems, including but not limited to municipal sanitary sewer systems, water main systems, and storm drain systems, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary over, upon, along, under and through said easements, together with the right of access across the property for the necessary personnel and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewer or other utilities, facilities, or drainage within said easements. No permanent buildings or structures shall be placed on said easements, but some may be used for fencing, curb & gutter, pavement, gardens, shrubs, landscaping, pedestrian or bicycle paths, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used both for municipal and other utilities, the other utility installation shall be subject to the ordinances of the City of Joliet.

Easements are hereby reserved and granted to the City of Joliet and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire Public Utility Easement area for ingress, egress, and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:

**Commonwealth Edison Company  
and  
Ameritech Telephone Company, Grantees**

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Public Utility Easement", together with the right to install required service connections over or under the same, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the same for all such purposes. Excepting the landscaping, path, and other aforementioned improvements, additional obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Public Utility Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

**NORTHERN ILLINOIS GAS COMPANY EASEMENT**

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereinafter "Nicor") 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", "Utility Easement", "Public Utility Easement", "P.U.E.", "Public Utility & Drainage Easement", "P.U. & D.E.", "Common Area or Areas" (or similar designations), 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, 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 incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor 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. The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

**STORMWATER MANAGEMENT EASEMENT PROVISIONS (S.M.E.)**

Owner and Developer shall have full responsibility for the maintenance of the storm water management detention/retention facilities within the subdivision until such time as said storm water management detention/retention facilities are conveyed to the Owner's Association.

Upon conveyance, the owner's association shall have perpetual duty and obligations to perform or have performed all maintenance of the storm water management detention/retention areas so that they function as hydraulically and hydrologically planned in accordance with all applicable statutes, ordinances, rules and regulations.

The Owner's Association, its agents or contractors, shall not destroy or modify the grades without the prior written approval of the City Engineer of the City of Joliet.

Perpetual public storm water and drainage easements are hereby granted to City of Joliet, its agents, successors and assigns, over, on, across and under all of the areas marked "Stormwater Management Easement" or (S.M.E.) on the plat for the right, privilege and authority for the purposes of:

1. Surveying, constructing, reconstructing, repairing, inspecting maintaining, and operating all storm water management facilities, structures, and grades on the detention/retention site.
2. Including the right of access to perform the work specified in paragraph 1 together with the right of access for necessary persons and equipment to do any of the required work.
3. Trimming, or removing trees, shrubs or other plants on the easement that interfere with the operations of the storm water functions.
4. No permanent buildings or structures shall be constructed on the easement, but said easement may be used for other purposes that do not now or later conflict with the aforesaid uses or rights or in any way affect or impede the storage or free flow of storm water on and over the parcel.
5. If the Owner or Owner's Association fails to maintain the storm water detention/retention facilities as required, and such failure continues for 30 days after written demand by the City, the City of Joliet, its agents or contractors, will have the right, but not the obligation, to enter the property to perform maintenance, repair, construction or reconstruction necessary to maintain storm water storage or flow on the parcel. The individual owners of the lots created by the final plat of subdivision, from time to time shall be jointly liable, in a percentage based on utilization of the detention/retention facilities, for all costs incurred by the City in performing such work, and any responsible attorney's fees connected with the collection of such costs. The City's actual cost to perform any necessary work, as determined by the City, and the attorney's fees may be recovered from the responsible owners by all remedies available to the city at law or in equity.

The provisions of the covenants and declarations relating to storm water obligations shall not be amended, modified, or abrogated without the prior written approval of the City. All of the above stated obligations shall also be clearly referenced in covenants, conditions and restrictions recorded against these parcels, and in any deeds or title documentation required for the conveyance of the individual lots or units.

**LANDSCAPE EASEMENT PROVISIONS (L.E.)**

FOR ALL THE AREAS ON THE PLAT MARKED OR SHOWN AS "LANDSCAPE EASEMENT" OR "L.E.", THE OWNERS OF LOTS CONTAINING LANDSCAPE SETBACK EASEMENT MUST MAINTAIN THE LANDSCAPING AND ARE PROHIBITED FROM PLACING BUILDINGS ON SAID EASEMENT.

**TEMPORARY ROADWAY EASEMENT PROVISIONS**

OWNER HEREBY GRANTS A NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF THE CITY OF JOLIET, EACH LOT OWNER WITHIN THE SUBDIVISION, AND ALL TENANTS AND INVITEES OF SUCH LOT OWNERS, FOR VEHICULAR ACCESS ON AND OVER THOSE PORTIONS OF LOT 8 ON WHICH THIS EASEMENT IS DEPICTED AND A ROADWAY IS CONSTRUCTED UNTIL SUCH TIME AS THE ROADWAY IS DEDICATED TO THE CITY OF JOLIET.

SUBJECT TO PROPERTY OWNER APPROVAL, ONCE APPROVED, PUBLIC AND/OR MUNICIPAL UTILITIES INSTALLED WITHIN A "TEMPORARY ROADWAY EASEMENT" ARE AFFORDED THE SAME RIGHTS AND RESPONSIBILITIES AS THOSE WITHIN A "PUBLIC UTILITY EASEMENT". "TEMPORARY ROADWAY EASEMENTS" ARE EXPECTED TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY IN THE FUTURE.

