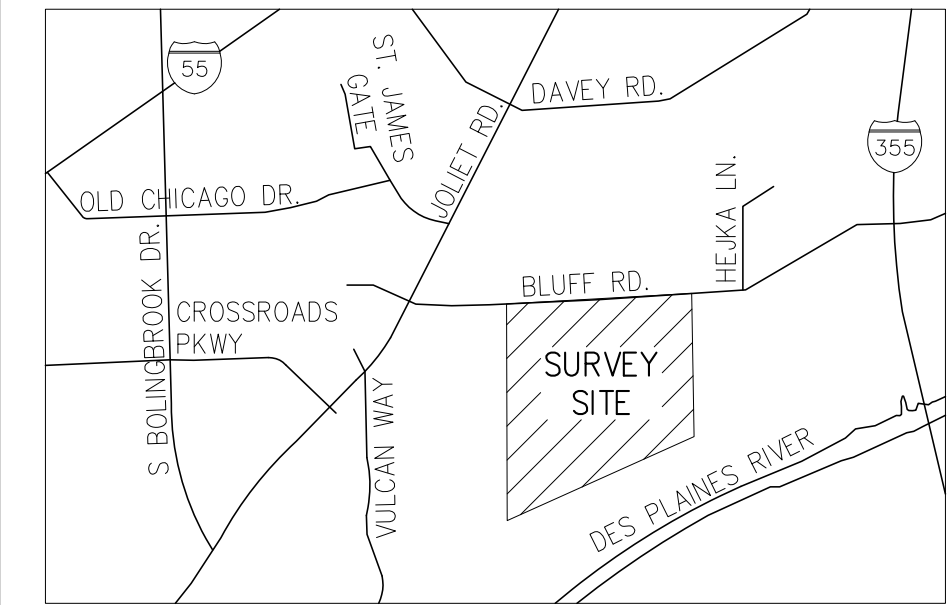




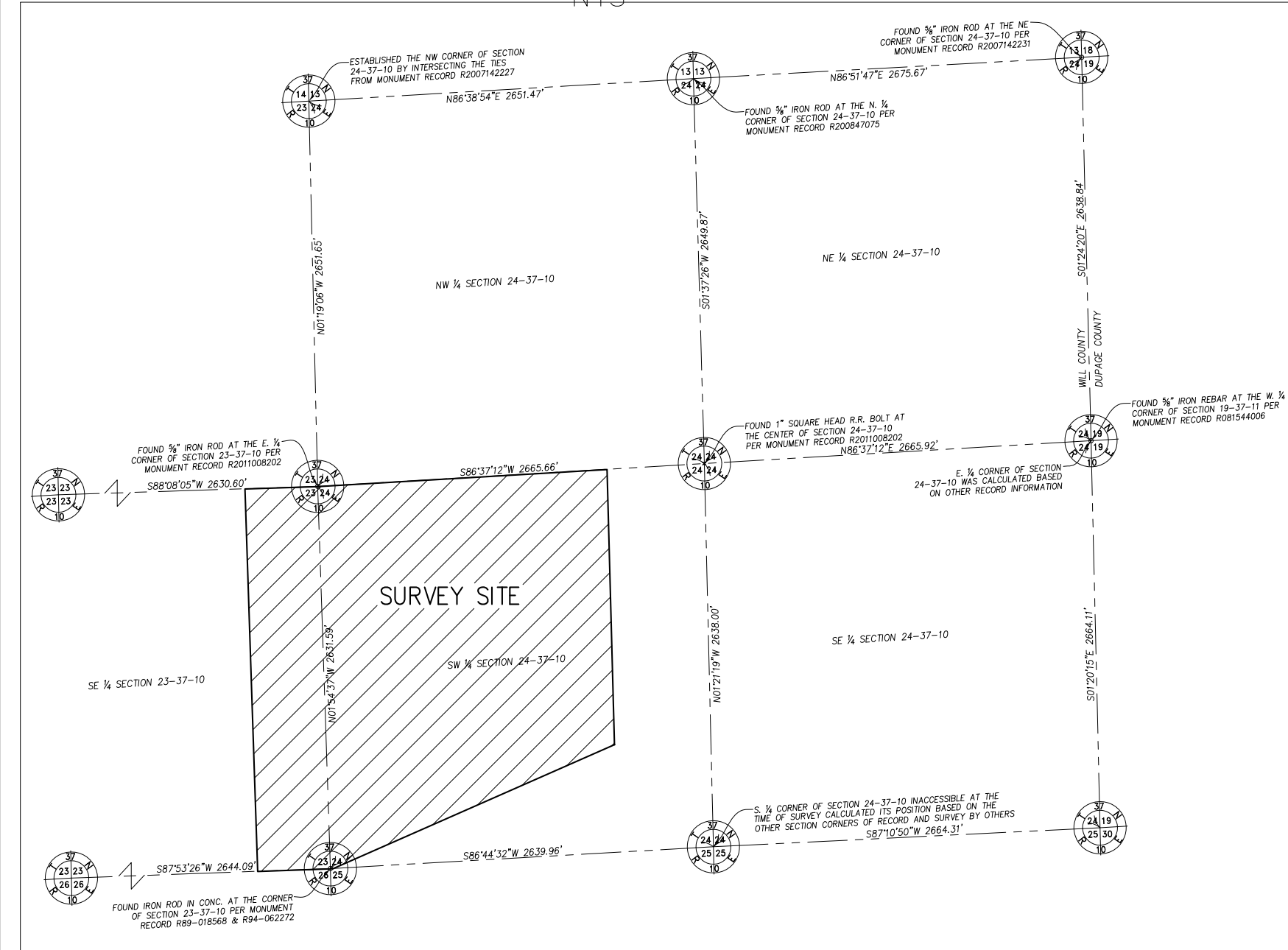
LOCATION MAP
NTS

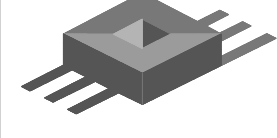
PARCEL INDEX NUMBERS:

12-02-23-400-016
12-02-23-400-007
12-02-23-400-017
12-02-24-300-007
12-02-24-300-030
12-02-24-300-020
12-02-24-300-022
12-02-24-300-024
12-02-24-300-028
12-02-24-300-029
12-02-24-300-027
12-02-24-300-025

AREA SUMMARY		
