

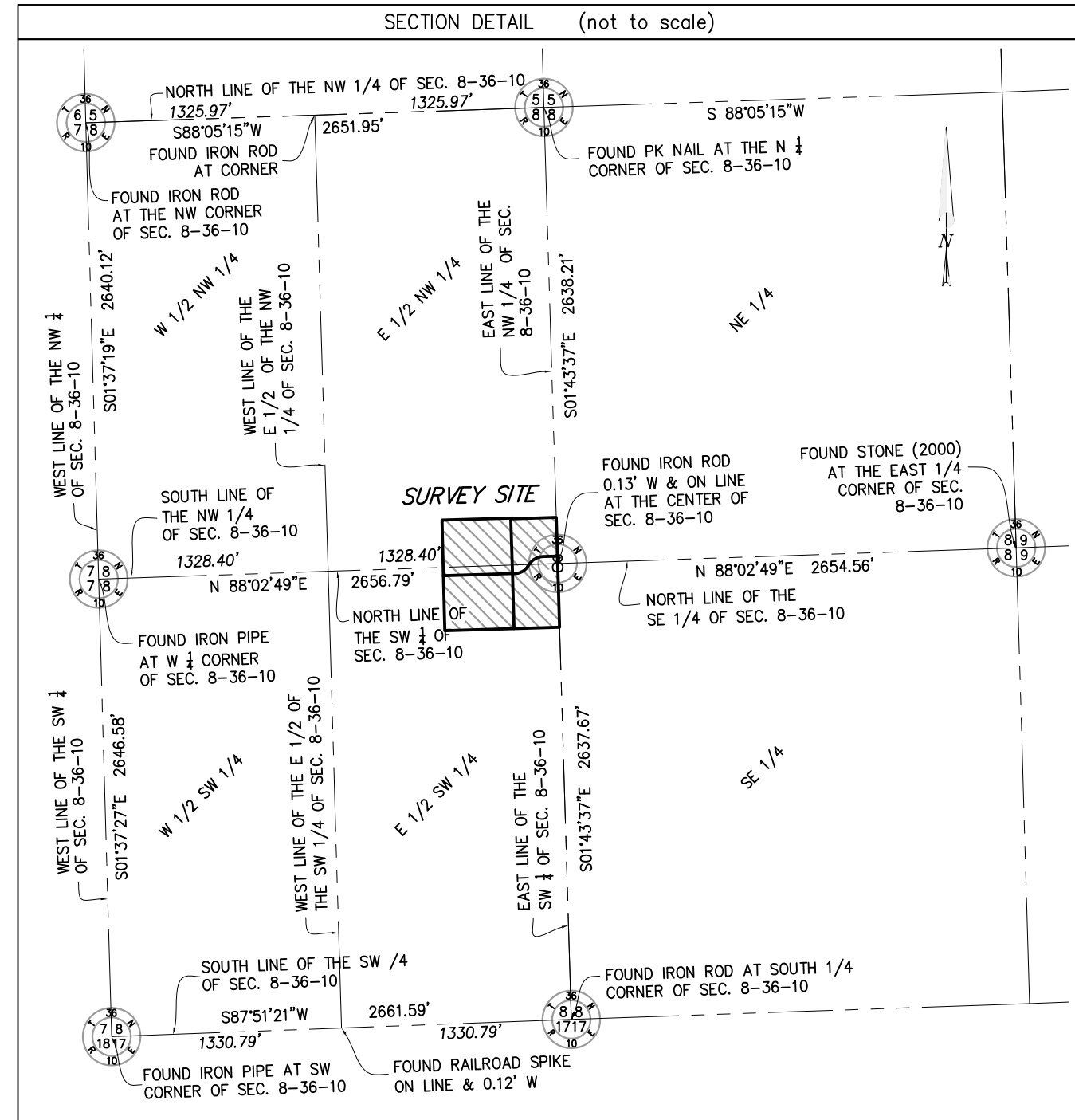
PARCEL INDEX NUMBERS:
11-04-08-100-033-0000
11-04-08-100-030-0000
11-04-08-102-002-0000
11-04-08-300-018-0000

NOTES:

- 1: SET 5/8" x 24" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED
- 2: VILLAGE ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTION THAT ARE LESS RESTRICTIVE THAN SAID ORDINANCES.
- 3: (50.00') DENOTES RECORD INFORMATION.
50.00' DENOTES MEASURED INFORMATION.

