

VICINITY MAP
NOT TO SCALE

FINAL PLAT OF SUBDIVISION OF ROMEOVILLE GATEWAY

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF ROMEOVILLE VILLAGE CLERK
ADDRESS: 1050 W Romeo Road,
Romeoville, IL 60446

TAX PARCEL NUMBERS (PIN)

02-26-100-018
02-26-100-022
02-26-100-023
02-26-100-027
02-26-100-029



GRAPHIC SCALE



1" = 150'

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE ILLINOIS STATE
PLANE SYSTEM - EAST ZONE

AREA

	S.F.	AC.
LOT 1A	222,205	5.1011
LOT 1B	408,218	9.3714
LOT 2	1,226,549	28.1577
LOT 3	107,482	2.4674
LOT 4	64,709	1.4855
LOT 5	1,128,963	25.9174
OUTLOT A	43,210	0.9920
OUTLOT B	56,564	1.2985
OUTLOT C	300,487	6.8982
R.O.W. TO IDOT	12,636	0.2901
R.O.W. TO VILLAGE	30,633	0.7032
TOTAL	3,601,655	82.6826

OWNER / DEVELOPER

Abbott Land Gateway, LLC
2250 Southwind Blvd.
Bartlett, IL 60103
630-497-9440

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

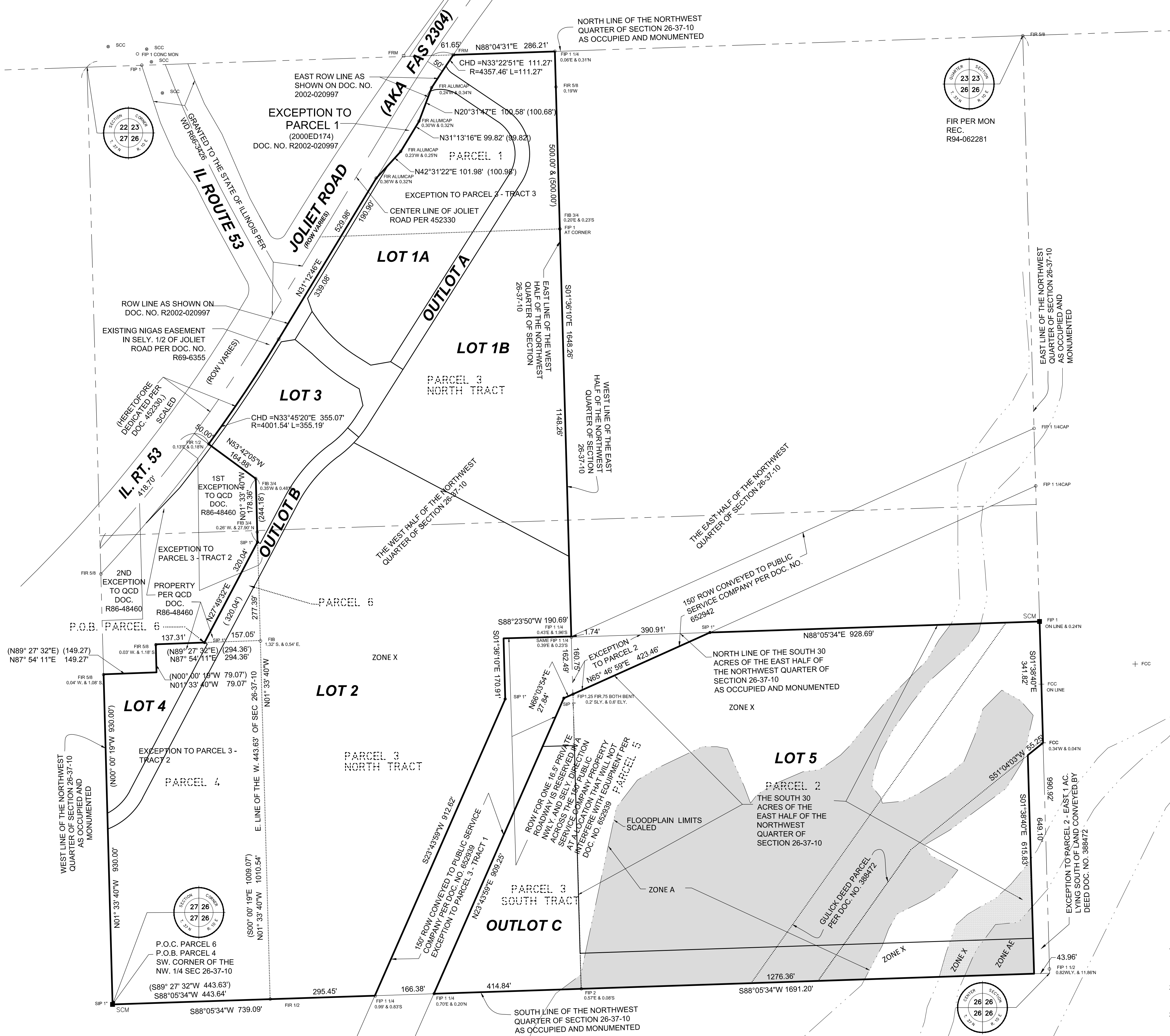


LEGEND

SECTION CORNER	FOUND DISK IN CONCRETE
QUARTER SECTION CORNER	FOUND BRASS DISC
PROPERTY LINE	FOUND ROW MARKER
EXISTING RIGHT-OF-WAY LINE	FOUND IRON ROD
PROPOSED RIGHT-OF-WAY LINE	FOUND RAILROAD SPIKE
EXISTING LOT LINE	FOUND PK NAIL
PROPOSED LOT LINE	FOUND MAG NAIL
EX. & PRO. CENTERLINE	FOUND CUT CROSS
EXISTING EASEMENT LINE	FOUND IRON PIPE
PROPOSED EASEMENT LINE	FOUND IRON BAR
EX. & PRO. BUILDING SETBACK LINE	SET TRAVERSE POINT
