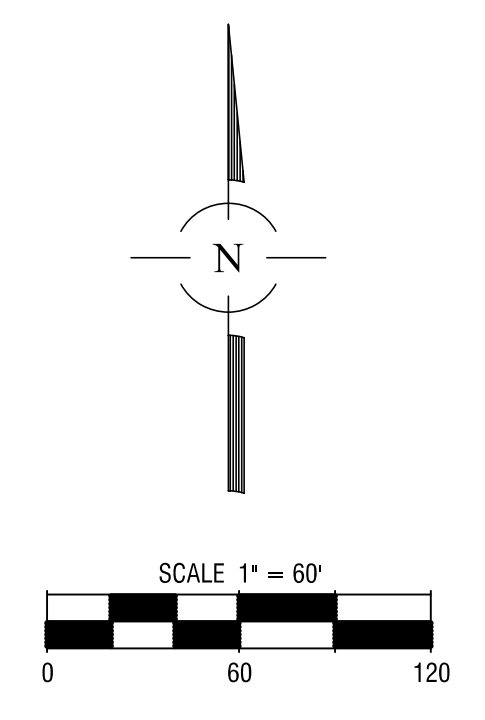
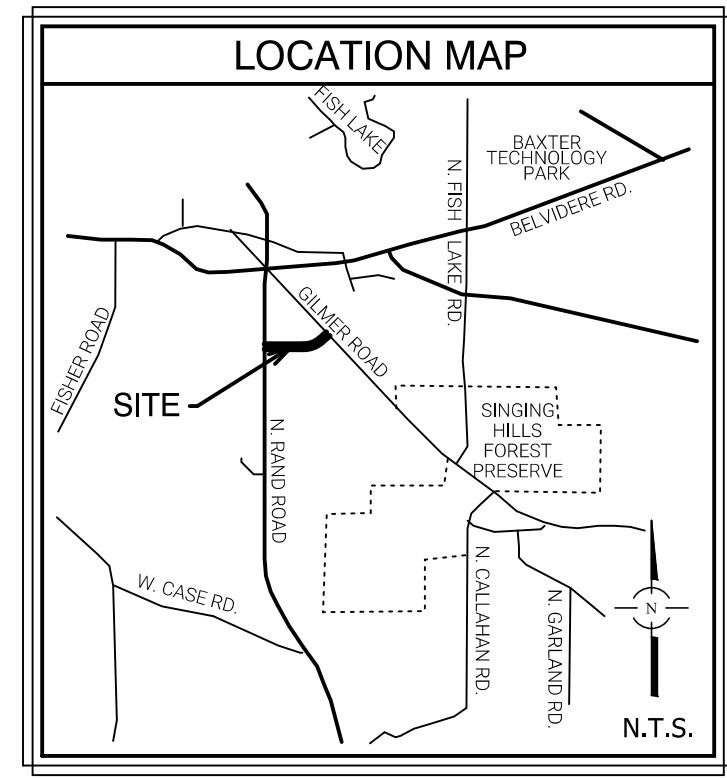


PLAT OF DEDICATION AND EASEMENT ELLIS DRIVE EXTENSION

PART OF THE SOUTH HALF OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, BOTH IN TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

