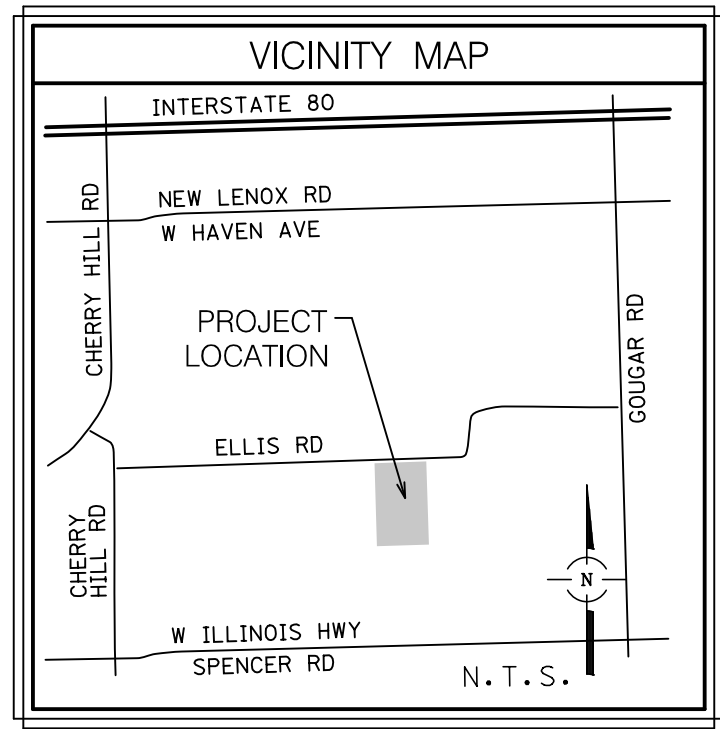


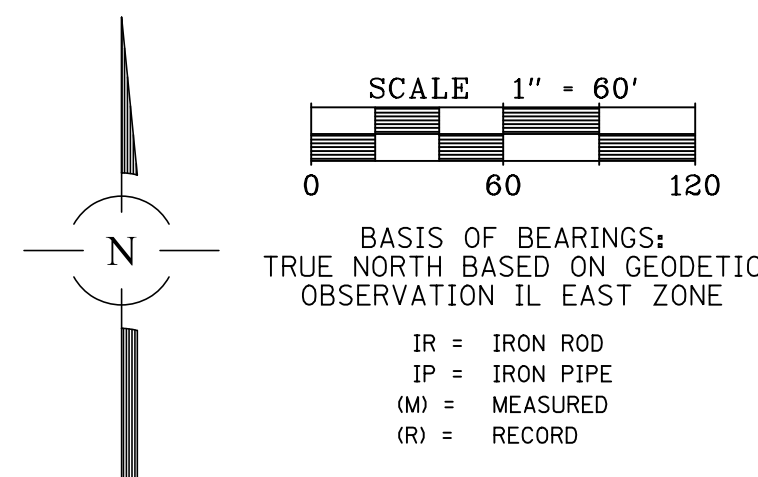
AREA TABLE		
LOT	SQ. FT.	AC.
1	524,400	12.039
OUTLOT A	799,594	18.356
TOTAL	1,323,994	30.395



