

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT ROUTE 53 LAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES INDICATED THEREIN.

THIS IS ALSO TO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY HEREON DESCRIBED HAS DETERMINED TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

LARAWAY COMMUNITY CONSOLIDATED SCHOOL DISTRICT 70-C
JOLIET TOWNSHIP HIGH SCHOOL DISTRICT 204

DATED THIS _____ DAY OF _____, A.D., 20 _____.

ROUTE 53 LAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
BY: JANKO GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
ITS MANAGER

ADDRESS 2610 LAKE COOK ROAD, SUITE 100, RIVERWOODS, ILLINOIS 60015

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, _____, A NOTARY PUBLIC, IN AFORESAID CITY, OR COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THIS PLAT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20 _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, ANTHONY MAIONE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE EAST 1325.86 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF SECTION 10, TOWNSHIP 34, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER THAT NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 38 MINUTES 35 SECONDS EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 1318.68 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREES 29 MINUTES 42 SECONDS EAST ON SAID EAST LINE, 1318.28 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 36 MINUTES 45 SECONDS WEST, ON SAID SOUTH LINE, 1319.91 FEET TO THE EATS LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 36 MINUTES 14 SECONDS WEST, ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 712.98 FEET, THENCE SOUTH 46 DEGREES 40 MINUTES 18 SECONDS WEST, 996.19 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 55 SECONDS WEST, 283.59 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 05 SECONDS WEST, 665.82 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 36 MINUTES 14 SECONDS EAST, ON SAID SOUTH LINE, 588.45 FEET TO THE EAST LINE OF THE WEST 1490.0 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 21 MINUTES 14 SECONDS WEST, ON SAID EAST LINE, 310.00 FEET TO THE NORTH LINE OF THE SOUTH 310.00 FEET OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 36 MINUTES 14 SECONDS WEST, ON SAID NORTH LINE, 1405.84 FEET TO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 PER DOCUMENT NO. 558409; THENCE NORTH 01 DEGREE 23 MINUTES 50 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE, 599.96 FEET TO THE SOUTH LINE OF THE NORTH 610.00 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 37 MINUTES 33 SECONDS EAST, ON SAID SOUTH LINE, 142.14 FEET TO THE EAST LINE OF THE WEST 226.00 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 21 MINUTES 14 SECONDS WEST, ON SAID EAST LINE, 164.00 FEET TO THE SOUTH LINE OF THE NORTH 446.00 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 37 MINUTES 33 SECONDS EAST, ON SAID SOUTH LINE, 157.74 FEET TO A POINT 300 FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 53; THENCE NORTH 01 DEGREE 23 MINUTES 50 SECONDS WEST, PARALLEL WITH SAID EAST RIGHT OF WAY LINE, 446.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 37 MINUTES 33 SECONDS EAST, ON SAID NORTH LINE, 2254.07 FEET; TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

- I DO FURTHER CERTIFY THAT;
- THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
 - BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17197C0255G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A..
 - THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET.
 - THAT ALL REGULATIONS ENCATED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED.
 - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - 5/8" REBAR WITH CAP "LANGAN" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 - FIELD WORK COMPLETED IN JUNE, 2022.
 - SUBJECT PARCEL CONTAINS 1,167,446 SQUARE FEET OR 26.8009 ACRES.
- GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF MARCH, A.D., 2023

Anthony L. Maione
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004093
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.008092-0002
EXPIRATION DATE IS APRIL 30, 2025.

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, AS MORTGAGEE UNDER THE MORTGAGE RECORDED AS DOCUMENT NUMBER _____, DATED _____, HEREBY CONSENTS TO RECORDING OF THE PLAT AS SHOWN HEREON.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20 _____.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) _____, OF _____, (TITLE) _____, OF _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH (TITLE) _____ AND (TITLE) _____, 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, AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20 _____.

NOTARY PUBLIC

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE JOLIET CITY PLAN COMMISSION ON _____, A.D., 20 _____.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY ORDINANCE _____ OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____, A.D., _____.

MAYOR

CITY CLERK

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

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

DATED AT JOLIET, ILLINOIS, THIS _____, DAY OF _____, 20 _____.

CITY COLLECTOR

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, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, WILL COUNTY ILLINOIS,

THIS _____, DAY OF _____, A.D., 20 _____.

