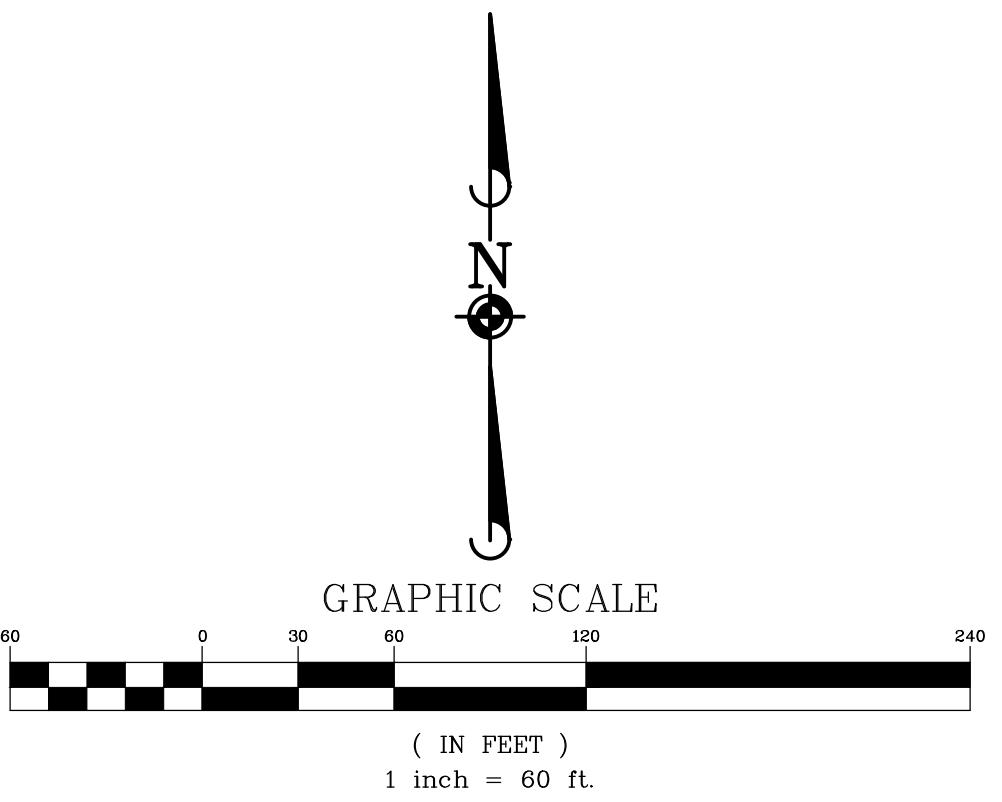
