

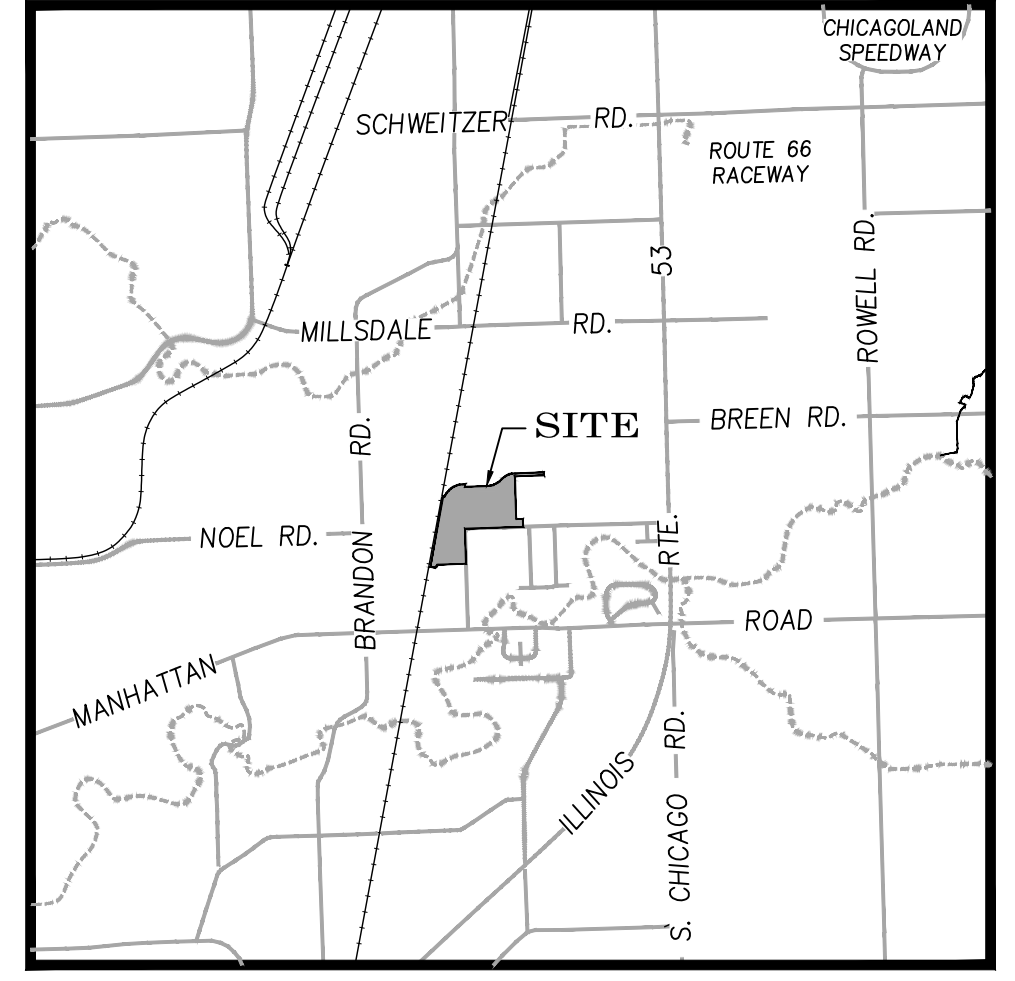
PARCEL INDEX NUMBERS

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

RECORDING PLAT OF SUBDIVISION

OF  
**SOUTH CHICAGO LOGISTICS**

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



Vicinity Map  
NO SCALE

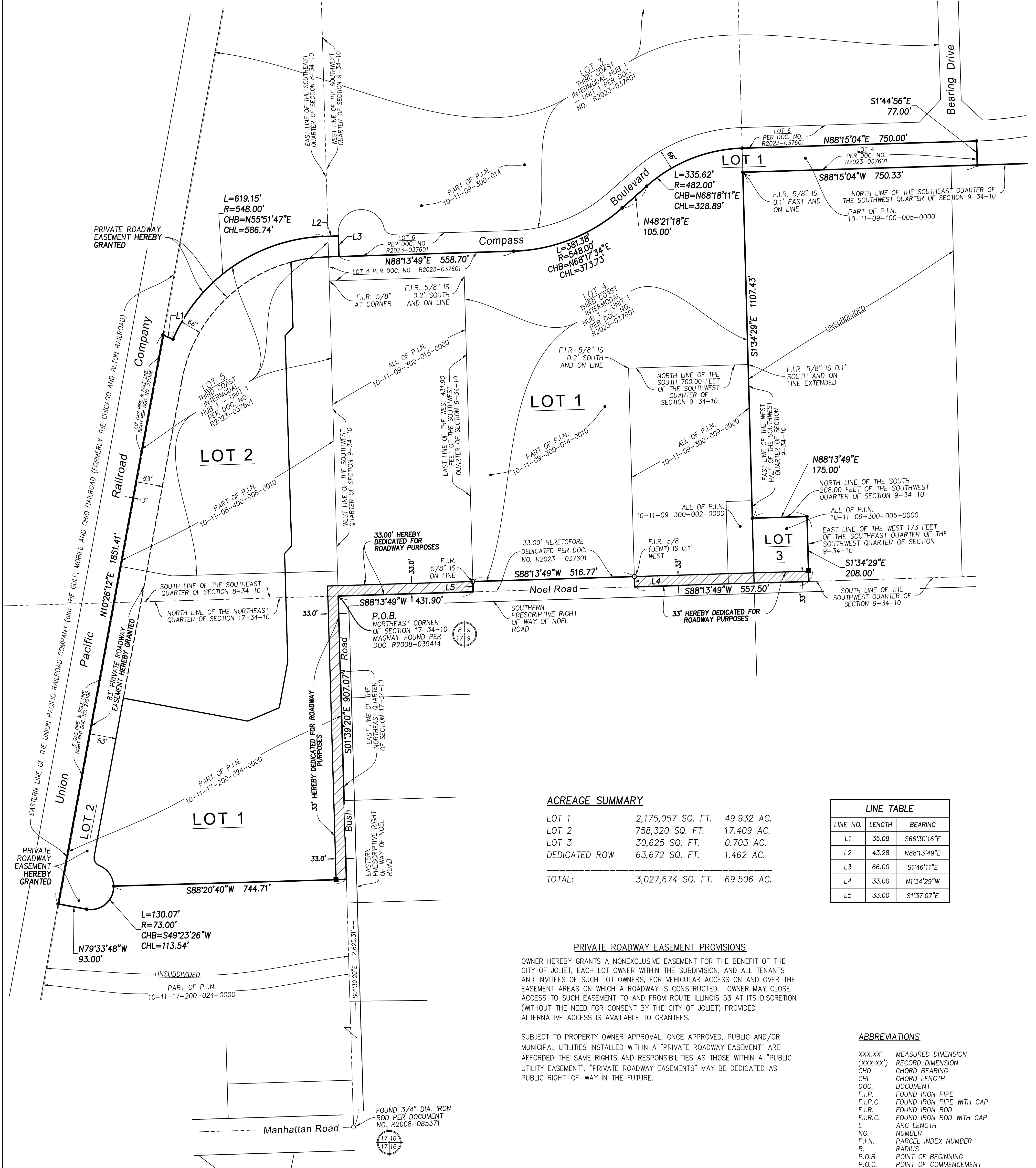
BASIS OF BEARINGS

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



0' 75' 150' 300'

SCALE: 1" = 150'



ACREAGE SUMMARY

LOT 1	2,175,057 SQ. FT.	49.932 AC.
LOT 2	758,320 SQ. FT.	17.409 AC.
LOT 3	30,625 SQ. FT.	0.703 AC.
DEDICATED ROW	63,672 SQ. FT.	1.462 AC.
TOTAL:	3,027,674 SQ. FT.	69.506 AC.

