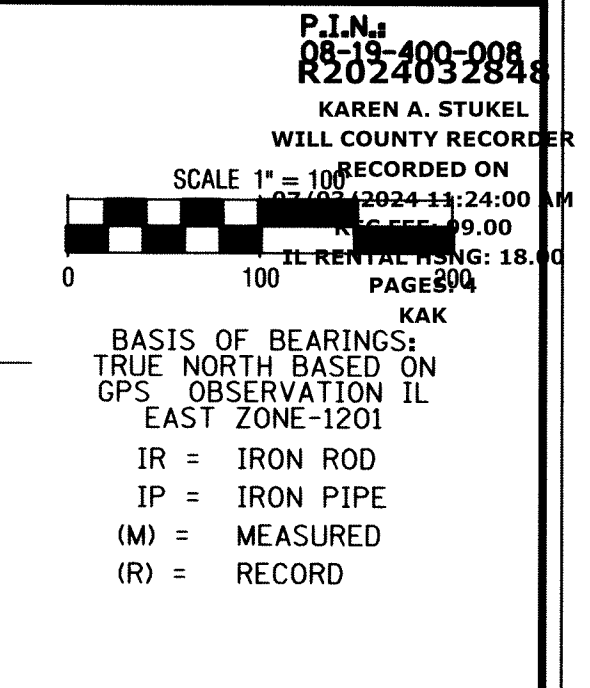
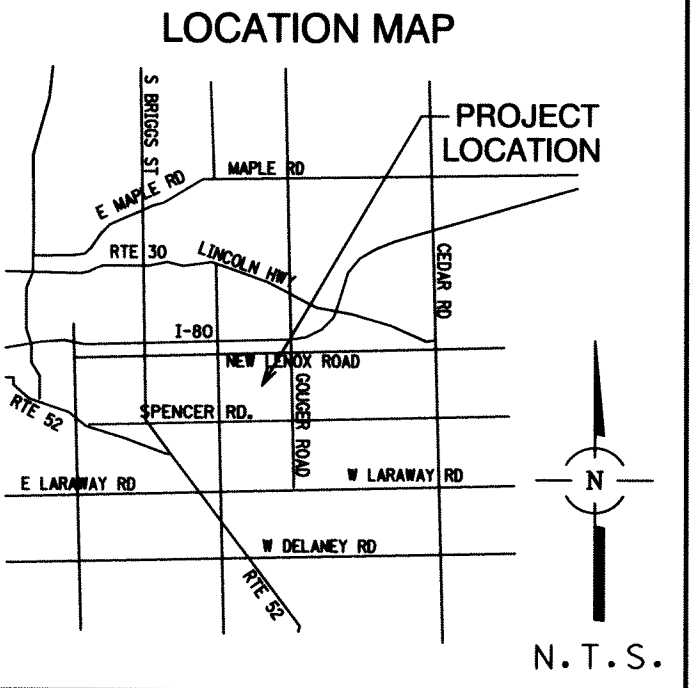


