

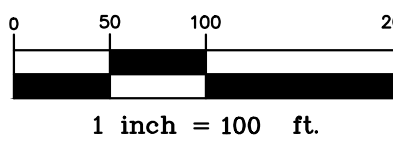
VICINITY MAP  
NO SCALE

# EDWARD ROSE & SONS MIXED USE DEVELOPMENT

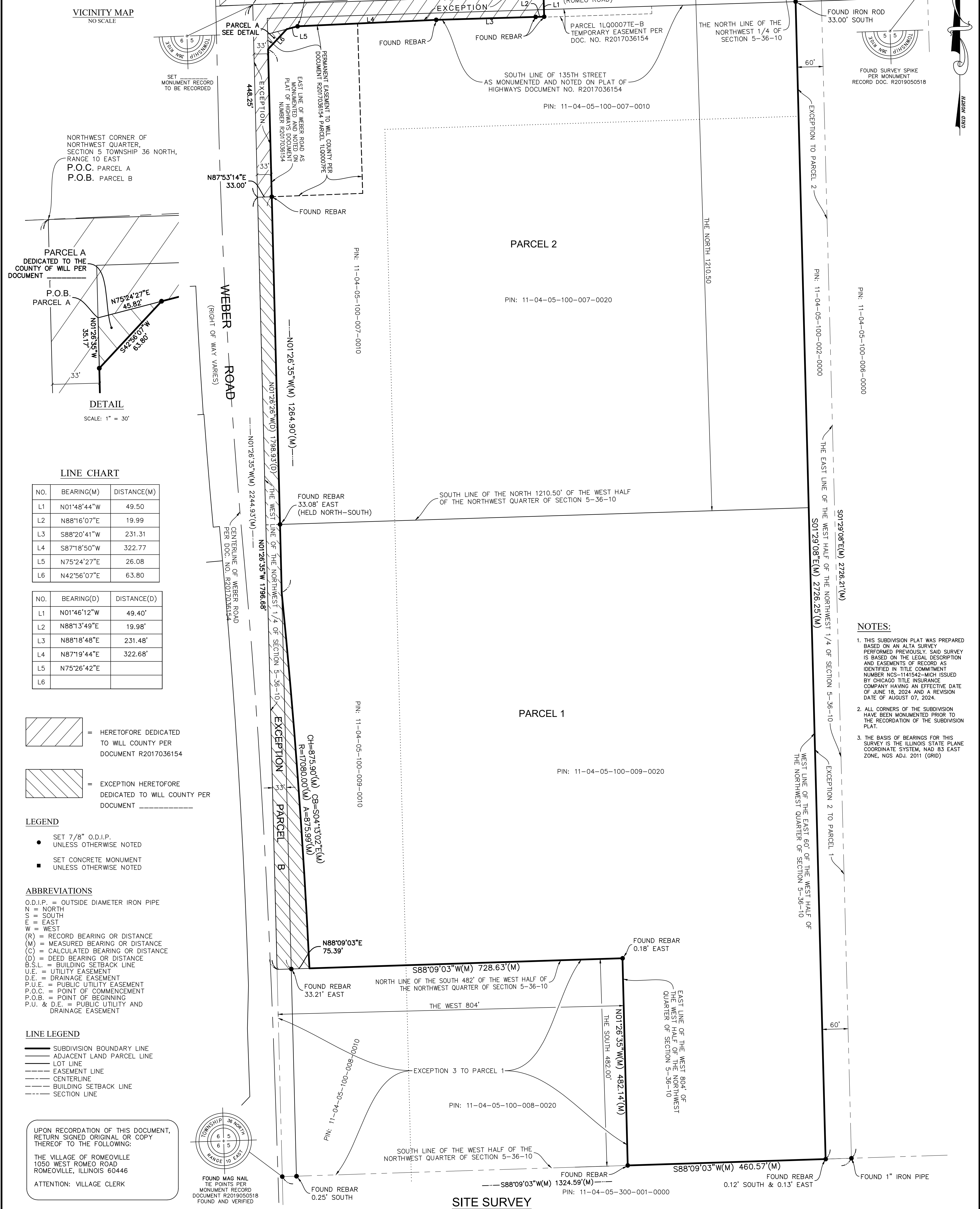
PART OF THE WEST HALF, OF THE NORTHWEST QUARTER OF  
SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN: 11-04-05-100-007-0010  
PIN: 11-04-05-100-007-0020  
PIN: 11-04-05-100-009-0010  
PIN: 11-04-05-100-009-0020