	SQUARE FEET	ACRES
LOT 1	2,177,302	49.984
LOT 2	2,110,177	48.443
LOT 3	469,958	10.789
TOTAL	4,757,437	109.216

SECTION DETAIL
NTS

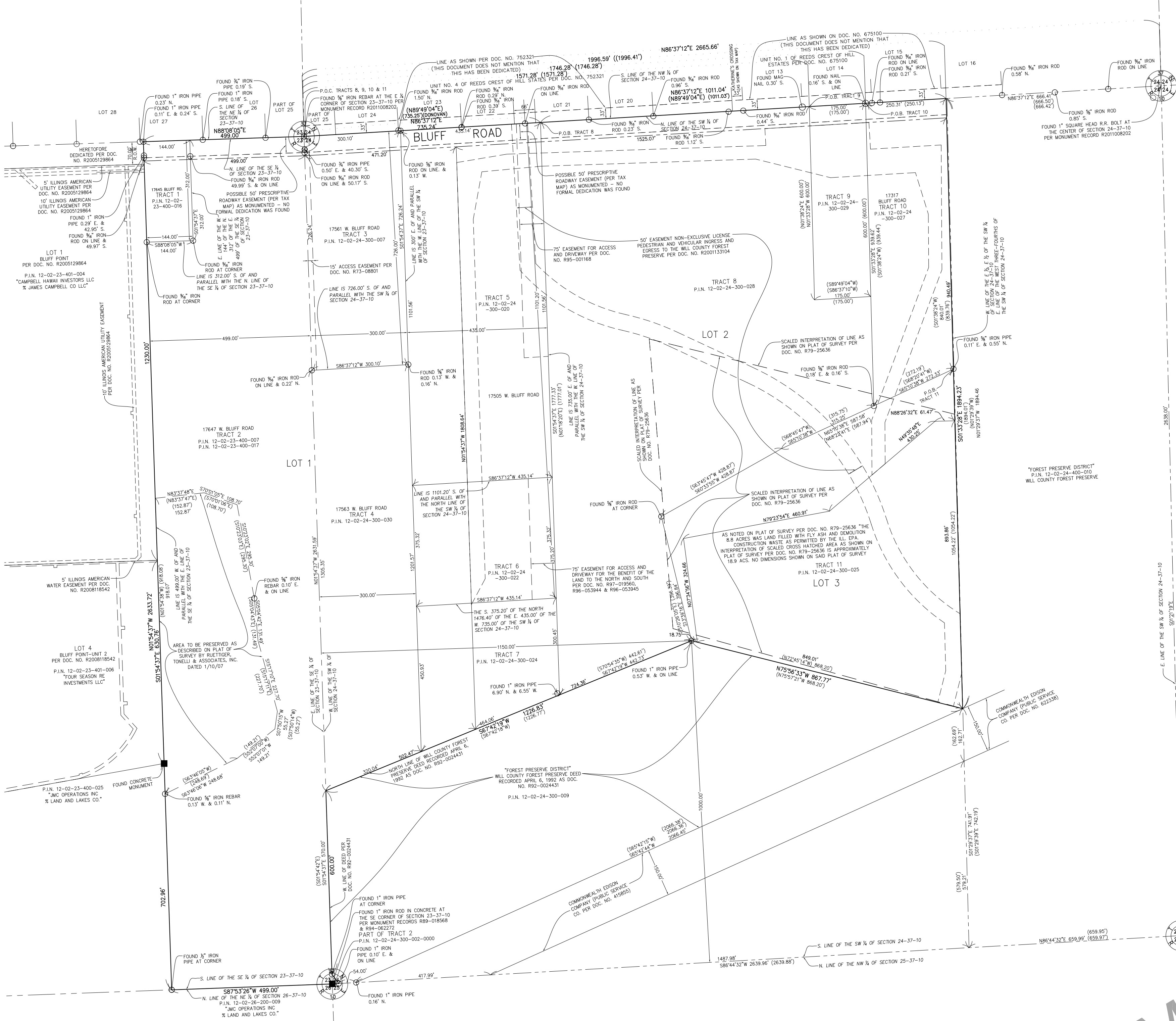




JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/19

FINAL PLAT OF SUBDIVISION

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUATER OF SECTION 24, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