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

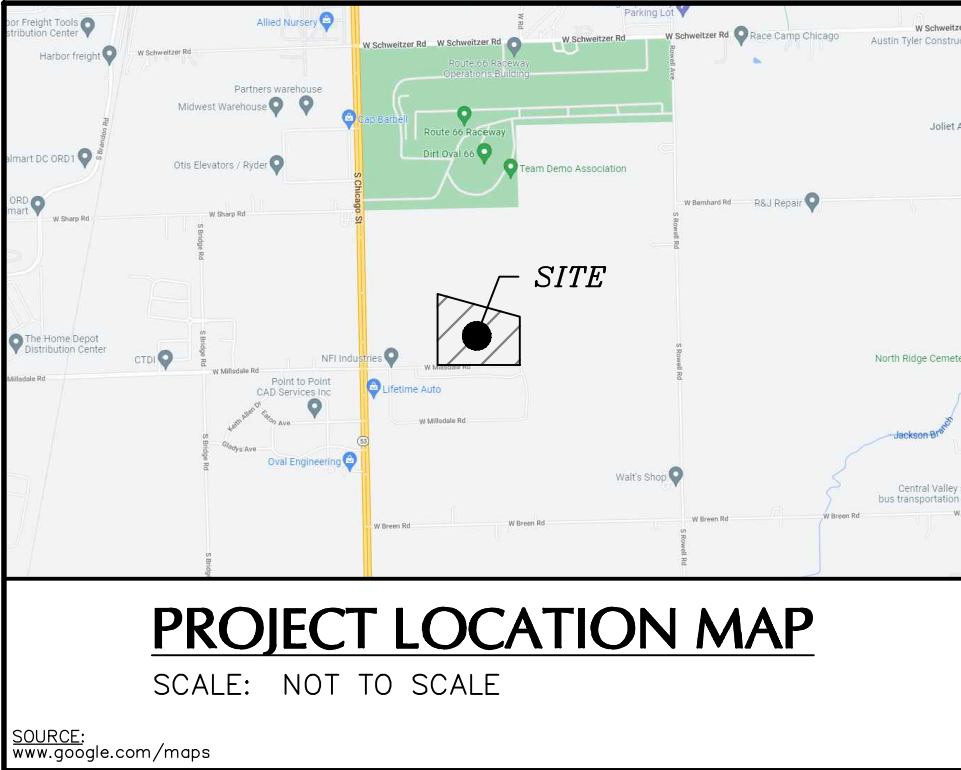
STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THIS PLAT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF WILL COUNTY, ILLINOIS ON THIS _____ DAY OF _____, A.D., 20 _____. AT _____ O'CLOCK _____ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

WILL COUNTY RECORDER OF DEEDS

RECORDING PLAT FOR
JOLIET LOGISTICS PARK, PHASE THREE

A SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF SECTION 3, TOWNSHIP 34 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, WILL COUNTY, ILLINOIS



CITY OF JOLIET LANDSCAPE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS LANDSCAPE EASEMENT ON THIS PLAT SHALL BE RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, AND TO THE SUCCESSORS AND ASSIGNS. THE EASEMENT SHALL BE RESERVED FOR LANDSCAPING ONLY AND NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT. EACH OWNER AND SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE LANDSCAPE EASEMENT AND SHALL NOT ALTER, MODIFY, AND OR REMOVE LANDSCAPE MATERIAL WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL FROM THE CITY OF JOLIET.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE LANDSCAPE EASEMENT, THE CITY OF JOLIET SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE LANDSCAPE EASEMENT REASONABLY NECESSARY.

IN THE EVENT THE CITY OF JOLIET SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE LANDSCAPE EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF 10% OF SAID COST COMPLETION OF THE WORK CONSTITUTES A LIEN AGAINST PARCEL REQUIRING MAINTENANCE. THE LIEN MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY.

IF THE CONDITIONS ON OR SURROUNDING THE PROPERTY MATERIALLY CHANGE SUCH THAT IT IS IMPRACTICAL OR DETRIMENTAL TO RETAIN THE LANDSCAPING EASEMENT SET FORTH ABOVE, AT THE JOINT AGREEMENT OF BOTH THE GRANTOR AND GRANTEE, THIS LANDSCAPING EASEMENT MAY BE VACATED.

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

- THAT _____, AS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THE ATTACHED PLAT OF SUBDIVISION WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:

LARAWAY COMMUNITY CONSOLIDATED SCHOOL DISTRICT 70-C
1715 ROWELL AVENUE
JOLIET, IL 60433

JOLIET TOWNSHIP HIGH SCHOOL DISTRICT 204
300 CATERPILLAR DRIVE
JOLIET, ILLINOIS 60436

DATED THIS _____, DAY OF _____, A.D., 20 _____.

BY: _____
ITS: MANAGER

STATE OF ILLINOIS)
SS
COUNTY OF WILL)
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____, DAY OF _____, A.D., 20 _____.

NOTARY PUBLIC

CHIEF SUBDIVISION ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, _____, DO HEREBY CERTIFY THAT ALL MATTER PERTAINING TO THE REQUIREMENTS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE COUNTY BOARD OF WILL COUNTY INSOFAR AS THEY PERTAIN TO THE ANNEXED PLAT, HAVE BEEN COMPLIED WITH PUBLIC WORKS APPROVED

THIS _____, DAY OF _____, A.D., 20 _____.

CHIEF SUBDIVISION ENGINEER

COUNTY TAX MAP DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT 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 _____, A.D., 20 _____.

DIRECTOR

03/11/24	CITY COMMENTS	No.4
03/08/24	CITY COMMENTS	No.3
02/02/24	CITY COMMENTS	No.2
01/05/24	CITY COMMENTS	No.1
Date	Description	No.

Revisions

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, DPC

200 W Madison Street, Suite 1920
Chicago, IL 60606

T: 312.547.7700 F: 312.547.7701 www.langan.com

Project

SAXUM JOLIET

PIN: 10-11-03-300-007-0000
JOLIET
WILL COUNTY ILLINOIS

Drawing Title

RECORDING
PLAT

Project No. 541017202	Drawing No. VB103
Date 07/14/23	
Drawn By TJD	
Checked By BLR	Sheet 2 of 2