LINE TABLE

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

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.

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
NO.	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

**JACOB & HEFNER ASSOCIATES**  
 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
 PHONE: (630) 652-4600, FAX: (630) 652-4601  
 www.jacobandhefner.com  
 Illinois Professional Design Firm  
 License No. 184-003073 Exp. 4/30/25

REVISED 10-10-2023 PER CITY REVIEW

Survey No.:	P 3 4 5 z
Ordered By.:	NP Compass Building 4, LLC
Description:	Plat of Subdivision
Date Prepared:	September 14, 2023
Scale:	1" = 150'
Prepared By.:	ERP

H:\FY\345\F3452\Subdivision\F3452\_South Chicago Logistics.dwg

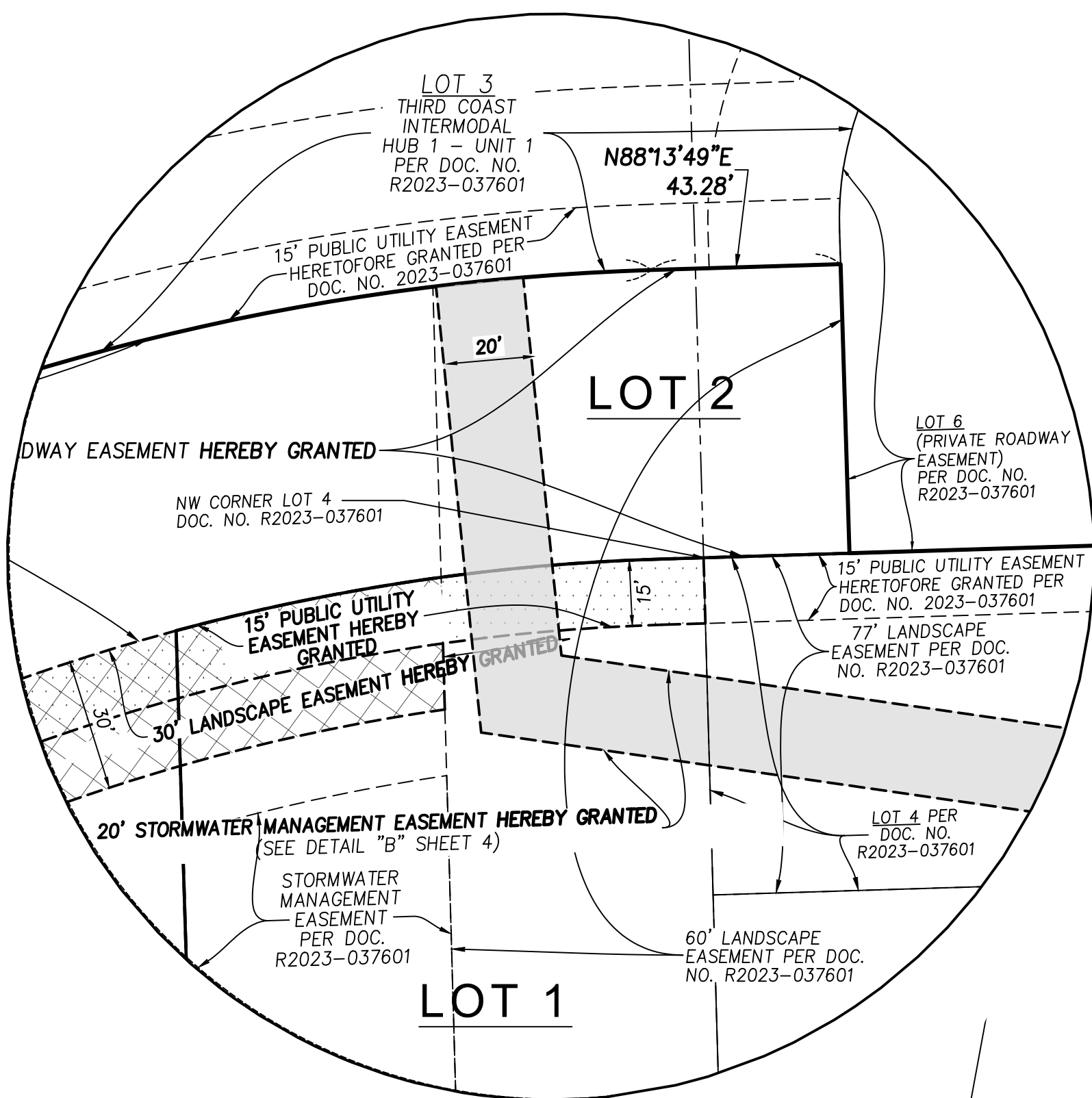
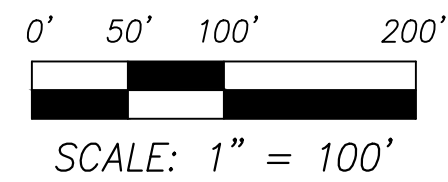
RECORDING PLAT OF SUBDIVISION