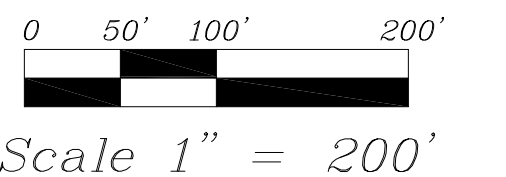


- NOTES:
- SET $\frac{3}{8}$ " X 24" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED
 - VILLAGE ORDINANCES SUPERCEDE ANY PRIVATE COVENANTS AND RESTRICTION THAT ARE LESS RESTRICTIVE THAN SAID ORDINANCES.
 - (100.00') DENOTES RECORD INFORMATION
100.00' DENOTES MEASURED INFORMATION
P.O.B. DENOTES POINT OF BEGINNING

PRELIMINARY
FOR REVIEW

Survey No.:	F114f
Ordered By.:	
Description:	Plat of Subdivision
Date Prepared:	October 5, 2017
Scale:	1" = 200'
Field Work:	SC, DR, KIM, FW, TM
Prepared By:	TLA

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUATER OF SECTION 24, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS of BEARINGS
ILLINOIS STATE PLANE
EAST ZONE - NAD 83
WILL COUNTY DATUM

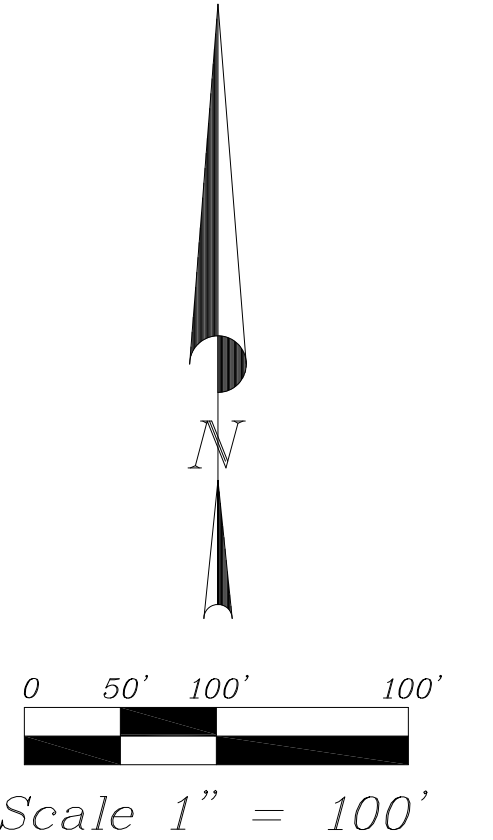
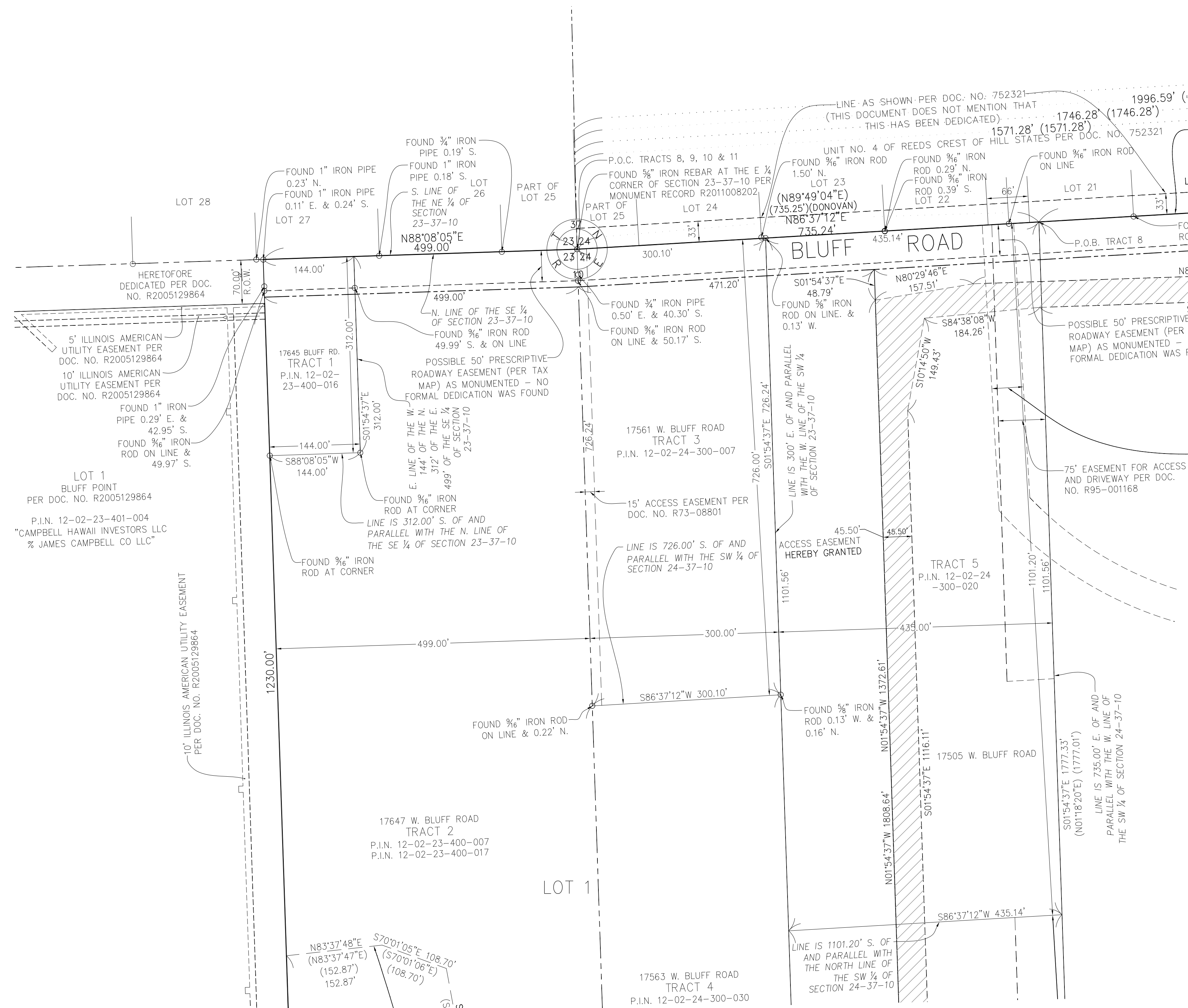