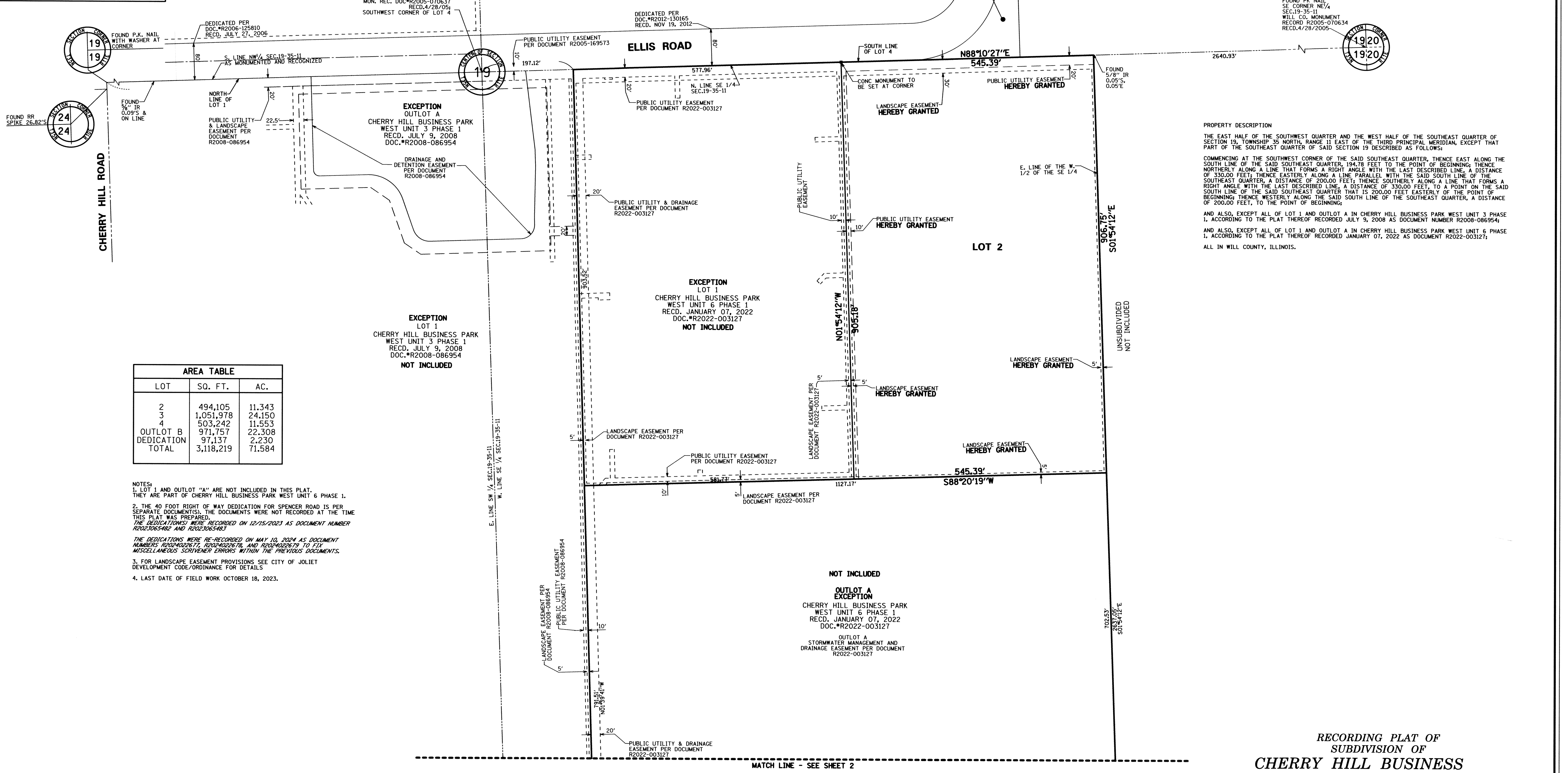
RECORDING PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2

BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



P.L.N. 08-18-2024
R2024032848
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON 08-18-2024 14:24:00
PAGE 04
RENTAL FEE: \$18.00

BASIS OF BEARINGS:
TRUE NORTH BASED ON
GPS OBSERVATION ILL
EAST ZONE-1201
IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD



AREA TABLE

LOT	SQ. FT.	AC.
2	494,105	11.343
3	1,051,978	24.150
4	503,242	11.553
OUTLOT B	971,757	22.308
DEDICATION	97,137	2.230
TOTAL	3,118,219	71.584

PROPERTY DESCRIPTION

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SAID SECTION 19 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER, 194.78 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 330.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 200.00 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 330.00 FEET; TO A POINT ON THE SAID SOUTH LINE OF THE SAID SOUTHWEST QUARTER THAT IS 200.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING;

AND ALSO, EXCEPT ALL OF LOT 1 AND OUTLOT A IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT NUMBER R2008-086954;

AND ALSO, EXCEPT ALL OF LOT 1 AND OUTLOT A IN CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 07, 2022 AS DOCUMENT R2022-003127;

ALL IN WILL COUNTY, ILLINOIS.