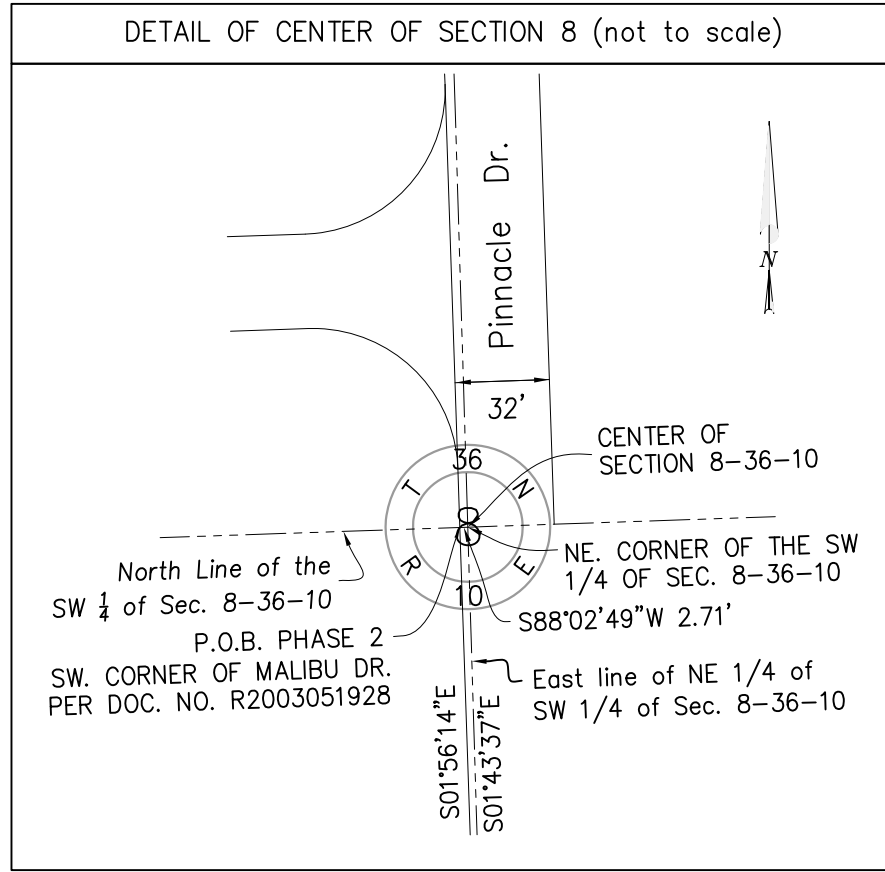
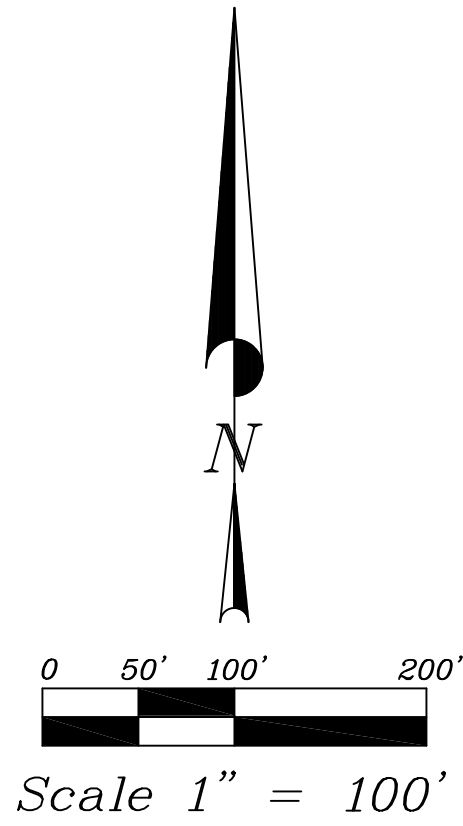
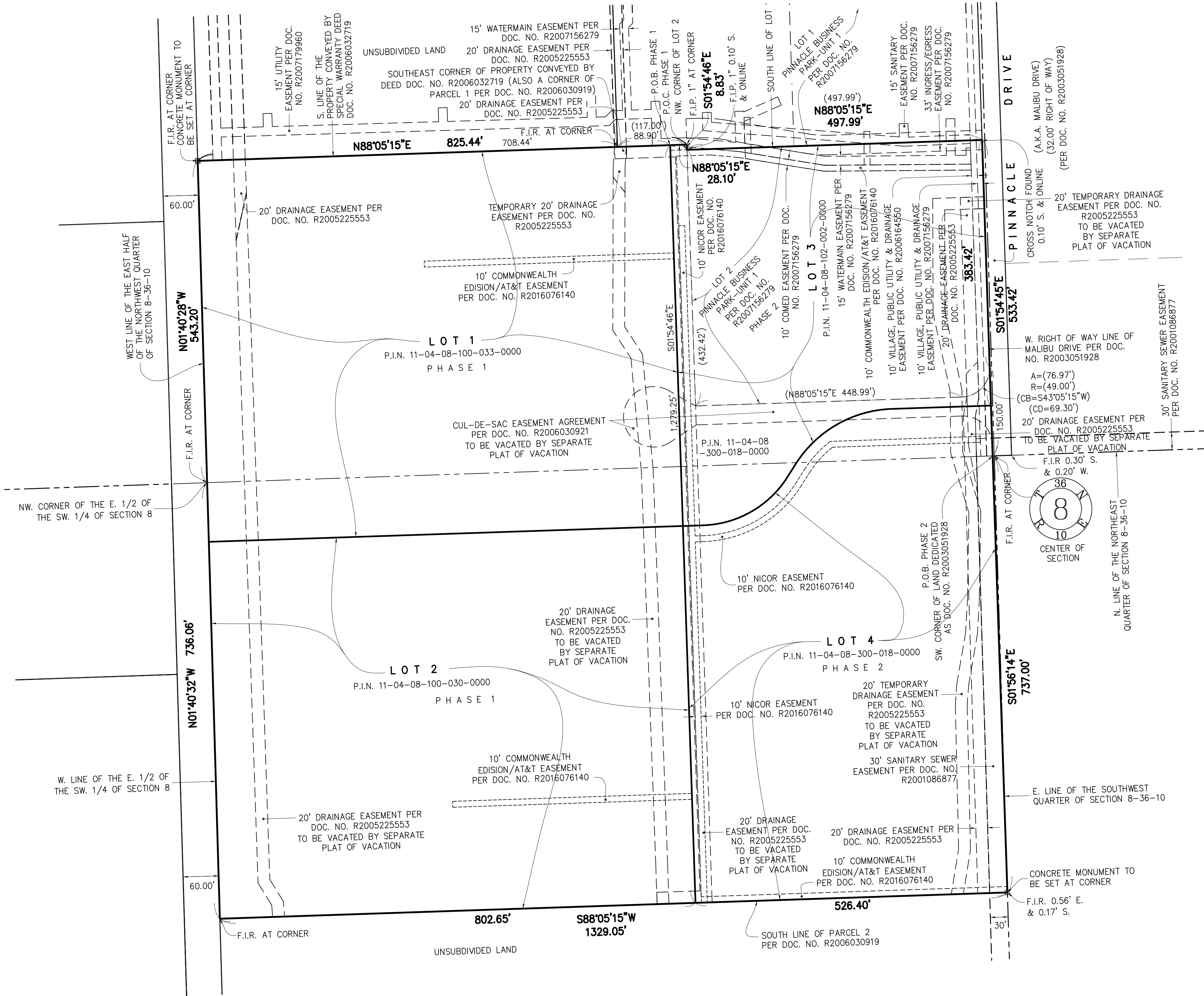
F.I.P. DENOTES FOUND IRON PIPE
F.I.R. DENOTES FOUND IRON ROD
A DENOTES ARC LENGTH
R DENOTES RADIUS LENGTH
CB DENOTES CHORD BEARING
CD DENOTES CHORD LENGTH