OF  
SOUTH CHICAGO LOGISTICS

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BASIS OF BEARINGS

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



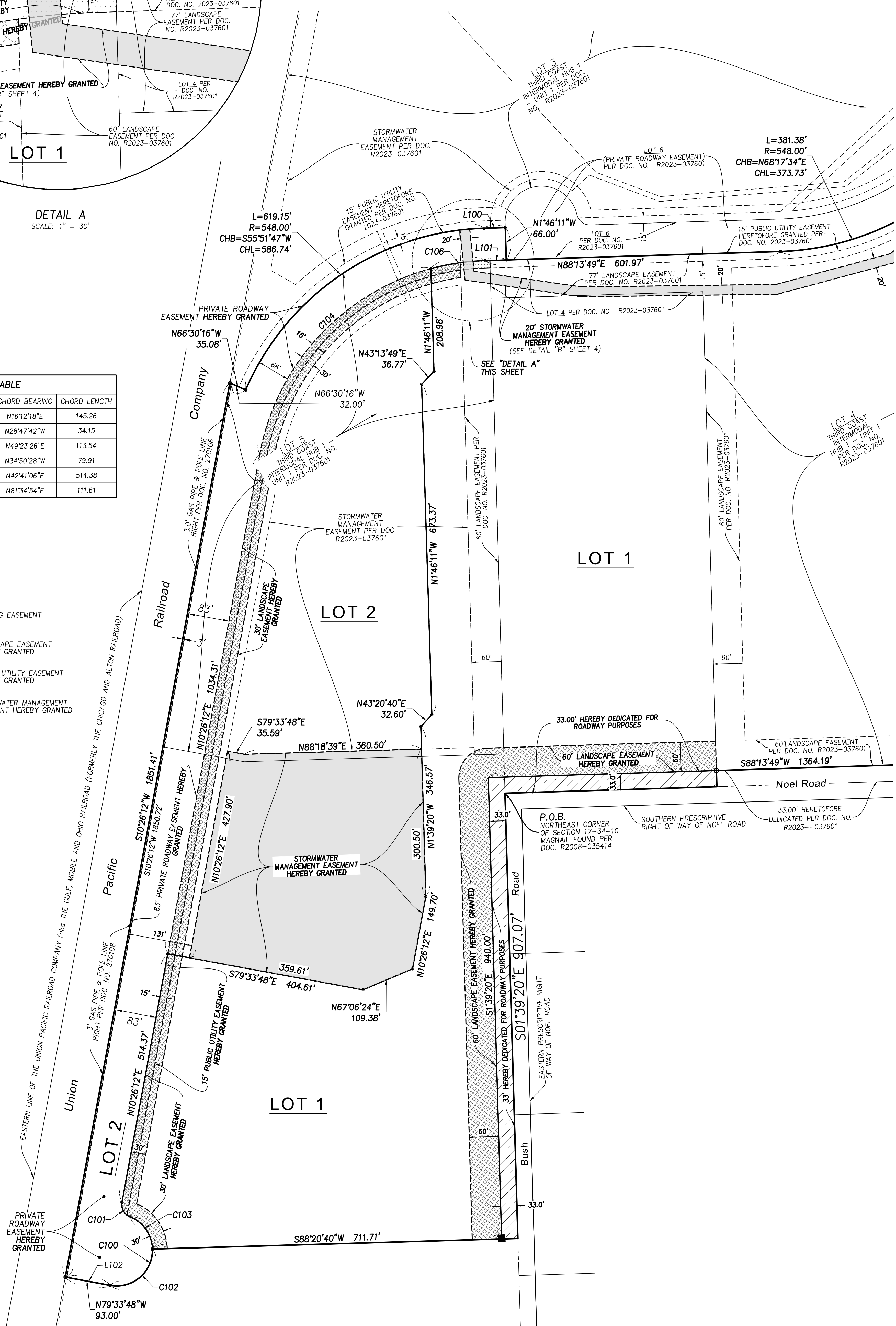
DETAIL A  
SCALE: 1" = 30'

