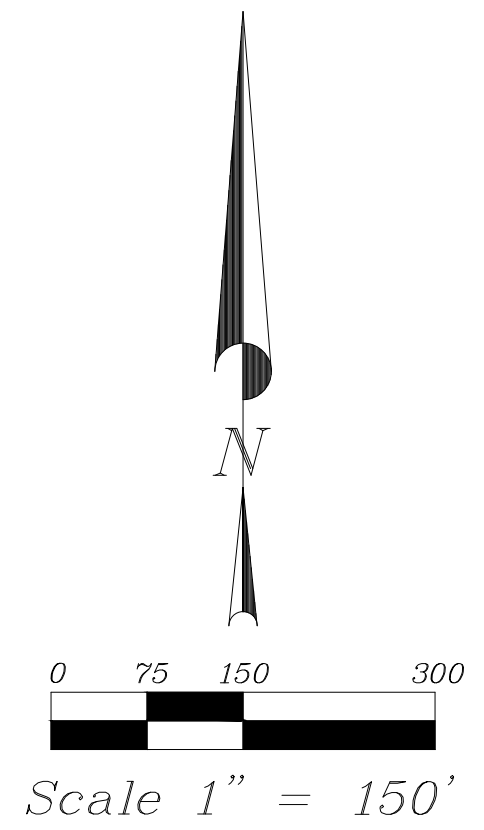


FINAL PLAT OF SUBDIVISION
OF

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



NAD 83, ILLINOIS STATE PLANE
EAST ZONE (1201)

NOTES:
SET 5/8"x24" IRON REBARS AT ALL CORNERS
UNLESS OTHERWISE NOTED.
2 CONCRETE MONUMENTS TO BE SET AT
SPECIFIED LOCATIONS.
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
(100.00') DENOTES RECORD INFORMATION
100.00' DENOTES MEASURED INFORMATION

NOTE NO. 1—APPROXIMATE SCALED
INTERPRETATION OF ZONE AE, SPECIAL FLOOD
HAZARD AREA WITH BFE OR DEPTH PER
FIRM, WILL COUNTY, ILLINOIS, AN
INCORPORATED AREAS PANEL 155 OF 585,
VERSION 2.3.3.3, MAP NUMBER 17197C0155G,
MAP REVISED FEBRUARY 15, 2019.

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for _____ and granted to _____

COMMONWEALTH EDISON COMPANY,
AMERITECH TELEPHONE COMPANY,
APPLICABLE CABLE TELEVISION COMPANY
GRANTEES

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements" and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each and every common area or areas to improve, replace, remove, or on adjacent lots, and common area or areas, 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 subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots," "common elements," "open space," "open area," "common ground," "parking and common area." The terms "common area or areas" and "Common Elements" includes real property appurtenant with interior streets and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

