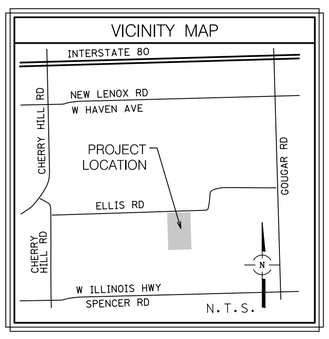
NOT FOR RECORDING

FINAL PLAT OF SUBDIVISION OF
CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1

BEING A SUBDIVISION 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.



PROPERTY DESCRIPTION:

PARCEL1:
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19 (PER MONUMENT RECORDED R2005-070637) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4 IN CHERRY HILL BUSINESS PARK UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2005 AS DOCUMENT NUMBER R2005-169573 AND THE SOUTHWEST CORNER OF ELLIS ROAD AS DEDICATED NOVEMBER 19, 2012 AS DOCUMENT R2012-130165;THENCE NORTH 88 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE NORTH LINE OF LOT 1 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008, AS DOCUMENT NUMBER R2008-086954, (ALSO BEING THE SOUTH LINE OF SAID LOT 4 AND ELLIS ROAD) A DISTANCE OF 197.12 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN SAID CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1; THENCE CONTINUING NORTH 88 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (ALSO BEING THE SOUTH LINE OF SAID LOT 4 AND ELLIS ROAD) 1123.35 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 54 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE 906.75 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE I, A DISTANCE OF 1127.17 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE 903.52 FEET, TO THE POINT OF BEGINNING, (EXCEPT THE EAST 545.39 FEET AS MEASURED AT RIGHT ANGLE), IN WILL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

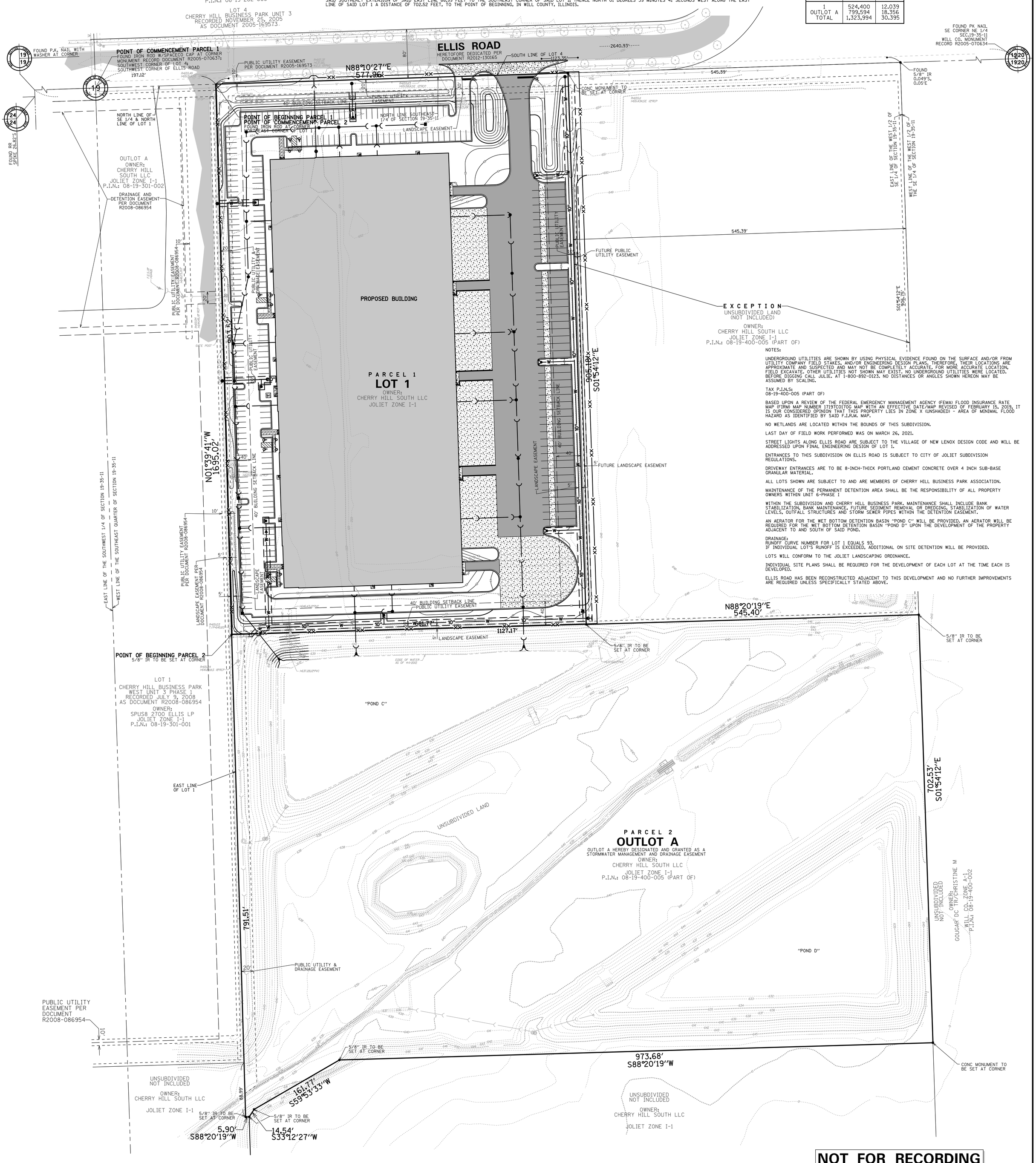
COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008, AS DOCUMENT NUMBER R2008-086954; THENCE SOUTH 01 DEGREES 39 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 903.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 20 MINUTES 19 SECONDS EAST PERPENDICULAR TO THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1127.17 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 54 MINUTES 12 SECONDS EAST ALONG LAST DESCRIBED LINE 702.53 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 19 SECONDS WEST PERPENDICULAR TO THE EAST LINE OF SAID LOT 1 A DISTANCE OF 973.68 FEET; THENCE SOUTH 59 DEGREES 53 MINUTES 33 SECONDS WEST 161.77 FEET; THENCE SOUTH 33 DEGREES 12 MINUTES 27 SECONDS WEST 14.54 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 19 SECONDS WEST PERPENDICULAR TO THE EAST LINE OF SAID LOT 1 A DISTANCE OF 5.90 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION OF SAID EAST LINE 88.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 702.52 FEET, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