**PRIVATE ROADWAY EASEMENT PROVISIONS**

OWNER HEREBY GRANTS A NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF THE CITY OF JOLIET, EACH LOT OWNER WITHIN THE SUBDIVISION, AND ALL TENANTS AND INVITEES OF SUCH LOT OWNERS, FOR VEHICULAR ACCESS ON AND OVER THE EASEMENT AREAS ON WHICH A ROADWAY IS CONSTRUCTED. OWNER MAY CLOSE ACCESS TO SUCH EASEMENT TO AND FROM ROUTE ILLINOIS 53 AT ITS DISCRETION (WITHOUT THE NEED FOR CONSENT BY THE CITY OF JOLIET) PROVIDED ALTERNATIVE ACCESS IS AVAILABLE TO GRANTEEES.

SUBJECT TO PROPERTY OWNER APPROVAL, ONCE APPROVED, PUBLIC AND/OR MUNICIPAL UTILITIES INSTALLED WITHIN A "PRIVATE ROADWAY EASEMENT" ARE AFFORDED THE SAME RIGHTS AND RESPONSIBILITIES AS THOSE WITHIN A "PUBLIC UTILITY EASEMENT". "PRIVATE ROADWAY EASEMENTS" MAY BE DEDICATED AS PUBLIC RIGHT-OF-WAY IN THE FUTURE.

SHEET 8 OF 11



**JACOB & HEFNER**  
ASSOCIATES  
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REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP
REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP	Scale:	N/A		
REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP	Survey No.:	F 3 4 5 h		
REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP	Ordered By.:	NorthPoint Development		
				Description:	Recording Plat of Subdivision		
				Date Prepared:	March 15, 2022		
				Prepared By.:	ERP		

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RECORDING PLAT OF SUBDIVISION  
THIRD COAST  
INTERMODAL HUB 1-UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

"TRACT A" LEGAL DESCRIPTION  
(TOH BUILDING 2, LLC)

THAT PART OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 16 MINUTES 18 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 84.01 FEET TO THE NORTHWESTERN CORNER OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 1,120.03 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 18 SECONDS WEST 2,643.32 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1,283.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 207.97 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 83 DEGREES 37 MINUTES 41 SECONDS WEST 207.74 FEET; THENCE SOUTH 78 DEGREES 59 MINUTES 03 SECONDS WEST 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,217.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 174.75 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 83 DEGREES 05 MINUTES 52 SECONDS WEST 174.60 FEET; THENCE NORTH 46 DEGREES 52 MINUTES 56 SECONDS WEST 94.50 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 42 SECONDS WEST 918.17 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 732.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 533.57 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 19 DEGREES 09 MINUTES 14 SECONDS EAST 521.84 FEET; THENCE NORTH 40 DEGREES 02 MINUTES 09 SECONDS EAST 424.33 FEET; THENCE NORTH 74 DEGREES 42 MINUTES 06 SECONDS EAST 87.79 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 538.07 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 67 DEGREES 30 MINUTES 14 SECONDS EAST 533.18 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 29 SECONDS EAST 2,215.13 FEET TO A POINT ON THE WESTERN LINE OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 89, AS DOCUMENT 557862 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 2.91 FEET TO THE POINT OF BEGINNING, CONTAINING 4,526,873 SQUARE FEET OR 103.923 ACRES, MORE OR LESS.

"TRACT B" LEGAL DESCRIPTION  
(TOH BUILDING 1, LLC)

THAT PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83) BROUGHT UP TO GROUND COORDINATES) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,019.95 FEET TO THE NORTHWESTERN CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 581.82 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 56 SECONDS WEST 77.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE BEING CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,283.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 207.51 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 04 SECONDS EAST 207.28 FEET; THENCE NORTH 78 DEGREES 59 MINUTES 03 SECONDS EAST 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1,217.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 197.27 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 41 SECONDS EAST 197.06 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST 2,331.13 FEET; THENCE SOUTH 31 DEGREES 43 MINUTES 42 SECONDS EAST 75.06 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST 273.93 FEET TO A POINT ON THE WESTERN LINE OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 51.45 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,056.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 14.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING THE SOUTHWESTERN CORNER OF SAID DEDICATION OF RIGHT OF WAY PER DOCUMENT 557860, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES 23 MINUTES 08 SECONDS EAST 14.51 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 5.00 FEET TO THE NORTHWESTERN CORNER OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 399, AS DOCUMENT 557926 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,061.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 983.98 FEET TO THE NORTHEASTERN CORNER OF LOT 1 IN NOEL VIEW ESTATES SUBDIVISION RECORDED AS DOCUMENT NUMBER R91-036372 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 01 DEGREES 27 MINUTES 38 SECONDS EAST 983.98 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTHERN LINE OF SAID NOEL VIEW ESTATES SUBDIVISION 1,226.21 FEET TO THE NORTHWESTERN CORNER OF LOT 7 IN SAID NOEL VIEW ESTATES SUBDIVISION; THENCE SOUTH 01 DEGREES 38 MINUTES 17 SECONDS EAST ALONG THE WESTERN LINE OF SAID LOT 7 IN SAID NOEL VIEW ESTATES SUBDIVISION 119.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST PARALLEL WITH AND 214.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 639.00 FEET TO A POINT ON THE EASTERN LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R94-002481 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 38 MINUTES 17 SECONDS WEST ALONG THE EASTERN LINE OF SAID DOCUMENT NUMBER R94-002481 A DISTANCE OF 81.00 FEET TO THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST PARALLEL WITH AND 295.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 710.45 FEET TO THE POINT OF BEGINNING, CONTAINING 3,013,025 SQUARE FEET OR 69.170 ACRES, MORE OR LESS.