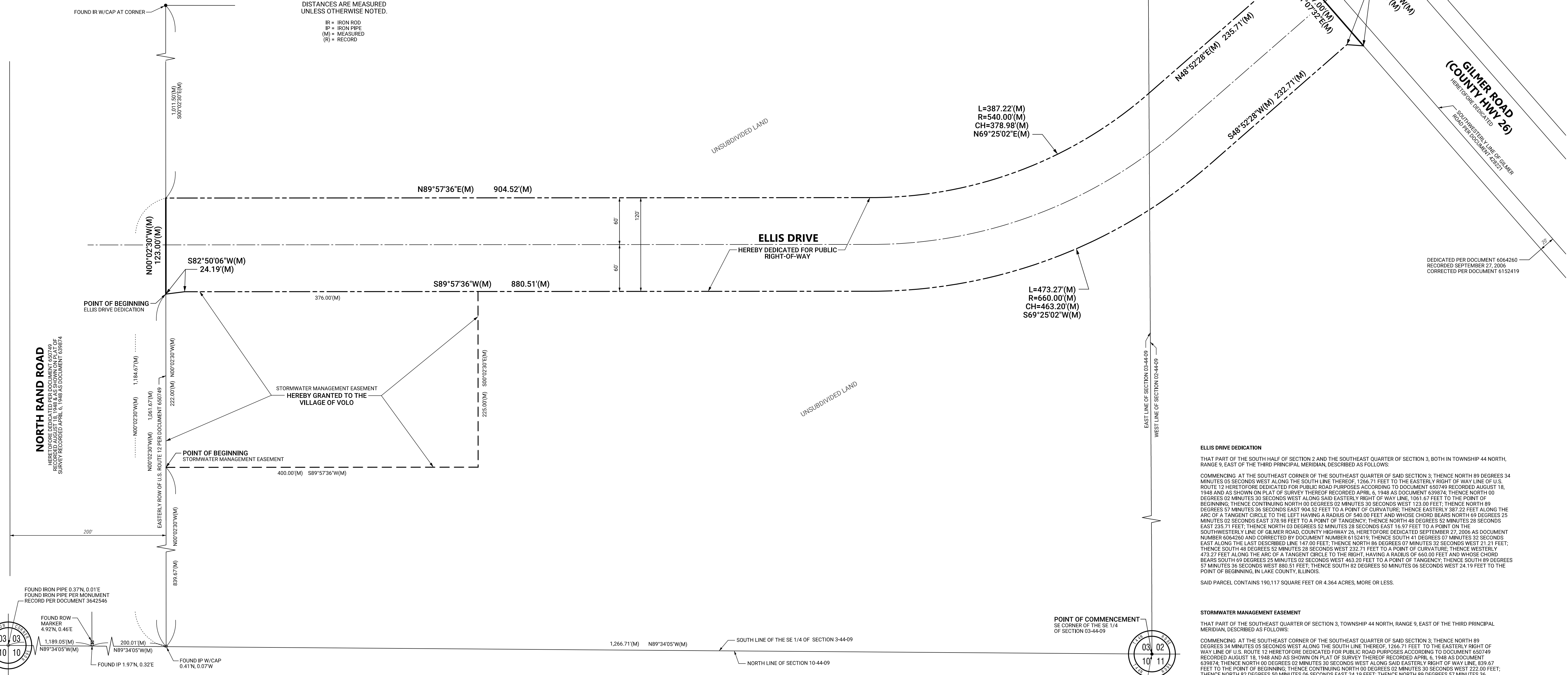
AREA TABLE		
	SQ. FT.	ACRES
ELLIS DRIVE	190,117	4.364
STORMWATER MANAGEMENT EASEMENT	89,964	2.065



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

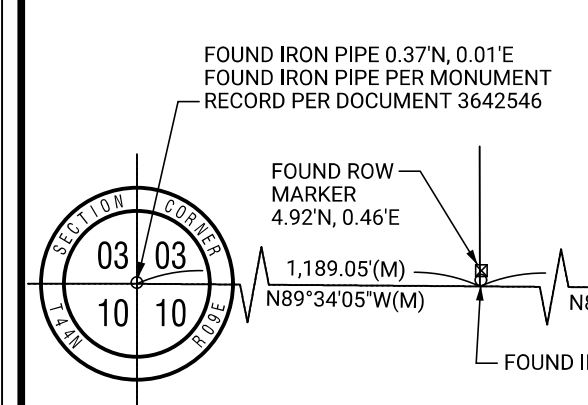


ELLIS DRIVE DEDICATION
THAT PART OF THE SOUTH HALF OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, BOTH IN TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 34 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE THEREOF 1266.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. ROUTE 12 HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES ACCORDING TO DOCUMENT 650749 RECORDED AUGUST 18, 1948 AND AS SHOWN ON PLAT OF SURVEY THEREOF RECORDED APRIL 6, 1948 AS DOCUMENT 639874; THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1061.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 30 SECONDS WEST 123.00 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 36 SECONDS EAST 904.52 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 387.22 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND WHOSE CHORD BEARS NORTH 69 DEGREES 25 MINUTES 02 SECONDS EAST 378.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 48 DEGREES 52 MINUTES 28 SECONDS EAST 235.71 FEET; THENCE NORTH 03 DEGREES 52 MINUTES 28 SECONDS EAST 16.97 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF GILMER ROAD, COUNTY HIGHWAY 26, HERETOFORE DEDICATED SEPTEMBER 27, 2006 AS DOCUMENT NUMBER 6064260 AND CORRECTED BY DOCUMENT NUMBER 6152419; THENCE SOUTH 41 DEGREES 07 MINUTES 32 SECONDS EAST ALONG THE LAST DESCRIBED LINE 147.00 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 32 SECONDS WEST 21.21 FEET; THENCE SOUTH 48 DEGREES 52 MINUTES 28 SECONDS WEST 232.71 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 473.27 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 660.00 FEET AND WHOSE CHORD BEARS SOUTH 69 DEGREES 25 MINUTES 02 SECONDS WEST 232.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 57 MINUTES 36 SECONDS WEST 880.51 FEET; THENCE SOUTH 82 DEGREES 50 MINUTES 06 SECONDS WEST 24.19 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 190,117 SQUARE FEET OR 4.364 ACRES, MORE OR LESS.