GRAPHIC SCALE



GRID NORTH



## NOTES:

1. THIS SUBDIVISION PLAT WAS PREPARED BASED ON AN ALTA SURVEY PERFORMED PREVIOUSLY. SAID SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-1141542-MICH ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JUNE 18, 2024 AND A REVISION DATE OF AUGUST 07, 2024.
2. ALL CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO THE RECORDATION OF THE SUBDIVISION PLAT.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 EAST ZONE, NGS ADJ. 2011 (GRID).

J:\PSDATA\2023 PROJECTS\23.0027\23.0027-02 PLAT OF SUB\23.0027-02 POSUBD.DWG

NO.	DATE	PC	CS	DRAWN BY	CHECKED BY	SK	BOOK	PAGE	BY
1	2/28/24			RHM			638	39	
2	4/26/24			MRA					
3	2/26/25			MRA					
4	5/19/25			MRA					
5	5/22/25			MRA					

PROJECT	CLIENT/ENGINEER	OWNER/DEVELOPER
EDWARD ROSE & SONS MIXED USE DEVELOPMENT	<b>Kimley»Horn</b>	EDWARD ROSE DEVELOPMENT COMPANY, L.L.C. 38525 WOODWARD AVE. BLOOMFIELD HILLS, MI 48303

DATE: 2/13/23	PC	CS	DRAWN BY: RHM	CHECKED BY: SK	BOOK: 638	PAGE: 39
REVISIONS						
1	2/28/24		REVISED PER CLIENT COMMENTS			
2	4/26/24		REVISED PER VILLAGE COMMENTS DATED 4/4/24			
3	2/26/25		REVISED PER VILLAGE COMMENTS RECEIVED 2/12/25			
4	5/19/25		REVISED PER VILLAGE, COUNTY AND CLIENT COMMENTS			
5	5/22/25		REVISED PER CLIENT COMMENTS			

COMPASS SURVEYING LTD	ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	

1 OF 3	SCALE: 1" = 100'
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UPON RECORDATION OF THIS DOCUMENT, RETURN SIGNED ORIGINAL OR COPY THEREOF TO THE FOLLOWING: THE VILLAGE OF ROMEOVILLE 1050 WEST ROMEO ROAD ROMEOVILLE, ILLINOIS 60446 ATTENTION: VILLAGE CLERK
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# EDWARD ROSE & SONS MIXED USE DEVELOPMENT

PART OF THE WEST HALF, OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

## AREA SUMMARY

GROSS: 2,927,700 SQUARE FEET OR 67.211 ACRES  
ROW DEDICATION: 28,994 SQUARE FEET OR 0.666 ACRES  
NET AREA: 2,898,706 SQUARE FEET OR 66.545 ACRES

GRAPHIC SCALE

1 inch = 100 ft.



## ACCESS EASEMENT

AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, OVER ALL AREAS HEREON PLATTED AND DESIGNATED "ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS AND EGRESS TO A PUBLIC ROADWAY.

LINE CHART				
NO.	BEARING(M)	DISTANCE(M)	BEARING(D)	DISTANCE(D)
L1	N01°48'44"W	49.50	N01°46'12"W	49.40'
L2	N88°16'07"E	19.99	N88°13'49"E	19.98'
L3	S88°20'41"W	231.31	N88°18'48"E	231.48'
L4	S87°18'50"W	322.77	N87°19'44"E	322.68'
L5	N75°24'27"E	26.08	N75°26'42"E	
L6	N42°56'07"E	63.80		

### LEGEND

- SET 7/8" O.D.I.P.  
UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT  
UNLESS OTHERWISE NOTED

## ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
(R) = RECORD BEARING OR DISTANCE  
(M) = MEASURED BEARING OR DISTANCE  
(C) = CALCULATED BEARING OR DISTANCE  
(D) = DEED BEARING OR DISTANCE  
B.S.L. = BUILDING SETBACK LINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

### LINE LEGEND

- \_\_\_\_\_ SUBDIVISION BOUNDARY LINE  
 \_\_\_\_\_ ADJACENT LAND PARCEL LINE  
 \_\_\_\_\_ LOT LINE  
 ----- EASEMENT LINE  
 - - - - - CENTERLINE  
 \_\_\_\_\_ BUILDING SETBACK LINE  
 - - - - - SECTION LINE