"TRACT C" LEGAL DESCRIPTION  
(TOH LAND HOLDINGS, LLC)

THAT PART OF THE EAST HALF OF SECTION 8 AND THAT PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 37 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 18 MINUTES 39 SECONDS WEST 529.47 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 168.19 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 3,580.23 FEET; THENCE SOUTH 82 DEGREES 13 MINUTES 16 SECONDS EAST 33.43 FEET; THENCE SOUTH 77 DEGREES 16 MINUTES 09 SECONDS EAST 1,637.64 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 29 SECONDS EAST 607.29 FEET; THENCE NORTH 40 DEGREES 02 MINUTES 09 SECONDS EAST 275.49 FEET; THENCE NORTH 05 DEGREES 22 MINUTES 15 SECONDS EAST 87.79 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 695.11 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 28 DEGREES 30 MINUTES 45 SECONDS WEST 684.58 FEET; THENCE NORTH 11 DEGREES 11 MINUTES 47 SECONDS WEST 140.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 1,230.79 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 44 DEGREES 46 MINUTES 37 SECONDS WEST 1,161.53 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 08 SECONDS EAST 444.79 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 1,063.42 FEET TO THE AFORESAID EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 484.87 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE DEDICATION AREA RECORDED IN DOCUMENT NUMBER R2012-061580 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD 936.70 FEET TO THE SOUTHEASTERN CORNER OF SAID DEDICATION AREA; THENCE SOUTH 01 DEGREES 33 MINUTES 49 SECONDS EAST 7.00 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE DEDICATION AREA RECORDED IN DOCUMENT NUMBER R2012-070236 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING 40 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD 1,334.64 FEET TO THE SOUTHEASTERN CORNER OF SAID DEDICATION AREA, SAID POINT ALSO LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,297.10 FEET TO THE SOUTHWESTERN CORNER OF UNIT NO. 3, GLAD-DALE MEADOWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1976, AS DOCUMENT NUMBER R76-036683 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHWESTERN AND SOUTHEASTERN LINES OF SAID UNIT NO. 3 PLAT); 1) THENCE SOUTH 72 DEGREES 33 MINUTES 03 SECONDS EAST 314.79 FEET; 2) THENCE NORTH 27 DEGREES 09 MINUTES 58 SECONDS EAST 85.34 FEET TO THE SOUTHWESTERN CORNER OF THE RESERVE AT CEDAR CREEK UNIT 2 PHASE 1 SUBDIVISION (HEREINAFTER REFERRED TO AS "UNIT 2") ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2007, AS DOCUMENT NUMBER R2007-107787 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHERN LINE OF SAID "UNIT 2" PLAT); 1) THENCE SOUTH 62 DEGREES 50 MINUTES 02 SECONDS EAST 116.10 FEET; 2) THENCE SOUTH 81 DEGREES 39 MINUTES 37 SECONDS EAST 90.16 FEET; 3) THENCE NORTH 88 DEGREES 12 MINUTES 49 SECONDS EAST 150.56 FEET TO THE SOUTHEASTERN CORNER OF SAID "UNIT 2" PLAT, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF THE RESERVE AT CEDAR CREEK UNIT 1 SUBDIVISION (HEREINAFTER REFERRED TO AS "UNIT 1") ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2006, AS DOCUMENT NUMBER R2006-154818 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE SOUTHERN LINE OF SAID "UNIT 1" PLAT); 1) THENCE NORTH 88 DEGREES 12 MINUTES 49 SECONDS EAST 140.00 FEET; 2) THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST 37.16 FEET; 3) THENCE SOUTH 30 DEGREES 00 MINUTES 57 SECONDS EAST 64.85 FEET; 4) THENCE SOUTH 50 DEGREES 15 MINUTES 49 SECONDS EAST 55.79 FEET; 5) THENCE SOUTH 86 DEGREES 19 MINUTES 52 SECONDS EAST 90.66 FEET; 6) THENCE NORTH 64 DEGREES 48 MINUTES 28 SECONDS EAST 142.09 FEET; 7) THENCE SOUTH 70 DEGREES 45 MINUTES 18 SECONDS EAST 102.36 FEET; 8) THENCE SOUTH 79 DEGREES 52 MINUTES 42 SECONDS EAST 210.00 FEET; 9) THENCE SOUTH 79 DEGREES 59 MINUTES 40 SECONDS EAST 73.09 FEET; 10) THENCE SOUTH 70 DEGREES 11 SECONDS EAST 255.88 FEET; 11) THENCE SOUTH 55 DEGREES 00 MINUTES 52 SECONDS EAST 117.70 FEET; 12) THENCE SOUTH 75 DEGREES 47 MINUTES 04 SECONDS EAST 158.02 FEET; 13) THENCE SOUTH 73 DEGREES 25 MINUTES 15 SECONDS EAST 140.00 FEET; 14) THENCE NORTH 87 DEGREES 02 MINUTES 17 SECONDS EAST 181.14 FEET TO THE SOUTHEASTERN CORNER OF SAID "UNIT 1" PLAT; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTH 300 FEET OF THE SOUTH 1,071.70 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 300.74 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 89, AS DOCUMENT 557862 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 771.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 1,302.48 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,056.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 14.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 01 DEGREES 23 MINUTES 08 SECONDS EAST 14.51 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 399, AS DOCUMENT 557926 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,061.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 983.98 FEET TO THE NORTHEASTERN CORNER OF LOT 1 IN NOEL VIEW ESTATES SUBDIVISION (HEREINAFTER REFERRED TO AS "NOEL"), ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1991, AS DOCUMENT NUMBER R91-36372 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 01 DEGREES 27 MINUTES 38 SECONDS EAST 983.98 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTHERN LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SAID "NOEL" PLAT 1,226.21 FEET TO THE NORTHWESTERN CORNER OF LOT 7 IN SAID "NOEL" PLAT; THENCE SOUTH 01 DEGREES 38 MINUTES 17 SECONDS EAST ALONG THE WESTERN LINE OF LOT 7 IN SAID "NOEL" PLAT 119.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 639.00 FEET TO THE EAST LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R94-2481 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 38 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID DOCUMENT NUMBER R94-2481 A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND ALONG THE NORTHERN LINES OF LOT 8 AND 9 AND 10 OF SAID "NOEL" PLAT A DISTANCE OF 710.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,019.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,332.15 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A