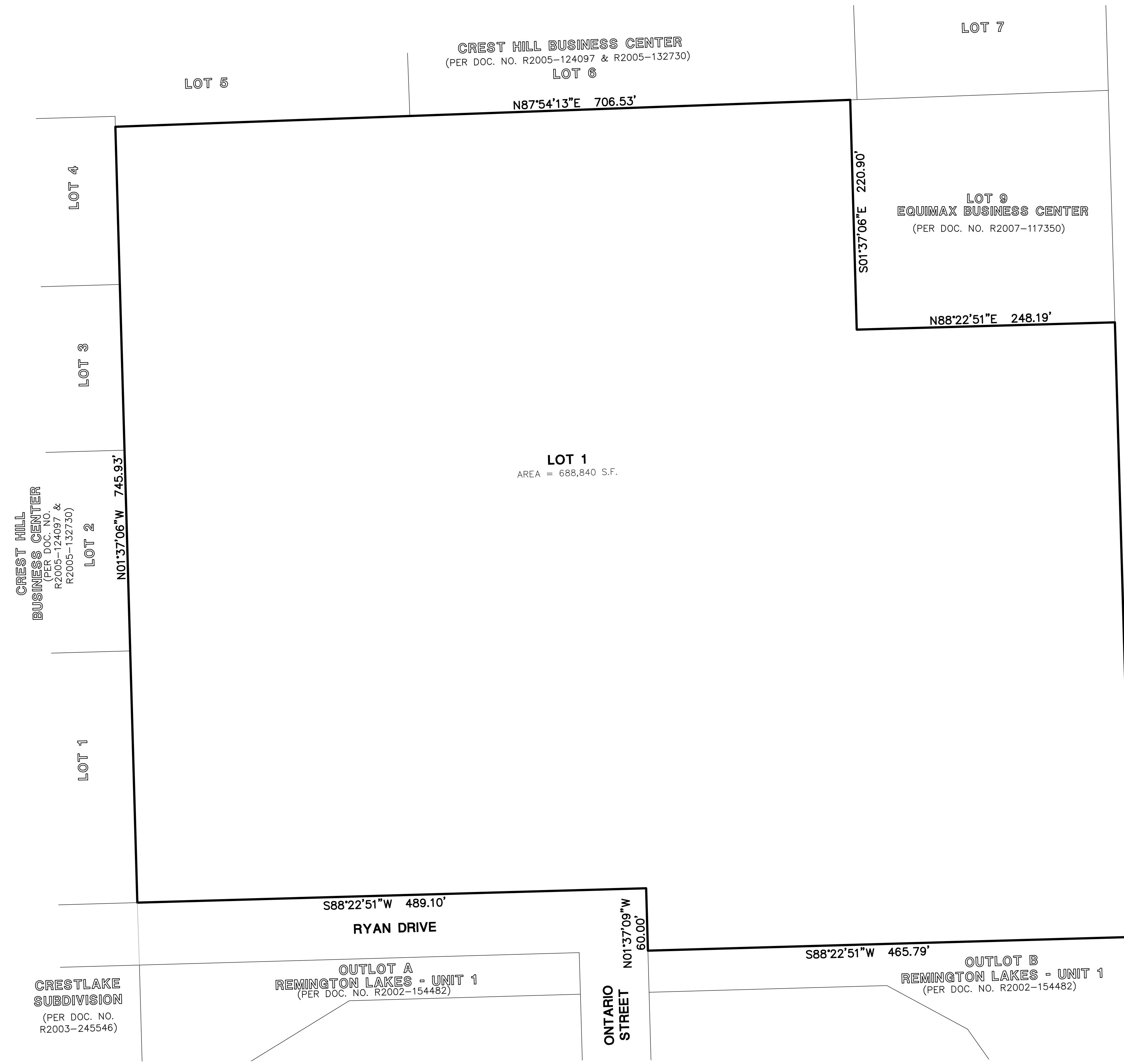