NOTES:

- LOT 1 AND OUTLOT "A" ARE NOT INCLUDED IN THIS PLAT. THEY ARE PART OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1.
- THE 40 FOOT RIGHT OF WAY DEDICATION FOR SPENCER ROAD IS PER SEPARATE DOCUMENT(S). THE DOCUMENTS WERE NOT RECORDED AT THE TIME THIS PLAT WAS PREPARED. THE DEDICATIONS WERE RECORDED ON 12/15/2023 AS DOCUMENT NUMBER R202306540E AND R202306540I.
- THE DEDICATIONS WERE RE-RECORDED ON MAY 10, 2024 AS DOCUMENT NUMBERS R202402257E, R202402257I, AND R202402257J TO FIX MISCELLANEOUS SCRIVENER ERRORS WITHIN THE PREVIOUS DOCUMENTS.
- FOR LANDSCAPE EASEMENT PROVISIONS SEE CITY OF JOLIET DEVELOPMENT CODE/ORDINANCE FOR DETAILS.
- LAST DATE OF FIELD WORK OCTOBER 18, 2023.

PREPARED FOR:
OWNER/DEVELOPER
northern
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

REVISIONS:	CONSULTING ENGINEERS	DATE: 12/08/2023
02/12/2024	SITE DEVELOPMENT ENGINEERS	JOB NO: 3943
03/27/2024	LAND SURVEYORS	FILENAME: 3943.21
05/17/2024		RECORDING PLAT
		SHEET
		1 OF 3

SPACOCO INC.

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

MATCH LINE - SEE SHEET 2

NOT INCLUDED
OUTLOT A
EXCEPTION
CHERRY HILL BUSINESS PARK
WEST UNIT 6 PHASE 1
RECD. JANUARY 07, 2022
DOC. #R2022-003127

OUTLOT A
STORMWATER MANAGEMENT AND
DRAINAGE EASEMENT PER DOCUMENT
R2022-003127

EXCEPTION
OUTLOT A
CHERRY HILL BUSINESS PARK
WEST UNIT 3 PHASE 1
RECD. JULY 9, 2008
DOC. #R2008-086954

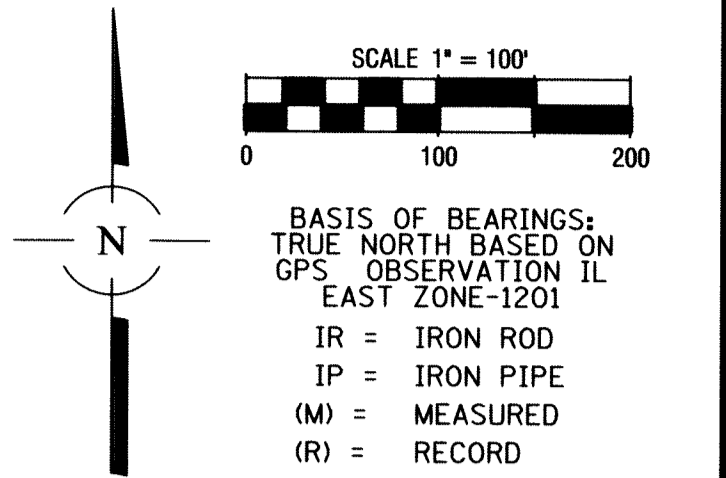
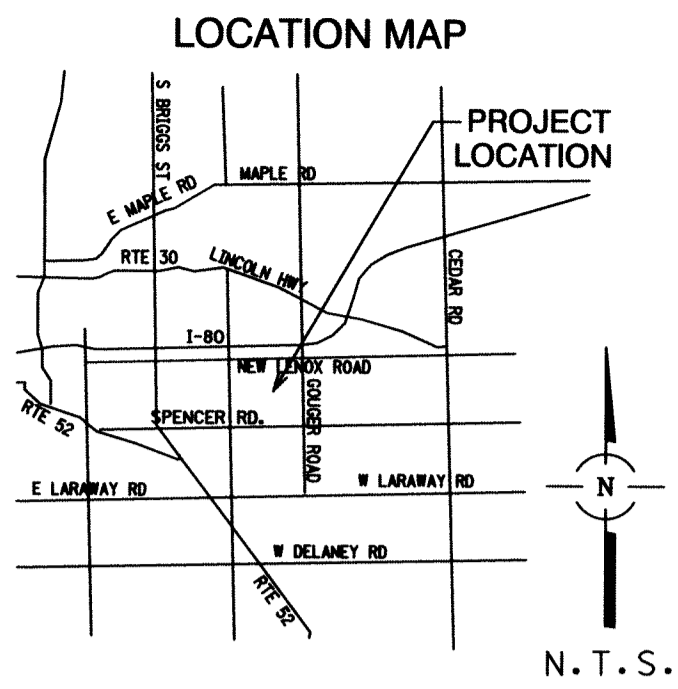
EXCEPTION
LOT 1
CHERRY HILL BUSINESS PARK
WEST UNIT 3 PHASE 1
RECD. JULY 9, 2008
DOC. #R2008-086954
NOT INCLUDED