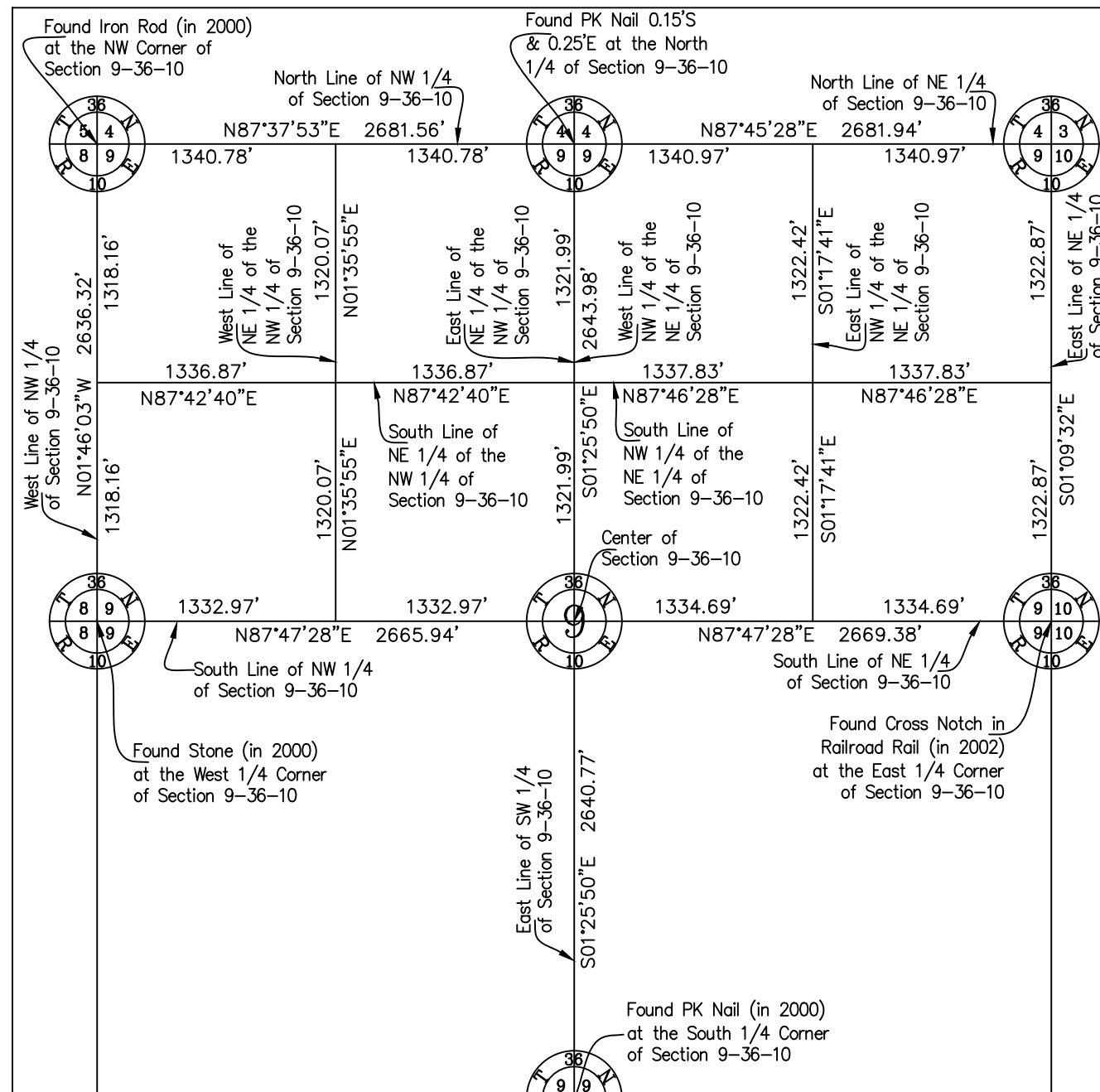
An easement is hereby reserved for and granted to NORTHERN ILINOIS GAS COMPANY, its successors and assigns ("NICOR") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and this plat as "Common Elements" together with the right to install required utility connections on or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Notwithstanding the foregoing, the right to install, operate, maintain, repair and remove facilities identified on this plat for utility purposes without the prior written consent of NICOR. 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.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

	AREA SUMMARY	
	SQUARE FEET	ACRES
LOT 1	2,181,801	50.087
LOT 2	1,223,320	28.084
TOTAL	3,405,121	78.171



SECTION DETAIL - NOT TO SCALE

REVISED 04-18-2022
REVISED 01-11-2022

Survey No.:		C085CN	
Ordered By.:		PIZZUTI	
Description:		PLAT OF SUBDIVISION	
Date Prepared:		AUGUST 9, 2021	
Scale:	1" = 150'	Field Work: Prepared By:	KG.KM.TM ES.RG.CM.CC.SC

