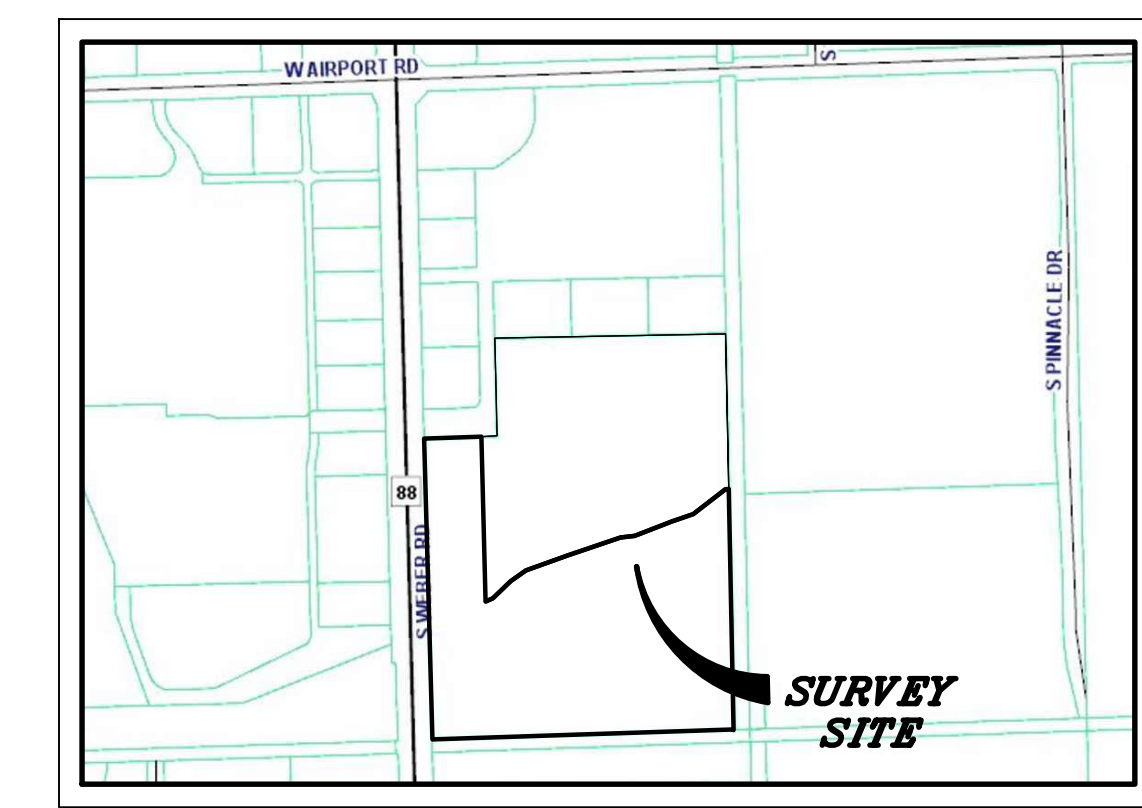
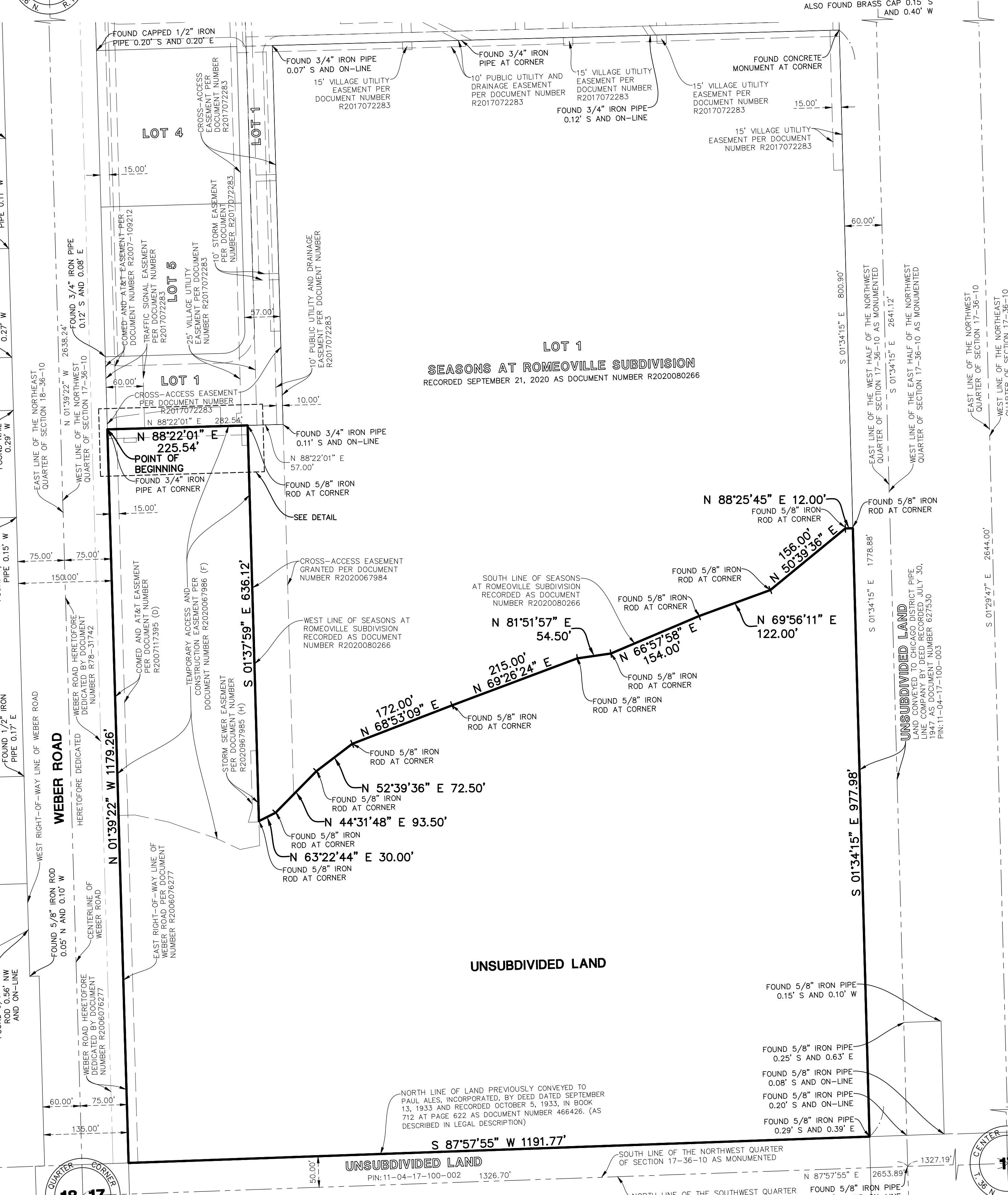
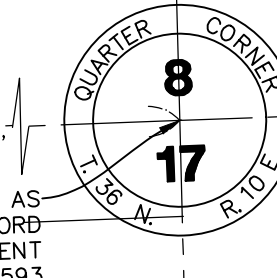
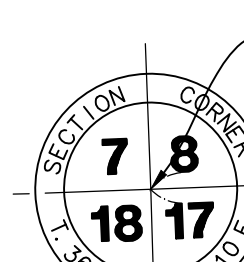
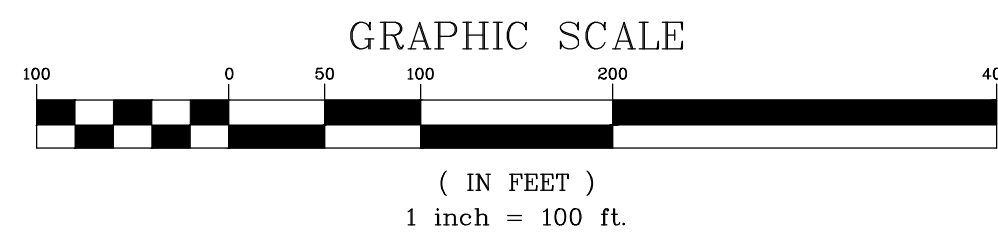