EXCEPTION
LOT 1
CHERRY HILL BUSINESS PARK
WEST UNIT 6 PHASE 1
RECD. JANUARY 07, 2022
DOC. #R2022-003127
NOT INCLUDED

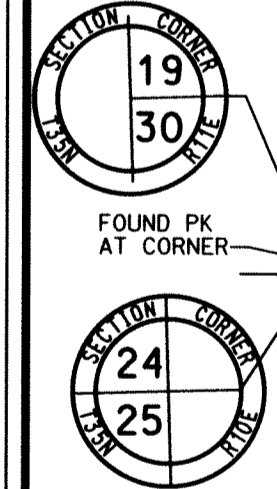
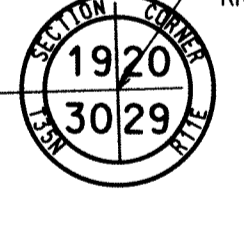
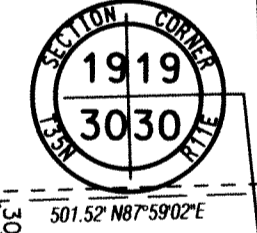
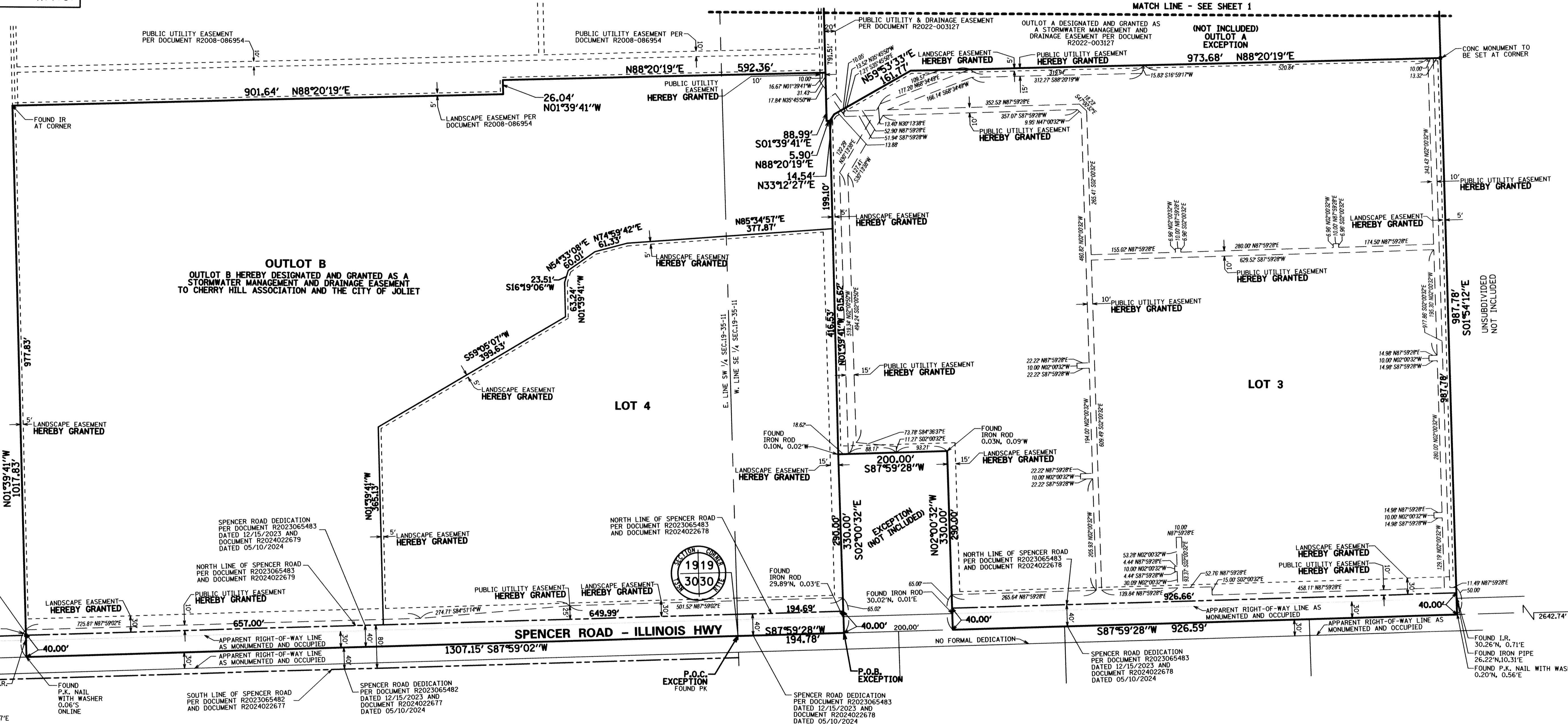
1084

