

# PLAT OF SUBDIVISION OF CHERRY RAIL PARK PHASE 1

BEING A SUBDIVISION OF THE EAST HALF OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**RECEIVED**  
OCT 17 2014

SCALE 1" = 100'  
0 100 200  
BASIS OF BEARING: ILLINOIS STATE PLANE EAST ZONE



FOR REVIEW PURPOSES ONLY

## PLAT OF SUBDIVISION OF CHERRY RAIL - PHASE 1

COMMONWEALTH EDISON RIGHT OF WAY  
DEED 374157 12/01/1924

ELGIN, JOLIET, & EASTERN RAILROAD  
2581.21' N88°35'42"E

LOT 2

LOT 1

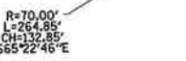
LOT 3

BERENS DRIVE  
DEDICATED PER DOCUMENT R2008012909 RECORDED 1/6/2008

EXCEPTION  
UNSUBDIVIDED NOT INCLUDED

GOUGAR ROAD

NO.	LENGTH	BEARING	NO.	L	R	CH	CHBR
C1	375.74'	486.55'	346.41'	N00°00'22"W			
C2	476.14'	486.56'	497.32'	N50°09'49"W			
C3	351.44'	511.55'	35.19'	S40°58'41"E			
C4	454.00'	511.55'	439.30'	S01°58'40"E			
C5	72.17'	509.06'	72.86'	N87°51'14"W			
C6	74.06'	509.07'	74.00'	N1°11'35"W			
C7	72.15'	495.27'	72.88'	N87°41'06"W			



LOT	SQ. FT.	AC.
1	761,769	17.488
2	641,642	14.730
3	1,244,442	28.568
OUTLOT A	569,376	13.071
TOTAL	3,217,229	73.857

PREPARED FOR:  
**northern**  
NORTHERN BUILDERS, INC.  
5060 RIVER ROAD  
SCHILLER PARK, IL 60176

REVISIONS:	DATE
11/01/11	05/19/14
04/19/12	
04/20/12	
06/15/12	
12/03/13	
04/21/14	



CONSULTING ENGINEERS  
**SITE DEVELOPMENT ENGINEERS**  
LAND SURVEYORS  
PROFESSIONAL DESIGN FIRM NUMBER 184-001157  
9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-0365

DATE: 6/27/2011
JOB NO: 3577
FILENAME: 3577SUB-01
SHEET 1 OF 2

MON. RECD. \*R2005-070635  
RECD. 4/28/2005  
FOUND IRON ROD  
65 1/4" COR. SEC.19-35-11

MON. RECD. \*R2005-070635  
RECD. 4/28/2005  
FOUND IRON SPIKE  
5" X 5" COR. SE 1/4  
SEC.19-35-11

FOUND IRON ROD  
32.01' S. 0.01' W

17' DEDICATED PER  
DOC. \*R71-2700  
RECD. 11/02/1971

10' NORTHERN ILLINOIS GAS CO.  
EASEMENT PER DOC. \*932894  
RECD. 7/05/1961

10' LEVEL 3 COMMUNICATIONS  
EASEMENT PER DOC. \*R1999101806  
RECD. 8/13/1999

10' NORTHERN ILLINOIS GAS CO.  
EASEMENT PER DOC. \*932894  
RECD. 7/05/1961

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EASEMENT PER DOC. \*932894  
RECD. 7/05/1961

CHERRY CREEK BUSINESS PARK  
DOC. \* R2003-291727

FOUND IRON ROD  
50.00' E. OF CORNER

UNSUBDIVIDED NOT INCLUDED

SET CONCRETE MONUMENT

30:30  
31:31

C:\Projects\377\SURVEY\377R08\Fig4.dwg 11/18/14 10:43:14 AM

# PLAT OF SUBDIVISION OF CHERRY RAIL PARK - PHASE 1

BEING A SUBDIVISION OF THE EAST HALF OF SECTION 30, TOWNSHIP 35 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.L.N.  
08-30-200-007-0000  
08-30-400-011-0000

## OWNER'S CERTIFICATE - CHERRY HILL RD. LLC

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF )

THIS IS TO CERTIFY THAT IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE PURPOSES AND USES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