FINAL PLAT OF MERCEDES BENZ OF ROMEOVILLE SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

EXISTING PIN

11-04-17-100-013-0000

EXISTING PROPERTY AREA

1,008,000 SQUARE FEET (23.140 ACRES)

SUBMITTED BY/RETURN TO:

DJJ CHICAGO, LLC.
2100 FRONTAGE ROAD
GLENCOE, ILLINOIS 60022

SURVEY PREPARED FOR/OWNER/DEVELOPER

DJJ CHICAGO, LLC.
2100 FRONTAGE ROAD
GLENCOE, ILLINOIS 60022

ENGINEER/SURVEYOR

MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS

BASIS OF BEARINGS

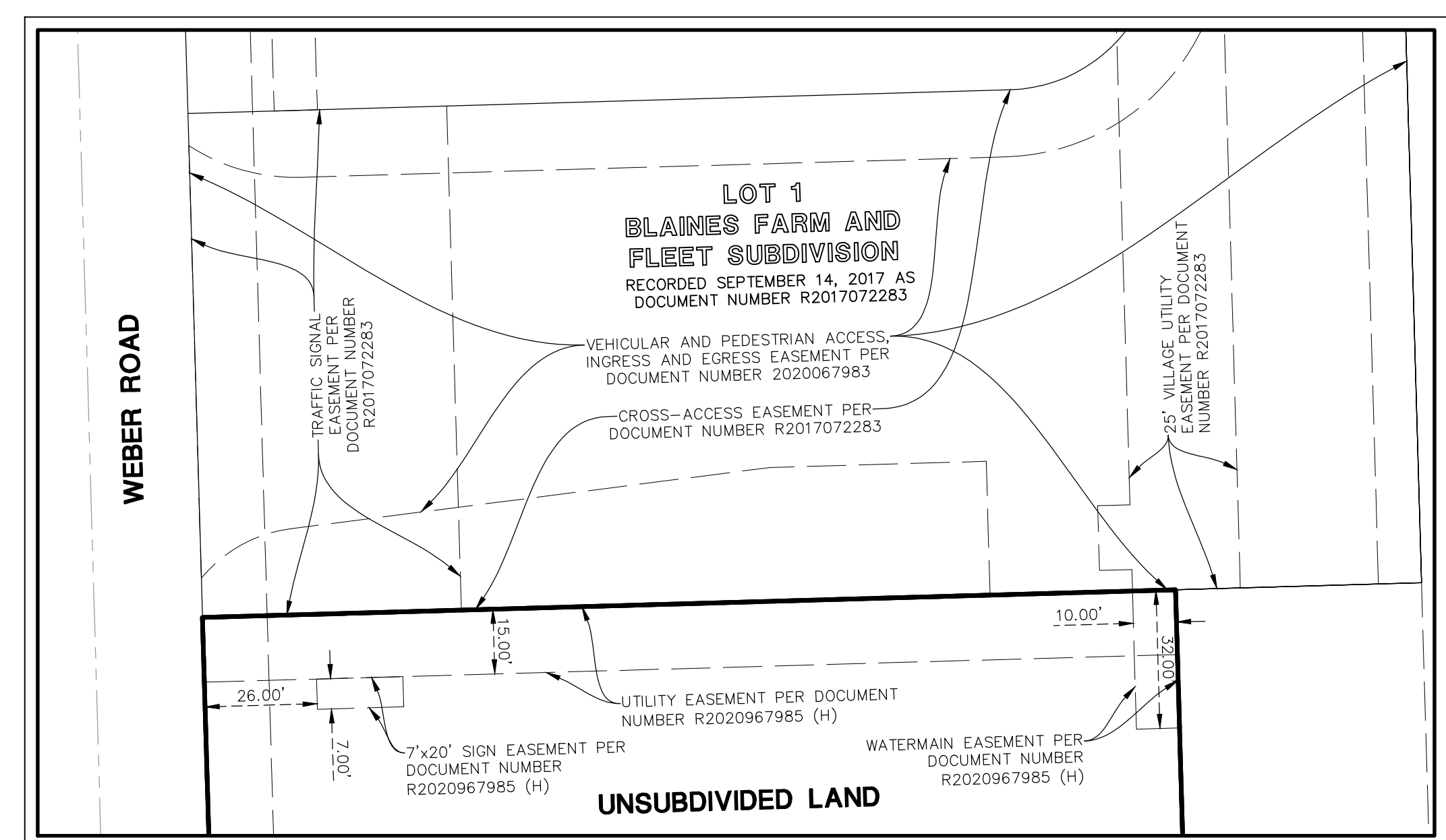
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
- BOUNDARY AND EASEMENT LINES HAVE BEEN SHOWN HEREON BASED ON ALTA SURVEY DATED SEPTEMBER 22, 2021. INSTRUMENTS RECORDED AGAINST THE PROPERTY AFTER SAID SURVEYS WILL NOT BE SHOWN HEREON.
- THE SURVEYED PROPERTY MAY BE FURTHER SUBJECT TO DECLARATION RECORDED AS SEPARATE DOCUMENT.
- MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET INDEX

SHEET 1:	EXISTING LOT AND EASEMENT DETAILS
SHEET 2:	PROPOSED LOT DIVISION AND EASEMENTS
SHEET 3:	LEGAL DESCRIPTION, CERTIFICATES AND EASEMENT PROVISIONS



DETAIL
SCALE 1"=30'