AREA SUMMARY		
	SQUARE FEET	ACRES
LOT 1	513,551	11.790
LOT 2	509,840	11.704
LOT 3	271,848	6.241
LOT 4	396,869	9.111
TOTAL	1,692,108	38.846



FINAL PLAT OF SUBDIVISION Romeoville Industrial Center

OF
PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 8, 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. 4/30/17

SHEET 1 OF 8
OVERALL BOUNDARY AND EXISTING EASEMENTS

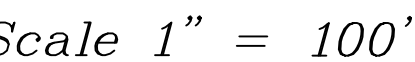
REVISED: 01/17/17

Survey No.:	C 0 8 5 c a
Ordered By.:	Hillwood Investment Properties
Description:	Plat of Subdivision
Date Prepared:	September 21st, 2016
Scale:	1" = 100'
Field Work:	KW/SC/SM
Prepared By:	LB

11-04-08-100-033-0000 11-04-08-100-030-0000 11-04-08-102-002-0000 11-04-08-300-018-0000

OF

PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE - NAD 83 (1201)
(WILL COUNTY DATUM)



SHEET 2 OF 8

OVERALL BOUNDARY AND OVERALL VIEW OF PROPOSED EASEMENTS
AND PROPOSED LOTS SEE SHEETS 3 THRU 6 FOR DIMENSIONS.

REVISED: 01/17/17

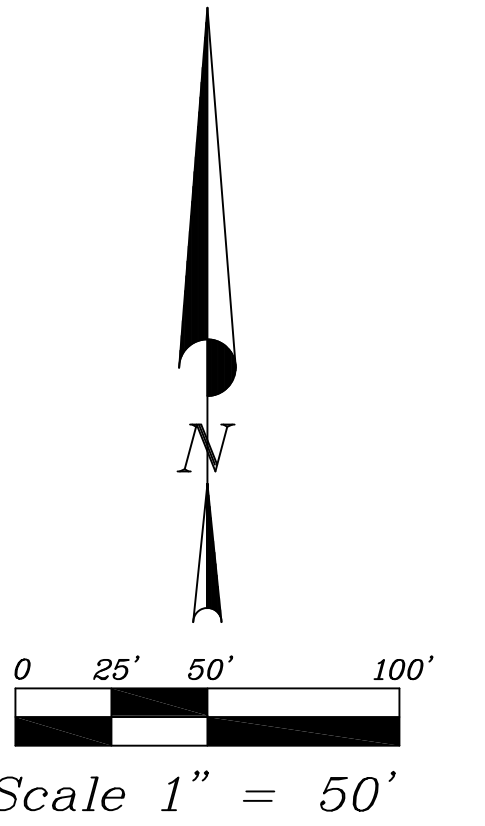
Survey No.:	C 0 8 5 c a		
Ordered By.:	Hillwood Investment Properties		
Description:	Plat of Subdivision		
Date Prepared:	September 21st, 2016		
Scale:	1" = 100'	Field Work:	KW/SC/SM
		Prepared By:	LB

4: \\C:\C085\C085bz\C085ca\S\Dwa\Subdivision\C085ca Subdivision Plat.dwg

PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OF

PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE - NAD 83 (1201)
(WILL COUNTY DATUM)

CROSS NOTCH
0.10' S. &
P.I.N. 11-04-08-2000-018-0000

P.I.N. 11-04-08-2000-019-0000

F.I.R. 0.30' S. & 0.20' W.