JACOB & HEFNER
ASSOCIATES

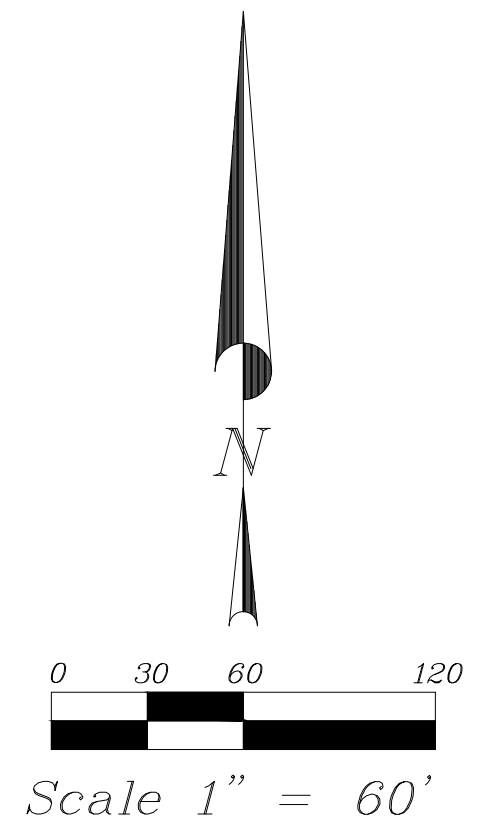
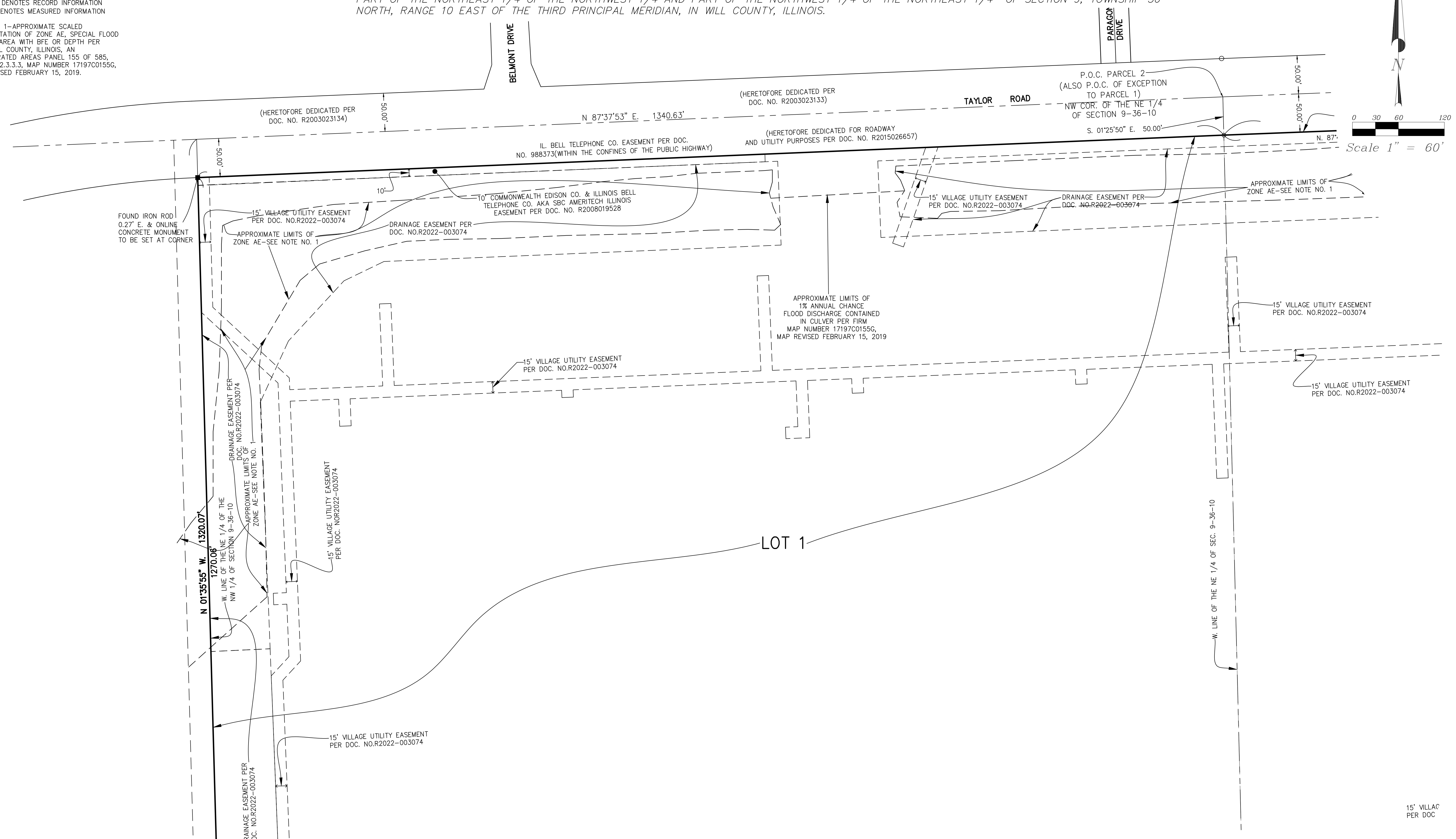
1333 Butterfield Road, Suite 300
Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4600
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