DISTANCE OF 615.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 382.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 382.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE EAST 382.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 700.00 FEET TO A POINT ON 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 516.74 FEET TO A POINT ON THE EAST LINE OF THE WEST 431.90 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 37 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF THE WEST 431.90 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,008.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1,008.57 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 1,008.57 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 431.90 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 928.57 FEET TO THE POINT OF BEGINNING, CONTAINING 18,134,094 SQUARE FEET OR 416.302 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 16 MINUTES 18 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 84.01 FEET TO THE NORTHWESTERN CORNER OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 1,120.03 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 18 SECONDS WEST 2,643.32 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1,283.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 207.97 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 83 DEGREES 37 MINUTES 41 SECONDS WEST 207.74 FEET; THENCE SOUTH 78 DEGREES 59 MINUTES 03 SECONDS WEST 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,217.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 174.75 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 83 DEGREES 05 MINUTES 52 SECONDS WEST 174.60 FEET; THENCE NORTH 46 DEGREES 52 MINUTES 56 SECONDS WEST 94.50 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 42 SECONDS WEST 918.17 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 732.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 533.57 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 19 DEGREES 09 MINUTES 14 SECONDS EAST 521.84 FEET; THENCE NORTH 40 DEGREES 02 MINUTES 09 SECONDS EAST 424.33 FEET; THENCE NORTH 74 DEGREES 42 MINUTES 06 SECONDS EAST 87.79 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 538.07 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 67 DEGREES 30 MINUTES 14 SECONDS EAST 533.18 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 29 SECONDS EAST 2,215.13 FEET TO A POINT ON THE WESTERN LINE OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 89, AS DOCUMENT 557862 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 2.91 FEET TO THE POINT OF BEGINNING, CONTAINING 4,526,873 SQUARE FEET OR 103.923 ACRES, MORE OR LESS.

AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83) BROUGHT UP TO GROUND COORDINATES) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,019.95 FEET TO THE NORTHWESTERN CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 581.82 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 56 SECONDS WEST 77.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE BEING CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,283.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 207.51 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 04 SECONDS EAST 207.28 FEET; THENCE NORTH 78 DEGREES 59 MINUTES 03 SECONDS EAST 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1,217.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 197.27 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 41 SECONDS EAST 197.06 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST 2,331.13 FEET; THENCE SOUTH 31 DEGREES 43 MINUTES 42 SECONDS EAST 75.06 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST 273.93 FEET TO A POINT ON THE WESTERN LINE OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 51.45 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,056.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 14.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING THE SOUTHWESTERN CORNER OF SAID DEDICATION OF RIGHT OF WAY PER DOCUMENT 557860, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES 23 MINUTES 08 SECONDS EAST 14.51 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 5.00 FEET TO THE NORTHWESTERN CORNER OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 399, AS DOCUMENT 557926 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,061.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 983.98 FEET TO THE NORTHEASTERN CORNER OF LOT 1 IN NOEL VIEW ESTATES SUBDIVISION RECORDED AS DOCUMENT NUMBER R91-036372 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 01 DEGREES 27 MINUTES 38 SECONDS EAST 983.98 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTHERN LINE OF SAID NOEL VIEW ESTATES SUBDIVISION 1,226.21 FEET TO THE NORTHWESTERN CORNER OF LOT 7 IN SAID NOEL VIEW ESTATES SUBDIVISION; THENCE SOUTH 01 DEGREES 38 MINUTES 17 SECONDS EAST ALONG THE WESTERN LINE OF SAID LOT 7 IN SAID NOEL VIEW ESTATES SUBDIVISION 119.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 639.00 FEET TO THE EAST LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R94-002481 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 38 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID DOCUMENT NUMBER R94-002481 A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND ALONG THE NORTHERN LINES OF LOT 8 AND 9 AND 10 OF SAID "NOEL" PLAT A DISTANCE OF 710.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,019.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,332.15 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A

CONTAINING, AFTER SAID EXCEPTIONS, 10,594,196 SQUARE FEET OR 243.209 ACRES, MORE OR LESS.