SHEET 3 OF 8
LOT DIMENSIONS, ACCESS EASEMENTS & DRAINAGE EASEMENTS

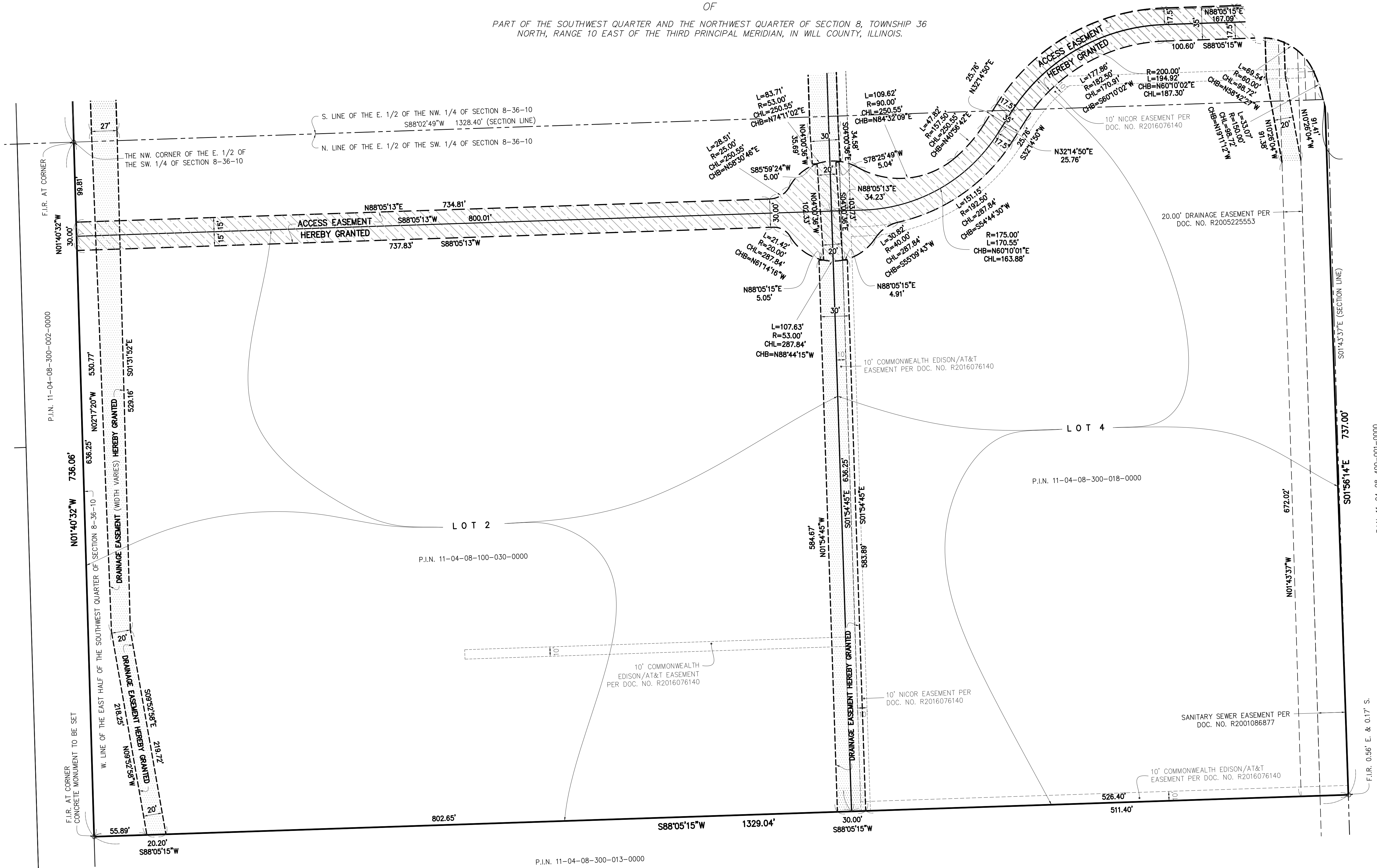
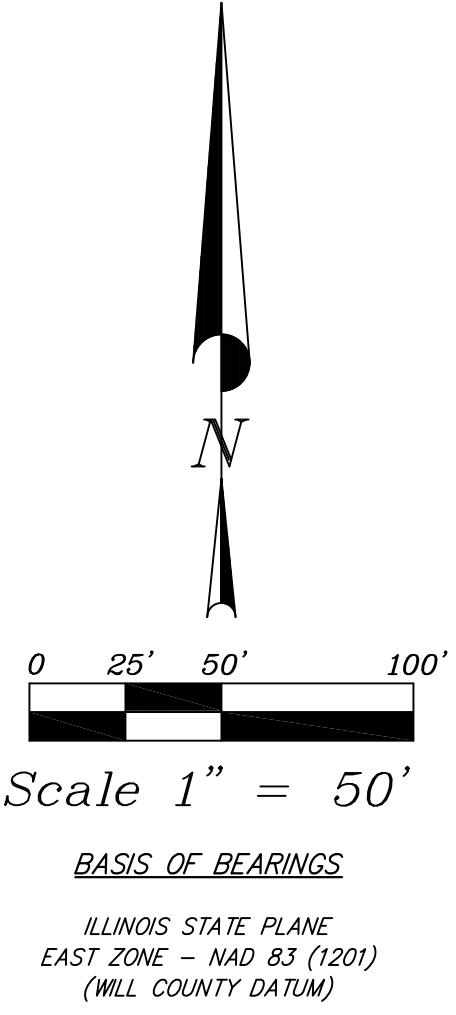
REVISED: 01/17/17