STORMWATER MANAGEMENT EASEMENT
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 34 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE THEREOF 1266.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. ROUTE 12 HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES ACCORDING TO DOCUMENT 650749 RECORDED AUGUST 18, 1948 AND AS SHOWN ON PLAT OF SURVEY THEREOF RECORDED APRIL 6, 1948 AS DOCUMENT 639874; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 839.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 30 SECONDS WEST 222.00 FEET; THENCE NORTH 82 DEGREES 50 MINUTES 06 SECONDS EAST 24.19 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 36 SECONDS EAST 378.99 FEET; THENCE SOUTH 48 DEGREES 52 MINUTES 28 SECONDS WEST 232.71 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 36 SECONDS WEST 400.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

A NONEXCLUSIVE EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF VOLO, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONJUNCTION WITH STORMWATER MANAGEMENT IN AND UNDER THE SURFACES OF THE AREAS LABELED "STORMWATER MANAGEMENT EASEMENT" TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE VILLAGE'S FACILITIES OR IN, UPON OR OVER THE AREAS LABELED "STORMWATER MANAGEMENT EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE VILLAGE OF VOLO. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.



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 ACCOMPANYING PLAT AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND TITLED THEREON INDICATED. WE HEREBY DEDICATE TO VILLAGE OF VOLO FOR PUBLIC RIGHT OF WAY THE LANDS SHOWN ON THIS PLAT FOR STREETS, ALLEYS, AND OTHER THOROUGHFARES; AND HEREBY ALSO RESERVE FOR THE SVC, MICRO GAS COMPANY, AND THE PUBLIC SERVICE COMPANY DIVISION OF COMMONWEALTH EDISON COMPANY THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR STANDARD FORM.

DATED THIS ____ DAY OF _____ AD 20__

VOLO PARTNERS LLC
1639 N. ALPINE RD. #301
ROCKFORD, IL 61107
AUTHORIZED SIGNATORY: GREGORY ORPUT

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 NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL,
DATED THIS ____ DAY OF _____ AD 20__

PREPARED FOR:
ORPUT COMPANIES, INC.
1639 N. ALPINE RD 4TH
ROCKFORD, IL 61107

MORTGAGEE'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF _____ } SS

THE UNDERSIGNED, MIDLAND STATES BANK, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF _____ COUNTY, ILLINOIS ON THE ____ DAY OF _____ A.D. 20__

AS DOCUMENT NUMBER _____ HEREBY CONSENTS TO THE DEDICATION STATED HEREIN.

DATED THIS ____ DAY OF _____ 20__

BY _____

MICHAEL ABATE
PRINTED NAME AND TITLE

ATTEST

MORTGAGEE'S NOTARY PUBLIC
STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SO AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ 20__

NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF LAKE } SS

APPROVED BY PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VOLO, LAKE COUNTY, ILLINOIS AT A MEETING HELD

THIS ____ DAY OF _____ A.D. 20__

BY _____ PRESIDENT

ATTEST: _____ VILLAGE CLERK

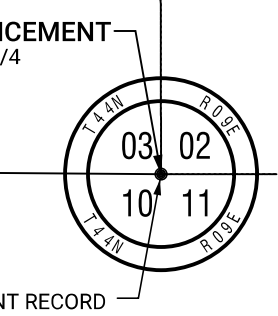
COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLATE.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS,
DATED THIS ____ DAY OF _____ AD 20__

COUNTY CLERK



POINT OF COMMENCEMENT
SE CORNER OF THE SE 1/4 OF SECTION 03-44-09

FOUND IP AT CORNER
FOUND IP PER MONUMENT RECORD DOCUMENTS 2926380 & 4894809

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS PLAT IS PREPARED IN ACCORDANCE WITH OFFICIAL RECORDS FOR THE PURPOSE OF DEDICATING THE ABOVE DESCRIBED PROPERTY FOR ROADWAY PURPOSES AND GRANTING THE STORMWATER MANAGEMENT EASEMENTS.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____ 20__ IN ROSEMONT, ILLINOIS.

C. BRIAN LOUNSBURY I.P.L.S. No. 035-2841
ILLINOIS SURVEYORS BOARD
LICENSE EXPIRES: 11-30-2022

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

REVISIONS: 01/25/2022 		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 06/19/2020 JOB NO: 5397.07 FILENAME: 5397_07DED-01 SHEET 1 OF 1
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9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4045