FINAL PLAT OF SUBDIVISION
PINNACLE BUSINESS CENTER

OF
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

NOTES:
SET 5/8"x24" IRON REBARS AT ALL CORNERS
UNLESS OTHERWISE NOTED.
2 CONCRETE MONUMENTS TO BE SET AT
SPECIFIED LOCATIONS.
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
(100.00') DENOTES RECORD INFORMATION
100.00' DENOTES MEASURED INFORMATION

NOTE NO. 1—APPROXIMATE SCALED
INTERPRETATION OF ZONE AE, SPECIAL FLOOD
HAZARD AREA WITH BFE OR DEPTH PER
FIRM, WILL COUNTY, ILLINOIS, AN
INCORPORATED AREAS PANEL 155 OF 585,
VERSION 2.3.3.3, MAP NUMBER 17197C0155G,
MAP REVISED FEBRUARY 15, 2019.





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. 184-083073 Exp. 4/30/23

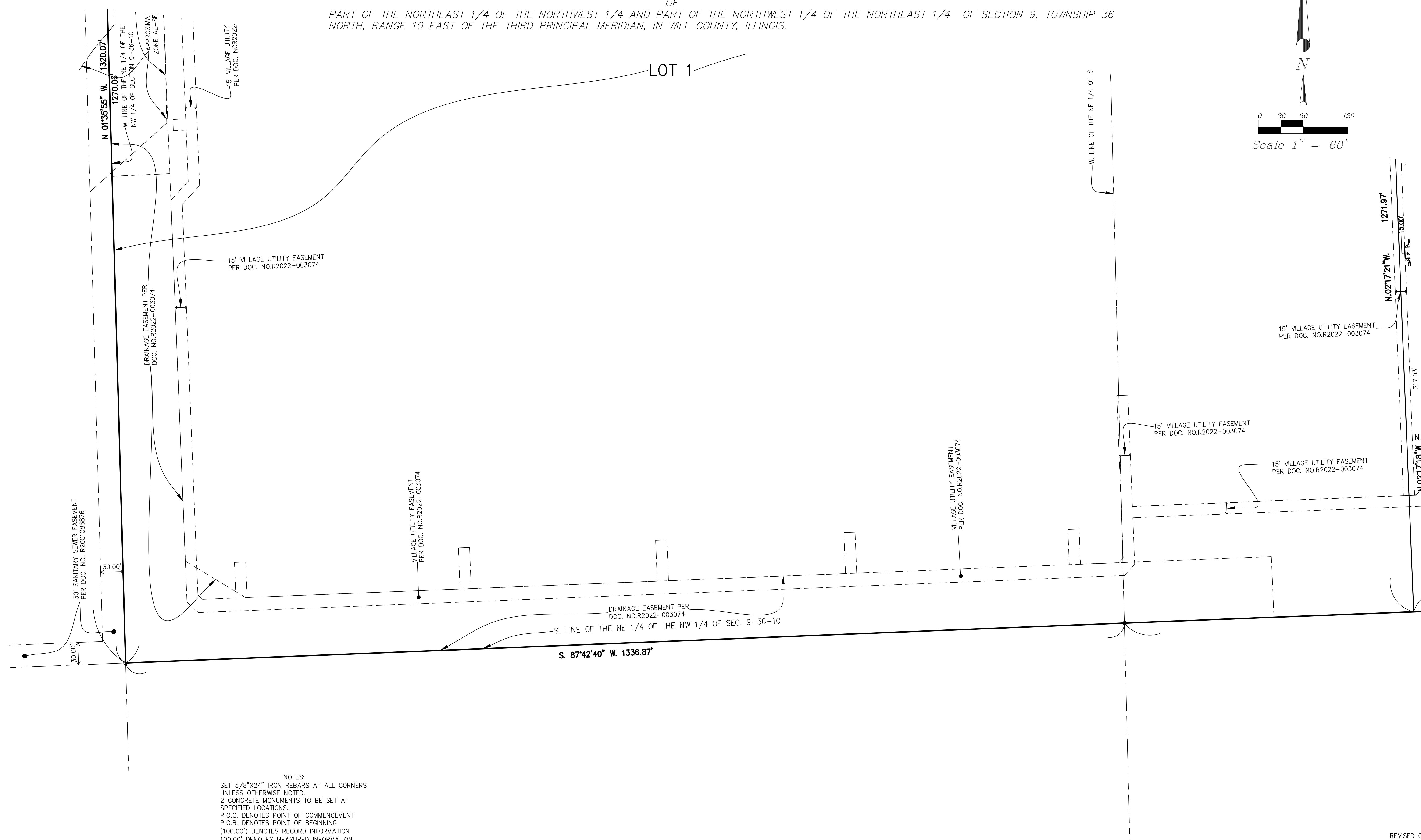
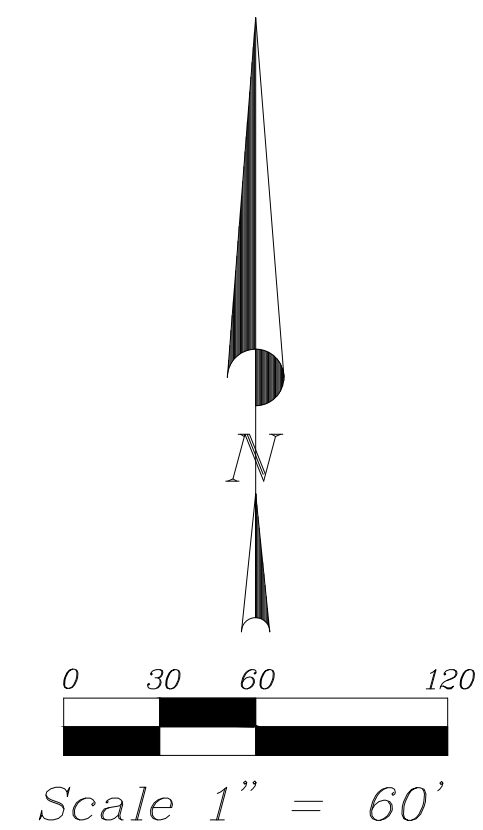
Survey No.:	C085CN		
Ordered By.:	PIZZUTI		
Description:	PLAT OF SUBDIVISION		
Date Prepared:	AUGUST 9, 2021		
Scale:	1" = 60'	Field Work:	KG, KM, TM
		Prepared By:	BS, RG, CM, CC, SC