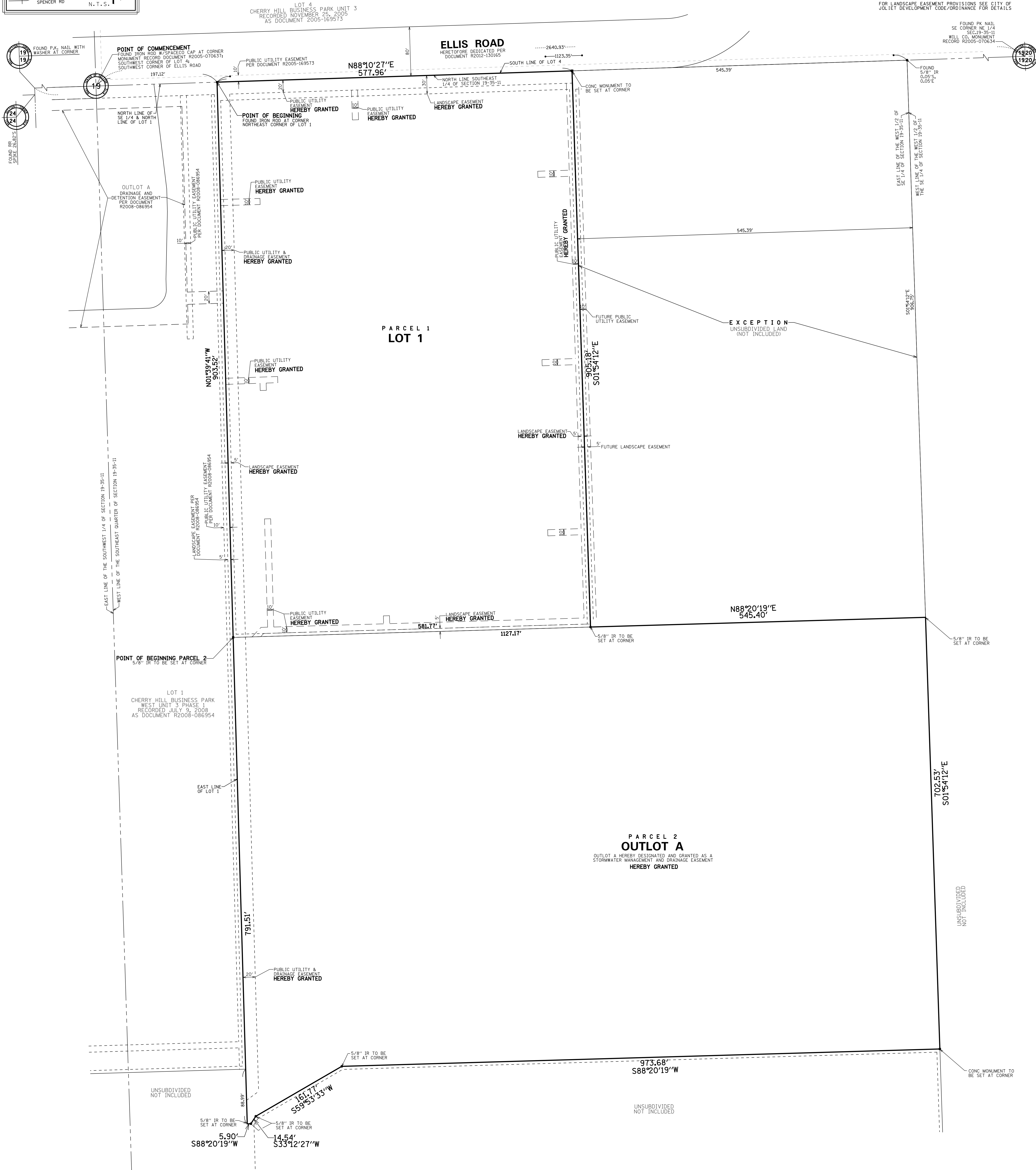
# RECORDING PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1

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.

P.L.N.  
08-19-400-005 (PART OF)



NOTE:  
FOR LANDSCAPE EASEMENT PROVISIONS SEE CITY OF  
JOLIET DEVELOPMENT CODE/ORDINANCE FOR DETAILS



PREPARED FOR:  
OWNER/DEVELOPER

**northern**

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

FOR REVIEW  
PURPOSES ONLY

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

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



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: 3943.21SUB-01
SHEET 1 OF 2

# RECORDING 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.

P.J.N.:  
08-19-400-005 (PART OF)

## OWNER'S CERTIFICATE - CHERRY HILL SOUTH LLC

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
THIS IS TO CERTIFY THAT CHERRY HILL SOUTH LLC  
IS THE HOLDER OF RECORD TITLE OF THE PROPERTY SHOWN  
AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED  
THE SAME TO BE PLATED 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_.  
By: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
OWNERS ADDRESS (ES)  
CHERRY HILL SOUTH  
C/O NORTHERN BUILDERS, INC.  
5060 RIVER ROAD  
SCHILLER PARK, IL 60176

## NOTARY CERTIFICATE

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

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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.  
By: \_\_\_\_\_ NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_

## MORTGAGE CERTIFICATE - CHERRY HILL SOUTH LLC

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
AS HOLDER OF THE  
FOLLOWING MORTGAGE(S) ENCUMBERING THE PROPERTY DESCRIBED HEREIN  
AGREEMENT DATED \_\_\_\_\_ AND RECORDED \_\_\_\_\_  
AS DOCUMENT NO. \_\_\_\_\_  
HEREBY CONSENTS TO THE EXECUTION OF THE ANNEXED PLAT OF DEDICATION,  
SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT  
\_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.  
By: \_\_\_\_\_  
ITS: \_\_\_\_\_

## NOTARY CERTIFICATE

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

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 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.  
By: \_\_\_\_\_ NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_