DATE	REVISIONS

Manhard CONSULTING

Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers | Construction Managers | Environmental Scientists | Landscape Architects | Planners

MERCEDES BENZ OF ROMEOVILLE SUBDIVISION
ROMEOVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

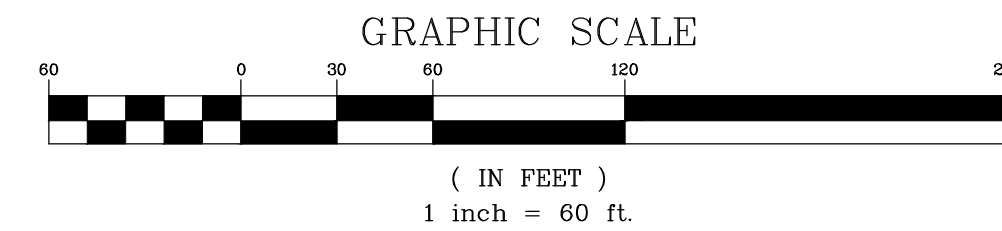
PROJ. MGR.: JP
PROJ. ASSOC.: ERV
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DATE: 10/05/21
SCALE: 1"=100'

SHEET
1 OF **3**
FAGRVL01.03

March 5, 2024 - 14:50 Des Name: \\mcl-b-man\Projects\MAN\Final\Plat\Final\Drawings\Final\Plat\01-FAGRVL01-01-FS.dwg Updated By: CStasz

FINAL PLAT OF MERCEDES BENZ OF ROMEOVILLE SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



SUBDIVIDED AREA TABLE

LOT	SQ. FT.	ACRES
LOT 1	134,342	3.084
LOT 2	579,960	13.314
LOT 3	293,698	6.742
TOTALS	1,008,000	23.140

BLANKET EASEMENT

- A BLANKET STORMWATER MANAGEMENT EASEMENT AND COMPENSATORY STORAGE EASEMENT IS HEREBY GRANTED OVER ALL OF LOT 2.

PROPOSED EASEMENTS

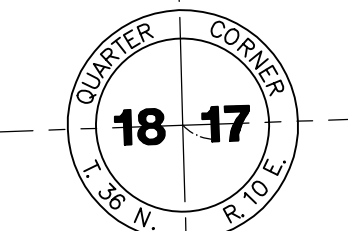
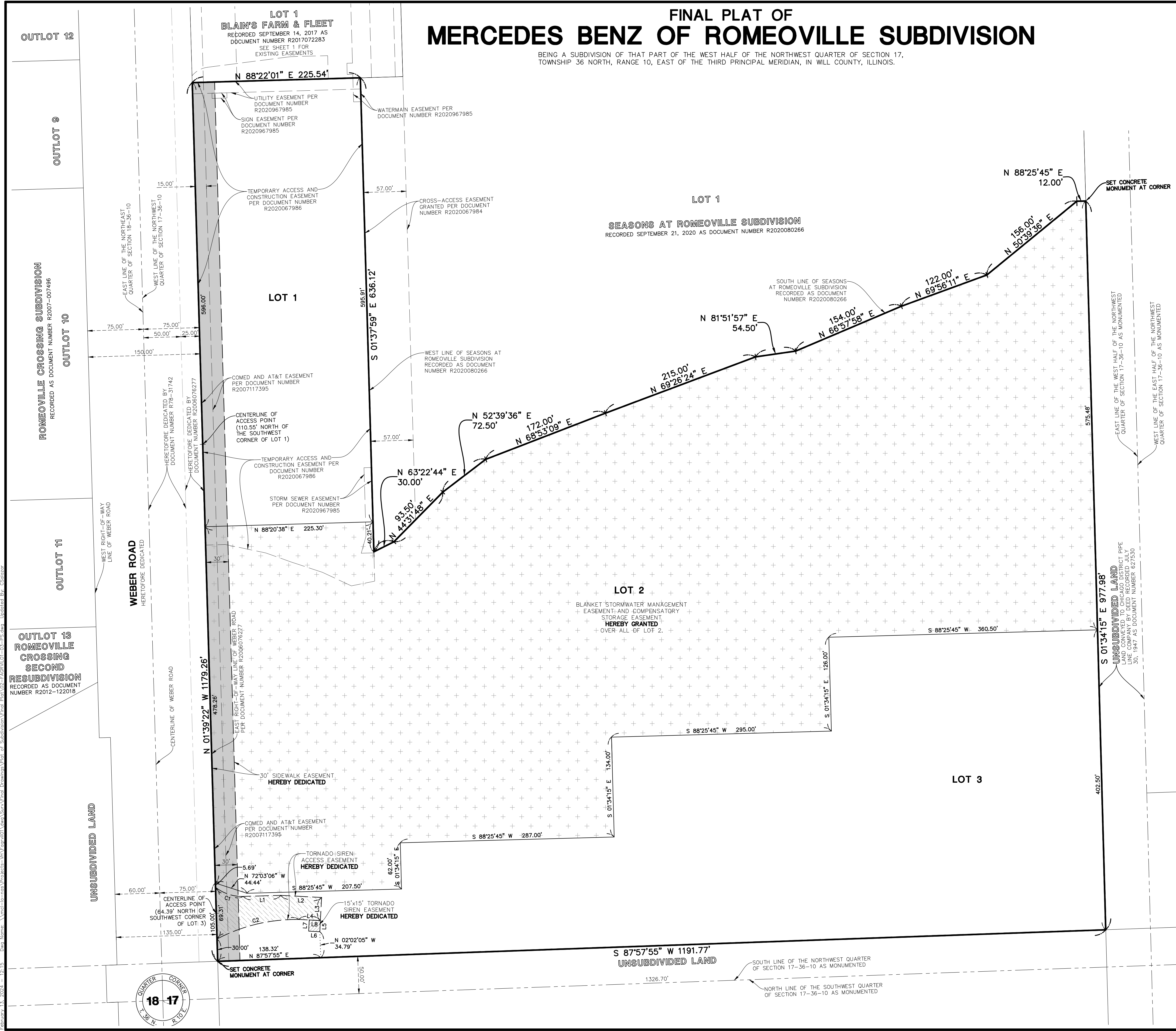
- STORMWATER MANAGEMENT EASEMENT AND COMPENSATORY STORAGE EASEMENT **HEREBY GRANTED**
- SIDEWALK EASEMENT **HEREBY GRANTED**
- TORNADO SIREN EASEMENT **HEREBY GRANTED**
- TORNADO SIREN ACCESS EASEMENT **HEREBY GRANTED**