18-11-2022
01-11-2022

FINAL PLAT OF SUBDIVISION

PINNACLE BUSINESS CENTER

OF
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



NOTES:
SET 5/8"x24" IRON REBARS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2 CONCRETE MONUMENTS TO BE SET AT SPECIFIED LOCATIONS.
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
(100.00') DENOTES RECORD INFORMATION
100.00' DENOTES MEASURED INFORMATION

NOTE NO. 1—APPROXIMATE SCALED INTERPRETATION OF ZONE AE, SPECIAL FLOOD HAZARD AREA WITH BFE OR DEPTH PER FIRM, WILL COUNTY, ILLINOIS; AN INCORPORATED AREAS PANEL 155 OF 585, VERSION 2.3.3.3, MAP NUMBER 17197C0155G, MAP REVISED FEBRUARY 15, 2019.



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. 184-083073 Exp. 4/30/23

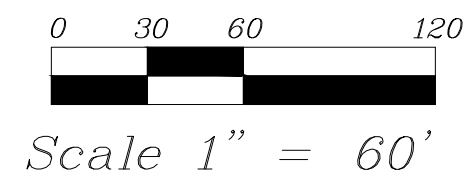
Survey No.: C085CN		REVISED 04-18-2022	
Ordered By.: PIZZUTI		REVISED 01-11-2022	
Description: PLAT OF SUBDIVISION			
Date Prepared: AUGUST 9, 2021			
Scale: 1" = 60'		Field Work:	KG, KM, TM
		Prepared By:	BS, RG, CM, CC, SC

18-11-2022 JACOB & HEFNER ASSOCIATES, INC. FINAL PLAT OF SUBDIVISION (C085CN) SHEET 3 OF 6

NOTE NO. 1—APPROXIMATE SCALED
INTERPRETATION OF ZONE AE, SPECIAL FLOOD
HAZARD AREA WITH BFE OR DEPTH PER
FIRM, WILL COUNTY, ILLINOIS, AND
INCORPORATED AREAS PANEL 155 OF 585,
VERSION 2.3.3.3, MAP NUMBER 17197C0155G,
MAP REVISED FEBRUARY 15, 2019.