## SURFACE WATER DRAINAGE CERTIFICATE

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,  
ADEQUATE 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 NOT BE DEPOSITED ON THE  
PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE  
DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE  
SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_.  
\_\_\_\_\_  
OWNER(S) OR DULY AUTHORIZED ATTORNEY

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. \_\_\_\_\_  
LICENSE EXPIRES: \_\_\_\_\_

## CITY COUNCIL

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
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:  
\_\_\_\_\_  
MAYOR \_\_\_\_\_  
CITY CLERK \_\_\_\_\_

## PLAN COMMISSION

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
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:  
\_\_\_\_\_  
CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_  
APPROVED BY THE CITY BOARD AT A MEETING HELD:  
\_\_\_\_\_  
PRESIDENT \_\_\_\_\_  
CITY CLERK \_\_\_\_\_

## CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
I, \_\_\_\_\_, CITY COLLECTOR OF THE CITY  
OF JOLIET DO HEREBY CERTIFY THAT I FIND NO UNPAID SPECIAL  
ASSESSMENTS OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE  
CAPTION OF THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_.  
\_\_\_\_\_  
CITY COLLECTOR

## CITY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
APPROVED BY THE CITY ENGINEER OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_  
CITY ENGINEER

## 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 AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION  
TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX  
MAP PAGE # \_\_\_\_\_ AND IDENTIFIED AS PERMANENT REAL  
ESTATE TAX INDEX NUMBER (P.J.N.) \_\_\_\_\_  
\_\_\_\_\_  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_.  
\_\_\_\_\_  
SIGNATURE

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
I, \_\_\_\_\_, 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 THE ABOVE CAPTION OF THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_.  
\_\_\_\_\_  
COUNTY CLERK

## COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
THIS INSTRUMENT NO. \_\_\_\_\_ DEEDS OFFICE OF WILL COUNTY, ILLINOIS, 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

## 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 NECESSARY WORKERS 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.

## 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. Grantees,  
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, REESTABLISH, REPAIR, MAINTAIN, AND  
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", "RULE" 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 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, 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 GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY  
WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT",  
"UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "RULE" OR SIMILAR DESIGNATION  
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.

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  
TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "COMMON AREA OR AREAS", "COMMON  
GROUND", "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 GRANTEES AT COST OF THE GRANTOR/LOT  
OWNER, UPON WRITTEN REQUEST.

NO OVERHEAD FACILITIES ALLOWED.

## NICOR GAS COMPANY EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS  
SUCCESSORS AND ASSIGNS ("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" 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 THE PURPOSES OF  
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.

## 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, AMERITECH, 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, AND 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 WATER  
LINES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME  
MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER UTILITIES. THE OTHER UTILITY  
LINES 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.

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN  
ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00187, AND THAT THE PLAT HEREON DRAWN IS A  
CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS  
THEREOF.

## PROPERTY DESCRIPTION

PARCEL 1:  
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 R2005-188575) AND THE  
SOUTHWEST CORNER OF ELLIS ROAD AS DEDICATED NOVEMBER 19, 2012 AS DOCUMENT R2012-130454; 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 SEPTEMBER 29, 2005 AS DOCUMENT NUMBER R2005-086954; ALSO BEING THE  
SOUTH LINE OF SAID LOT 4 AND ELLIS ROAD; A DISTANCE OF 19712 FEET TO THE POINT OF BEGINNING,  
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN 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)  
10235 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 506.15 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 1, A DISTANCE OF 1127.17 FEET TO A POINT ON THE EAST LINE OF  
SAID LOT 4; 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 10235 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 19  
SECONDS WEST, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 974.68 FEET; THENCE  
SOUTH 59 DEGREES 53 MINUTES 33 SECONDS WEST, 167.77 FEET; THENCE SOUTH 33 DEGREES 12 MINUTES  
27 SECONDS WEST, 145.4 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 4; 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.

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 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 17197C0107G & 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

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_  
JERRY P. CHRISTOPH, I.P.L.S. NO. 035-3540  
LICENSE EXPIRES 11-30-2022  
(INVALID ONLY IF EMBOSSED SEAL AFFIXED)

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

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

FOR REVIEW  
PURPOSES ONLY

REVISIONS:	CONSULTING ENGINEERS	DATE: 06/11/2021
06/30/2021	SITE DEVELOPMENT ENGINEERS	JOB NO: 3943
07/06/2021	LAND SURVEYORS	FILENAME: 3943.21SUB-01
07/26/2021		SHEET 2 OF 2
08/09/2021		

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