Survey No.:		C 0 8 5 c a	
Ordered By.:		Hillwood Investment Properties	
Description:		Plat of Subdivision	
Date Prepared:		September 21st, 2016	
Scale:	1" = 50'	Field Work: Prepared By:	KW/SC/SM LB

1. 10 1000 10000 100000 1000000 10000000 100000000 1000000000

FINAL PLAT OF SUBDIVISION
Romeoville Industrial Center

OF
PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



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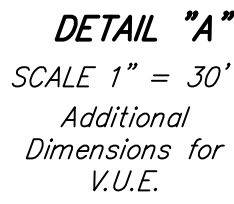
Survey No.:	C 0 8 5 c a
Ordered By.:	Hillwood Investment Properties
Description:	Plat of Subdivision
Date Prepared:	September 21st, 2016
Scale:	1" = 50'
Field Work:	KW/SC/SM
Prepared By:	LB

REVISED: 01/17/17

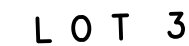
H:\C:\2016\10852\10852a\15 Draw\Subdivision\10852a Subdivision Plat.dwg

OF

OF



BASIS OF BEARINGS



SHEET 5 OF 8

REVISED: 01/17/17

Survey No.:	C 0 8 5 c a		
Ordered By.:	Hillwood Investment Properties		
Description:	Plat of Subdivision		
Date Prepared:	September 21st, 2016		
Scale:	1" = 50'	Field Work:	KW/SC/

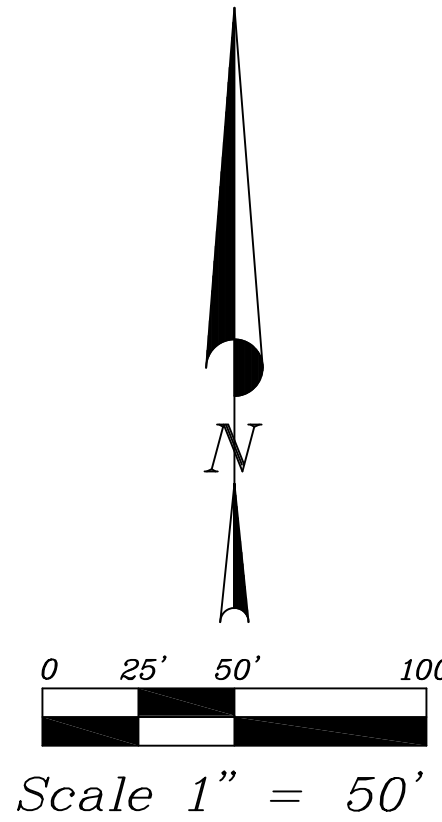
Path: C:\CUB5\CUB5ca\5\Wing\Subdivision\CAUB5ca Subdivision Plat.dwg