SECTION LINE	SET PK NAIL
	SET MAG NAIL
	SET IRON PIPE
	CONCRETE MONUMENT

ABBREVIATIONS

N NORTH	PC POINT OF CURVATURE
S SOUTH	PCC POINT OF COMPOUND CURVATURE
E EAST	PRC POINT OF REVERSE CURVATURE
W WEST	PT POINT OF TANGENCY
CB CHORD BEARING	(0.00') RECORD DATUM
A ARC LENGTH	0.00' MEASURED DATUM
R RADIUS	<0.00' INFORMATION TAKEN FROM DEED
U.E. UTILITY EASEMENT	ETBE EXCEPTION TO BLANKET EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT	V.U.E. VILLAGE UTILITY EASEMENT
D.E. DRAINAGE EASEMENT	I.E. INGRESS & EGRESS EASEMENT
EX. EXISTING	B.S.L. BUILDING SETBACK LINE
PRO. PROPOSED	P.S.L. PARKING SETBACK LINE



NOTES

- ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.



Engineers
Scientists
Surveyors

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630-497-9440

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL PLAT OF SUBDIVISION

ROMEOVILLE GATEWAY

DRAFTING COMPLETED: 03-02-17
FIELD WORK COMPLETED: N/A
DRAWN BY: SPK
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = 150'

Project No: 13159.AL
Group No: VP04.2
SHEET NO. 1 of 6

FINAL PLAT OF SUBDIVISION
OF
ROMEOVILLE GATEWAY

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



GRAPHIC SCALE

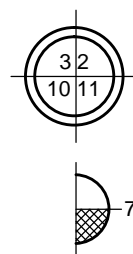


1" = 60'

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE ILLINOIS STATE
PLANE SYSTEM - EAST ZONE