LINE TABLE

LINE	BEARING	LENGTH
L1	N88°20'38"E	50.43'
L2	S86°59'53"E	54.79'
L3	S03°00'07"W	31.00'
L4	N86°59'53"W	28.90'
L5	S03°00'07"W	15.00'
L6	N86°59'53"W	15.00'
L7	N03°00'07"E	15.00'
L8	S86°59'53"E	15.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	39°46'30"	57.50'	39.92'	S71°46'07"E	39.12'
C2	28°24'25"	230.00'	114.03'	S76°35'05"W	112.87'



DRAWN BY

REVISIONS

NO.	DATE	DESCRIPTION

DATE

PROJECT

PROJ. ASSOC.

DRAWN BY

DATE

SCALE

SHEET

PROJECT

PROJ. ASSOC.

DRAWN BY

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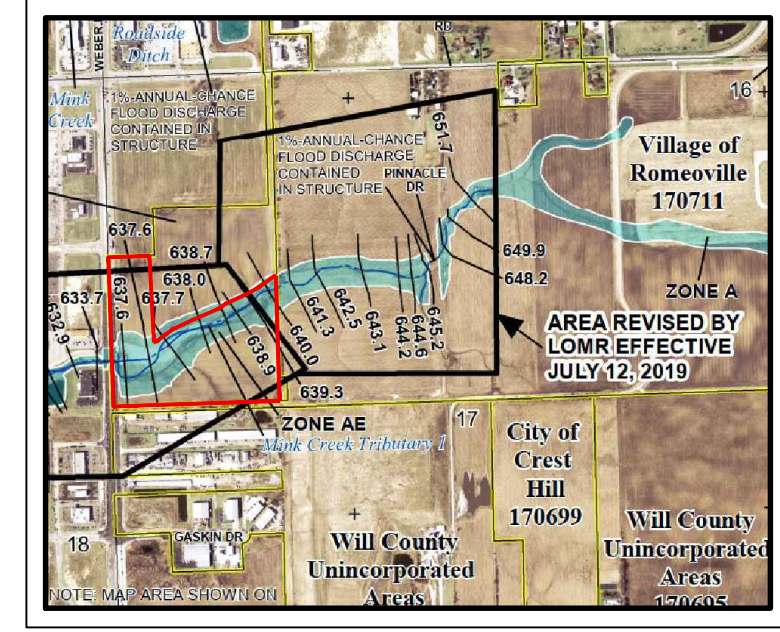
DRAWN BY

DATE

SCALE

FINAL PLAT OF MERCEDES BENZ OF ROMEOVILLE SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



FEMA MAP NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT DJJ CHICAGO, LLC IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER(S) OF THE PROPERTY DESCRIBED AS MERCEDES BENZ OF ROMEOVILLE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S) SCHOOL DISTRICT
ALL VALLEY VIEW COMMUNITY UNIT SCHOOL DISTRICT 365U
JOLIET JUNIOR COLLEGE DISTRICT NO. 525

DATED THIS ____ DAY OF _____, A.D., 2024.