PINNACLE BUSINESS CENTER

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



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. 4/30/23

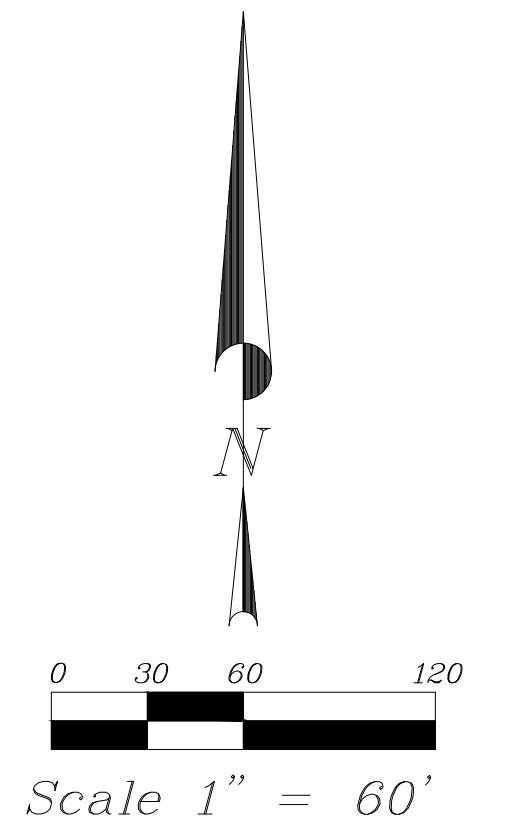
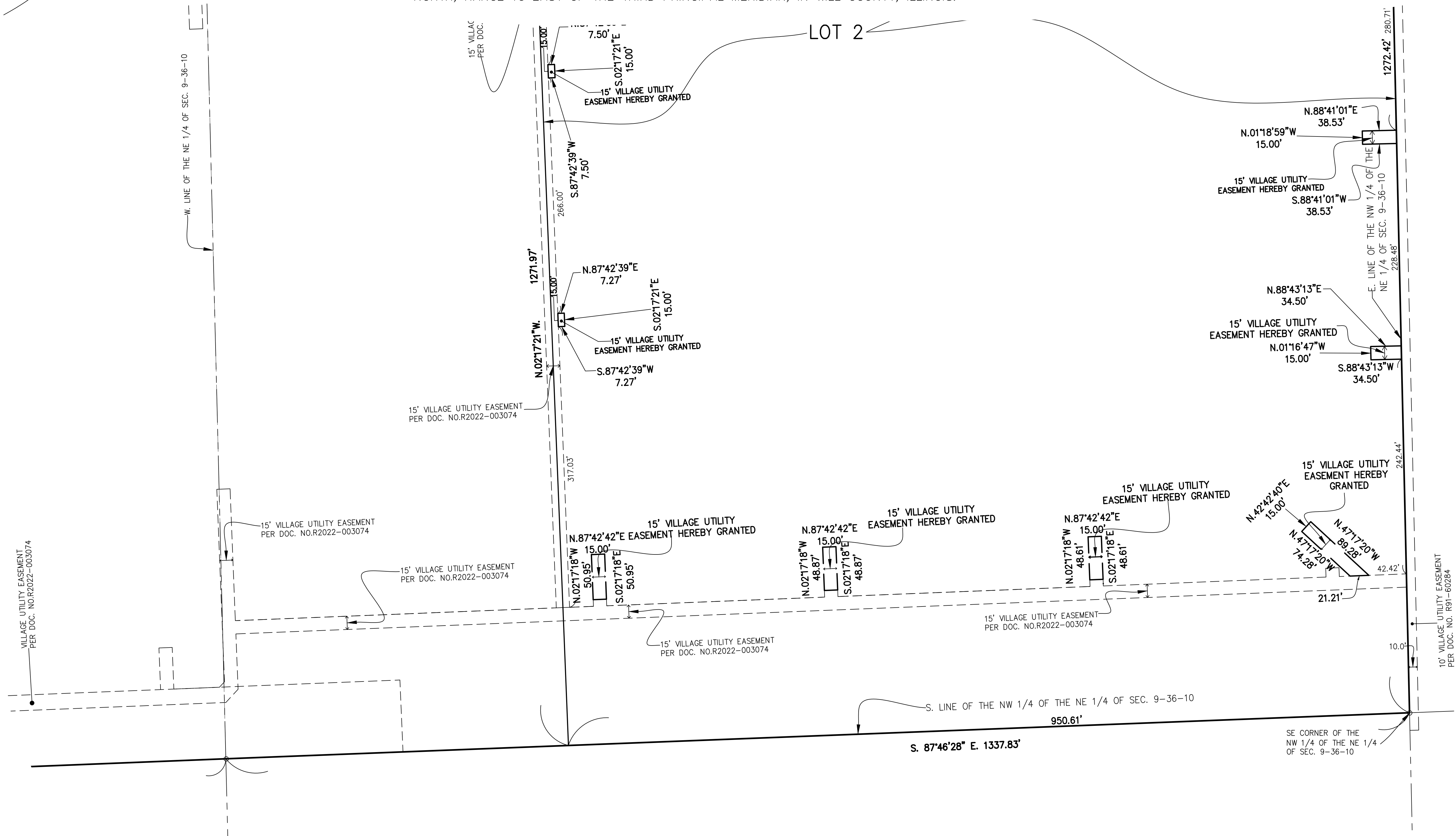
SHEET 4 OF 6