LEGEND



SECTION CORNER

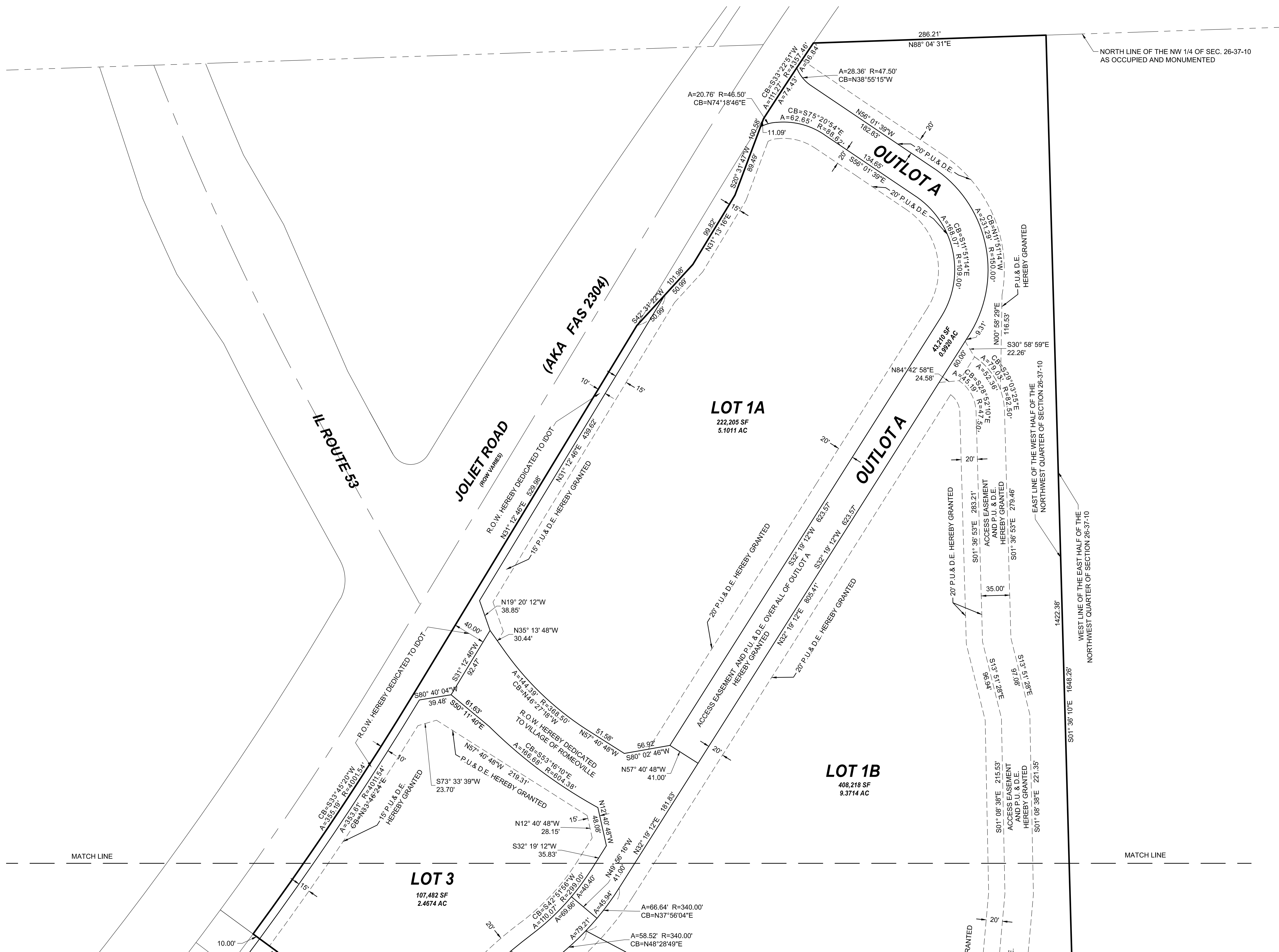
QUARTER SECTION CORNER

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
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ABBREVIATIONS

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E EAST
W WEST
CB CHORD BEARING
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U.E. UTILITY EASEMENT
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REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL PLAT OF SUBDIVISION

ROMEOVILLE GATEWAY

DRAFTING COMPLETED: 03-02-17
FIELD WORK COMPLETED: N/A
DRAWN BY: SPK
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = 60'

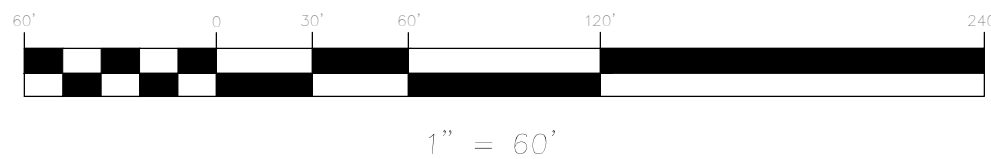
Project No: 13159.AL
Group No: VP04.2
SHEET NO.
2 of 6

