

P.T.N.'s
04-17-400-005
04-17-400-008
04-17-400-014

PUBLIC UTILITY EASEMENT PROVISIONS

Easements are reserved for and granted to AT & T, ComEd, Comcast and Nicor Gas Company over all the areas marked "Public Utility Easement" on the Plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain, and operate various utility lines, together with any and all necessary structures and appurtenances 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. 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 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 Romeoville; however the maintenance responsibility for these improvements is borne by the land owner.

AREAS
LOT 1: 1,479,201 SQUARE FEET - 33.9578 ACRES
LOT 2: 1,851,352 SQUARE FEET - 42.5012 ACRES
OUTLOT A: 45,373 SQUARE FEET - 1.0416 ACRES
TOTAL: 3,375,926 SQUARE FEET - 77.5006 ACRES

LOT 2

LOT 1

RENWICK

ROAD

CROSS ACCESS EASEMENT PROVISIONS

A CROSS ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS, LESSEES, INVITEES, GUESTS, CUSTOMERS, SUCCESSORS AND ASSIGNS OF RENWICK ROAD PLAT OF SUBDIVISION, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND ACROSS THE AREAS SHOWN HEREON BY AND LABELED "CROSS ACCESS EASEMENT." IN NO EVENT SHALL SAID EASEMENT BE USED FOR STORAGE OR PARKING. EACH OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE, AND UPKEEP OF ANY PORTION OF SAID EASEMENT WITHIN THE LIMITS OF THEIR OWN LOT.

RENWICK ROAD PLAT OF SUBDIVISION IN THE VILLAGE OF ROMEOVILLE, ILLINOIS

OF PART OF THE SOUTHEAST QUARTER OF SECTION 17 IN
TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS.

SURVEYOR

STATE OF ILLINOIS
COUNTY OF DUPAGE/SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 01 DEGREE 31 MINUTES 12 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 50.30 FEET TO THE NORTH RIGHT OF WAY LINE OF RENWICK ROAD AS DEDICATED BY DOCUMENT NO. 538063; THENCE SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 520.13 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF RUNWAY 2-20 AT THE CHICAGO-ROMEOVILLE AIRPORT, OWNED AND OPERATED BY JOLIET REGIONAL AIRPORT DISTRICT AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 300.00 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 04 SECONDS WEST, 991.92 FEET TO THE NORTH LINE OF THE SOUTH 1042.21 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 53 MINUTES 56 SECONDS EAST, ON SAID NORTH LINE, 578.30 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID RUNWAY 2-20; THENCE SOUTH 13 DEGREES 34 MINUTES 19 SECONDS WEST, PARALLEL WITH SAID CENTERLINE, 1030.22 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF DEDICATED FOR HIGHWAY USE BY DOCUMENT R2018-053179, IN WILL COUNTY, ILLINOIS.

ALSO:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF RENWICK ROAD AS DEDICATED BY DOCUMENT NO. 538063; (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 01 DEGREE 31 MINUTES 12 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 50.30 FEET TO THE NORTH RIGHT OF WAY LINE OF RENWICK ROAD AS DEDICATED BY DOCUMENT NO. 538063; THENCE SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 520.13 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF RUNWAY 2-20 AT THE CHICAGO-ROMEOVILLE AIRPORT, OWNED AND OPERATED BY JOLIET REGIONAL AIRPORT DISTRICT AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 300.00 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 04 SECONDS WEST, 991.92 FEET TO THE NORTH LINE OF THE SOUTH 1042.21 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 53 MINUTES 56 SECONDS EAST, ON SAID NORTH LINE, 578.30 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID RUNWAY 2-20; THENCE SOUTH 13 DEGREES 34 MINUTES 19 SECONDS WEST, PARALLEL WITH SAID CENTERLINE, 1030.22 FEET TO THE POINT OF BEGINNING) (ALSO EXCEPTING THEREFROM THAT PART TAKEN BY THE JOLIET REGIONAL AIRPORT DISTRICT BY ORDER VESTING TITLE ENTERED IN CASE NO. 07 CD 038, RECORDED JULY 23, 2009 AS DOCUMENT NO. R200908869), EXCEPT THAT PART THEREOF DEDICATED FOR HIGHWAY USE BY DOCUMENT R2018-053179, IN WILL COUNTY, ILLINOIS.

ALSO:

THE EAST 175 FEET (AS MEASURED PARALLEL WITH THE EAST LINE THEREOF) OF A TRACT OF LAND DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 20 ACRES OF SAID QUARTER SECTION EXCEPTING THEREFROM THE EAST 8 RODS OF THE SOUTH 20 RODS THEREOF, AND FURTHER EXCEPTING THAT PART THEREOF TAKEN, USED OR DEDICATED FOR HIGHWAY PER DOCUMENTS 538063 AND R2018-053179, IN WILL COUNTY, ILLINOIS.