SHEET 2 OF _

Survey No.:		F114f	
Ordered By.:			
Description:		Plat of Subdivision	
Date Prepared:		October 5, 2017	
Scale:	1" = 200'	Field Work:	SC, DR, KW, FW, TM
		Prepared By:	TLA

FINAL PLAT OF SUBDIVISION

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUATER OF SECTION
24, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,
ILLINOIS.

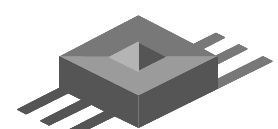


BASIS OF BEARINGS
ILLINOIS STATE PLANE
EAST ZONE - NAD 83
WILL COUNTY DATUM

SEE SHEET 4

SEE SHEET 5

PRELIMINARY
FOR REVIEW



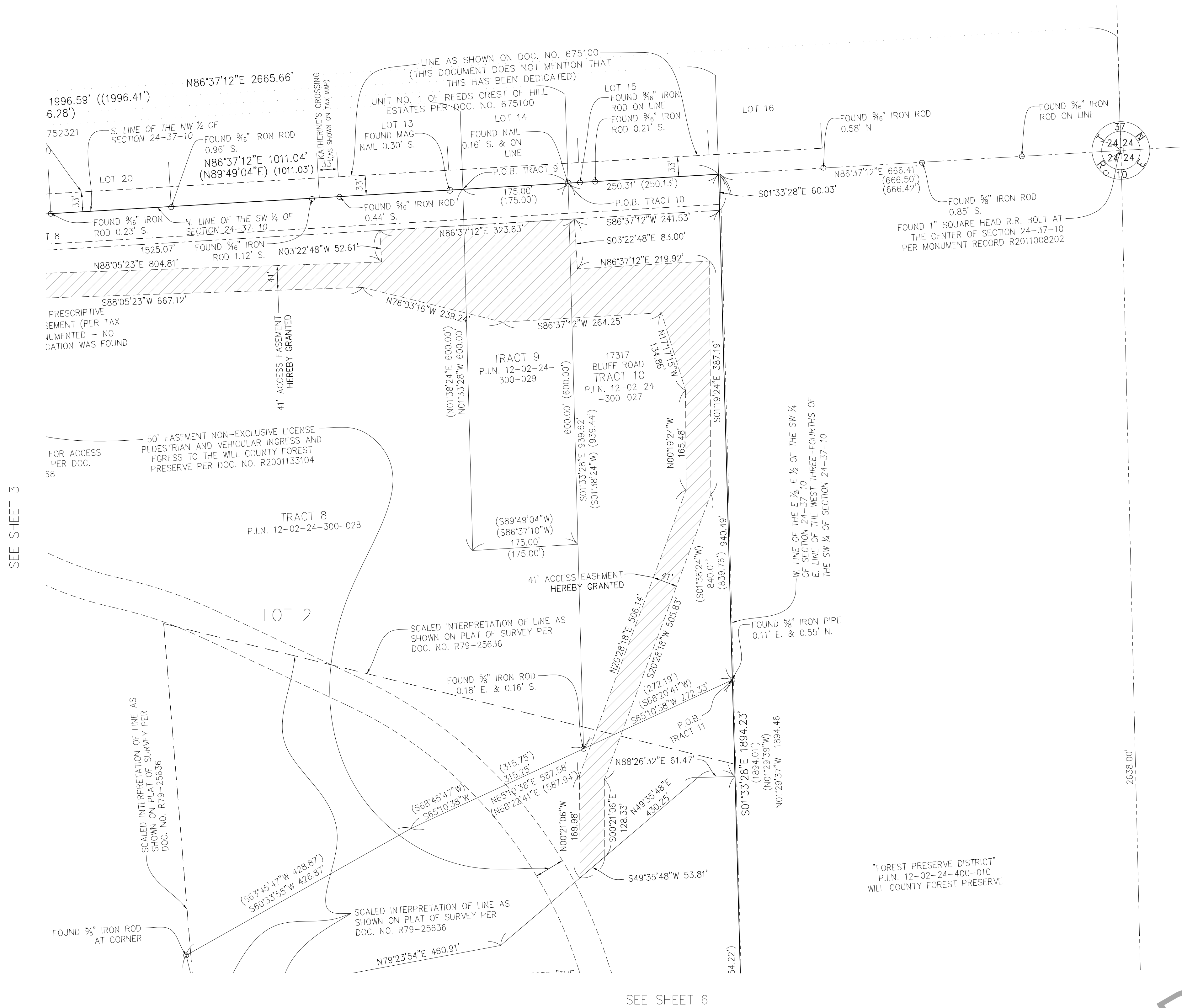
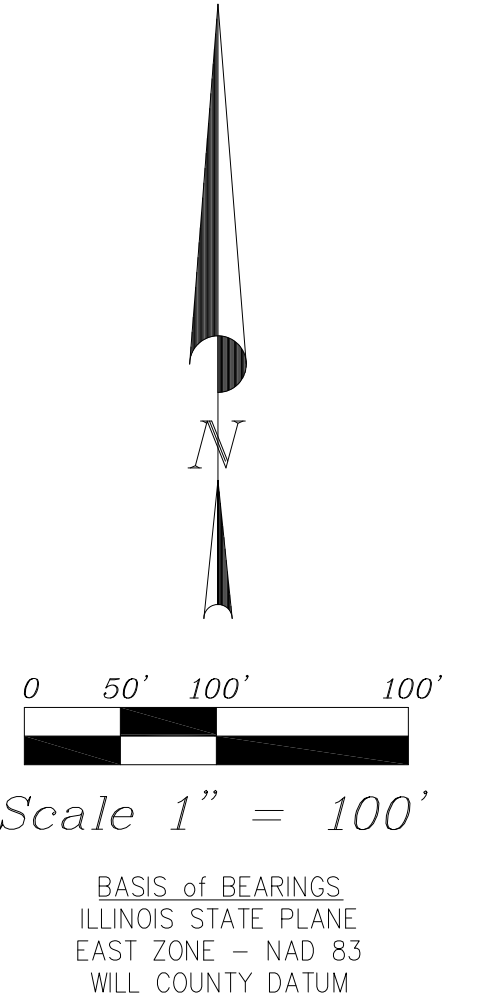
**JACOB & HEFNER
ASSOCIATES**
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/19

Survey No.:	F114f
Ordered By:	
Description:	Plat of Subdivision
Date Prepared:	October 5, 2017
Scale:	1" = 100'
Field Work:	SC, DR, KW, PW, TM
Prepared By:	TJA