		REVISED 04-18-2022	
		REVISED 01-11-2022	
Survey No.:		C085CN	
Ordered By.:		PIZZUTI	
Description:		PLAT OF SUBDIVISION	
Date Prepared:		AUGUST 9, 2021	
Scale:	1" = 60'	Field Work:	KG, KM, TM
		Prepared By:	ES, RG, CM, CC, S

[illegible]

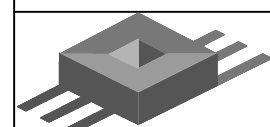
FINAL PLAT OF SUBDIVISION

OF
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



NOTES:
SET 5/8"x24" IRON REBARS AT ALL CORNERS
UNLESS OTHERWISE NOTED.
2 CONCRETE MONUMENTS TO BE SET AT
SPECIFIED LOCATIONS.
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
(100.00') DENOTES RECORD INFORMATION
(100.00') DENOTES MEASURED INFORMATION

NOTE NO. 1--APPROXIMATE SCALED
INTERPRETATION OF ZONE AE, SPECIAL FLOOD
HAZARD AREA WITH BFE OR DEPTH PER
FIRM, WILL COUNTY, ILLINOIS, AN
INCORPORATED AREAS PANEL 155 OF 585,
VERSION 2.3.3.3, MAP NUMBER 17197C0155G,
MAP REVISED FEBRUARY 15, 2019.



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. 4/30/23

REVISED 04-18-2022
REVISED 01-11-2022

Survey No.:		C085CN	
Ordered By.:		PIZZUTI	
Description:		PLAT OF SUBDIVISION	
Date Prepared:		AUGUST 9, 2021	
Scale:	1" = 60'	Field Work:	KG, KM, TM
		Prepared By:	ES, RG, CM, CC, SC

FILE: C:\CURS\CURSON\5\DWG\PLA1 OF SUBMISION.DWG

FINAL PLAT OF SUBDIVISION

PINNACLE BUSINESS CENTER

OF

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE PARCEL 1

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED 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
801 NORMANTOWN ROAD
ROMEORVILLE, ILLINOIS 60446

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

OWNER: _____

BY _____
ITS MANAGER

OWNER/ADDRESS:
ROMEO PINNACLE 24, LLC
1801 HERMITAGE BOULEVARD
SUITE 100
TALLAHASSEE, FLORIDA 32308

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

CERTIFICATE OF NOTARY

STATE OF _____)
COUNTY OF _____) SS

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 _____

VILLAGE UTILITY EASEMENT PROVISIONS
EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEORVILLE 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, SANITARY SEWERS, WATER MAINS, STORM SEWERS, 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, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND 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 STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT 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 ROMEORVILLE. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ROMEORVILLE; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE SOLELY BY THE LAND OWNER.

OWNER'S CERTIFICATE PARCEL 2

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED 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
801 NORMANTOWN ROAD
ROMEORVILLE, ILLINOIS 60446

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

OWNER: _____

BY _____
ITS MANAGER

OWNER/ADDRESS:
ROMEO PINNACLE 25, LLC
1801 HERMITAGE BOULEVARD
SUITE 100
TALLAHASSEE, FLORIDA 32308

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

CERTIFICATE OF NOTARY

STATE OF _____)
COUNTY OF _____) SS

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 _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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 USED 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 OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____ VILLAGE CLERK OF THE VILLAGE OF ROMEORVILLE, 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 _____ 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 ROMEORVILLE, WILL COUNTY, ILLINOIS, THIS ____ DAY OF _____ IN THE YEAR 20____.

