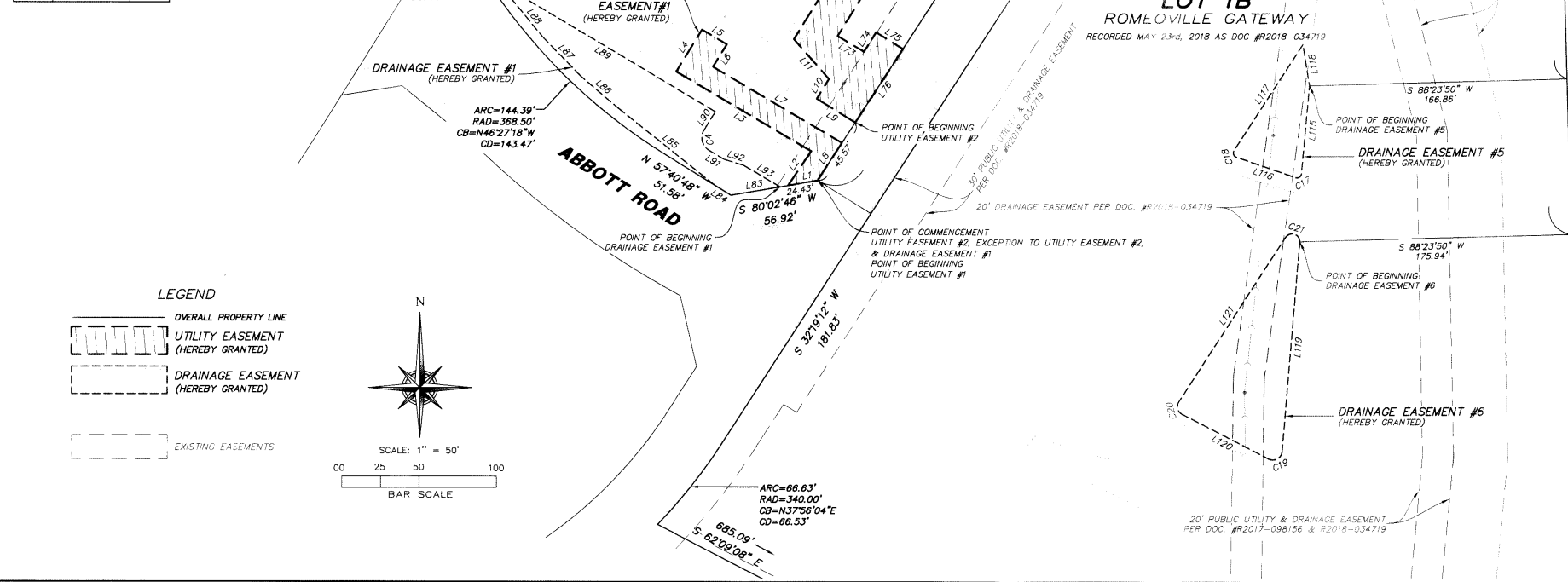


Line Table			Line Table			Curve Table			
Line #	Direction	Length	Line #	Direction	Length	Curve #	Length	Radius	Chord Bearing
L1	S 80°02'46" W	19.42	L62	S 29°31'48" W	48.89	C1	14.45	40.00	N41°33'46"E
L2	N 33°23'42" E	27.34	L63	S 64°12'25" E	97.29	C2	34.13	68.76	S88°46'31"E
L3	N 58°55'04" W	102.07	L64	N 78°27'31" E	16.13	C3	15.04	88.85	S26°28'22"W
L4	N 31°04'59" E	32.35	L65	N 30°22'21" E	7.69	C4	15.71	10.00	S13°47'14"E
L5	S 58°55'04" E	18.75	L66	S 58°47'14" E	103.66	C5	38.12	28.00	N68°46'23"E
L6	S 31°04'56" W	17.35	L67	S 31°12'46" W	7.45	C6	15.71	10.00	S75°53'00"W
L7	S 58°55'04" E	97.50	L68	S 81°11'49" E	34.95	C7	54.79	35.00	S76°03'25"W
L8	S 32°19'12" W	29.58	L69	S 32°19'12" W	15.03	C8	12.53	8.00	N13°30'42"W
L9	N 57°40'48" W	29.42	L70	N 61°11'49" W	31.44	C9	137.23	89.00	S11°51'14"E
L10	N 31°12'46" E	15.21	L71	S 64°26'27" W	22.07	C10	13.70	26.00	N73°51'55"W
L11	N 40°47'16" W	34.85	L72	S 31°12'46" W	150.81	C11	17.27	11.00	N13°46'03"W
L12	N 31°12'46" E	183.28	L73	S 58°47'14" E	19.97	C12	49.58	34.00	N17°19'17"W
L13	N 64°12'25" W	76.01	L74	N 31°12'46" E	15.03	C13	38.84	14.38	N18°16'15"E
L14	S 78°27'31" W	32.90	L75	S 57°40'48" E	20.53	C14	16.53	8.00	S66°55'33"W
L15	N 58°54'59" W	92.91	L76	S 32°19'12" W	57.67	C15	11.69	8.00	N11°59'14"W
L16	S 31°04'56" W	122.56	L77	N 42°55'35" W	69.37	C16	8.32	3.00	S70°36'56"E
L17	S 04°31'01" W	13.54	L78	N 58°47'14" W	88.17	C17	5.46	3.00	S57°14'56"W
L18	S 31°05'24" W	91.06	L79	N 31°12'46" E	80.68	C18	5.39	3.00	N19°08'33"W
L19	N 35°13'48" W	15.96	L80	S 56°36'19" E	172.68	C19	11.70	6.00	S61°55'51"W
L20	N 19°20'12" W	0.48	L81	S 14°54'01" W	44.61	C20	9.90	6.00	N14°56'09"W
L21	N 31°04'56" E	80.80	L82	S 62°12'14" W	58.62	C21	13.13	5.00	S72°27'24"E
L22	N 04°31'01" E	13.54	L83	S 80°02'46" W	32.49				
L23	N 31°04'56" E	49.54	L84	N 57°40'48" W	12.01				
L24	N 58°55'04" W	8.25	L85	N 50°56'19" W	81.69				
