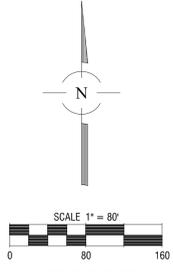
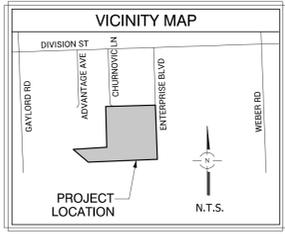


# FINAL PLAT OF PLANNED UNIT DEVELOPMENT OF CREST HILL INDUSTRIAL PARK - LOT 2 OF PHASE 1

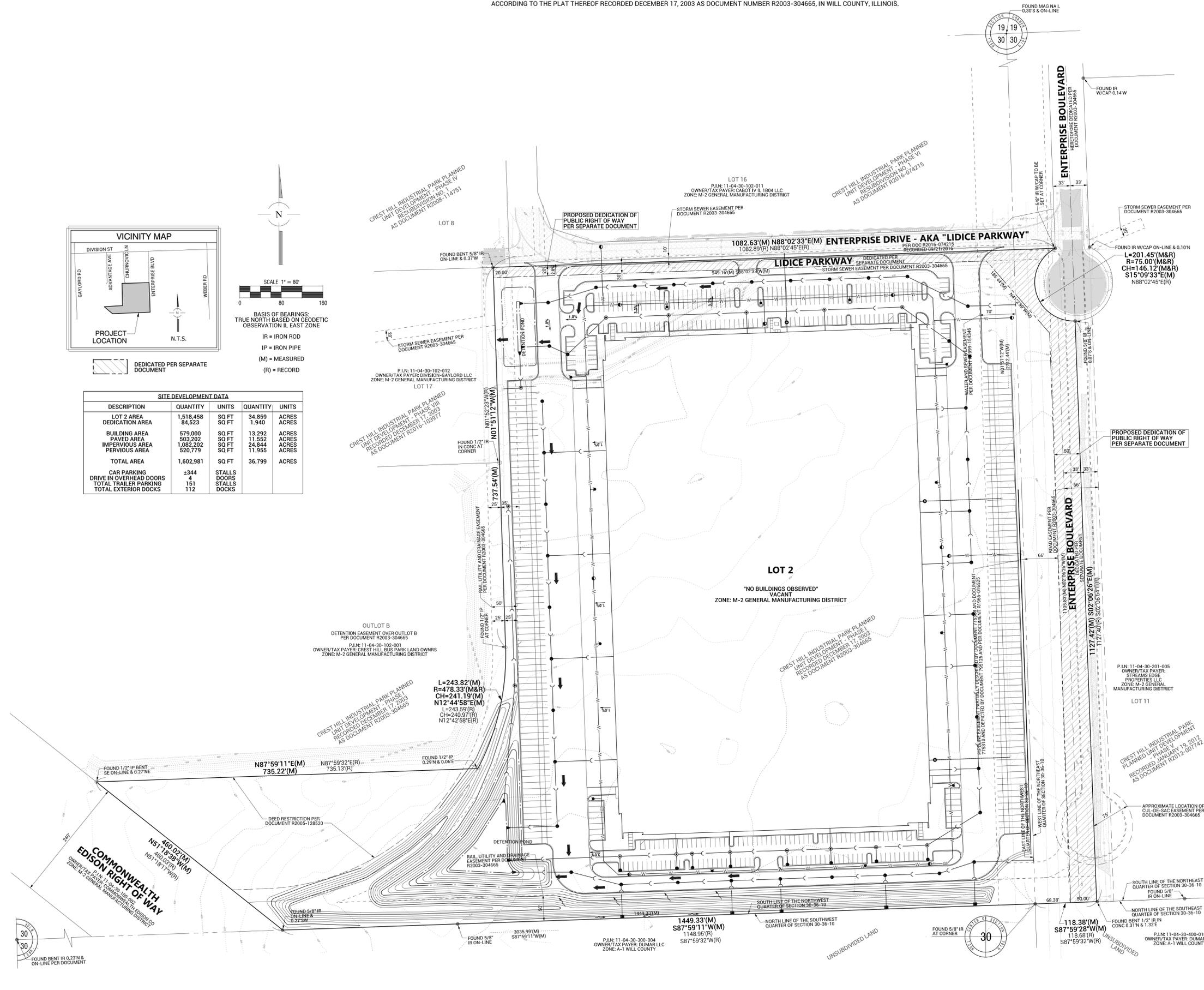
BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 2003 AS DOCUMENT NUMBER R2003-304665, IN WILL COUNTY, ILLINOIS.