SHEET 3 OF 5

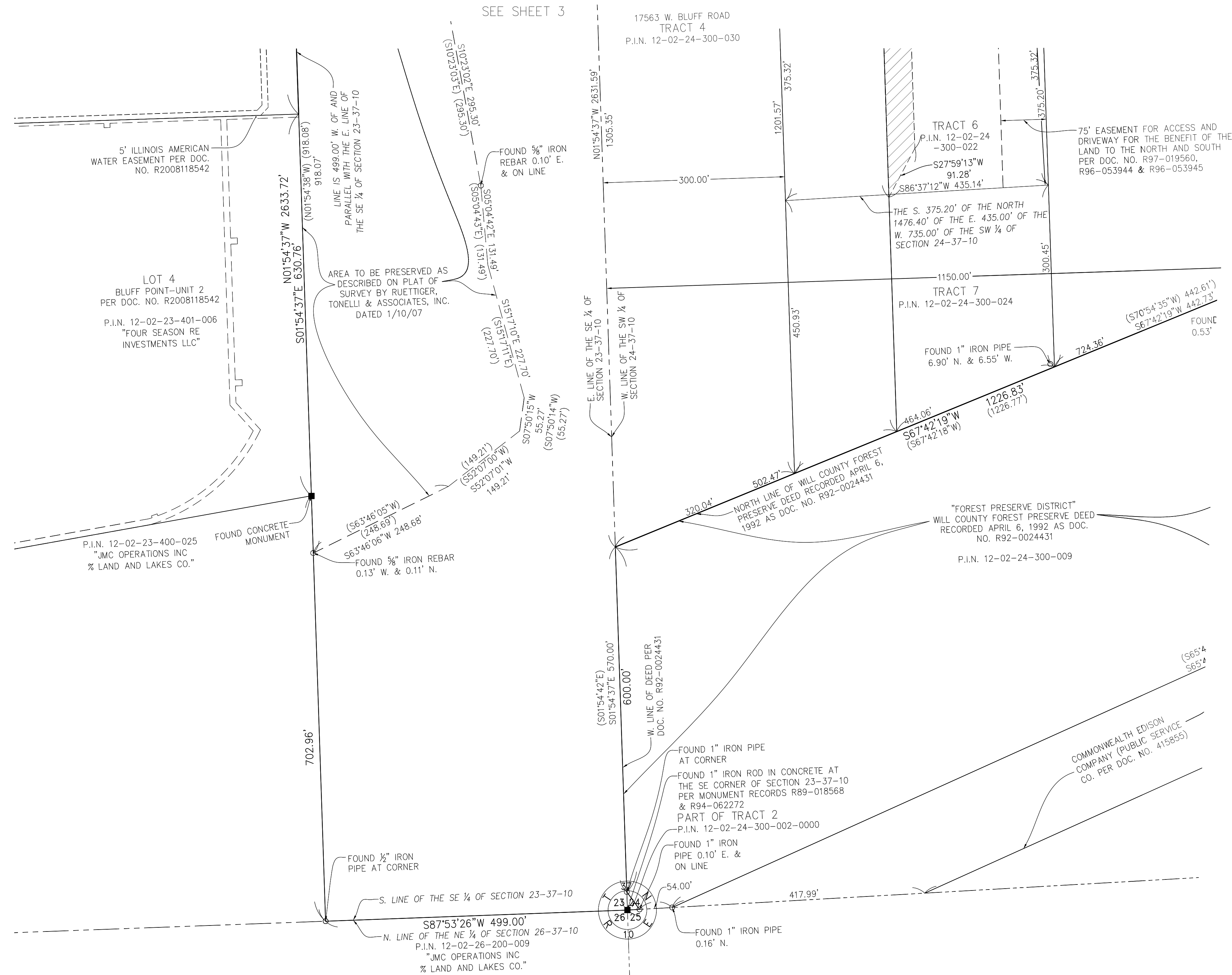
FINAL PLAT OF SUBDIVISION

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUATER OF SECTION
24, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,
ILLINOIS.



PRELIMINARY
FOR REVIEW

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUATER OF SECTION
24, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,
ILLINOIS.