L25	N 31°12'46" E	15.00	L86	N 48°53'25" W	31.61				
L26	S 58°55'04" E	5.45	L87	N 43°40'55" W	35.98				
L27	N 31°12'46" E	65.95	L88	N 38°41'19" W	46.29				
L28	N 31°04'56" E	95.85	L89	S 58°47'14" E	164.98				
L29	N 08°32'21" W	4.40	L90	S 31°12'46" W	14.00				
L30	N 31°12'46" E	20.88	L91	S 58°47'14" E	11.14				
L31	N 76°42'04" E	43.08	L92	S 72°23'17" E	13.61				
L32	N 31°12'46" E	286.41	L93	S 58°57'44" E	27.40				
L33	N 56°36'19" W	7.54	L94	S 72°13'16" E	30.47				
L34	N 13°38'08" E	35.55	L95	S 53°50'43" E	10.25				
L35	S 31°12'46" W	25.60	L96	S 56°01'39" E	36.81				
L36	S 56°36'19" E	184.05	L97	S 30°51'57" W	10.77				
L37	S 14°54'01" W	52.71	L98	N 59°05'57" W	9.96				
L38	S 66°47'04" E	19.06	L99	S 31°12'46" W	240.10				
L39	N 66°47'04" W	21.58	L100	S 68°04'58" W	16.26				
L40	S 62°12'14" W	53.63	L101	N 58°22'31" W	24.49				
L41	S 42°55'35" E	46.35	L102	N 31°21'06" E	199.14				
L42	S 58°47'14" E	23.22	L103	N 29°46'02" E	69.32				
L43	S 32°19'12" W	15.00	L104	S 32°19'12" W	283.72				
L44	N 58°47'14" W	25.02	L105	N 58°54'04" W	4.25				
L45	N 42°55'35" W	52.50	L106	N 31°12'46" E	25.98				
L46	S 62°12'14" W	36.69	L107	N 53°00'51" E	28.63				
L47	N 58°47'14" W	110.99	L108	N 31°12'46" E	163.81				
L48	N 31°12'46" E	15.00	L109	N 09°53'32" E	30.26				
L49	S 58°47'14" E	102.51	L110	N 31°00'05" E	64.03				
L50	N 62°12'14" E	24.15	L111	N 59°05'57" W	10.43				
L51	N 42°55'35" W	63.22	L112	S 07°43'04" W	215.32				
L52	N 58°47'14" W	86.09	L113	N 53°51'57" W	72.08				
L53	S 31°12'46" W	145.60	L114	N 29°53'29" E	193.50				
L54	S 58°47'14" E	6.22	L115	S 05°05'05" W	58.50				
L55	S 31°12'46" W	15.00	L116	N 70°37'12" W	40.39				
L56	N 58°47'14" E	6.22	L117	N 32°19'04" E	83.30				
L57	S 31°12'46" W	35.85	L118	S 08°51'54" E	27.74				
L58	S 76°42'04" W	39.20	L119	S 04°37'47" W	139.66				
L59	S 31°04'56" W	24.98	L120	N 62°11'30" W	63.06				
L60	S 03°47'26" E	35.06	L121	N 32°19'12" E	128.82				
L61	S 87°43'03" W	10.50							