VILLAGE CLERK _____

WILL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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 04--09A--E, 04--09B--W AND IDENTIFIED AS PERMANENT INDEX NUMBERS (P.I.N.)

11--04--09--100--003--0000
11--04--09--200--006--0000
11--04--09--200--007--0000

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

DIRECTOR _____

DRAINAGE EASEMENT PROVISIONS
EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEORVILLE AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND 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 SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT 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. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ROMEORVILLE; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE SOLELY BY THE LAND OWNER.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____ VILLAGE TREASURER OF THE VILLAGE OF ROMEORVILLE, 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 ROMEORVILLE, WILL COUNTY, ILLINOIS, THIS ____ DAY OF _____ IN THE YEAR 20____.

VILLAGE TREASURER _____

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 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

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

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

VILLAGE PRESIDENT _____

VILLAGE CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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 INTO TWO (2) NEW LOTS AND NO NEW STREETS:

PARCEL 1:
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE NORTH 50.00 FEET THEREOF DEDICATED PER DOCUMENT NUMBER R2015026657 IN WILL COUNTY, ILLINOIS.
AND ALSO EXCEPTING THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF TAYLOR ROAD AS DEDICATED FOR ROADWAY AND UTILITY PURPOSES PER DOCUMENT NUMBER R2015026657; THENCE THE FOLLOWING TWO COURSES ALONG THE LAST DESCRIBED LINE; 1) NORTH 87 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 368.16 FEET TO THE POINT OF BEGINNING; 2) THENCE NORTH 87 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 972.69 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 17 MINUTES 41 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 1272.42 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 87 DEGREES 46 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 950.61 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 21 SECONDS WEST, A DISTANCE OF 1271.97 FEET TO THE POINT OF BEGINNING IN WILL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF TAYLOR ROAD AS DEDICATED FOR ROADWAY AND UTILITY PURPOSES PER DOCUMENT NUMBER R2015026657; THENCE THE FOLLOWING TWO COURSES ALONG THE LAST DESCRIBED LINE; 1) NORTH 87 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 368.16 FEET TO THE POINT OF BEGINNING; 2) THENCE NORTH 87 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 972.69 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 17 MINUTES 41 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 1272.42 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 87 DEGREES 46 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 950.61 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 21 SECONDS WEST, A DISTANCE OF 1271.97 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. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF ROMEORVILLE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT.

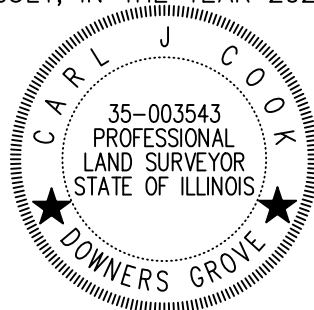
I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ROMEORVILLE, ILLINOIS.

BASED ON A SCALED INTERPRETATION OF FIRM MAP FOR WILL COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 155 OF 585, THIS SITE IS LOCATED IN ZONE AE SPECIAL FLOOD HAZARD AREAS WITH BFE OR DEPTH AND ZONE X AREA OF MINIMAL FLOOD HAZARD, VERSION 2.3.3.3, MAP NUMBER 17197C0155G AND MAP REVISED FEBRUARY 15, 2019 AND FIRM MAP FOR WILL COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 65 OF 585, THIS SITE IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD, VERSION 2.3.3.3, MAP NUMBER 17197C065G AND MAP REVISED FEBRUARY 15, 2019.

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.

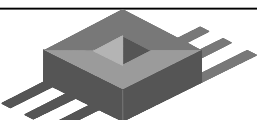
GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF JULY, IN THE YEAR 2021.



Carl J. Cook
Jacob & Hefner Associates, Inc.
Illinois Professional Land Surveyor No. 035--003543
jacobandhefner.com
ccook@jacobandhefner.com
My License Expires November 30, 2022

Survey No.:	C085CN		
Ordered By.:	PIZZUTI		
Description:	PLAT OF SUBDIVISION		
Date Prepared:	AUGUST 9, 2021		
Scale:	1" = N.A.	Field Work:	RG/KM/TM
		Prepared By:	ES/RG/CM/CC/SC

REVISED 04--18--2022
REVISED 01--11--2022



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. 4/30/23