PRELIMINARY
FOR REVIEW

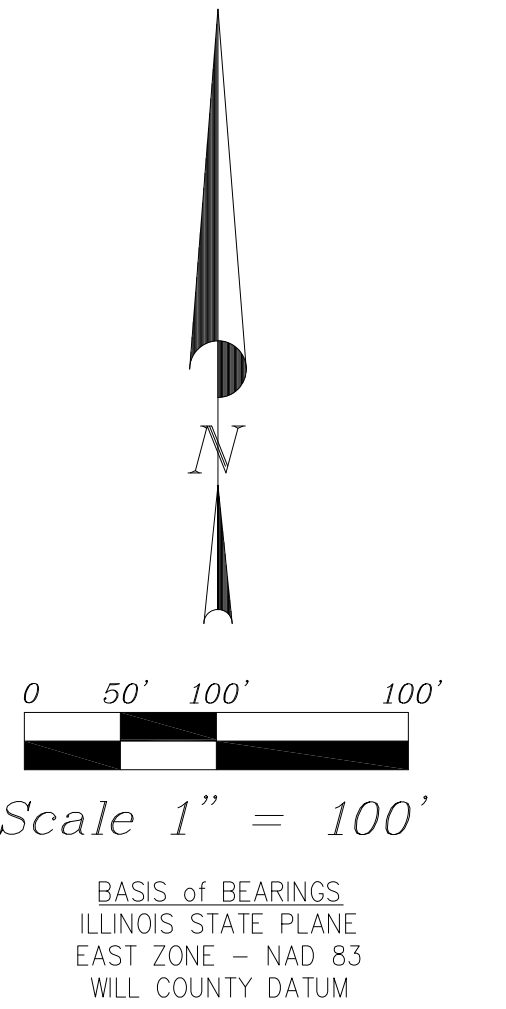
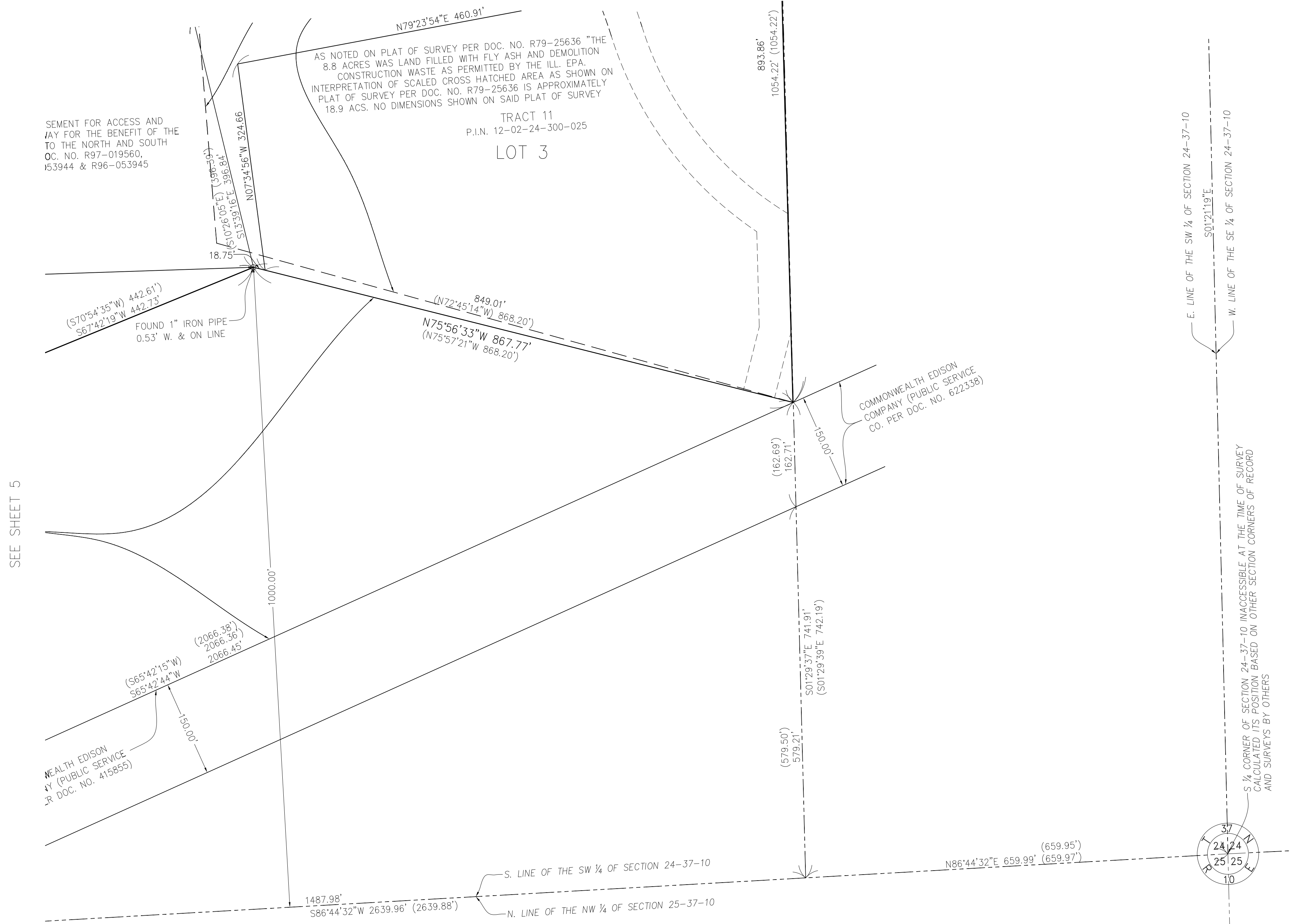


Survey No.:	F114f			
Ordered By.:				
Description:	Plat of Subdivision			
Date Prepared:	October 5, 2017			
Scale:	1" = 100'	Field Work:	SC, DR, KW, PW, TM	
		Prepared By:	TLA	

FINAL PLAT OF SUBDIVISION

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUATER OF SECTION 24, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

SEE SHEET 4



PRELIMINARY
FOR REVIEW

Survey No.:	F114f
Ordered By.:	
Description:	Plat of Subdivision
Date Prepared:	October 5, 2017
Scale:	1" = 100'
Field Work:	SC, DR, KW, PW, TM
Prepared By:	TJA

FINAL PLAT OF SUBDIVISION

OF
PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUATER OF SECTION 24, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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 MAYOR AND BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON THE _____ DAY OF _____ IN THE YEAR 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____ IN THE YEAR 20____.

VILLAGE CLERK

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OF ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, 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 RESULTING FROM THE CONSTRUCTION OF THE SUBDIVISION.

DATED AT _____, _____, THIS _____ DAY OF _____, 201__.

OWNER OR ATTORNEY

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 201__.

DESIGN ENGINEER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____ VILLAGE TREASURER OF THE VILLAGE OF ROMEOVILLE, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS AND SPECIAL SERVICE AREA ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____ IN THE YEAR 20____.

VILLAGE TREASURER

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____ CHAIRMAN OF THE VILLAGE PLANNING & ZONING COMMISSION, CERTIFY THAT ON THE _____ DAY OF _____ IN THE YEAR 20____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING & ZONING COMMISSION.

CHAIRMAN, PLANNING & ZONING COMMISSION

ATTEST: _____
SECRETARY

CERTIFICATE OF COUNTY RECORDER

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, IN THE YEAR 20____ AT _____ O'CLOCK ____M.

WILL COUNTY RECORDER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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

MEETING HELD THIS _____ DAY OF _____ IN THE YEAR 20____.