ALSO:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE EAST LINE THEREOF A DISTANCE OF 20 RODS (330 FEET); THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 8 RODS (132 FT); THENCE SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 520.13 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF RUNWAY 2-20 AT THE CHICAGO-ROMEOVILLE AIRPORT, OWNED AND OPERATED BY JOLIET REGIONAL AIRPORT DISTRICT AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 300.00 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 04 SECONDS WEST, 991.92 FEET TO THE NORTH LINE OF THE SOUTH 1042.21 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 53 MINUTES 56 SECONDS EAST, ON SAID NORTH LINE, 578.30 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID RUNWAY 2-20; THENCE SOUTH 13 DEGREES 34 MINUTES 19 SECONDS WEST, PARALLEL WITH SAID CENTERLINE, 1030.22 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART TAKEN BY THE JOLIET REGIONAL AIRPORT DISTRICT BY ORDER VESTING TITLE ENTERED IN CASE NO. 07 CD 038, RECORDED JULY 23, 2009 AS DOCUMENT NO. R200908869), EXCEPT THAT PART THEREOF TAKEN, USED OR DEDICATED FOR HIGHWAY PER DOCUMENTS 538063 AND R2018-053179, IN WILL COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ROMEOVILLE, ILLINOIS, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT NO PART OF THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM PANEL NUMBER 170701055 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 6, 1995.

MONUMENTATION OF INDIVIDUAL LOTS TO BE DONE UPON COMPLETION OF FINAL GRADING. IRON PIPE STAKES AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REGULATIONS ENACTED BY THE VILLAGE OF ROMEOVILLE HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: _____
ILLINOIS LAND SURVEYOR NO. _____
LICENSE EXPIRES: NOVEMBER 30, 2020
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

DIRECTOR OF TAX MAPPING

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 # _____ REAL ESTATE TAX INDEX NUMBER (PIN) _____

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

DIRECTOR

PREPARED BY:
WEBSTER, McGRATH AND AHLBERG, LTD.
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187

SUBMITTED BY AND RETURN TO:
DUKE REAL ESTATE
1301 W. 22ND STREET
SUITE 800
OAK BROOK, ILLINOIS 60523

RESERVED FOR RECORDER'S USE

RECORDER

STATE OF ILLINOIS
COUNTY OF WILL/SS

THIS INSTRUMENT NO. _____ WAS FILED FOR
RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID,
ON THE _____ DAY OF _____, A.D., 20____
AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

OWNER

STATE OF ILLINOIS
COUNTY OF _____/SS

THIS IS TO CERTIFY THAT DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

BY: DUKE REALTY CORPORATION, AN INDIANA CORPORATION, ITS GENERAL PARTNER

BY: _____

PRINTED: RYAN T. O'LEARY

TITLE: REGIONAL SENIOR VICE PRESIDENT

NOTARY

STATE OF ILLINOIS
COUNTY OF _____/SS

I, _____, A NOTARY PUBLIC IN AND FOR

SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT RYAN T. O'LEARY, BY ME KNOWN TO BE THE REGIONAL SENIOR VICE PRESIDENT OF DUKE REALTY CORPORATION, AN INDIANA CORPORATION, THE GENERAL PARTNER OF DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,

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

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT _____ AS OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF RESUBDIVISION SUBMITTED TO THE VILLAGE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND

2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202
500 W. FORT BEGGS DRIVE
PLAINFIELD, ILLINOIS 60544

OWNER

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC

200 0 200 400
GRAPHIC SCALE - FEET

Rev	Date	Description	By
1	4-15-2020	ISSUE FOR VILLAGE REVIEW	JCV
LOCATION: 20206-20216 RENWICK ROAD ROMEOVILLE, IL			
PREPARED FOR: DUKE REAL ESTATE 1301 W. 22ND ST. SUITE 800 OAK BROOK, IL 60523			
WEBSTER, McGRATH & AHLBERG LTD.			
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE			
Over a Century of Service to our Clients			
207 South Naperville Road Wheaton, Illinois 60187 ph: (630) 668-7603 web: www.wmatl.com Design Firm License No. 188-093101			
JOB #:	43960	DATE:	4-15-2020
SURV:	DS	DRAWN:	DS
FILE #:	WILL CO, 17-36-10 SUB	DESIGN:	XXX
			SHEET #:
			1 of 1

SDATES

\$TIMES