RECORDING PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2

BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



EXCEPTION
LOT 1
CHERRY HILL BUSINESS PARK
WEST UNIT 3 PHASE 1
RECD. JULY 9, 2008
DOC.#R2008-086954



RECORDING PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2

PREPARED FOR:
OWNER/DEVELOPER
northern
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

REVISIONS:
02/12/2024
03/27/2024
05/17/2024



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 12/08/2023
JOB NO: 3943
FILENAME: 3943.21
RECORDING PLAT
SHEET 2 OF 3

RECORDING PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2

BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE - AGILE COLD JOLIET LLC
 STATE OF GEORGIA)
 COUNTY OF COBB)
 THIS IS TO CERTIFY THAT AGILE COLD JOLIET LLC IS THE HOLDER OF RECORD TITLE OF A PORTION OF THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE PURPOSES AND USES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.
 WE FURTHER DECLARE THAT THIS PROPERTY IS LOCATED IN HIGH SCHOOL DISTRICT 210 AND ELEMENTARY DISTRICT 122.
 DATED THIS 3 DAY OF April, A.D., 2024.
 BY: *Brett Stover*
 TITLE: CFO
 BRETT STOVER, CHIEF FINANCIAL OFFICER
 OWNERS ADDRESS
 AGILE COLD JOLIET LLC
 3820 MANSELL ROAD, SUITE 200
 ALPHARETTA, GEORGIA 30022

OWNER'S CERTIFICATE - CHERRY HILL SOUTH LLC
 STATE OF ILLINOIS)
 COUNTY OF WILL)
 THIS IS TO CERTIFY THAT CHERRY HILL SOUTH LLC IS THE HOLDER OF RECORD TITLE OF A PORTION OF THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE PURPOSES AND USES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.
 WE FURTHER DECLARE THAT THIS PROPERTY IS LOCATED IN HIGH SCHOOL DISTRICT 210 AND ELEMENTARY DISTRICT 122.
 DATED THIS 2nd DAY OF April, A.D., 2024.
 BY: *Thomas D. Grusecki*
 THOMAS D. GRUSECKI, MANAGER
 OWNERS ADDRESS
 CHERRY HILL SOUTH
 C/O NORTHERN BUILDERS, INC.
 5060 RIVER ROAD
 SCHILLER PARK, IL 60176

COUNTY CLERK CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF WILL)
 I, *Lauren Staley Ferry*, COUNTY CLERK FOR THE COUNTY OF WILL, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID TAXES OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THIS PLAT.
 DATED THIS 2nd DAY OF May, A.D., 2024.
Lauren Staley Ferry
 COUNTY CLERK



NOTARY CERTIFICATE
 STATE OF GEORGIA)
 COUNTY OF COBB)
 I, *Rosemarie Streb*
 A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT BRETT STOVER, CHIEF FINANCIAL OFFICER, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL THIS 3 DAY OF April, 2024.
 BY: *Rosemarie Streb*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: Nov. 23, 2027