FINAL PLAT OF SUBDIVISION
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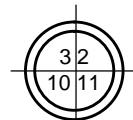
GRAPHIC SCALE



BASIS OF BEARINGS

BASIS OF BEARINGS IS THE ILLINOIS STATE
PLANE SYSTEM - EAST ZONE

LEGEND



SECTION CORNER



QUARTER SECTION CORNER

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
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- EXISTING LOT LINE
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- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- CONCRETE MONUMENT

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
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- A ARC LENGTH
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LOT 3
107,482 SF
2.4674 AC

LOT 1B

LOT 2
1,226,549 SF
28.1577 AC

LOT 4
64,709 SF
1.4855 AC

LOT 5

OUTLOT B

IL-R7-53

OUTLOT B

ZONE X

ROW FOR ONE 16 FT PRIVATE
FAMILY AND SELLY PRIVATE
ACROSS THE 150' PUBLIC
SERVICE COMPANY PROPERTY
AT ALLOCATION THAT WILL NOT
INTERFERE WITH EQUIPMENT PER
DOC. NO. 632339

150' ROW CONV.
COMPANY PET



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FINAL PLAT OF SUBDIVISION

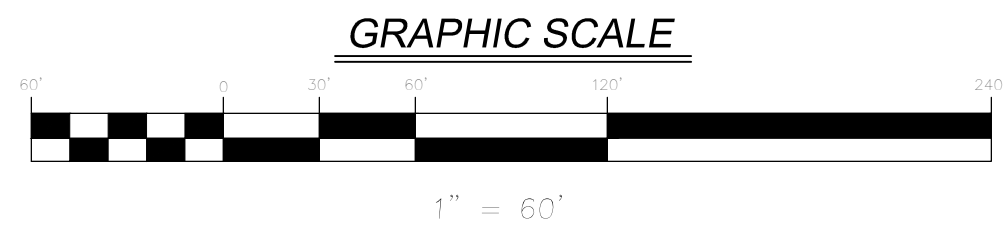
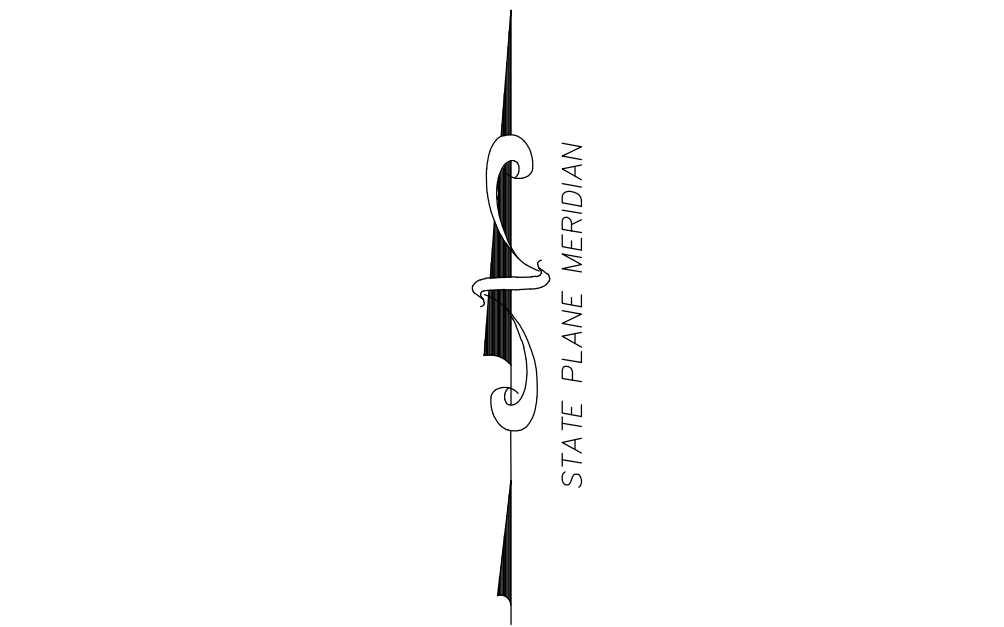
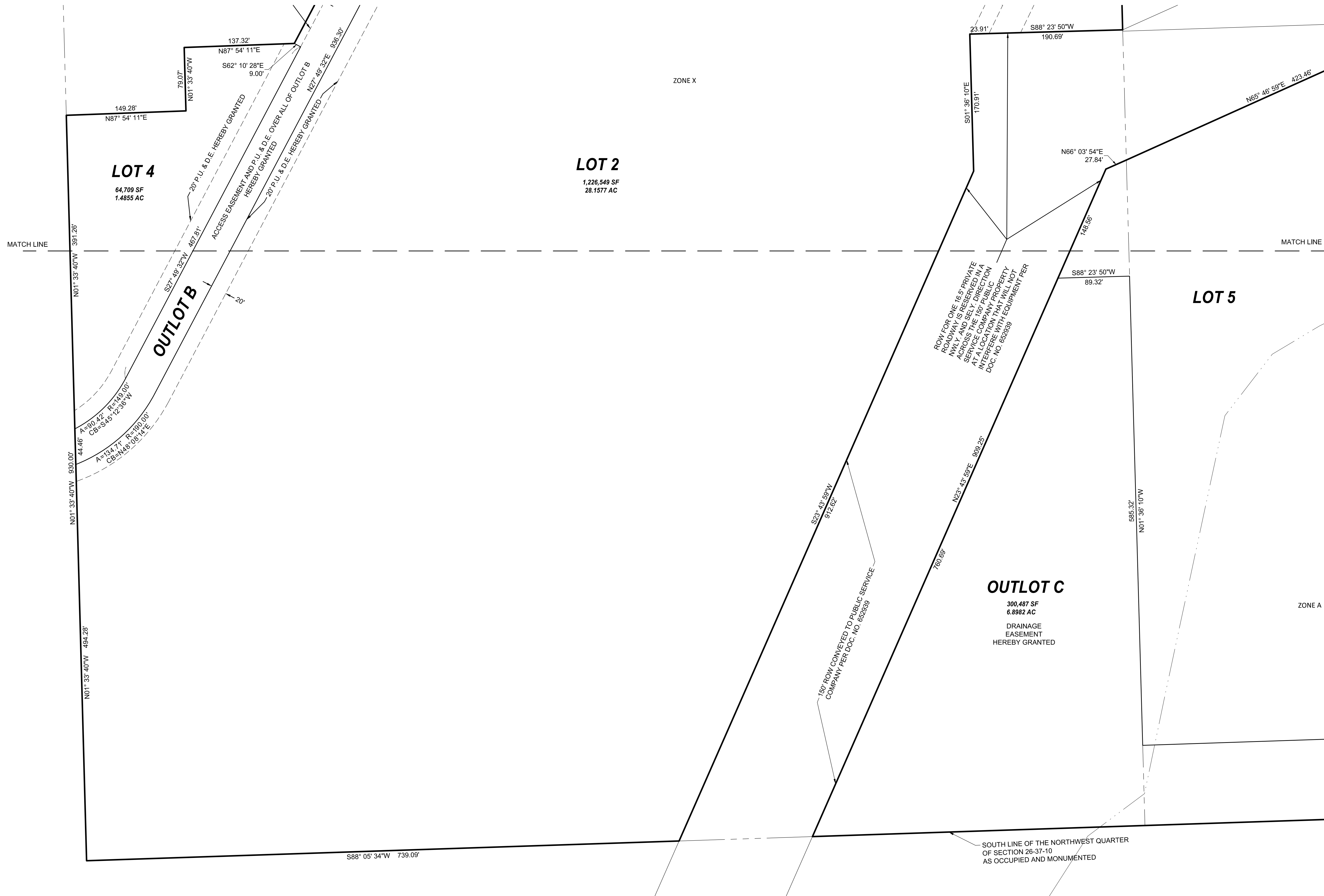
ROMEOVILLE GATEWAY

DRAFTING COMPLETED: 03-02-17
FIELD WORK COMPLETED: N/A
DRAWN BY: SPK
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = 60'