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

CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C100	214.64'	73.00'	N16°12'18"E	145.26
C101	36.97'	27.00'	N28°47'42"W	34.15
C102	130.07'	73.00'	N49°23'26"E	113.54
C103	84.56'	73.00'	N34°50'28"W	79.91
C104	542.58'	482.00'	N42°41'06"E	514.38
C106	111.86'	482.00'	N81°34'54"E	111.61

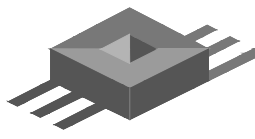
EASEMENT LEGEND

- EXISTING EASEMENT
- LANDSCAPE EASEMENT HEREBY GRANTED
- PUBLIC UTILITY EASEMENT HEREBY GRANTED
- STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED



LOT DETAIL WEST SIDE

SEE SHEET 3



**JACOB & HEFNER ASSOCIATES**  
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REVISED 10-10-2023 PER CITY REVIEW

Survey No.:	P 3 4 5 z
Ordered By.:	NP Compass Building 4, LLC
Description:	Plat of Subdivision
Date Prepared:	September 14, 2023
Scale:	1" = 100'
Prepared By.:	ERP

RECORDING PLAT OF SUBDIVISION

OF

SOUTH CHICAGO LOGISTICS

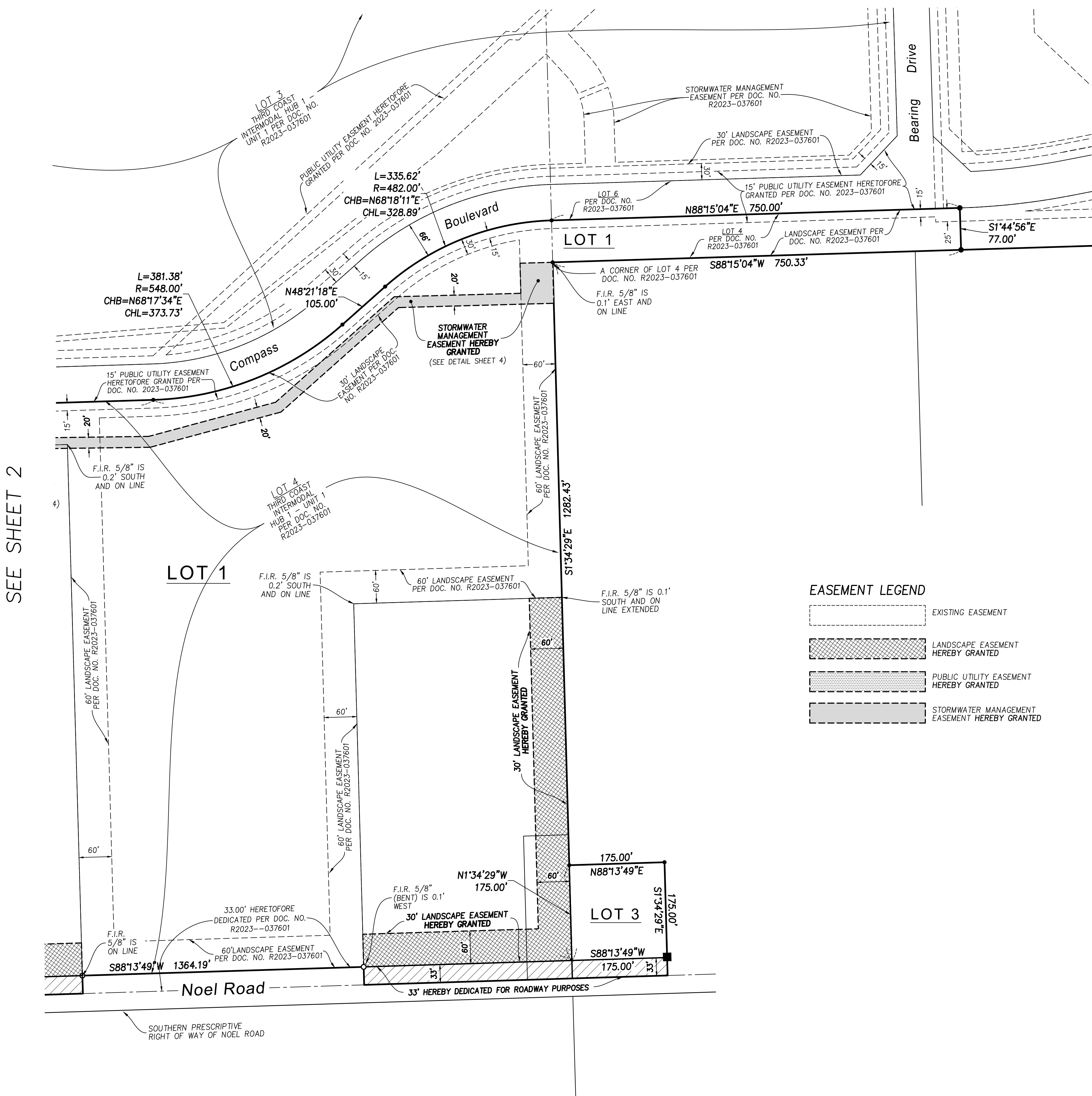
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0' 50' 100' 200'  
 SCALE: 1" = 100'

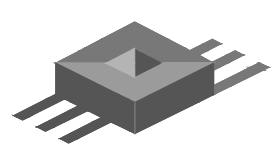


SEE SHEET 2

EASEMENT LEGEND

- EXISTING EASEMENT
- LANDSCAPE EASEMENT HEREBY GRANTED
- PUBLIC UTILITY EASEMENT HEREBY GRANTED
- STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