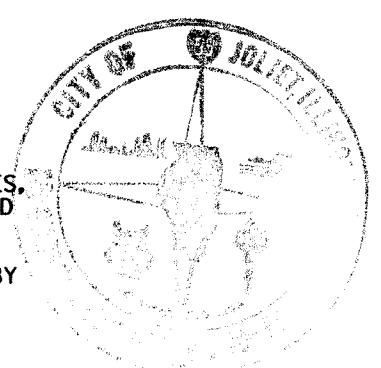
NOTARY CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK)
 I, *Julie A. Stritzel*
 A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THOMAS D. GRUSECKI, MANAGER, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL THIS 2d DAY OF April, 2024.
 BY: *Julie A. Stritzel*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 7/11/2027, 20

COUNTY RECORDER CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF WILL)
 THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____, A.D., 20____.
 AT _____ O'CLOCK ____ M.
 WILL COUNTY RECORDER

MORTGAGE CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK)
 CITIZENS BANK, N.A.
 AS HOLDER OF THE FOLLOWING MORTGAGE(S) ENCUMBERING THE PROPERTY DESCRIBED HEREIN:
 AGREEMENT DATED MARCH 1, 2024 AND RECORDED MARCH 8, 2024.
 AS DOCUMENT NO. R2024011325.
 HEREBY CONSENTS TO THE EXECUTION OF THE ANNEXED PLAT OF DEDICATION.
 SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT
 CITIZENS BANK ON THIS 3 DAY OF April 2024.
 CITIZENS BANK, N.A.
 BY: *Connor Kellogg*
 ITS: VICE PRESIDENT
 ADDRESS
 CITIZENS BANK, N.A.
 ONE CITIZENS BANK PLAZA
 PROVIDENCE, RI 02903
 ATTN: CONNOR KELLOGG

OFFICIAL SEAL
 JULIE A. STRITZEL
 Notary Public, State of Illinois
 Commission No. 752381
 My Commission Expires July 11, 2027

CITY COUNCIL
 STATE OF ILLINOIS)
 COUNTY OF WILL)
 UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD, OTHERWISE IT IS NULL AND VOID.
 APPROVED BY THE CITY BOARD AT A MEETING HELD:
 06218609 - 11/6/2024
 MAYOR: *Terry P. Day*
 CITY CLERK: *Christina M. Desiderio*



NOTARY CERTIFICATE
 STATE OF RHODE ISLAND)
 COUNTY OF PROVIDENCE)
 I, *Melissa A. Ferreira*
 A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MELISSA A. FERREIRA, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF April, 2024.
 BY: *Melissa A. Ferreira*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2 - 08, 2026

PLAN COMMISSION
 STATE OF ILLINOIS)
 COUNTY OF WILL)
 UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD, OTHERWISE IT IS NULL AND VOID.
 APPROVED BY THE PLAN COMMISSION AT A MEETING HELD:
 November 16, 2023
 CHAIRMAN: *John Smith*
 SECRETARY: *John Smith*
 APPROVED BY THE CITY BOARD AT A MEETING HELD:

EASEMENT PROVISIONS
 AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
 ComEd, (Commonwealth Edison Company)
 AmeriTech, a.k.a. Illinois Bell Telephone Company
 a.k.a. SBC AmeriTech, a.k.a. A.T.&T. Grantee,
 Cable Television Provider
 THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES OR SIMILAR DESIGNATION ON THE PLAT AND MARKED "EASEMENT"; "UTILITY EASEMENT"; "PUBLIC UTILITY EASEMENT"; "PLUE" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS"; AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "PLUE" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, 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.
 THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.
 THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GREENWAY", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.
 RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.
 NO OVERHEAD FACILITIES ALLOWED.

PUBLIC UTILITY EASEMENT PROVISIONS
 EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF JOLIET AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, AMERTECH, NICOR, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING STORM AND/OR SANITARY SEWERS, AND WATERMAIN TOGETHER WITH ANY AND ALL NECESSARY MANHOLE, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS 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 EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWER OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED BOTH FOR SEWER, WATER 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 EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.
 CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.
 FOR LANDSCAPE EASEMENT PROVISIONS SEE CITY OF JOLIET DEVELOPMENT CODE/ORDINANCE FOR DETAILS

NICOR GAS COMPANY EASEMENT PROVISIONS
 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NI-GAS") 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" AND 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 TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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 LIMITED RIGHT TO ENTER UPON THE AREA OF THE PROPERTY ADJACENT TO THE EASEMENT AREA FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR'S 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.