Project No: 13159.AL
Group No: VP04.2
SHEET NO.
3 of 6

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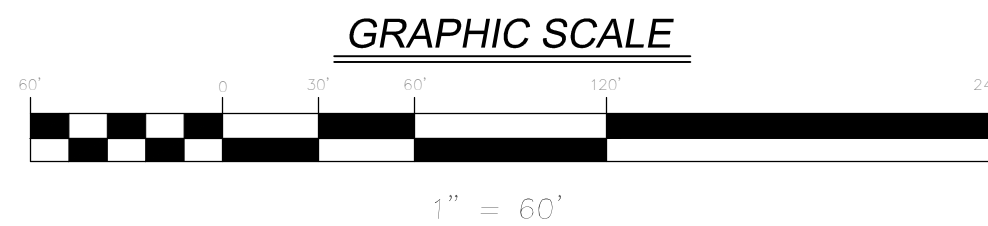
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Project No: 13159.AL
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SHEET NO.
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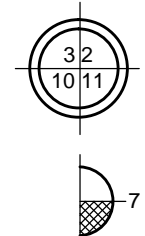
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LOT 2

LOT 5

1,128,963 SF
25.9174 AC

OUTLOT C

300,487 SF
6.8982 AC

DRAINAGE
EASEMENT
HEREBY GRANTED



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630-497-9440

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL PLAT OF SUBDIVISION

ROMEOVILLE GATEWAY

DRAFTING COMPLETED: 03-02-17
FIELD WORK COMPLETED: N/A
DRAWN BY: SPK
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = 60'

Project No: 13159.AL
Group No: VP04.2
SHEET NO.
5 of 6

FINAL PLAT OF SUBDIVISION
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BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLAGE OF ROMEOVILLE VILLAGE CLERK
ADDRESS: 1050 W Romeo Road,
Romeoville, IL 60446

SURFACE WATER 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 THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, 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 BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS DAY OF , 20 .

REGISTRATION EXPIRATION DATE

SIGNATURE
ILLINOIS PROFESSIONAL ENGINEER

SIGNATURE
OWNER

STATE REGISTRATION NUMBER

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, , VILLAGE OF 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 , 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.

BY: VILLAGE MAYOR BY: VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

DATED AT ROMEOVILLE, WILL COUNTY, ILLINOIS, THIS DAY OF , 20 .

VILLAGE TREASURER

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 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. .

SIGNATURE

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF WILL COUNTY AFORESAID ON THE DAY OF , A.D., 20 , AT O'CLOCK M., AND RECORDED IN BOOK OF PLATS AT PAGE .

WILL COUNTY RECORDER

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, SBC, NICOR GAS COMPANY, A.T.&T. CABLE COMPANY AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITY AND 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 STORM AND/OR SANITARY 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 UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE OWNER'S RISK FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR VILLAGE AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE OTHER ORDINANCES OF THE VILLAGE OF ROMEOVILLE. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ROMEOVILLE; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE 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 HE 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 ROMEOVILLE; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

ACCESS EASEMENT PROVISIONS
FORTHCOMING

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THE NORTH 500 FEET AS MEASURED ALONG THE EAST LINE OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF THE CENTER LINE OF U.S. ROUTE 66A AS DEDICATED BY DOCUMENT NO. 452330 (EXCEPTING THEREFROM THAT PART CONDEMNED FOR HIGHWAY PURPOSES BY CONDEMNATION CASE 2000ED174) IN WILL COUNTY, ILLINOIS AND EXCEPT THOSE PARTS OF ILLINOIS ROUTE 53 PREVIOUSLY DEDICATED.

PARCEL 2:
THE SOUTH 30 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF THE EAST 1 ACRE THEREOF, LYING SOUTH OF THE LAND CONVEYED TO JOHN H. GULICK BY DEED RECORDED DECEMBER 26, 1925 AS DOCUMENT NO 388472) AND (EXCEPTING THAT PART CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED MARCH 11, 1949, AS DOCUMENT 652942, IN WILL COUNTY, ILLINOIS.