SHEET 9 OF 11

JACOB & HEFNER ASSOCIATES  
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
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www.jacobandhefner.com  
Illinois Professional Design Firm  
License No. 184-003073 Exp. 6/30/25

REVISION NO. 1:	PER LENDERS COMMENTS	4-18-2023	TGW
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Survey No.:	F 3 4 5 h
Ordered By.:	NorthPoint Development
Description:	Recording Plat of Subdivision
Date Prepared:	April 7, 2023
Scale:	N/A
Prepared By:	BRP

PLAT OF SUBDIVISION V23ASH-PL-AT OF SUBDIVISION DWS

PARCEL INDEX NUMBERS

ALL OF 10-11-09-400-018 PART OF 10-11-09-300-007-0020  
 ALL OF 10-11-09-400-019 ALL OF 10-11-09-300-014-0010  
 ALL OF 10-11-09-400-020 ALL OF 10-11-09-300-014-0020  
 ALL OF 10-11-09-400-021 PART OF 10-11-08-400-008-0010  
 ALL OF 10-11-09-400-022 ALL OF 10-11-08-400-008-0020  
 ALL OF 10-11-09-400-023 PART OF 10-11-09-100-002-0010  
 ALL OF 10-11-09-400-024 PART OF 10-11-09-100-002-0020  
 ALL OF 10-11-09-400-028 PART OF 10-11-09-100-003-0010  
 ALL OF 10-11-09-200-028 PART OF 10-11-09-100-003-0020  
 PART OF 10-11-09-300-007-0010

RECORDING PLAT OF SUBDIVISION  
**THIRD COAST  
 INTERMODAL HUB 1-UNIT 1**  
 OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34  
 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

**OWNERS CERTIFICATE (TRACT C)**

STATE OF Missouri )  
 ) SS  
 COUNTY OF Clay )

THIS IS TO CERTIFY THAT TCH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 TCH LAND HOLDINGS, 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 "THIRD COAST INTERMODAL HUB 1 - UNIT 1", IS LOCATED WITHIN THE BOUNDARY LIMITS OF THE ELWOOD COMMUNITY CONSOLIDATED ELEMENTARY SCHOOL DISTRICT NUMBER 203 AND JOLIET TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 204

DATED THIS 10<sup>th</sup> DAY OF May, 2023.

TCH LAND HOLDINGS, LLC  
 3315 N. OAK TRAFFICWAY  
 KANSAS CITY, MO 64116

TCH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE - LOGISTICS PARK CHICAGO, LLC,  
 a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC  
 a Missouri limited liability company, Manager

By: [Signature]  
 Nathaniel Hagedorn, Manager

**NOTARY CERTIFICATE (TRACT C)**

STATE OF Missouri )  
 ) SS  
 COUNTY OF Clay )

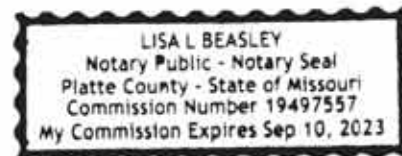
I, Lisa Beasley  
 A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT Nathaniel Hagedorn 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 TCH LAND HOLDINGS, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS 10<sup>th</sup> DAY OF May, 2023.

[Signature]  
 NOTARY PUBLIC



**OWNERS CERTIFICATE (TRACT A)**

STATE OF Missouri )  
 ) SS  
 COUNTY OF Clay )

THIS IS TO CERTIFY THAT TCH BUILDING 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 TCH BUILDING 2, 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 "THIRD COAST INTERMODAL HUB 1 - UNIT 1", IS LOCATED WITHIN THE BOUNDARY LIMITS OF THE ELWOOD COMMUNITY CONSOLIDATED ELEMENTARY SCHOOL DISTRICT NUMBER 203 AND JOLIET TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 204

DATED THIS 10<sup>th</sup> DAY OF May, 2023.

TCH BUILDING 2, LLC  
 3315 N. OAK TRAFFICWAY  
 KANSAS CITY, MO 64116

TCH BUILDING 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE - LOGISTICS PARK CHICAGO, LLC,  
 a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC  
 a Missouri limited liability company, Manager

By: [Signature]  
 Nathaniel Hagedorn, Manager

**NOTARY CERTIFICATE (TRACT A)**

STATE OF Missouri )  
 ) SS  
 COUNTY OF Clay )

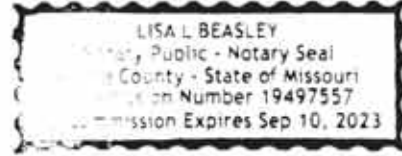
I, Lisa Beasley  
 A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT Nathaniel Hagedorn 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 TCH BUILDING 1, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS 10<sup>th</sup> DAY OF May, 2023.