STORMWATER MANAGEMENT AND DETENTION EASEMENT PROVISIONS - CHERRY HILL BUSINESS PARK ASSOCIATION AND THE CITY OF JOLIET
 EASEMENTS ARE RESERVED FOR AND GRANTED TO CHERRY HILL BUSINESS PARK ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE & DETENTION EASEMENT HEREBY GRANTED TO ASSOCIATION" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS, AND DRAINAGE STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLE, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID ASSOCIATION, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR THE INSTALLATION AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.
 MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN CHERRY HILL BUSINESS PARK. MAINTENANCE SHALL INCLUDE BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
 CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

PROPERTY DESCRIPTION
 THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 19 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER, 194.78 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 330.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 200.00 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 330.00 FEET, TO A POINT ON THE SAID SOUTH LINE OF THE SAID SOUTHWEST QUARTER THAT IS 200.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING.
 AND ALSO, EXCEPT ALL OF LOT 1 AND OUTLOT A IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT NUMBER R2008-086954.
 AND ALSO, EXCEPT ALL OF LOT 1 AND OUTLOT A IN CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 07, 2022 AS DOCUMENT R2022-003127.
 ALL IN WILL COUNTY, ILLINOIS.

PROPERTY CONTAINS 1,323,994 SQUARE FEET, OR 30.395 ACRES, MORE OR LESS.
 WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF JOLIET, ILLINOIS, WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.
 WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 17197C0010G & 17197C0285G) MAP REVISED FEBRUARY 15, 2019, IT IS OUR OPINION THAT A PORTION OF THIS PROPERTY LIES WITHIN "ZONE X - UNSHADED" AND "ZONE A - SHADED" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS.
 WE FURTHER DECLARE THAT STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.
 GIVEN UNDER MY HAND AND SEAL IN ROSEMONT, ILLINOIS, THIS
 27TH DAY OF MARCH, 2024.

J.P. Christoph
 JERRY P. CHRISTOPH, P.L.S., NO. 035-3540
 LICENSE EXPIRES: 4-30-2024
 ROSEMONT, ILLINOIS

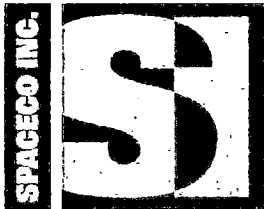
RECORDING PLAT OF
 SUBDIVISION OF
CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2

PREPARED FOR:
OWNER/DEVELOPER

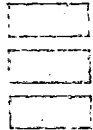
 NORTHERN BUILDERS, INC.
 5060 RIVER ROAD
 SCHILLER PARK, IL 60176

REVISIONS: 02/12/2024 03/27/2024		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 12/08/2023 JOB NO: 3943 FILENAME: 3943_21 RECORDING PLAT SHEET 3 OF 3
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9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065



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CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

AUTHORIZATION TO RECORD

**RE: RECORDING PLAT OF SUBDIVISION OF
CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2**

TO WHOM IT MAY CONCERN:

I, JERRY P. CHRISTOPH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 035-3540, IN ACCORDANCE WITH PA87-0705 (THE PLAT ACT) DO HEREBY DESIGNATE **N JULIE A. STRITZEL OF NORTHERN BUILDERS INC., WHOSE ADDRESS IS 5060 RIVER ROAD, SCHILLER PARK, IL 60176,** AS THE PERSON WHO MAY RECORD RECORDING PLAT OF SUBDIVISION OF **CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 2 (LAST DATED MARCH 27, 2024)** WITH A SIGNATURE DATE OF **MARCH 27, 2024**. (THIS SURVEYOR ADDED SPENCER ROAD DEDICATION RECORDATION INFORMATION TWO SHEETS 1 & 2 WITH THE APPROVAL OF BOTH OWNERSHIP ENTITIES ON MAY 17, 2024. A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT SINCE.

JERRY P. CHRISTOPH I.P.L.S. #3540
LICENSE EXPIRES: 11-30-2024.
DATED: MAY 21, 2024



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