P.L.N.  
11-04-30-102-002



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

SITE DEVELOPMENT DATA					
DESCRIPTION	QUANTITY	UNITS	QUANTITY	UNITS	
LOT 2 AREA	1,618,458	SQ FT	34,859	ACRES	
DEDICATION AREA	84,523	SQ FT	1,940	ACRES	
BUILDING AREA	579,000	SQ FT	13,292	ACRES	
PAVED AREA	503,202	SQ FT	11,552	ACRES	
IMPERVIOUS AREA	1,082,202	SQ FT	24,844	ACRES	
PERVIOUS AREA	520,179	SQ FT	11,955	ACRES	
TOTAL AREA	1,602,981	SQ FT	36,799	ACRES	
CAR PARKING	±344	STALLS			
DRIVE IN OVERHEAD DOORS	4	DOORS			
TOTAL TRAILER PARKING	151	STALLS			
TOTAL EXTERIOR DOCKS	112	DOCKS			



PREPARED FOR:  
MIDWEST INDUSTRIAL FUNDS, INC.  
1211 22ND ST.  
SUITE 800  
OAK BROOK, IL 60523

**FOR REVIEW  
PURPOSES ONLY**

REVISIONS:

05/10/2023	
05/23/2023	



<b>CONSULTING ENGINEERS</b>	DATE: 08/01/2022
<b>SITE DEVELOPMENT ENGINEERS</b>	JOB NO: 11998
<b>LAND SURVEYORS</b>	FILENAME: 11998CONN_PRESUB-01
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065	SHEET 1 OF 2

K:\Projects\2022\11998\SURVEY\11998CONN\_PRESUB-01.dgn Default User: jchiropp

# FINAL PLAT OF PLANNED UNIT DEVELOPMENT OF CREST HILL INDUSTRIAL PARK - LOT 2 OF PHASE 1

BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 2003 AS DOCUMENT NUMBER R2003-304665, IN WILL COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE FEE  
SIMPLE OF THE UNDERLYING PROPERTY SHOWN HEREON, DOES HEREBY GRANT, CONVEY  
AND DEDICATE THE PROPERTY DESCRIBED HEREIN TO THE CITY OF CREST HILL, WILL  
COUNTY, ILLINOIS, FOR PUBLIC ROADWAY AND UTILITIES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

SIGNED \_\_\_\_\_

PRINTED NAME AND TITLE \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE  
OF \_\_\_\_\_, DO HEREBY CERTIFY THAT \_\_\_\_\_  
\_\_\_\_\_ TITLE \_\_\_\_\_

OF \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE  
SAME PERSON WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED  
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN THIS PLAT OF  
DEDICATION AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

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

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### CREST HILL PLAN COMMISSION

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

APPROVED BY THE CITY OF CREST HILL, ILLINOIS PLAN COMMISSION AT A  
MEETING HELD ON \_\_\_\_\_

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

### CREST HILL CITY COUNCIL

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

APPROVED BY THE CITY OF CREST HILL, ILLINOIS CITY COUNCIL AT A MEETING  
HELD ON \_\_\_\_\_

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

### 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 \_\_\_\_\_  
AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR \_\_\_\_\_

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

I, \_\_\_\_\_, COUNTY CLERK OF WILL  
COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT  
GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES,  
AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE  
PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL  
STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT  
\_\_\_\_\_ ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

### WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN  
THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND  
WAS RECORDED IN PLAT ENVELOPE NO. \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, JERRY P. CHRISTOPH, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-  
3540, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, THEREOF, I  
HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 CREST HILL INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT-PHASE I,  
A PART OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 10  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED DECEMBER 17, 2003 AS DOCUMENT NUMBER R2003-  
304665, IN WILL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT  
REPRESENTATION OF SAID SURVEY AND SUBDIVISION WHICH WAS PREPARED  
IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE  
PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF  
CREST HILL, ILLINOIS.

I FURTHER CERTIFY THAT ACCORDING TO THE FIRM FLOOD INSURANCE RATE  
MAP, MAP NUMBER 17197C0134G, WITH REVISED DATE OF FEBRUARY, 2019,  
THIS SITE APPEARS TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE  
OUTSIDE 500-YEAR FLOODPLAIN).  
DATED THIS \_\_\_\_\_ TH DAY OF \_\_\_\_\_ IN THE YEAR 20\_\_\_\_.

JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540  
LICENSE EXPIRES: 11-30-2022  
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING  
AND REPORT ANY DISCREPANCIES AT ONCE.  
REFER TO DEED OR TITLE POLICY FOR  
BUILDING LINES AND EASEMENTS.

### EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR  
AND GRANTED TO:

CITY OF CREST HILL  
COMMONWEALTH EDISON COMPANY  
AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, MAINTAIN, MODIFY,  
RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE FROM TIME TO TIME, GUYS, ANCHORS, WIRES, CABLES, TOWERS,  
MANHOLES, TRANSFORMERS, PESTICIDES, EQUIPMENT CABINETS OR OTHER FACILITIES, AND TO INSTALL 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 LINES OF THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT HEREBY  
GRANTED" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE  
RIGHTS TO INSTALL, REPAIR, REPLACE, MAINTAIN, RELOCATE, REMOVE AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE  
AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE USES HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED  
PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY  
WITHIN THE DASHED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES.  
AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY PROVIDED SHALL NOT BE ALTERED IN A MANNER SO AS TO  
INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AMERITECH ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR") TO  
INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FROM TIME TO TIME, 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 "PUBLIC UTILITY  
EASEMENT HEREBY GRANTED" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED TOGETHER WITH THE  
RIGHT TO INSTALL, REPAIR, REPLACE, MAINTAIN, RELOCATE, REMOVE AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE  
AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE USES HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED  
PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY  
WITHIN THE DASHED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES.  
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.