[Signature]  
 NOTARY PUBLIC



**OWNERS CERTIFICATE (TRACT B)**

STATE OF Missouri )  
 ) SS  
 COUNTY OF Clay )

THIS IS TO CERTIFY THAT TCH BUILDING 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 TCH BUILDING 1, 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 "THIRD COAST INTERMODAL HUB 1 - UNIT 1", IS LOCATED WITHIN THE BOUNDARY LIMITS OF THE ELWOOD COMMUNITY CONSOLIDATED ELEMENTARY SCHOOL DISTRICT NUMBER 203 AND JOLIET TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 204

DATED THIS 10<sup>th</sup> DAY OF May, 2023.

TCH BUILDING 1, LLC  
 3315 N. OAK TRAFFICWAY  
 KANSAS CITY, MO 64116

TCH BUILDING 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE - LOGISTICS PARK CHICAGO, LLC,  
 a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC  
 a Missouri limited liability company, Manager

By: [Signature]  
 Nathaniel Hagedorn, Manager

**NOTARY CERTIFICATE (TRACT B)**

STATE OF Missouri )  
 ) SS  
 COUNTY OF Clay )

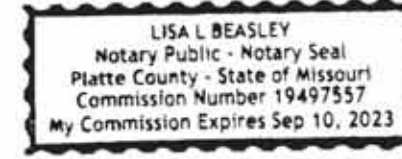
I, Lisa Beasley  
 A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT Nathaniel Hagedorn 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 TCH BUILDING 2, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS 10<sup>th</sup> DAY OF May, 2023.

[Signature]  
 NOTARY PUBLIC



**MORTGAGEE CERTIFICATE (TRACTS A, B AND C)**

STATE OF Missouri )  
 ) SS  
 COUNTY OF Jackson )

UMB BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS MORTGAGEE UNDER MORTGAGES RECORDED AS DOCUMENT NUMBERS R2022089316, R2022081331 AND R2022081330, HEREBY CONSENTS TO THE RECORDING OF THE SUBDIVISION AS HEREIN SHOWN, IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF.

DATED AT Kansas City Missouri

THIS 18<sup>th</sup> DAY OF May, 2023.

ATTEST: \_\_\_\_\_

BY: [Signature]

**NOTARY CERTIFICATE (TRACTS A, B AND C)**

STATE OF Missouri )  
 ) SS  
 COUNTY OF Jackson )

I, Melvetta Walter

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,

DO HEREBY CERTIFY THAT Charles Gonzalez

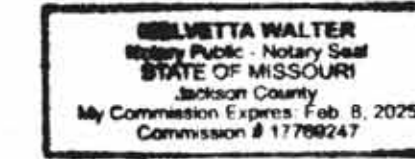
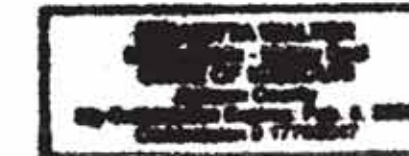
\_\_\_\_\_

OF SAID BANK WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT OF SAID BANK AND SAID SECRETARY AS CUSTODIAN OF THE CORPORATE SEAL OF SAID BANK DID AFFIX SAID SEAL OF SAID BANK TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT OF SAID BANK; AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS 18<sup>th</sup> DAY OF May, 2023.

[Signature]  
 NOTARY PUBLIC



**JACOB & HEFNER ASSOCIATES**  
 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
 PHONE: (630) 652-1400, FAX: (630) 652-1401  
 www.jacobandhefner.com  
 Illinois Professional Design Firm  
 License No. 184-003073 Exp. 4/30/25

PREPARED FOR:  
 NORTHPOINT DEVELOPMENT  
 3315 N. OAK TRAFFICWAY  
 KANSAS CITY MO, 64116

PREPARED BY:  
 JACOB & HEFNER ASSOCIATES  
 1333 BUTTERFIELD ROAD  
 SUITE 300  
 DOWNERS GROVE, ILLINOIS 60515

PLAT PRESENTED BY:

REVISION NO. 9:	PER WILL COUNTY MAPPING COMMENTS	5-04-2023	TGW	REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP
REVISION NO. 8:	PER LENDERS COMMENTS	4-18-2023	TGW	REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP
REVISION NO. 7:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP
REVISION NO. 6:	EDITED OWNERS CERTIFICATE	6-16-2022	TGW	REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP
REVISION NO. 5:	PER IDOT REVIEW COMMENTS	6-13-2022	TGW				

Survey No.:	F 3 4 5 h
Ordered By:	NorthPoint Development
Description:	Recording Plat of Subdivision
Date Prepared:	March 15, 2022
Scale:	N/A
Prepared By:	ERP