### SCHOOL DISTRICTS:

ELEMENTARY UNION SCHOOL DISTRICT #81  
JOLIET TOWNSHIP HIGH SCHOOL DISTRICT #204  
JOLIET JUNIOR COMMUNITY COLLEGE DISTRICT #525

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

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_ ATTEST: \_\_\_\_\_

OWNERS ADDRESS (ES) \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_

AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY \_\_\_\_\_

NOTARY \_\_\_\_\_

## NOTARY

## MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF )

THE UNDERSIGNED \_\_\_\_\_ AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDERS' OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

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

BY: \_\_\_\_\_

PRINTED NAME AND TITLE \_\_\_\_\_

ATTEST: \_\_\_\_\_

## OWNER'S CERTIFICATE - CHERRY RAIL PARK ASSOCIATION

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF )

THIS IS TO CERTIFY THAT IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE PURPOSES AND USES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

### SCHOOL DISTRICTS:

ELEMENTARY UNION SCHOOL DISTRICT #81  
JOLIET TOWNSHIP HIGH SCHOOL DISTRICT #204  
JOLIET JUNIOR COMMUNITY COLLEGE DISTRICT #525

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

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_ ATTEST: \_\_\_\_\_

OWNERS ADDRESS (ES) \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_

AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY \_\_\_\_\_

NOTARY \_\_\_\_\_

## NOTARY

## MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF )

THE UNDERSIGNED \_\_\_\_\_ AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDERS' OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

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

BY: \_\_\_\_\_

PRINTED NAME AND TITLE \_\_\_\_\_

ATTEST: \_\_\_\_\_

## VILLAGE ENGINEER

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF )

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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## RAIL SPUR EASEMENT PROVISIONS:

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CHERRY HILL RAIL PARK ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS ("GRANTEE"), FOR THE BENEFIT OF AND APPURTENANT TO THE LOTS AND OUTLOTS, AS DEFINED BELOW, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREA SHOWN BY THE DASHED LINES AND LABELED "RAIL SPUR TRACK EASEMENT" THEREIN, TOGETHER WITH A PERMANENT NONEXCLUSIVE ACCESS, INGRESS AND EGRESS APPURTENANT EASEMENT OVER AND ACROSS THE REAL PROPERTY PLATTED HEREON STARTING AT THE ELGIN, JOLIET & EASTERN RAILROAD RIGHT OF WAY THROUGH THE REAL PROPERTY AND LANDSCAPED AREAS THEREOF, BUT ONLY TO THE EXTENT NECESSARY FOR GRANTEE, AND ITS AGENTS, EMPLOYEES, CONTRACTORS, PERSONNEL AND EQUIPMENT TO PERFORM THE WORK DESCRIBED HEREIN AND CONDITIONED UPON PROPER WRITTEN NOTICE TO ALL PARTIES IMPACTED BY SUCH WORK AND PROOF OF INSURANCE AS REQUIRED BY THE AMENDED DECLARATION OF PROTECTIVE COVENANTS FOR CHERRY HILL RAIL PARK. SUCH EASEMENTS SHALL BE FOR THE PURPOSES OF USING, REMOVING, REPAIRING, MAINTAINING, REPLACING, INSPECTING, OPERATING, RENEWING, ALTERING AND ENLARGING THE RAIL SPUR TRACK LOCATED WITHIN THE RAIL SPUR TRACK EASEMENT. THE RAIL SPUR TRACK EASEMENT MAY NOT BE USED FOR ANY PURPOSE OTHER THAN RAILROAD SPUR TRACK PURPOSES AND USES RELATED OR INCIDENTAL THERETO. NO LANDSCAPING, PARKING LOTS, DRIVEWAYS OR IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON OR IN THE RAIL SPUR TRACK EASEMENT EXCEPT WITH THE WRITTEN CONSENT OF GRANTEE. NO FENCES OR OTHER IMPROVEMENTS SHALL BE PLACED NEAR, ON, UNDER OR ABOVE THE RAIL SPUR TRACK EASEMENT WHICH IN ANY WAY RESTRICTS OR INTERFERES WITH THE USES AND RIGHTS GRANTED AND RESERVED HEREIN FOR THE BENEFIT OF GRANTEE AND EACH SUBSEQUENT OWNER, THE RIGHT, BUT NOT THE OBLIGATION, IS ALSO HEREBY GRANTED TO GRANTEE TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS, LANDSCAPING OR OTHER IMPROVEMENTS THAT INTERFERE WITH THE OPERATION OF THE RAILROAD SPUR TRACK OR ACCESS TO THE GRANTEE TO THE RAIL SPUR TRACK EASEMENT.

