

RECORDING PLAT
OF
KETONE BUSINESS CENTER
RESUBDIVISION OF LOT 3

BEING A RESUBDIVISION OF LOT 3 IN KETONE BUSINESS CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13 & THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF THE SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 2018 AS DOCUMENT R2018070932, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, KETONE ACQUISITIONS, LLC, HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THIS IS TO ALSO CERTIFY THAT KETONE ACQUISITIONS, LLC, AS OWNER OF THE PROPERTY DESCRIBED AS KETONE BUSINESS CENTER UNIT 4 SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S) SCHOOL DISTRICT
ALL TROY SCHOOL DISTRICT NO. 30C
JOLIET TWP. HIGH SCHOOL DISTRICT NO. 204
ILLINOIS COMMUNITY COLLEGE DISTRICT NO. 525
DATED THIS ____ DAY OF ____, 2022.

OWNER'S NAME AND ADDRESS
BY: KYLE SCHUHMACHER, MANAGER
KETONE ACQUISITIONS, LLC
44 S WALK AVENUE, SUITE 200
ARLINGTON HEIGHTS, ILLINOIS 60005

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT KYLE SCHUHMACHER OF KETONE ACQUISITIONS, LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF ____, 2022.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

AS AUTHORIZED BY THE FINAL PLAT APPROVED BY ORDINANCE NO. _____ OF THE CITY COUNCIL OF THE CITY OF JOLIET.

THIS ____ DAY OF ____, 2022.

MAYOR

CITY CLERK

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY RESOLUTION OF THE JOLIET CITY PLAN COMMISSION ON:

_____, 2022.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

DATED AT JOLIET, ILLINOIS,
THIS ____ DAY OF ____, 2022.

CITY COLLECTOR

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # _____ AND # _____

IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN): _____

DATED THIS ____ DAY OF ____, 2022.

DIRECTOR

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THIS ____ DAY _____, 2021, AT ____ O'CLOCK ____M., AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____

BY: RECORDER OF DEEDS

LANDSCAPE EASEMENT PROVISIONS

A LANDSCAPING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET AND TO ITS SUCCESSORS AND ASSIGNS, AND IS RESTRICTED TO THE PLACEMENT OF TREES, SHRUBS, BUSHES, LAWNS, AND OTHER FORMS OF VEGETATION. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OVER, OR THROUGH SAID "LANDSCAPING EASEMENT" NOR SHALL SUCH VEGETATION BE REMOVED, EXCEPT TO REPLACE DEAD OR DISEASED VEGETATION OF LIKE SPECIES. NOTHING CONTAINED IN THIS PARAGRAPH SHALL PRECLUDE THE EXERCISE OF RIGHTS HEREINAFOVE GRANTED FOR UTILITY EASEMENTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING. THE CITY OF JOLIET WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE CITY OF JOLIET.

ILLINOIS DEPARTMENT OF TRANSPORTATION VEHICULAR ACCESS NOTES:

- 1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO US ROUTE 6 FROM ADDED LOT 10.
2. THERE SHALL BE ONE (1) DIRECT VEHICULAR ACCESS POINT TO US ROUTE 6 FROM LOT 3
3. ALL ACCESS TO ADDED LOT 10 SHALL BE VIA INTERNAL CIRCULATION ONLY.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

DATE: _____

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

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

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

THIS ____ DAY OF ____, 2022.

COUNTY CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF _____) SS

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

DATED THIS ____ DAY OF _____, A.D. 2022.

JASON J. SNYDER, JACOB & HEFNER ASSOCIATES
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-055425
LICENSE EXPIRES: NOVEMBER 30, 2021



OWNER OR ATTORNEY

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

I, TIMOTHY J. MURPHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 IN KETONE BUSINESS CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 11, 12, 13 AND THAT PART OF LOT 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 2018 AS DOCUMENT R2018070932, IN WILL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND THE SUBDIVIDED PROPERTY CONTAINS 21.442 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY HEREON DRAWN IS SITUATED WITHIN THE CITY OF JOLIET, ILLINOIS, A MUNICIPALITY WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERED 17197C0260G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 INDICATES THAT THE SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED), ZONE X (UNSHADED) IS DEFINED AS AREA OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF JULY, 2022.

Timothy J. Murphy
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870
LICENSE EXPIRES: NOVEMBER 30, 2022



DESIGN FIRM LICENSE NO. 184003350
LICENSE EXPIRES: APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

Table with columns for DATE, REVISIONS, and DRAWN BY. Includes a grid for tracking changes and a signature line for the drafter.

Manhard CONSULTING LTD. logo and contact information: 700 Riverbank Plaza, Suite 100, Joliet, IL 61731. Services include Surveying, Planning, Engineering, etc.

KETONE BUSINESS CENTER RESUBDIVISION OF LOT 3
CITY OF JOLIET, ILLINOIS
RECORDING FINAL PLAT OF SUBDIVISION

PROJ. MGR.: TJM
PROJ. ASSOC.: TJM
DRAWN BY: MGS
DATE: 06/16/22
SCALE: N/A
SHEET 2 OF 2
FIDJ03