LOT DETAIL EAST SIDE



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SHEET 3 OF 5

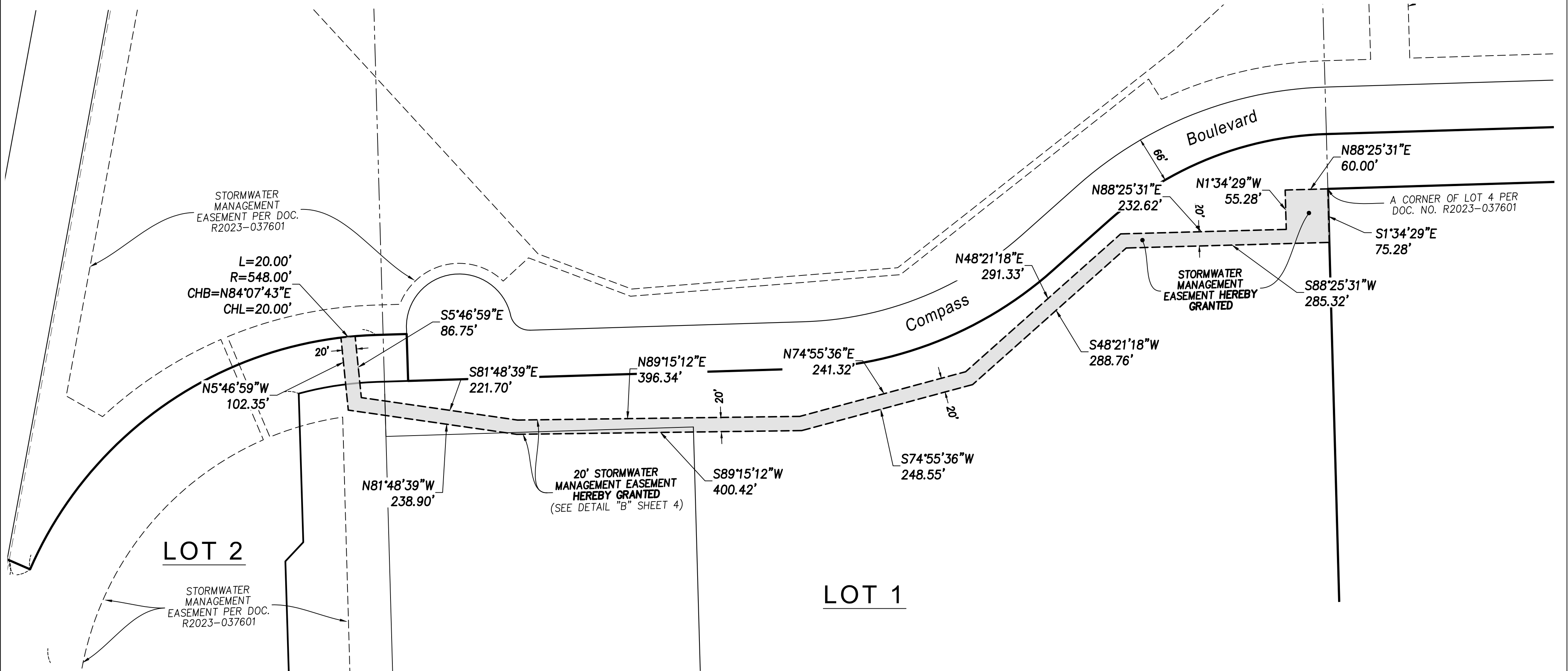
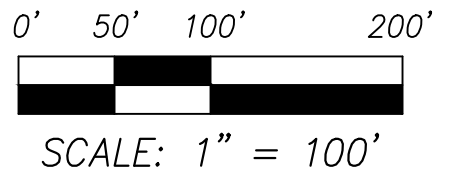
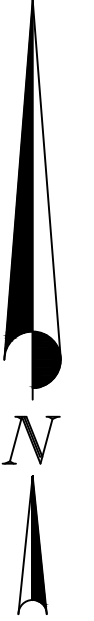
Survey No.:	F 3 4 5 z
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**STORMWATER MANAGEMENT EASEMENT DETAIL "B"**

SCALE: 1" = 100'

**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, 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 same 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 sounds 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.

**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.

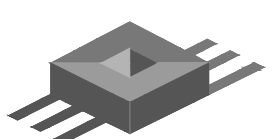
The provisions of the covenants and declarations relating to storm water obligations shall not be amended, modified, or abrogated without the prior written approval of the City. All of the above stated obligations shall also be clearly referenced in covenants, conditions and restrictions recorded against 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.

**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 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 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.