VILLAGE MAYOR

WILL COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____ COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, WILL COUNTY, ILLINOIS, THIS _____

DAY OF _____, IN THE YEAR 20____.

BY: _____
COUNTY CLERK

WILL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY

HEREIN DESCRIBED IS LOCATED ON TAX MAPS 02-230-E, 02-24C-W, AND 02-24C-E AND IDENTIFIED AS PERMANENT INDEX NUMBERS (P.I.N.)

12-02-23-400-016-0000	12-02-24-300-022-0000
12-02-23-400-007-0000	12-02-24-300-024-0000
12-02-23-400-017-0000	12-02-24-300-028-0000
12-02-24-300-007-0000	12-02-24-300-029-0000
12-02-24-300-030-0000	12-02-24-300-027-0000
12-02-24-300-020-0000	12-02-24-300-025-0000

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

DIRECTOR

OWNER'S CERTIFICATE FOR PHASE 1

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT ROMEOVILLE INDUSTRIAL CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF PART OF THE LAND IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING SCHOOL DISTRICT(S):

VALLEY VIEW SCHOOL DISTRICT 365-U
755 DALHART AVENUE
ROMEOVILLE, ILLINOIS 60446
815-886-2700

JOLIET JUNIOR COLLEGE DISTRICT 525
1215 HOUBOLT ROAD
JOLIET, ILLINOIS 60431-8938

ROMEOVILLE INDUSTRIAL CENTER, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

ADDRESS: 3090 OLIVE STREET, SUITE 300
DALLAS, TX 75018

DATED THIS ____ DAY OF _____ IN THE YEAR 20____.

CERTIFICATE OF NOTARY

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, HEREBY CERTIFY THAT _____, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE IS KNOWN TO ME AS SUCH OWNER.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS ____ DAY OF _____ IN THE YEAR 20____.

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

MORTGAGEE'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

BMO HARRIS BANK N.A., A NATIONAL BANKING ASSOCIATION HEREBY CERTIFIES THAT AS MORTGAGEE'S OF PART OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGES DATED JANUARY 27, 2016 AND RECORDED IN THE RECORDER'S OFFICE AT WILL COUNTY, ILLINOIS, RECORDED ON FEBRUARY 1, 2016 AS DOCUMENT NUMBERS R2016007532 AND R2016007534 IT CONSENTS TO THE DEDICATION AND SUBDIVISION AS HEREON DRAWN.

THIS _____ DAY OF _____

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

CERTIFICATE OF NOTARY

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, HEREBY CERTIFY THAT _____, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE IS KNOWN TO ME AS SUCH OWNER.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS ____ DAY OF _____ IN THE YEAR 20____.

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

ACCESS EASEMENT PROVISIONS

An access easement is hereby reserved for and granted to the owner(s) of Lot(s) 1-3 in, on, over, upon, across, under and through those areas depicted on this Plat as "Access Easement Hereby Granted". Said easement herein granted is a perpetual easement and shall run with the land and all covenants, agreements, terms, conditions, obligations, rights and interest herein contained are provided for and shall likewise inure to the benefit of the parties hereto, their heirs, executors, successors, grantees, lessees, invitees and assigns.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CARL J. COOK, REGISTERED ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-3543, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LEGAL

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. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF ROMEOVILLE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT.

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

BASED ON A SCALED INTERPRETATION THE SITE AS SHOWN ON FIRM (FLOOD INSURANCE RATE MAP) APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PER MAP NUMBER 17197C0070E, EFFECTIVE DATE: SEPTEMBER 6, 1995.

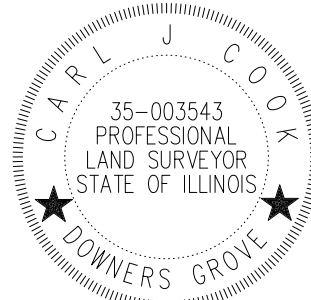
** FEMA LETTER OF MAP REVISION (LOMR) DETERMINATION DOCUMENT ISSUED MAY 13, 2013, EFFECTIVE DATE: SEPTEMBER 27, 2013, CASE NO.: 12-05-3263P, COMMUNITY NO.: 170711, FIRM NO.: 197C0155E DATE: SEPTEMBER 6, 1995. IN THE REVISED AREA THE SITE APPEARS TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND ZONE AE (BASE FLOOD ELEVATION DETERMINED)) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO THE RECORDATION OF THE SUBDIVISION PLAT.

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

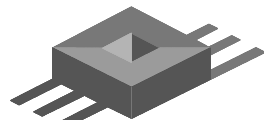
GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF SEPTEMBER, IN THE YEAR 2016.

Carl J. Cook
Jacob & Hefner Associates, Inc.
Illinois Professional Land Surveyor No. 035-003543
jacob@jacobandhefner.com
ccook@jacobandhefner.com
My License Expires November 30, 2016



Survey No.:	F114f
Ordered By.:	
Description:	Plat of Subdivision
Date Prepared:	October 5, 2017
Scale:	1" = 100'
	Field Work: SC, DR, KW, PW, TM Prepared By: TLA

SHEET 7 OF _



JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4606, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/19