RELOCATION OF FACILITIES AT THE WRITTEN REQUEST OF GRANTOR/LOT OWNER WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER.

### WATERMAIN EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL, ILLINOIS, ITS SUCCESSORS AND  
ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, AND EXTEND WATERMANS, VALVES, APPURTENANCES AND EQUIPMENT REQUIRED FOR THE  
PURPOSE OF SERVING THE SUBDIVIDED PROPERTY HEREIN. THE RIGHT IS GRANTED TO CUT, TRIM OR REMOVE TREES, BUSHES AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO  
THE USES HEREBY GIVEN, AND THE RIGHT TO ENTER UPON SAID  
PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED ON SAID EASEMENT. HOWEVER, THE SAME  
MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING IMPROVEMENTS, DRIVEWAYS, WALKWAYS AND OTHER PURPOSES THAT DO NOT  
THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREBY GRANTED.

### STORM SEWER EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL, ILLINOIS, THE ASSOCIATION, AS  
DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CREST HILL BUSINESS PARK  
RECORDED ON DECEMBER 17, 2003, AS DOCUMENT NUMBER R200304673, AS SUPPLEMENTED AND EXTENDED BY EXTENSION OF DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO ADDITIONAL PROPERTY RECORDED ON SEPTEMBER 30, 2015, AS DOCUMENT NO.  
R2015083861 (AS HERETOFORE AND HEREAFTER AMENDED, SUPPLEMENTED OR EXTENDED) AND EACH OWNER OF PROPERTY  
NOW OR HEREAFTER SUBJECT TO THE SAID "STORM SEWER EASEMENT HEREBY GRANTED" TO INSTALL, CONSTRUCT, RENEW, OPERATE,  
MAINTAIN, RELOCATE, AND EXTEND STORM SEWERS AND OTHER APPURTENANCES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING  
THE SUBDIVISION AND ADJACENT PROPERTY SUBJECT TO THE DECLARATION. THE RIGHT IS GRANTED TO CUT, TRIM OR REMOVE TREES, BUSHES  
AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE USES HEREBY GIVEN, AND THE RIGHT TO ENTER UPON SAID PROPERTY FOR  
ALL SUCH PURPOSES STATED HEREIN. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS; HOWEVER, THE SAME MAY BE USED  
FOR GARDENS, SHRUBS, LANDSCAPING, PARKING IMPROVEMENTS, DRIVEWAYS, WALKWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER  
INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREBY GRANTED.

### PROPERTY DESCRIPTION:

LOT 2 CREST HILL INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT-PHASE I A PART OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 36 NORTH,  
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 2003 AS DOCUMENT NUMBER  
R2003-304665, IN WILL COUNTY, ILLINOIS.

SOURCE BENCHMARK:  
NATIONAL GEODETIC SURVEY  
DESIGNATION: W11 013  
PID: DP-648  
ELEVATION = 649.47 NAVD08

### 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 DRIVING CALL J.U.L.I.E. AT 1-800-892-0123.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N. #: 11-04-30-102-002

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER  
17197C0134G WITH AN EFFECTIVE DATE 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.

LAST DAY OF FIELD WORK PERFORMED: APRIL, 2022.

ENTRANCES TO THIS SUBDIVISION ON ENTERPRISE DRIVE IS TO BE SUBJECT TO CITY OF CREST HILL SUBDIVISION REGULATIONS.

MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION AND  
CREST HILL INDUSTRIAL 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.

LOT 2 IS SUBJECT TO AND MEMBER OF CREST HILL INDUSTRIAL PARK ASSOCIATION.

DRAINAGE/RUNOFF CURVE NUMBER EQUALS \_\_\_\_\_

IF INDIVIDUAL LOTS' RUNOFF IS EXCEEDED, ADDITIONAL ON SITE DETENTION WILL BE PROVIDED. LOTS WILL CONFORM TO THE CREST HILL  
LANDSCAPING ORDINANCE.

FOR REVIEW  
PURPOSES ONLY

REVISIONS:
05/10/2023
05/23/2023



CONSULTING ENGINEERS	DATE: 08/01/2022
SITE DEVELOPMENT ENGINEERS	JOB NO: 11998
LAND SURVEYORS	FILENAME: 11998CONN_PRESUB-01
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018	SHEET 2 OF 2
Phone: (847) 696-4060 Fax: (847) 696-4065	