FINAL PLAT
OF
SEASONS AT CREST HILL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

LOCATION MAP

NOT TO SCALE



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

JUDICIARY REAL ESTATE DEVELOPMENT, INC.
789 NORTH WATER STREET, SUITE 500
MILWAUKEE, WISCONSIN 53202

SUBMITTED BY/RETURN TO:

FRED-CREST HILL HC, LLC
789 NORTH WATER STREET, SUITE 500
MILWAUKEE, WISCONSIN 53202

CURRENT P.I.N.

-04-20-105-065-0000 (LOT 1)
-04-20-105-066-0000 (LOT 2)
-04-20-105-067-0000 (LOT 3)
-04-20-105-068-0000 (LOT 4)
-04-20-105-069-0000 (LOT 5)
-04-20-105-073-0000 (LOT 6)
-04-20-105-072-0000 (LOT 7)
-04-20-105-071-0000 (LOT 8)

PROPERTY ADDRESS

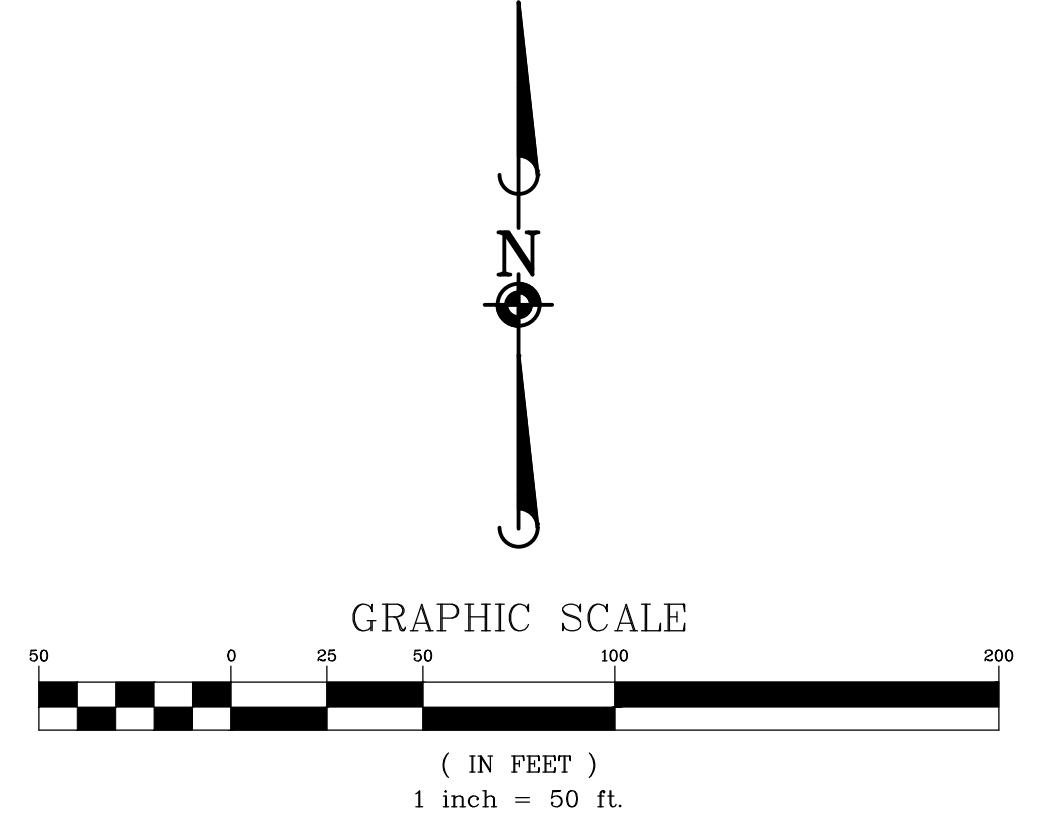
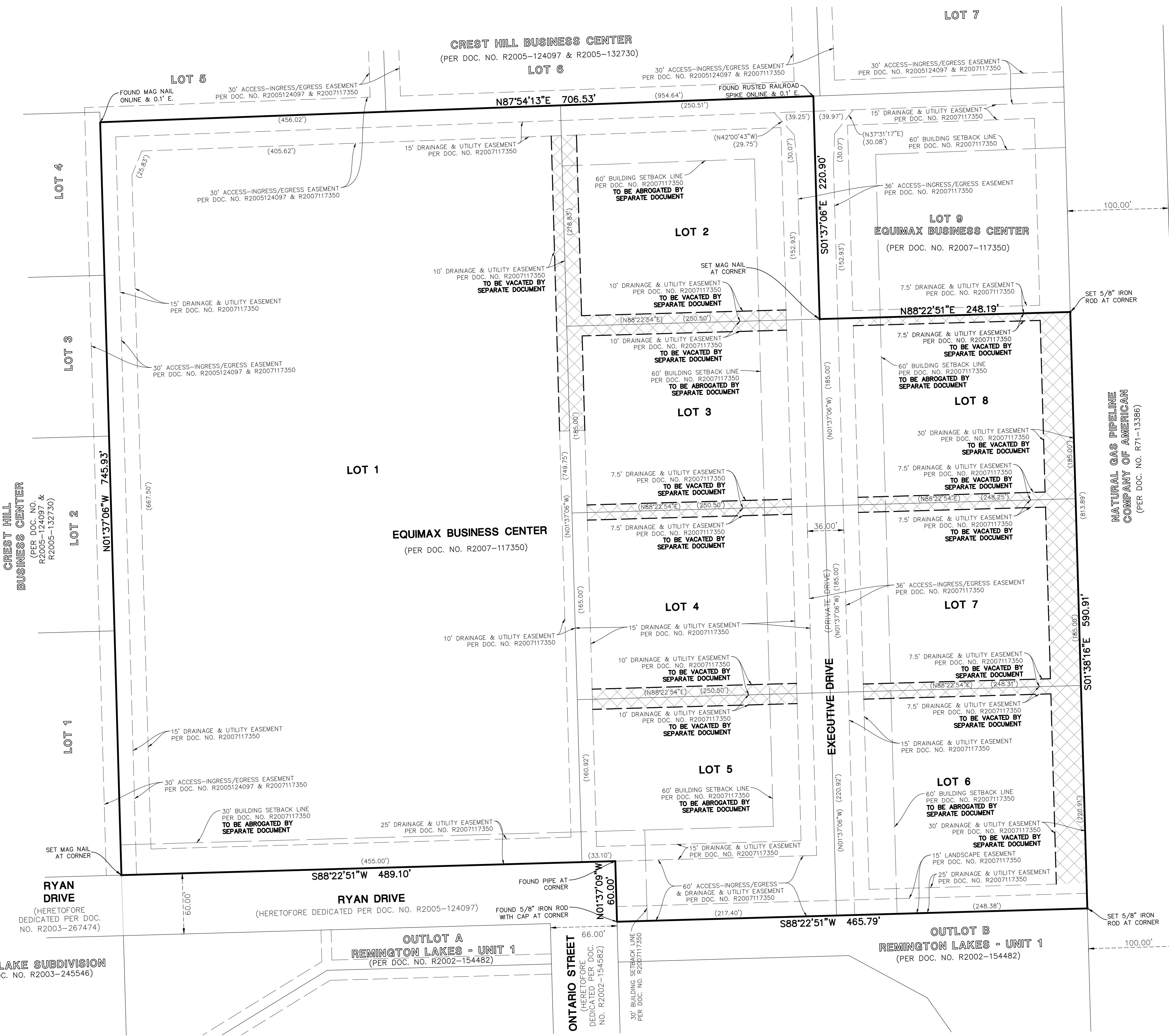
ACANT RYAN DRIVE, CREST HILL, IL 60403
ACANT EXECUTIVE DRIVE, CREST HILL, IL 60403