## SIDE RAIL EASEMENT PROVISIONS:

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO HART ILLINOIS INDUSTRIALS, LLC, CHERRY HILL RD. LLC, CHERRY HILL RAIL LLC, AND THEIR SUCCESSORS AND ASSIGNS ("GRANTEE"), FOR THE BENEFIT OF AND APPURTENANT TO THE LOTS AND OUTLOTS, AS DEFINED BELOW, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREA SHOWN BY THE DASHED LINES AND LABELED "SIDE RAIL EASEMENT" THEREIN, TOGETHER WITH A PERMANENT NONEXCLUSIVE ACCESS, INGRESS AND EGRESS APPURTENANT EASEMENT OVER AND ACROSS THE REAL PROPERTY PLATTED HEREON STARTING AT THE ELGIN, JOLIET & EASTERN RAILROAD RIGHT OF WAY THROUGH THE REAL PROPERTY AND LANDSCAPED AREAS THEREOF, BUT ONLY TO THE EXTENT NECESSARY FOR GRANTEE, AND ITS AGENTS, EMPLOYEES, CONTRACTORS, PERSONNEL AND EQUIPMENT TO PERFORM THE WORK DESCRIBED HEREIN AND CONDITIONED UPON PROPER WRITTEN NOTICE TO ALL PARTIES IMPACTED BY SUCH WORK AND PROOF OF INSURANCE AS REQUIRED BY THE AMENDED DECLARATION OF PROTECTIVE COVENANTS FOR CHERRY HILL RAIL PARK. SUCH EASEMENTS SHALL BE FOR THE PURPOSES OF USING, REMOVING, REPAIRING, MAINTAINING, REPLACING, INSPECTING, OPERATING, RENEWING, ALTERING AND ENLARGING THE SIDE RAIL EASEMENT LOCATED WITHIN THE SIDE RAIL EASEMENT. THE SIDE RAIL EASEMENT MAY NOT BE USED FOR ANY PURPOSE OTHER THAN RAILROAD SIDE TRACK PURPOSES AND USES RELATED OR INCIDENTAL THERETO. NO LANDSCAPING, PARKING LOTS, DRIVEWAYS OR IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON OR IN THE SIDE RAIL EASEMENT EXCEPT WITH THE WRITTEN CONSENT OF GRANTEE. NO FENCES OR OTHER IMPROVEMENTS SHALL BE PLACED NEAR, ON, UNDER OR ABOVE THE SIDE RAIL EASEMENT WHICH IN ANY WAY RESTRICTS OR INTERFERES WITH THE USES AND RIGHTS GRANTED AND RESERVED HEREIN FOR THE BENEFIT OF GRANTEE AND EACH SUBSEQUENT OWNER, THE RIGHT, BUT NOT THE OBLIGATION, IS ALSO HEREBY GRANTED TO GRANTEE TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS, LANDSCAPING OR OTHER IMPROVEMENTS THAT INTERFERE WITH THE OPERATION OF THE RAILROAD SIDE TRACK OR ACCESS TO THE GRANTEE TO THE SIDE RAIL EASEMENT.

## EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to **Commonwealth Edison Company (ComEd), Ameritech, a.k.a. Illinois Bell Tele one Company, a.k.a. SBC Ameritech, Granite,** their respective successors, assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, long and upon the surface of the property shown within the dashed or dotted lines for similar designation on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "PUE" for similar designations on the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over 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, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface 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 Grantee's facilities or in, upon or over the property within the dashed or dotted lines for similar designation marked "Easement", "Utility Easement", "Public Utility Easement", "Public Utility Easement", "PUE" for similar designations on the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over 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, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. 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