## VILLAGE UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEVILLE AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "VILLAGE UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY LINES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND ELECTRIC LINES, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT. THE RIGHT OF THE VILLAGE OF ROMEVILLE AND ITS SUCCESSORS AND ASSIGNS TO USE THE EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE UTILITIES, NO PERMANENT IMPROVEMENTS SHALL BE MADE ON THE EASEMENT. THE VILLAGE OF ROMEVILLE AND ITS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF ROMEVILLE, THESE PROVISIONS GRANT THE VILLAGE OF ROMEVILLE AND ITS SUCCESSORS AND ASSIGNS THE RIGHT OF RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE SOLELY BY THE LAND OWNER.

## DETAIL

J:\PSDATA\2023 PROJECTS\23.0027\23.0027-02 PLAT OF SUB\23.0027-02 POSUBD.DWG

[illegible]

# EDWARD ROSE & SONS MIXED USE DEVELOPMENT

PART OF THE WEST HALF, OF THE NORTHWEST QUARTER OF  
SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

## OWNER'S CERTIFICATE

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

THIS IS TO CERTIFY THAT EDWARD ROSE DEVELOPMENT COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF VALLEY VIEW COMMUNITY UNIT SCHOOL DISTRICT 365 AND COMMUNITY COLLEGE DISTRICT 525.

DATED AT \_\_\_\_\_,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.  
OWNER NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
BY: \_\_\_\_\_  
SIGNATURE  
TITLE: \_\_\_\_\_  
PRINT TITLE

## NOTARY'S CERTIFICATE

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

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ (PRINT NAME), \_\_\_\_\_ (TITLE) OF SAID LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_, 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 LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE  
(PRINT NAME)

## MORTGAGEE'S CERTIFICATE

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

\_\_\_\_\_, AS MORTGAGEE  
UNDER  
PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_  
AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_  
COUNTY,  
ILLINOIS, AS DOCUMENT NUMBER \_\_\_\_\_,  
HEREBY CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.  
DATED AT \_\_\_\_\_,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## NOTARY'S CERTIFICATE

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

I, \_\_\_\_\_, A  
NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ (TITLE)  
AND \_\_\_\_\_ (TITLE)  
OF \_\_\_\_\_ (COMPANY),  
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.  
BY: \_\_\_\_\_  
NOTARY PUBLIC

## CERTIFICATE OF PLANNING & ZONING COMMISSION

STATE OF ILLINOIS )  
COUNTY OF WILL )

I, \_\_\_\_\_, CHAIRMAN OF THE VILLAGE PLANNING & ZONING COMMISSION, CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING & ZONING COMMISSION.

\_\_\_\_\_  
CHAIRMAN, PLANNING & ZONING COMMISSION

## CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF ROMEOVILLE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT ROMEOVILLE, WILL COUNTY, ILLINOIS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
VILLAGE TREASURER

## VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, \_\_\_\_\_, VILLAGE CLERK OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

BY: \_\_\_\_\_  
VILLAGE CLERK

## VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, IN ACCORDANCE WITH SUBDIVISION REGULATIONS, AT A MEETING HELD

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
VILLAGE PRESIDENT

BY: \_\_\_\_\_  
VILLAGE CLERK

## SURFACE WATER DRAINAGE STATEMENT

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 RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DISCHARGE OF TO USE, AND SUCH SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION.

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

\_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER

\_\_\_\_\_  
OWNER(S) OR DULY AUTHORIZED ATTORNEY

## WILL COUNTY 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 FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED

ON TAX MAP # \_\_\_\_\_ AND IS IDENTIFIED AS PERMANENT REAL ESTATE

TAX INDEX NUMBER (PIN) \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

\_\_\_\_\_  
DIRECTOR

## WILL COUNTY DIVISION OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF WILL)

ACCESS TO WEBER ROAD, COUNTY HIGHWAY 88, FROM LOT 1 IS LIMITED TO ONE (1) RIGHT IN / RIGHT OUT / LEFT IN ONLY WITH THE LOCATION BEING SUBJECT TO FINAL DESIGN APPROVAL FROM THE WILL COUNTY DIVISION OF TRANSPORTATION.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20 \_\_\_\_.