FINAL PLAT OF SUBDIVISION
Romeoville Industrial Center

OF

PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

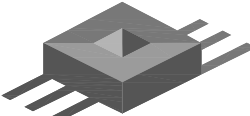
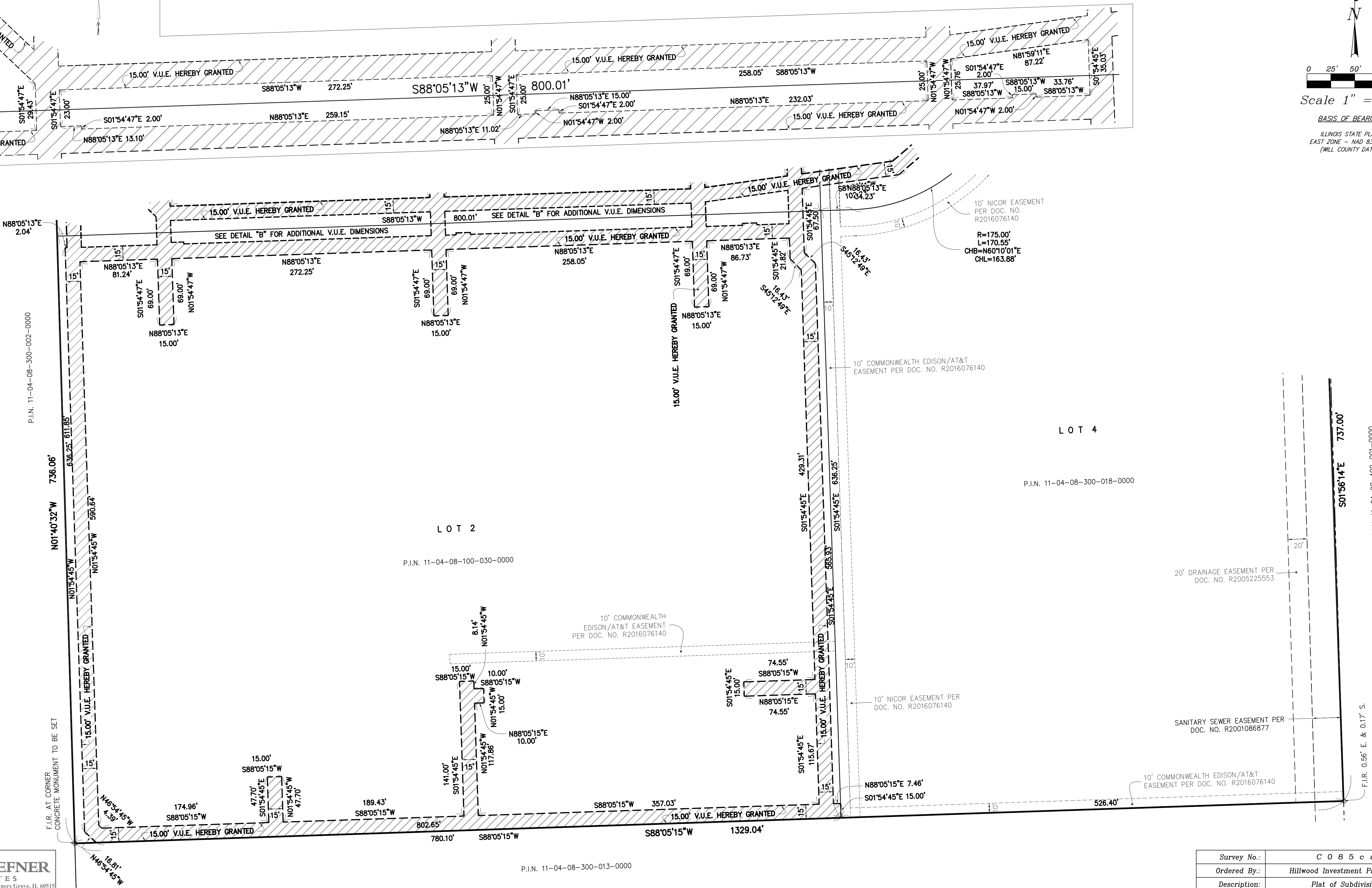
DETAIL "B"
SCALE 1" = 30'
Additional Dimensions for V.U.E.