SCALE 1" = 60'
0 60 120

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

AREA TABLE		
LOT	SQ. FT.	AC.
1	524,400	12.039
OUTLOT A	799,594	18.356
TOTAL	1,323,994	30.395



NOTES:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL JULIE. AT 1-800-892-0123. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.S:
08-19-400-005 (PART OF)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17197C0170G MAP WITH AN EFFECTIVE DATE/MAP REVISED OF FEBRUARY 15, 2019. IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

NO WETLANDS ARE LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION.

LAST DAY OF FIELD WORK PERFORMED WAS ON MARCH 26, 2021.

STREET LIGHTS ALONG ELLIS ROAD ARE SUBJECT TO THE VILLAGE OF NEW LENOX DESIGN CODE AND WILL BE ADDRESSED UPON FINAL ENGINEERING DESIGN OF LOT 1.

ENTRANCES TO THIS SUBDIVISION ON ELLIS ROAD IS SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

DRIVEWAY ENTRANCES ARE TO BE 8-INCH-THICK PORTLAND CEMENT CONCRETE OVER 4 INCH SUB-BASE GRANULAR MATERIAL.

ALL LOTS SHOWN ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION.

MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN UNIT 6-PHASE I

WITHIN THE SUBDIVISION AND 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.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "POND C" WILL BE PROVIDED. AN AERATOR WILL BE REQUIRED FOR THE WET BOTTOM DETENTION BASIN "POND D" UPON THE DEVELOPMENT OF THE PROPERTY ADJACENT TO AND SOUTH OF SAID POND.

DRAINAGE:
RUNOFF CURVE NUMBER FOR LOT 1 EQUALS 93.
IF INDIVIDUAL LOT'S RUNOFF IS EXCEEDED, ADDITIONAL ON SITE DETENTION WILL BE PROVIDED.

LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE.

INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.

ELLIS ROAD HAS BEEN RECONSTRUCTED ADJACENT TO THIS DEVELOPMENT AND NO FURTHER IMPROVEMENTS ARE REQUIRED UNLESS SPECIFICALLY STATED ABOVE.

LEGEND

STORM SEWER, SANITARY SEWER, COMBINED SEWER, WATER MAIN, GAS MAIN, UNDERGROUND TELEPHONE LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND CATV LINE, OVERHEAD WIRE(S) ON UTILITY POLES, FIBER OPTIC LINE, RAILROAD, FENCE, GUARDRAIL, EDGE OF WATER, WETLAND LIMITS

SANITARY MANHOLE, STORM MANHOLE, CATCH BASIN, INLET, FLARED END SECTION, ELECTRIC MANHOLE, TELEPHONE MANHOLE, TELEPHONE UPRIGHT, ELECTRIC UPRIGHT, CABLE TV UPRIGHT, FIRE HYDRANT, VALVE AND VAULT, WATER VALVE, B BOX, AUXILARY VALVE, WELL, GAS VALVE

HAND HOLE, STREET LIGHT, UTILITY POLE, TRAFFIC SIGNAL, TRAFFIC SIGNAL BOX, SPRINKLER HEAD, BOLLARD, MAILBOX, SIGN, UNIDENTIFIED MANHOLE, CONTOUR, SPOT ELEVATION, RIGHT-OF-WAY MONUMENT, DISC, IRON / STEEL ROD, IRON PIPE

CUT CROSS, PK / MAG NAIL, RAILROAD SPIKE, SOIL BORING, TREE WITH SIZE, FIR TREE WITH SIZE, BUSH, ASPHALT, CONCRETE, GRAVEL

NOT FOR RECORDING

FINAL PLAT OF SUBDIVISION OF
CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1

FOR REVIEW PURPOSES ONLY

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

REVISIONS:
06/30/2021
07/06/2021
07/26/2021
08/09/2021

SPACECO INC.

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: 06/11/2021
JOB NO: 3943
FILENAME: 21FINALPRESUB-01
SHEET 1 OF 1

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