BY: _____

PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

DJJ CHICAGO, LLC,
2100 FRONTAGE ROAD
GLENCOE, ILLINOIS 60022

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 _____, A.D., 2024.

VILLAGE TREASURER

RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF WILL COUNTY AFORESAID ON THE ____ DAY OF _____, A.D., 2024,

AT ____ O'CLOCK ____ M., AND RECORDED IN BOOK ____ PAGE ____

WILL COUNTY RECORDER

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, CHRISTOPHER J. SALAZAR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO

_____ TO RECORD THIS PLAT ON OR BEFORE SEPTEMBER 30, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 5TH DAY OF MARCH, A.D. 2024.

Signature of Christopher J. Salazar
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2024



NOTARY PUBLIC

STATE OF _____)
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 FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE MET THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THIS PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 2024.

NOTARY PUBLIC

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

VILLAGE BOARD 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 _____, A.D., 2024, 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

BY: _____

VILLAGE PRESIDENT

SIDEWALK EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS AND SIDEWALK MAINTENANCE IS HEREBY GRANTED TO THE VILLAGE OF ROMEOVILLE, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, OVER AND ACROSS THE PLATTED AREAS SHOWN AND NOTED HEREON AS "SIDEWALK EASEMENT", TO ACCESS, REPAIR, INSPECT, MAINTAIN AND OPERATE THE SIDEWALK, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR ANY AND FOR ALL OF THE PURPOSES AFORESAID AND TO TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON OR ADJACENT TO THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SIDEWALK.

TORNADO SIREN EASEMENT PROVISIONS

THE EASEMENT GRANTED BY OWNER TO THE VILLAGE OVER AND ACROSS THE EASEMENT PREMISES SHALL BE A PERMANENT AND PERPETUAL EASEMENT UPON, OVER, UNDER AND ACROSS THAT PORTION OF OWNER'S PROPERTY DEPICTED THEREIN TO CONSTRUCT, INSTALL, OPERATE, USE, REPAIR, REMOVE, MAINTAIN AND REPLACE PUBLIC TORNADO WARNING SIREN IMPROVEMENTS AND RELATED APPURTENANCES (THE "PUBLIC TORNADO WARNING SIREN"), AND TO CONDUCT WITHIN THE EASEMENT ALL SUCH CONSTRUCTION, EXCAVATION AND OTHER WORK RELATED TO THE AFORESAID PURPOSES; PROVIDED, HOWEVER, THAT THE VILLAGE AT ITS SOLE COST AND EXPENSE SHALL BE RESPONSIBLE TO RESTORE ALL DAMAGES TO OWNER'S PROPERTY RESULTING FROM ITS USE OF THE EASEMENT DURING OR AS A RESULT OF THE CONDUCT OF ANY OF THE FOREGOING ACTIVITIES (TO THE EXTENT THAT SUCH PORTION OF OWNER'S PROPERTY IS NOT ACTUALLY IMPROVED WITH PUBLIC TORNADO WARNING SIREN OR RELATED APPURTENANCES). THE VILLAGE SHALL SUBMIT TO OWNER THE CONSTRUCTION PLANS FOR THE PUBLIC TORNADO WARNING SIREN FOR OWNER'S REVIEW AND APPROVAL, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD. OWNER SHALL GRANT SUCH APPROVAL PROVIDED OWNER DETERMINES THAT THE PROPOSED PUBLIC TORNADO WARNING SIREN AND RELATED APPURTENANCES AS SET FORTH IN SUCH PLANS WILL NOT ADVERSELY AFFECT OWNER'S USE OF THE BALANCE OF OWNER'S PROPERTY NOT SUBJECT TO THE EASEMENT DESCRIBED HEREIN. EXCEPT AS HERINAFTER SET FORTH, OWNER SHALL REFRAIN FROM CONSTRUCTING OR LOCATING ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT PREMISES, AND SHALL TAKE NO ACTIONS OR CONDUCT ANY ACTIVITIES WITHIN THE EASEMENT THAT WOULD UNREASONABLY INTERFERE WITH OR RESTRICT THE USE OF THE EASEMENT FOR THE PURPOSES SET FORTH IN THIS AGREEMENT.