PROPERTY AREA

LAND AREA = 688,840 SQUARE FEET (15.814 ACRES)

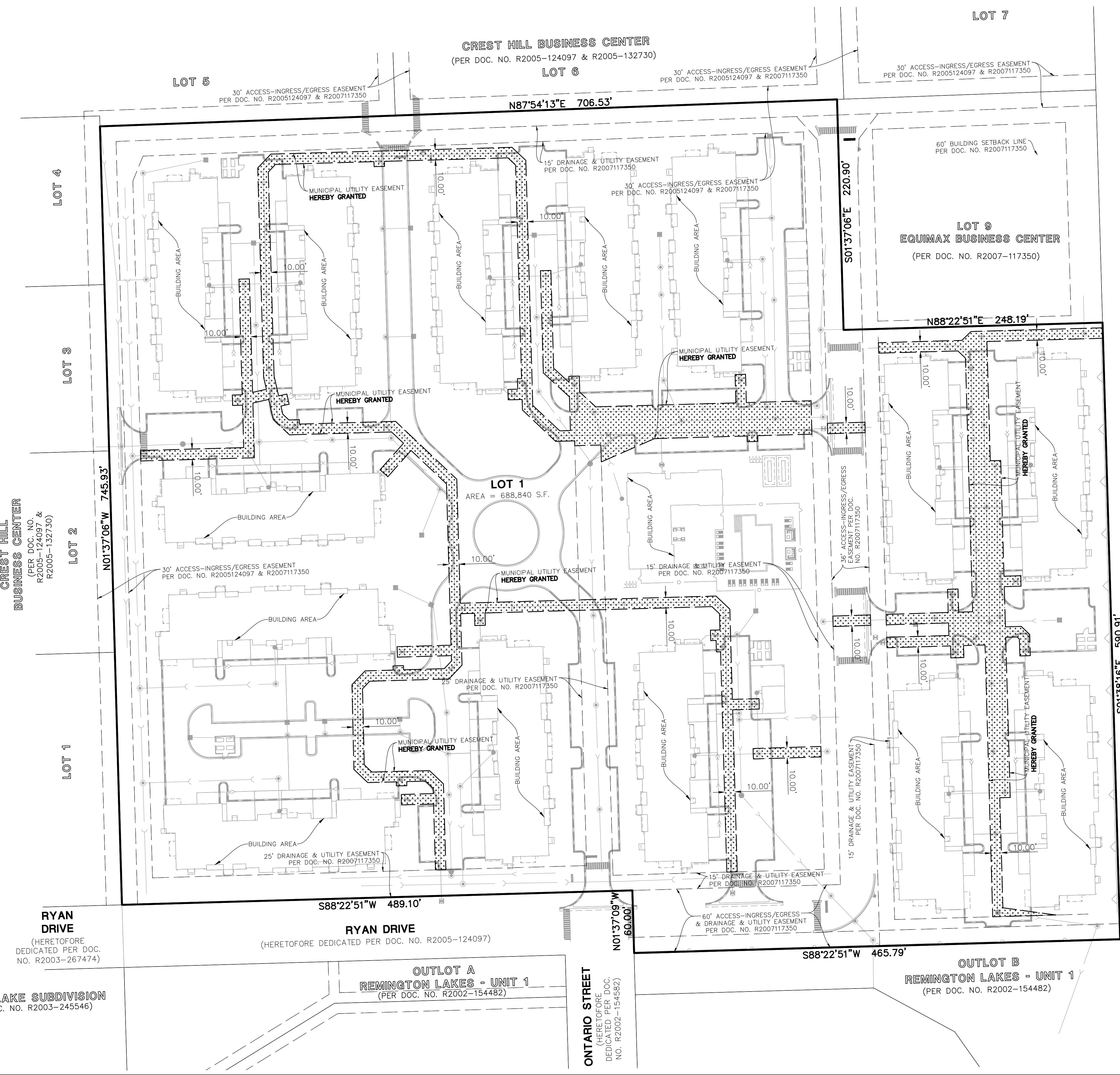
FINAL PLAT OF SEASONS AT CREST HILL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



**FINAL PLAT
OF
SEASONS AT CREST HILL SUBDIVISION**

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



Manhard Consulting
350 East Butterfield Road, Suite 600, Lombard, IL 60148 • Phone: 630.691.8865 • Fax: 630.691.8860
Civil Engineers • Surveyors • Water Resources • Easements • Water & Wastewater • Landscaping • Architects • Planners

SEASONS AT CREST HILL
CITY OF CREST HILL, ILLINOIS
FINAL PLAT OF SUBDIVISION

3 OF 4
FRDCRIL01
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PROJ. MGR.: CJS
PROJ. ASSOC.: CJS
DRAWN BY: NAL
DATE: 09/23/25
SCALE: 1" = 50'
SHEET

DRAWN BY: _____
REVISIONS: _____
DATE: _____
01/15/26 REVISED PER CLIENT COMMENTS

FINAL PLAT OF SEASONS AT CREST HILL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

OWNER'S CERTIFICATE (LOT 1)

THIS IS TO CERTIFY THAT _____ IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF VACATING CERTAIN EASEMENTS AND DEDICATIONS AS SHOWN HEREON.

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

BY: _____ OWNER'S NAME
AND ADDRESS _____

PRINTED NAME AND TITLE _____

ATTEST: _____

PRINTED NAME AND TITLE _____

NOTARY PUBLIC (LOT 1)

STATE OF ILLINOIS)
S.S.
COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

AND WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC _____

OWNER'S CERTIFICATE (LOT 2-8)

THIS IS TO CERTIFY THAT _____ IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF VACATING CERTAIN EASEMENTS AND DEDICATIONS AS SHOWN HEREON.

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

BY: _____ OWNER'S NAME
AND ADDRESS _____

PRINTED NAME AND TITLE _____

ATTEST: _____

PRINTED NAME AND TITLE _____

NOTARY PUBLIC (LOT 2-8)

STATE OF ILLINOIS)
S.S.
COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

AND WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC _____

CREST HILL PLAN COMMISSION

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY THE CREST HILL PLAN COMMISSION AT A MEETING HELD ON
THE ____ DAY OF _____, 20____, A.D.