\_\_\_\_\_  
WILL COUNTY ENGINEER

## WILL COUNTY CLERK 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 FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, WILL COUNTY, ILLINOIS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
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., 2025

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND WAS RECORDED IN

BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

\_\_\_\_\_  
RECORDER OF DEEDS

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

PARCEL 1:

THE WEST HALF, OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 60 FEET OF SAID WEST HALF, ALSO EXCEPTING THEREFROM THE NORTH 1210.50 FEET OF SAID WEST HALF, AND ALSO EXCEPTING THEREFROM THE SOUTH 482.00 FEET OF THE WEST 804 FEET OF SAID WEST HALF, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1210.50 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 60 FEET OF SAID WEST HALF, AND ALSO EXCEPT THAT PART DEDICATED AND CONVEYED TO WILL COUNTY PER DOCUMENT R2017036154, IN WILL COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING 2 PARCELS DEDICATED TO WILL COUNTY PER DOCUMENT \_\_\_\_\_

PARCEL A (WILL COUNTY DEDICATION):

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 88 DEGREES 11 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 33.00 FEET TO A LINE 33.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID NORTHWEST QUARTER, SAID LINE ALSO BEING AN EAST LINE, EXTENDED NORTHERLY, OF THE LAND DEDICATED TO WILL COUNTY PER DOCUMENT R2017036154; THENCE SOUTH 01 DEGREE 26 MINUTES 35 SECONDS EAST ALONG SAID LINE, 69.67 FEET TO A SOUTHEASTERLY CORNER OF SAID LAND DEDICATED TO WILL COUNTY, FOR THE POINT OF BEGINNING; THENCE NORTH 75 DEGREES 24 MINUTES 27 SECONDS EAST ALONG A SOUTHEASTERLY LINE OF SAID LAND DEDICATED TO WILL COUNTY, 45.82 FEET; THENCE SOUTH 42 DEGREES 56 MINUTES 07 SECONDS WEST, 63.80 FEET TO A LINE 33.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID NORTHWEST QUARTER, SAID LINE ALSO BEING AN EAST LINE OF THE LAND DEDICATED TO WILL COUNTY PER DOCUMENT R2017036154; THENCE NORTH 01 DEGREE 26 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE, 35.17 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL B (WILL COUNTY DEDICATION):

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 01 DEGREE 26 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 448.25 FEET TO THE SOUTHWEST CORNER OF THE LAND DEDICATED TO WILL COUNTY PER DOCUMENT R2017036154, FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 53 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LAND DEDICATED TO WILL COUNTY, 33.00 FEET TO THE SOUTHEAST CORNER OF SAID LAND; SAID SOUTHEAST CORNER ALSO BEING ON A LINE 33.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 26 MINUTES 35 SECONDS EAST ALONG SAID LINE, 921.66 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 17080.00 FEET, A CHORD BEARING SOUTH 04 DEGREES 13 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 875.90 FEET, AN ARC LENGTH OF 875.99 FEET TO THE NORTH LINE OF THE SOUTH 482 FEET OF SAID WEST HALF; THENCE SOUTH 88 DEGREES 09 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 75.39 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREE 26 MINUTES 35 SECONDS WEST ALONG SAID WEST LINE 1796.68 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE VILLAGE OF ROMEOVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17197C0065G, HAVING A REVISED DATE OF FEBRUARY 15, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2025

BY: \_\_\_\_\_  
SCOTT C. KREBS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509  
LICENSE EXPIRES 11/30/2024

\\PSDATA\2023 PROJECTS\23.0027\23.0027-02 PLAT OF SUB\23.0027-02 POSUBD.DWG

PROJ. NO. 23.0027-02	3 OF 3	SCALE: N/A	<div>COMPASS SURVEYING LTD</div> <div>ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING</div> <div>2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM</div>	PROJECT	CLIENT / ENGINEER	OWNER / DEVELOPER	DATE: 2/13/23 PC CS DRAWN BY RHM CHECKED BY SK BOOK 638 PG 39					
				EDWARD ROSE & SONS MIXED USE DEVELOPMENT	<div>Kimley»Horn</div> <div>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM</div>	EDWARD ROSE DEVELOPEMENT COMPANY, L.L.C. 38525 WOODWARD AVE. BLOOMFIELD HILLS, MI 48303						