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Survey No.:	F 3 4 5 z
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Description:	Plat of Subdivision
Date Prepared:	September 14, 2023
Scale:	1" = 100'
Prepared By:	ERP

RECORDING PLAT OF SUBDIVISION
OF
SOUTH CHICAGO LOGISTICS

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OWNERS CERTIFICATE

STATE OF \_\_\_\_\_ )
) SS
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT TCJH 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 TCJH 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 "SOUTH CHICAGO LOGISTICS", 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

TCJH 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: \_\_\_\_\_
Nathaniel Hagedorn, Manager

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ )
) SS
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT \_\_\_\_\_
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCJH LAND HOLDINGS, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

AS AUTHORIZED BY THE PLAT APPROVED BY ORDINANCE NO. \_\_\_\_\_

ON \_\_\_\_\_, 2023.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MAYOR

CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

APPROVED BY THE JOLIET CITY PLAN COMMISSION

\_\_\_\_\_, 2023.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

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

DATED AT JOLIET, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY COLLECTOR

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

I, \_\_\_\_\_
COUNTY CLERK OF WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WILL COUNTY CLERK

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

I, \_\_\_\_\_
DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION 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:

11-08D-E
11-09C-E
11-09C-W
11-17B-E

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DIRECTOR

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF WILL )

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

WILL COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF DUPAGE )

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

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 39 MINUTES 20 SECONDS EAST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 907.07 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 40 SECONDS WEST 744.71 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 73.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 130.07 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 49 DEGREES 23 MINUTES 26 SECONDS WEST 113.54 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 93.00 FEET TO THE EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY (aka THE GULF, MOBILE AND OHIO RAILROAD) (FORMERLY THE CHICAGO AND ALTON RAILROAD); THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 1851.41 FEET TO THE WESTERMOST SOUTHWEST CORNER OF LOT 3 OF SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE SOUTH 66 DEGREES 30 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 35.08 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 548.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 619.15 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 55 DEGREES 51 MINUTES 47 SECONDS EAST 586.74 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 43.28 FEET TO A POINT ON THE WEST LINE OF LOT 6 OF SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE SOUTH 01 DEGREES 46 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 66.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 4 OF SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 4 THE FOLLOWING 5 COURSES: 1) THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 558.70 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 548.00 FEET, 2) THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 381.38 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 17 MINUTES 34 SECONDS EAST 373.73 FEET; 3) THENCE NORTH 48 DEGREES 21 MINUTES 18 SECONDS EAST 105.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 482.00 FEET; 4) THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 335.62 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 18 MINUTES 11 SECONDS EAST 328.89 FEET; 5) THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS EAST 750.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINES OF SAID LOT 4 THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 01 DEGREES 44 MINUTES 56 SECONDS EAST 77.00 FEET; 2) THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST 750.33 FEET; 3) THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST 1107.43 FEET ALONG THE EAST LINE OF SAID LOT 4 AND SAID LINE EXTENDED SOUTHERLY AND ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 208 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 175.00 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST 173 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 208.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 557.50 FEET TO THE SOUTHWEST CORNER OF THE ROADWAY DEDICATION FOR NOEL ROAD PER SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE THE FOLLOWING THREE COURSES ALONG SAID ROADWAY DEDICATION: 1) THENCE NORTH 01 DEGREES 34 MINUTES 29 SECONDS WEST 33.00 FEET; 2) THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST 516.77 FEET; 3) THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST 33.00 FEET TO THE SOUTHWEST CORNER OF SAID ROADWAY DEDICATION AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 431.90 FEET TO THE POINT OF BEGINNING, CONTAINING 3,027,674 SQUARE FEET OR 69.506 ACRES, MORE OR LESS.

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, ALL OF THE PLATTED PROPERTY FALLS WITHIN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD).

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF OCTOBER IN THE YEAR 2023.

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



JACOB & HEFNER ASSOCIATES
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Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/25

PREPARED FOR:
NP COMPASS BUILDING 4, LLC
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:
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\_\_\_\_\_
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Table with 4 columns: Survey No., Ordered By, Description, Date Prepared, Scale, Prepared By, ERP. Values include P 3 4 5 z, NP Compass Building 4, LLC, Plat of Subdivision, September 14, 2023, N/A, ERP.