CHAIRMAN _____

SECRETARY _____

CREST HILL CITY COUNCIL

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY THE CREST HILL CITY COUNCIL AT A MEETING HELD ON
THE ____ DAY OF _____, 20____, A.D.

MAYOR _____

CLERK _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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 _____

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. _____
LICENSE EXPIRES: _____

OWNER OR ATTORNEY _____

MUNICIPAL UTILITY EASEMENT (M.U.E.)

MUNICIPAL UTILITY EASEMENT (M.U.E.): AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORM WATER DRAINAGE IS HEREBY RESERVED FOR THE USE OF THE CREST HILL BUSINESS CENTER. THE EASEMENT IS TO BE USED AND ASSIGNED TO INSTALL, OPERATE, MAINTAIN, REPLACE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (M.U.E.) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH 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 PROPERTY FOR ALL SUCH PURPOSES.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (M.U.E.) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THE PORTION OF THE MUNICIPAL UTILITY EASEMENT WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUNICIPAL UTILITY EASEMENT (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS). NO TITLEHOLDER OR ANY PART OR PORTION OF THE MUNICIPAL UTILITY EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

i. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR APPROVED PLANTINGS) UPON THE MUNICIPAL UTILITY EASEMENT, INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR

ii. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUNICIPAL UTILITY EASEMENT.

SAID EASEMENTS MAY BE USED FOR DRIVEWAYS AND PARKING. HOWEVER, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH THE SURFACE DRAINAGE THEREON. THE PROPERTY OWNER AND/OR THE PROPERTY OWNER ASSOCIATION ARE COMPLETELY RESPONSIBLE FOR LANDSCAPE AND/OR PAVING RESTORATION, SHOULD MAINTENANCE OF THE UTILITY BE REQUIRED.

THE CITY OF CREST HILL IS RESPONSIBLE FOR REPAIRING WATER SERVICES BETWEEN THE WATER MAIN, TO AND INCLUDING THE BUFFALO BOX. THE PROPERTY OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION ARE RESPONSIBLE FOR THE RESTORATION OF THE SURFACE AFTER ANY SUCH WATER SERVICE REPAIR. ONLY PERPENDICULAR CROSSINGS OF THE M.U.E. ARE PERMITTED BY PUBLIC UTILITIES. THE M.U.E. ARE EXCLUSIVE OF THE BLANKET EASEMENT.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THIS INSTRUMENT FILED FOR RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,
ON THIS ____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____
AND RECORDED AS DOCUMENT NUMBER _____

WILL COUNTY RECORDER _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, _____, COUNTY CLERK IN WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX 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 AT _____, ILLINOIS,
THIS ____ DAY OF _____, A.D. 20____

WILL COUNTY CLERK _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, CHRISTOPHER J. SALAZAR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION A REPRESENTATIVE OF THE CITY OF CREST HILL TO RECORD THIS PLAT ON OR BEFORE MAY 31, 2026. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004017
LICENSE EXPIRES NOVEMBER 30, 2026



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

LOT 1 IN EQUIMAX BUSINESS CENTER, BEING A RESUBDIVISION OF LOT 8 IN CREST HILL BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R200717350, IN WILL COUNTY, ILLINOIS;

ALSO,

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN EQUIMAX BUSINESS CENTER, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R200717350, IN WILL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 15.814 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF CREST HILL, WILL COUNTY, ILLINOIS WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBERS 17197C01530 & 17197C01550 WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS. 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. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF JANUARY, A.D. 2026.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004017
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2027

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

DATE OF FIELD SURVEY: SEPTEMBER 23, 2025

DRAWN BY	Manhards
REVISIONS	01/15/26
DATE	01/15/26
REVISED PER CLIENT COMMENTS	



SEASONS AT CREST HILL, ILLINOIS
CITY OF CREST HILL, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR: CJS
PROJ. ASSOC: CJS
DRAWN BY: NAL
DATE: 09/23/25
SCALE: N.T.S.
SHEET
4 OF 4
FRDCRIL01
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