PARCEL INDEX NUMBERS

ALL OF 10-11-09-400-018 PART OF 10-11-09-300-007-0020
ALL OF 10-11-09-400-019 ALL OF 10-11-09-300-014-0010
ALL OF 10-11-09-400-020 ALL OF 10-11-09-300-014-0020
ALL OF 10-11-09-400-021 PART OF 10-11-08-400-008-0010
ALL OF 10-11-09-400-022 ALL OF 10-11-08-400-008-0020
ALL OF 10-11-09-400-023 PART OF 10-11-09-100-002-0010
ALL OF 10-11-09-400-024 PART OF 10-11-09-100-002-0020
ALL OF 10-11-09-400-028 PART OF 10-11-09-100-003-0010
ALL OF 10-11-09-200-028 PART OF 10-11-09-100-003-0020
PART OF 10-11-09-300-007-0010

RECORDING PLAT OF SUBDIVISION
THIRD COAST
INTERMODAL HUB 1-UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

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:

THAT PART OF THE EAST HALF OF SECTION 8 AND THAT PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 37 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 18 MINUTES 39 SECONDS WEST 529.47 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 168.19 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 3,580.23 FEET; THENCE SOUTH 82 DEGREES 13 MINUTES 16 SECONDS EAST 33.43 FEET; THENCE SOUTH 77 DEGREES 16 MINUTES 09 SECONDS EAST 1,637.64 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 29 SECONDS EAST 607.29 FEET; THENCE NORTH 40 DEGREES 02 MINUTES 09 SECONDS EAST 275.49 FEET; THENCE NORTH 05 DEGREES 22 MINUTES 13 SECONDS EAST 87.79 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 695.11 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 28 DEGREES 30 MINUTES 45 SECONDS WEST 684.58 FEET; THENCE NORTH 11 DEGREES 11 MINUTES 47 SECONDS WEST 140.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 1,230.79 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 44 DEGREES 46 MINUTES 37 SECONDS WEST 1,161.53 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 08 SECONDS EAST 444.79 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 1,063.42 FEET TO THE AFORESAID EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 484.87 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE DEDICATION AREA RECORDED IN DOCUMENT NUMBER R2012-061580 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD 936.70 FEET TO THE SOUTHEASTERN CORNER OF SAID DEDICATION AREA; THENCE SOUTH 01 DEGREES 33 MINUTES 49 SECONDS EAST 7.00 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE DEDICATION AREA RECORDED IN DOCUMENT NUMBER R2012-070236 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING 40 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD 1,334.64 FEET TO THE SOUTHEASTERN CORNER OF SAID DEDICATION AREA, SAID POINT ALSO LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,297.10 FEET TO THE SOUTHWESTERN CORNER OF UNIT NO. 3, GLAD-DALE MEADOWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1976, AS DOCUMENT NUMBER R76-03683 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHWESTERN AND SOUTHEASTERN LINES OF SAID UNIT NO. 3 PLAT); 1) THENCE SOUTH 72 DEGREES 33 MINUTES 03 SECONDS EAST 314.79 FEET; 2) THENCE NORTH 27 DEGREES 09 MINUTES 58 SECONDS EAST 85.34 FEET TO THE SOUTHWESTERN CORNER OF THE RESERVE AT CEDAR CREEK UNIT 2 PHASE 1 SUBDIVISION (HEREINAFTER REFERRED TO AS 'UNIT 2') ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2007, AS DOCUMENT NUMBER R2007-107787 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHERN LINE OF SAID 'UNIT 2' PLAT); 1) THENCE SOUTH 62 DEGREES 50 MINUTES 02 SECONDS EAST 116.10 FEET; 2) THENCE SOUTH 81 DEGREES 39 MINUTES 37 SECONDS EAST 90.16 FEET; 3) THENCE NORTH 88 DEGREES 12 MINUTES 49 SECONDS EAST 150.56 FEET TO THE SOUTHEASTERN CORNER OF SAID 'UNIT 2' PLAT, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF THE RESERVE AT CEDAR CREEK UNIT 1 SUBDIVISION (HEREINAFTER REFERRED TO AS 'UNIT 1') ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2006, AS DOCUMENT NUMBER R2006-154818 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE SOUTHERN LINE OF SAID 'UNIT 1' PLAT); 1) THENCE NORTH 88 DEGREES 12 MINUTES 49 SECONDS EAST 140.00 FEET; 2) THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST 37.16 FEET; 3) THENCE SOUTH 30 DEGREES 00 MINUTES 57 SECONDS EAST 64.85 FEET; 4) THENCE SOUTH 50 DEGREES 15 MINUTES 49 SECONDS EAST 55.79 FEET; 5) THENCE SOUTH 86 DEGREES 19 MINUTES 52 SECONDS EAST 90.66 FEET; 6) THENCE NORTH 64 DEGREES 48 MINUTES 28 SECONDS EAST 142.09 FEET; 7) THENCE SOUTH 70 DEGREES 45 MINUTES 18 SECONDS EAST 102.36 FEET; 8) THENCE SOUTH 79 DEGREES 52 MINUTES 42 SECONDS EAST 210.00 FEET; 9) THENCE SOUTH 79 DEGREES 59 MINUTES 40 SECONDS EAST 73.09 FEET; 10) THENCE SOUTH 70 DEGREES 11 MINUTES 45 SECONDS EAST 255.88 FEET; 11) THENCE SOUTH 55 DEGREES 00 MINUTES 52 SECONDS EAST 117.70 FEET; 12) THENCE SOUTH 75 DEGREES 47 MINUTES 04 SECONDS EAST 158.02 FEET; 13) THENCE SOUTH 73 DEGREES 25 MINUTES 15 SECONDS EAST 140.00 FEET; 14) THENCE NORTH 87 DEGREES 02 MINUTES 17 SECONDS EAST 181.14 FEET TO THE SOUTHEASTERN CORNER OF SAID 'UNIT 1' PLAT; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTH 1,071.70 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 300.74 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 89, AS DOCUMENT 557862 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 771.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 1,302.48 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,056.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 14.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 01 DEGREES 23 MINUTES 08 SECONDS EAST 14.51 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 399, AS DOCUMENT 557926 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,061.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 983.98 FEET TO THE NORTHEASTERN CORNER OF LOT 1 IN NOEL VIEW ESTATES SUBDIVISION (HEREINAFTER REFERRED TO AS 'NOEL'), ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1991, AS DOCUMENT NUMBER R91-36372 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 01 DEGREES 27 MINUTES 38 SECONDS EAST 983.98 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTHERN LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SAID 'NOEL' PLAT 1,226.21 FEET TO THE NORTHWESTERN CORNER OF LOT 7 IN SAID 'NOEL' PLAT; THENCE SOUTH 01 DEGREES 38 MINUTES 17 SECONDS EAST ALONG THE WESTERN LINE OF LOT 7 IN SAID 'NOEL' PLAT 119.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 639.00 FEET TO THE EAST LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R94-2481 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 38 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID DOCUMENT NUMBER R94-2481 A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND ALONG THE NORTHERN LINES OF LOT 8 AND 9 AND 10 OF SAID 'NOEL' PLAT A DISTANCE OF 710.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,019.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,332.15 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 615.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 382.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 382.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE EAST 382.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 700.00 FEET TO A POINT ON 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 516.74 FEET TO A POINT ON THE EAST LINE OF THE WEST 431.90 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 37 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF THE WEST 431.90 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,008.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1,008.57 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 1,008.57 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 431.90 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 928.57 FEET TO THE POINT OF BEGINNING, CONTAINING 18,134,094 SQUARE FEET OR 416.302 ACRES, MORE OR LESS.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )
AS AUTHORIZED BY THE PLAT APPROVED BY ORDINANCE NO. 18957