**R201030842**  
**KAREN A. STUKEL**  
**WILL COUNTY RECORDER**  
**RECORDED ON**  
**03/18/2021 02:40:13 PM**  
**REC FEE: 62.00**  
**IL RENTAL HSNG:**  
**PAGES: 2**  
**DMB**

**UTILITY EASEMENT #1 DESCRIPTION**  
THAT PART OF LOT 1A IN ROMEOVILLE GATEWAY, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 23, 2018 AS DOCUMENT NUMBER R2018-034719, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1A; THENCE NORTH 80 DEGREES 02 MINUTES 46 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1A, A DISTANCE OF 19.42 FEET; THENCE NORTH 33 DEGREES 23 MINUTES 42 SECONDS EAST, 27.34 FEET; THENCE NORTH 58 DEGREES 55 MINUTES 04 SECONDS WEST, 102.07 FEET; THENCE NORTH 31 DEGREES 04 MINUTES 59 SECONDS EAST, 32.35 FEET; THENCE SOUTH 58 DEGREES 55 MINUTES 04 SECONDS EAST, 18.75 FEET; THENCE SOUTH 31 DEGREES 04 MINUTES 56 SECONDS WEST, 17.35 FEET; THENCE SOUTH 58 DEGREES 55 MINUTES 04 SECONDS EAST, 97.50 FEET; THENCE SOUTH 32 DEGREES 19 MINUTES 12 SECONDS WEST, 29.58 FEET; THENCE NORTH 57 DEGREES 40 MINUTES 48 SECONDS WEST, 29.42 FEET; THENCE NORTH 31 DEGREES 12 MINUTES 46 SECONDS EAST, 15.21 FEET; THENCE NORTH 40 DEGREES 47 MINUTES 16 SECONDS WEST, 34.85 FEET; THENCE NORTH 42 DEGREES 55 MINUTES 35 SECONDS WEST, 69.37 FEET; THENCE NORTH 50 DEGREES 56 MINUTES 19 SECONDS WEST, 81.69 FEET; THENCE NORTH 43 DEGREES 40 MINUTES 55 SECONDS WEST, 35.98 FEET; THENCE NORTH 38 DEGREES 41 MINUTES 19 SECONDS WEST, 46.29 FEET; THENCE SOUTH 58 DEGREES 47 MINUTES 14 SECONDS EAST, 164.98 FEET; THENCE SOUTH 31 DEGREES 12 MINUTES 46 SECONDS WEST, 14.00 FEET; THENCE SOUTHEASTERLY 15.71 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET (CHORD BEARS SOUTH 13 DEGREES 03 MINUTES 13 SECONDS WEST, 14.00 FEET); THENCE SOUTHWESTERLY 15.71 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET (CHORD BEARS SOUTH 13 DEGREES 03 MINUTES 13 SECONDS WEST, 14.00 FEET); THENCE SOUTH 58 DEGREES 47 MINUTES 14 SECONDS EAST, 16.26 FEET; THENCE NORTH 58 DEGREES 22 MINUTES 31 SECONDS WEST, 240.10 FEET; THENCE SOUTH 68 DEGREES 04 MINUTES 58 SECONDS WEST, 16.26 FEET; THENCE NORTH 58 DEGREES 22 MINUTES 31 SECONDS WEST, 24.98 FEET; 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PLAT OF EASEMENT

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.

UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED '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 ROMEOVILLE. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ROMEOVILLE; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

NOTES:

1. EASEMENT AREAS:

UTILITY EASEMENT #1: 2,361 SQ. FT.  
UTILITY EASEMENT #2: 36,322 SQ. FT.  
DRAINAGE EASEMENT #1: 4,792 SQ. FT.  
DRAINAGE EASEMENT #2: 14,143 SQ. FT.  
DRAINAGE EASEMENT #3: 9,927 SQ. FT.  
DRAINAGE EASEMENT #4: 9,864 SQ. FT.  
DRAINAGE EASEMENT #5: 2,239 SQ. FT.  
DRAINAGE EASEMENT #6: 6,003 SQ. FT.

3. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

VILLAGE PRESIDENT

STATE IF ILLINOIS  
COUNTY OF WILL

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, ILLINOIS AT A MEETING HELD THIS 18 DAY OF March, 2020.

BY: John D. Noah VILLAGE PRESIDENT  
ATTEST: Olivia Bromberg Deputy VILLAGE CLERK

OWNER'S CERTIFICATE CERTIFICATE

STATE OF Illinois  
COUNTY OF Cook

THIS IS TO CERTIFY THAT BGRP Romeoville 1, LLC + BGRP Romeoville II, LLC IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID BGRP Romeoville 1, LLC + BGRP Romeoville II, LLC HEREBY ACKNOWLEDGE AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS 18th DAY OF November, A.D. 2020  
Richard A. BGS (NAME)

MANAGING MEMBER (TITLE)  
BGRP Romeoville 1, LLC + BGRP Romeoville II, LLC (ADDRESS)  
410 NORTH MICHIGAN AVE. #850, CHICAGO, IL 60611

NOTARY'S CERTIFICATE

STATE OF Illinois  
COUNTY OF Cook

I, Lisa Borchert, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO CERTIFY THAT Richard A. BGS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 18th DAY OF November, 2020

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/13/2022

SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

WE W-T LAND SURVEYING, DO HEREBY STATE THAT THIS PLAT THEREON DRAWN WAS COMPILED FROM EXISTING SURVEYS AND INSTRUMENTS OF PUBLIC RECORD FOR THE PURPOSE INDICATED HEREON.

GIVEN UNDER OUR HAND AND SEAL THIS 26TH DAY OF OCTOBER, A.D. 2020, AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP

FRANJO I. MATCIC - PLS #035-003556 EXPIRES 11/30/2020  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

10/26/20 - ISSUED FINAL MYLAR

MORTGAGEE CERTIFICATE

STATE OF Illinois  
COUNTY OF Cook

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED October 29th, A.D. 2019, AND RECORDED IN THE RECORD'S OF DEEDS OFFICE OF WILL COUNTY, ILLINOIS ON THE 1st DAY OF November, A.D. 2019, AS DOCUMENT NUMBER 82019077808, HEREBY CONSENTS TO AND APPROVES THE GRANTING OF THE EASEMENTS DEPICTED HEREON.

DATED THIS 18th DAY OF December, A.D. 2020

MORTGAGEE NAME: First Midwest Bank

BY: [Signature] ATTEST:

ITS: Senior Vice President ITS:

NOTARY'S CERTIFICATE

STATE OF Illinois  
COUNTY OF Cook

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT,  
(NAME) Robbie Gallagher (TITLE) Senior Vice President of First Midwest Bank  
AND  
(NAME) (TITLE) OF

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUCTION AS SUCH

(TITLE) Senior Vice President AND (TITLE)

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FEE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID

First Midwest Bank, AS MORTGAGEE, FOR THE USES AND PURPOSED THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL  
THIS DAY OF 18th DAY OF December, A.D. 2020

NOTARY PUBLIC



AFTER RECORDING RETURN THE PLAT TO  
VILLAGE OF ROMEOVILLE  
PLANNING & ZONING DEPARTMENT  
1050 WEST ROMEO ROAD  
ROMEOVILLE, ILLINOIS 60446  
815-886-7200

WT GROUP  
Engineering with Precision, Pace and Passion  
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THORNTONS  
IL-53 & JOLIET ROAD  
ROMEOVILLE, ILLINOIS

ISSUE  
TO: DATE  
CLIENT: 12/19/19  
CLIENT: 1/24/20  
CLIENT: 1/31/20  
CLIENT: 2/3/20  
CLIENT: 3/5/20  
CLIENT: 4/18/20  
CLIENT: 10/26/20

CHECK FIRM  
DRAWN: MWO  
JOB: 1911378S

EASE-2  
SHEET 2 OF 2  
PLAT OF EASEMENT