Scale 1" = 50'

BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE - NAD 83 (1201)
(WILL COUNTY DATUM)



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P.I.N. 11-04-08-300-013-0000

SHEET 6 OF 8
VILLAGE UTILITY EASEMENTS

REVISED: 01/17/17

Survey No.:	C 0 8 5 c a
Ordered By.:	Hillwood Investment Properties
Description:	Plat of Subdivision
Date Prepared:	September 21st, 2016
Scale:	1" = 50'
Field Work:	KW/SC/SM
Prepared By:	LB

11-04-08-300-013-0000 (13) [Drawing] Subdivision [CAD] [Drawing] Subdivision Plat.dwg

PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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____.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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

[illegible]

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

STATE OF ILLINOIS)
) ss
COUNTY OF WILL)

ATTEST: _____
SECRETARY

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

VILLAGE MAYOR

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

DAY OF _____, IN THE YEAR 20____

BY: _____
COUNTY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

11-04-08-100-033-0000
11-04-08-100-030-0000
11-04-08-102-002-0000
11-04-08-300-018-0000

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

DIRECTOR

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) SS

PHASE 1:

PHASE 2:

TOGETHER WITH;

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BE BEGINNING AT THE SOUTHWEST CORNER OF THE LAND DEDICATED AS DOCUMENT NUMBER R2003-051928; THENCE SOUTH 01 DEGREES 56 MINUTES 14 SECONDS EAST, 737.00 FEET TO A POINT ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; SAID POINT ALSO BEING ON THE SOUTH LINE OF PARCEL 2 PER DOCUMENT NUMBER R2006030919; THENCE SOUTH 88 DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 2 PER DOCUMENT NUMBER R2006030919 EXTENDED WEST, 526.40 FEET; THENCE NORTH 01 DEGREES 54 MINUTES 46 SECONDS WEST, 1279.25 FEET TO THE SOUTH LINE OF LOT 1 IN SAID PINNACLE BUSINESS PARK-UNIT 1; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTH LINE OF LOT 1 IN SAID PINNACLE BUSINESS PARK-UNIT 1; 1) NORTH 88 DEGREES 05 MINUTES 15 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 28.10 FEET; 2) THENCE SOUTH 01 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 8.83 FEET TO THE NORTHWEST CORNER OF LOT 2 IN SAID PINNACLE BUSINESS PARK-UNIT 1; THENCE THE FOLLOWING THREE COURSES ALONG THE WEST AND SOUTH LINES OF SAID LOT 2 IN PINNACLE BUSINESS PARK-UNIT 1; 1) SOUTH 01 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 432.42 FEET; 2) THENCE NORTH 88 DEGREES 05 MINUTES 15 SECONDS EAST A DISTANCE OF 448.99 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, HAVING AN ARC LENGTH OF 76.97 FEET, HAVING A RADIUS OF 49.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 05 MINUTES 15 SECONDS EAST 69.30 FEET TO A POINT OF TANGENCY AND BEING THE WEST RIGHT OF WAY LINE OF MALIBU DRIVE PER DOCUMENT NUMBER R2003051928; THENCE SOUTH 01 DEGREES 54 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID MALIBU DRIVE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

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 INUNDED 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 17197C0155E, EFFECTIVE DATE: SEPTEMBER 6, 1995).

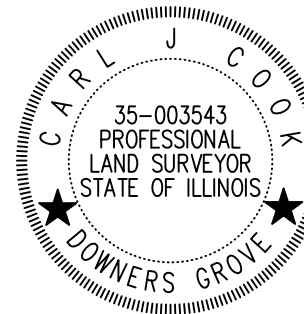
** FEMA LETTER OF MAP REVISION (LOMR) DETERMINATION DOCUMENT ISSUED MAY 13, 2013, EFFECTIVE DATE: SEPTEMBER 27, 2013, CASE NO.: 12-05-3283P, COMMUNITY NO.: 170711, FIRM NO. 17197C0155E DATE: SEPTEMBER 6, 1995. IN THE REVISED AREA THE SITE APPEARS TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 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 21st DAY OF SEPTEMBER, IN THE YEAR 2016.

Carl J. Cook
Jacob & Hefner Associates, Inc.
Illinois Professional Land Surveyor No. 035-003543
jacobandhefner.com
ccook@jacobandhefner.com
My License Expires November 30, 2018



Survey No.:	C 0 8 5 c a		
Ordered By.:	Hillwood Investment Properties		
Description:	Plat of Subdivision		
Date Prepared:	September 21st, 2016		
Scale:	1" = N/A	Prepared By:	KW/SC/SM
		Finead Work:	LB



JACOB & HEFNER
ASSOCIATES
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