ON May 17 2023.

DATED THIS 9th DAY OF June 2023.

Terry Blacy
MAYOR

Christa M. Deorderio
CITY CLERK



PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

APPROVED BY THE JOLIET CITY PLAN COMMISSION
April 21st 2023

DATED THIS 25th DAY OF May 2023.

J.P. Skilla
PLAN COMMISSION CHAIRMAN
Joel D. Turi
PLAN COMMISSION SECRETARY

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

I, Susan M. Hutten

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 8th DAY OF June 2023.

Susan M. Hutten
CITY COLLECTOR

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

I, Dale D. Btalla

DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAPS:

11-09A-E, 11-09A-W, 11-08B-E, 11-09B-E, 11-09B-W, 11-09C-E, 11-09C-W, 11-09D-E, 11-09D-W, 11-08D-E

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

ALL OF 10-11-09-400-018
ALL OF 10-11-09-400-019
ALL OF 10-11-09-400-020
ALL OF 10-11-09-400-021
ALL OF 10-11-09-400-022
ALL OF 10-11-09-400-023
ALL OF 10-11-09-400-024
PART OF 10-11-09-300-007
PART OF 10-11-09-300-014
PART OF 10-11-09-300-014
PART OF 10-11-08-400-008
PART OF 10-11-08-400-008
PART OF 10-11-09-100-002
PART OF 10-11-09-100-002
PART OF 10-11-09-100-003
PART OF 10-11-09-100-003

DATED THIS 13th DAY OF July 2023.

Dale D. Btalla
DIRECTOR



WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

I, Lauren Staley Ferry

COUNTY CLERK OF WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS.

THIS 26th DAY OF July 2023.

Lauren Staley Ferry
WILL COUNTY CLERK



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



WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

THIS INSTRUMENT NO. R0023037601
WAS FILED FOR RECORD IN THE RECORDER'S OF WILL COUNTY, AFORESAID ON

THE 26th DAY OF July 2023

AT 10:34 O'CLOCK P. M.

Karen A. Stubbly
WILL COUNTY RECORDER

- 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 17197C0286G, LAST REVISED FEBRUARY 15, 2019, AND MAP NUMBER 17197C0280G, LAST REVISED FEBRUARY 15, 2019, PORTIONS OF THE PLATTED PROPERTY FALL WITHIN "ZONE A" (SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION) AND THE MAJORITY OF THE PROPERTY FALLS WITHIN "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD).

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF MAY IN THE YEAR 2023.

Timothy G. Wolfe

TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2024



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Table with 4 columns: REVISION NO., PER CITY REVIEW COMMENTS, DATE, and STATUS. Includes revisions for city review comments, lender comments, and engineering review comments.

Table with 2 columns: Survey No. (P 3 4 5 h), Ordered By (NorthPoint Development), Description (Recording Plat of Subdivision), Date Prepared (March 15, 2022), Scale (N/A), Prepared By (ERP).