PARCEL 3:
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF THE CENTERLINE OF U.S. ROUTE 66A AS DEDICATED BY DOCUMENT NO. 452330, (EXCEPTING THEREFROM THE FOLLOWING TRACTS:

TRACT 1: THAT PART CONVEYED TO PUBLIC SERVICE SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED MARCH 11, 1949, AS DOCUMENT 652939, AND

TRACT 2: THE WEST 443.63 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 26 LYING SOUTH AND WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE CENTERLINE CURVE OF SAID U.S.ROUTE 66A AT A POINT 418.70 FEET NORTHEAST OF THE INTERSECTION OF THE SAID CENTERLINE WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 26, AS MEASURED ALONG SAID CENTERLINE, AND

TRACT 3: THE NORTH 500 (AS MEASURED ALONG THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY), ALL IN WILL COUNTY, ILLINOIS.

AND EXCEPT THOSE PARTS OF ILLINOIS ROUTE 53 PREVIOUSLY DEDICATED.

PARCEL 4: THAT PART OF THE WEST 443.63 FEET OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRDP RINCIPAL MERIDIAN, DUPAGE TOWNSHIP, WILL COUNTY, ILLINOIS, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTETS 19 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 930 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 149.27 FEET; THENCE NORTH 00 DEGREES 00 MINUTETS 19 SECONDS WEST, A DISTANCE OF 79.07 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 294.36 FEET TO THE EAST LINE OF THE SAID 443.63 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 1009.07 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 27 MINUTES 32 SECONDS WEST, A DISTANCE OF 443.63 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
EASEMENT FOR A PRIVATE ROADWAY, SIXTEEN AND ONE-HALF FEET IN WIDTH, AS RESERVED IN A DEED RECORDED MARCH 11, 1949 AS DOCUMENT 652939 FOR THE BENEFIT OF PARCELS 2 AND 3, TAKEN AS A TRACT.

PARCEL 6:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER ; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 930 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST 149.27 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST 79.07 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST 137.31 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST 157.05 FEET TO THE EAST LINE OF THE WEST 443.63 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE 277.39 FEET; THENCE SOUTH 29 DEGREES 22 MINUTES 53 SECONDS WEST 320.04 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.5 ACRES, IN WILL COUNTY, ILINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ROMEOVILLE WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF ROMEOVILLE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA IS LOCATED IN (ZONE X = AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), (ZONE X = AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD), (ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED)), AND AE (BASE FLOOD ELEVATIONS DETERMINED) SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD), AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF WILL COUNTY AND INCORPORATED AREAS PANELS 62 AND 70 OF 585 (MAP NUMBERS 17197C0062 E & 17197C0070 E) EFFECTIVE DATE OF SEPTEMBER 6, 1995.

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

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

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED 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. THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE, THE LANDS SHOWN ON THIS PLAT FOR THE THOROUGHFARES, STREETS, AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY, THE NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY, AMERICAN CABLE SYSTEMS MIDWEST, AND THE VILLAGE OF ROMEOVILLE, EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

THIS IS ALSO TO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY HEREON DESCRIBED HAS DETERMINED TO THE BEST OF THE OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS: VALLEY VIEW COMMUNITY SCHOOL DISTRICT & JOLIET JUNIOR COLLEGE COMMUNITY COLLEGE DISTRICT 525.

TITLE

ADDRESS

DATED THIS DAY OF , 20 .

NOTARY CERTIFICATE

STATE OF ILLINOIS)
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 NOTARIAL SEAL THIS DAY OF A.D., 20 .

NOTARY PUBLIC

MY COMMISSION EXPIRES: .

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

CHAIRMAN, PLANNING & ZONING COMMISSION

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 AND OF THE LAND INCLUDED IN THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, WILL COUNTY, ILLINOIS, THIS DAY OF , 20 .

COUNTY CLERK



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

Abbott Land Gateway, LLC

2250 Southwind Blvd.
Bartlett, IL 60103
630-497-9440

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL PLAT OF SUBDIVISION

ROMEOVILLE GATEWAY

DRAFTING COMPLETED: 03-02-17
FIELD WORK COMPLETED: N/A
DRAWN BY: SPK
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = N/A

Project No: 13159.AL

Group No: VP04.2

SHEET NO.
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