TORNADO SIREN ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, FOR A TORNADO SIREN AND ALL APPURTENANCES THERE TO AND TO PROVIDE ACCESS, INGRESS AND EGRESS TO AND FROM THE WEBER ROAD RIGHT-OF-WAY OVER AND ACROSS THAT PART OF THE PROPERTY WITHIN THE AREA OF LAND DESIGNATED AS "TORNADO SIREN ACCESS EASEMENT" AS SHOWN HEREIN.

STORMWATER MANAGEMENT AND COMPENSATORY STORAGE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT AND COMPENSATORY STORAGE EASEMENT" ON THE PLAT HEREOF DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE STORM SEWERS, DETENTION BASINS, STORMWATER MANAGEMENT FACILITIES, AND STORM AND FLOOD WATER CHANNELS AS WELL AS ANY AND ALL MANHOLES, CATCH BASINS, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO PERFORM 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 SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED WITHIN SAID EASEMENT, NO CHANGES TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE OF ROMEOVILLE, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE LANDSCAPE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY AND ALL VEGETATION AND APPURTENANCES THEREON. THE VILLAGE OF ROMEOVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF ROMEOVILLE.

WILL COUNTY DIVISION OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

DIRECT ACCESS TO COUNTY HIGHWAY 88, ALSO KNOWN AS WEBER ROAD SHALL BE LIMITED TO THE FOLLOWING: (1) THERE SHALL BE ONE RIGHT IN/RIGHT ACCESS TO AND FROM WEBER ROAD ON LOT 1 AS SHOWN HEREON (2) THERE SHALL BE ONE RIGHT IN/RIGHT ACCESS TO AND FROM WEBER ROAD ON LOT 3 AS SHOWN HEREON (3) LOT 2 SHALL HAVE NO ACCESS TO WEBER ROAD (4) LOT 2 SHALL HAVE ACCESS VIA INTERNAL ACCESS EASEMENT, SUBJECT TO FINAL DESIGN APPROVAL FROM THE WILL COUNTY DIVISION OF TRANSPORTATION.

WILL COUNTY ENGINEER SIGNATURE

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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 (PIN) _____

DATED THIS ____ DAY OF _____, A.D., 2024.

SIGNATURE

WILL 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 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 _____, A.D., 2024.

COUNTY CLERK

SURFACE WATER DRAINAGE STATEMENT

I, _____, OWNER, AND I, JARED S. PLACEK, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF 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.

OWNER'S NAME AND ADDRESS

DJJ CHICAGO, LLC,
2100 FRONTAGE ROAD
GLENCOE, ILLINOIS 60022

BY: _____

OWNER OR OWNER'S ATTORNEY

JARED S. PLACEK, PE
MANHARD CONSULTING, LTD.
1 OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069



PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, CHAIRMAN OF THE VILLAGE PLANNING AND ZONING COMMISSION,

CERTIFY THAT ON ____ DAY OF _____, 2024, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

THIS ____ DAY OF _____, A.D., 2024.

CHAIRMAN, PLANNING AND ZONING COMMISSION.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO CERTIFY THAT I, CHRISTOPHER J. SALAZAR, AN ILLINOIS REGISTERED LAND SURVEYOR (SEAL NO. 4017) THAT UNDER THE DIRECTION OF THE OWNER THEREOF I HAVE SURVEYED AND SUBDIVIDED INTO 3 LOTS THE FOLLOWING PROPERTY:

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, EXCEPTS THEREFROM THE SOUTH 50 FEET THEREOF CONVEYED TO PAUL ALES, INCORPORATED, BY DEED DATED SEPTEMBER 13, 1933 AND RECORDED OCTOBER 5, 1933, IN BOOK 712 AT PAGE 622 AS DOCUMENT NUMBER 466426 AND EXCEPT THE EAST 60 FEET THEREOF CONVEYED TO CHICAGO DISTRICT PIPE LINE COMPANY BY DEED RECORDED JULY 30, 1947 AS DOCUMENT NUMBER 627530 IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 1 IN BLAIN'S FARM & FLEET SUBDIVISION RECORDED SEPTEMBER 14, 2017 AS DOCUMENT NUMBER R2017072283; THENCE NORTH 88 DEGREES 22 MINUTES 01 SECONDS EAST, ALONG A SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 225.54 FEET TO A WESTERLY LINE OF SEASONS OF ROMEOVILLE SUBDIVISION RECORDED AS DOCUMENT NUMBER R2020080266; THENCE SOUTH 01 DEGREES 37 MINUTES 59 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 636.12 FEET TO THE SOUTHERLY LINE OF SAID SEASONS OF ROMEOVILLE SUBDIVISION; THENCE ALONG SAID SOUTHERLY LINE FOR THE NEXT TEN (10) COURSES; (1) THENCE NORTH 63 DEGREES 22 MINUTES 44 SECONDS EAST, A DISTANCE OF 30.00 FEET; (2) THENCE NORTH 44 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 93.50 FEET; (3) THENCE NORTH 52 DEGREES 39 MINUTES 36 SECONDS EAST, A DISTANCE OF 72.50 FEET; (4) THENCE NORTH 68 DEGREES 53 MINUTES 09 SECONDS EAST, A DISTANCE OF 172.00 FEET; (5) THENCE NORTH 69 DEGREES 28 MINUTES 24 SECONDS EAST, A DISTANCE OF 215.00 FEET; (6) THENCE NORTH 81 DEGREES 51 MINUTES 57 SECONDS EAST, A DISTANCE OF 54.50 FEET; (7) THENCE NORTH 66 DEGREES 57 MINUTES 58 SECONDS EAST, A DISTANCE OF 154.00 FEET; (8) THENCE NORTH 69 DEGREES 56 MINUTES 11 SECONDS EAST, A DISTANCE OF 122.00 FEET; (9) THENCE NORTH 50 DEGREES 39 MINUTES 36 SECONDS EAST, A DISTANCE OF 156.00 FEET; (10) THENCE NORTH 88 DEGREES 25 MINUTES 45 SECONDS EAST, A DISTANCE OF 12.00 FEET TO THE WEST LINE OF LAND CONVEYED TO CHICAGO DISTRICT PIPE LINE COMPANY BY DEED DATED SEPTEMBER 13, 1933 AND RECORDED OCTOBER 5, 1933, IN BOOK 712 AT PAGE 622 AS DOCUMENT NUMBER 466426, SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17; THENCE SOUTH 87 DEGREES 57 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 191.77 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEBER ROAD AS DEDICATED TO THE WILL COUNTY DEPARTMENT OF HIGHWAYS ON PLAT OF DEDICATION RECORDED MAY 10, 2006 AS DOCUMENT NUMBER R2006078277, SAID LINE BEING 75.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF WEBER ROAD; THENCE NORTH 01 DEGREES 39 MINUTES 22 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 1179.26 FEET TO THE POINT OF BEGINNING.

I DO FURTHER CERTIFY THAT:

- 1. THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17197C01556 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 AND LETTER OF MAP REVISION CASE NO. 20-05-3060P WITH AN EFFECTIVE DATE OF APRIL 9, 2021 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (NO SCREEN) AND ZONE AE. ZONE X (NO SCREEN IS DEFINED AS AREA OF MINIMAL FLOOD HAZARD AND ZONE AE IS DEFINED AS AREAS WITH BASE FLOOD ELEVATION 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.
2. THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS.
3. 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.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. ALL REGULATIONS ENACTED BY THE VILLAGE OF ROMEOVILLE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
6. THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
7. THE SUBDIVIDED PROPERTY CONTAINS 23.140 ACRES, MORE OR LESS.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF MARCH, A.D. 2024.

Signature of Christopher J. Salazar
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
LICENSE EXPIRES NOVEMBER 30, 2024



DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 1844003350-EXPIRES APRIL 30, 2025

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

DATE OF FIELD SURVEY: SEPTEMBER 16, 2021

Table with columns: DRAWN BY, REVISIONS, DATE, 03/05/24, 10/05/24, 16/05/24, 09/20/23, 04/07/22, W/PLANS, PER COMMENTS, ADDED PROPOSED EASEMENTS, REVISED GEOMETRY, REVISED PER VILLAGE REVIEW, ERV.

Manhard CONSULTING logo and contact information: 300 North Park Street, Joliet, Illinois 60438. Phone: 815-741-4000. Fax: 815-741-4001. Email: info@manhard.com. Services: Surveyors | Water Resource Engineers | Water & Waste Water Engineers | Civil Engineers | Environmental Scientists | Landscape Architects | Planners.

MERCEDES BENZ OF ROMEOVILLE SUBDIVISION
ROMEOVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Table with project details: PROJ. MGR.: JP, PROJ. ASSOC.: ERV, DRAWN BY: AAS, DATE: 10/05/21, SCALE: NA, SHEET 3 OF 3, FAGRV101.03.