RIVERSTONE COMMERCIAL PARK - FOURTH ADDITION

BEING A RESUBDIVISION OF A PART OF LOT FIVE (5) OF RIVERSTONE COMMERCIAL PARK SECOND ADDITION BEING A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY (30) NORTH, RANGE THIRTEEN (13) WEST OF THE SECOND PRINCIPAL MERIDIAN IN KANKAKEE COUNTY, ILLINOIS.

WITH LINE OF THE SW 1/4 OF THE SW 1/4 OF SEC. 17-

OCTOBER 16, 2007

LEGEND IRON ROD RECOVERED

SANITARY SEWER EASEMENT

NOTE: ALL DIMENSIONS SHOWN ON CURVES ARE CHORD DIMENSIONS UNLESS NOTED OTHERWISE.

NOTE: NO STRUCTURES (HOUSES, FENCES, POOLS, DECKS, OR ACCESSORY BUILDINGS, ETC.) ARE ALLOWED ON DRAINAGE EASEMENTS.

STORM SEWER FASEMENT

SCALE 1" = 100'

N88*49'05"W-531.59

EASENDIT

RIVERSTONE

-15 X 25 100 **2**

- 12' PUBLIC UTILITY FASEMENT

C 20' PUBLIC UTILITY EASEMENT

JOHN C. BARRETT I.P.L.S. #2997

OWNERSHIP CERTIFICATE STATE OF Indiana) 85 COUNTY OF Marion This is to certify that the undersigned are the Owners of the land described in the plat, and that they have This is to certify that the undersigned are the company of the leaf and the property of the uses about the property of the uses and to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, that they hereby dedicate to the public for use as streets any right or title they may have to any land noted on the plat as streets, and do hereby acknowledge and adopt the same under the style and title thereon Dated this 7th day of March A.D. Ehit 308 Partners 2XC By: Nonald a lagguest, Ireasures NOTARY CERTIFICATE STATE OF ILLINOIS)ss COUNTY OF KANKAKEE) ___, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that the people whose signatures appear in the "Ownership Certificate" are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Owners and that they appeared before me this day in person and acknowledged that they signed and delivered the plat as their own free and voluntary act for the purposes therein set forth. Given under my hand and Notarial Seal at Kankakee, Illinois, this 7111 day of _________________________________ SCHOOL DISTRICT CERTIFICATE To the best of the undersigned Owner's knowledge, the attached described subdivision known as KANKAKEE SHOPPING CENTER, LLC lies within Kankakee School District #111
(Number of District) Grade School & High School District Dated this 7th day of March

NOTARY CERTIFICATE

STATE OF ILLINOIS)81

__, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that the people whose signatures appear in the "School District Certificate" are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Owners and that they appeared before me this day in person and acknowledged that they signed and delivered the plat as their own free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal at Kankakee, Illinois, this ## day of _________



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

Dated 1/14 5, 2003

This is to certify that I, John C. Barrett, Illinois Professional Surveyor No. 2997, have surveyed and subdivided the following described property: "KANKAKEE SHOPPING CENTER, LLC", dividing the same into lots as shown by the plat which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the City Council relative to subdivisions have been complied with in the preparation of this plat.

To the best of my knowledge no part of this subdivision is located within a special flood hazard area as identified

Given under my hand and seal at Kankakee, Illinois, this 10 day of MHECH

2007 . I.P.L.S. #26

LAND DESCRIPTION

12' STOR'S SEWER EASEMENT-

A part of the Lot 5, Riverstone Commercial Park Second Addition, being a Subdivision of part of the Southwest A part of the Lot 5, Riverstone Commercial Park Second Addition, being a Subdivision of part of the Southwest Quarler of Section 17, Township 30 North, Range 13 West of the Second Principal Meridian, Kankakee County, Illinois, described as follows: Beginning at a P.K. nail at the Northeast corner of Lot 9 of Riverstone Commercial Park recorded as Document Number 200405681; thence South 88*49*05" East along the North line of said South Half a distance of 531.59 feet to an iron red on the East line of said Lot 5; thence South 00*04*15" West a distance of 737.51 feet to an iron rod at the Southeast comer of said Lot 5; thence North 57°52'33" West a distance of 118.98 feet to an iron rod at the point of curvature of a curve having a radius of 400.00 feet, a chord bearing of North 81*02'43' West and a chord distance of 314.76 feet, thence Northwesterly along said curve to the left a distance of 323.51 feet to an iron rod at the north distance of 884 curve; thence South 754 7500

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)ss COUNTY OF KANKAKEE)

 CURVE
 RADIUS
 LENGTH
 TANGENT
 DELTA
 CHORD
 BEARING

 C1
 400.00
 323.51
 171.19
 46*20'21"
 314.76
 N01*02"43"W

 C2
 920.00
 5.88
 / 2.94
 0'21*59"
 5.88
 575*58'06"W

TO WHOM IT MAY CONCERN:

I, Bruce Clark, County Clark of Kankakee County, Illinois, and custodian of the records and files of said office. do hereby certify that I find from such records and files, no delinquent general taxes, no unpaid current general taxes, no delinquent special assessments on file against the tract of land described on the attached plat of "KANKAKEE SHOPPING CENTER, LLC", and that there are no unpaid deferred in

EASEMENT PROVISIONS

Date: 04/04

Time: 02:01 Kankakee CO Recorde

R.H.S.P.F.

An essement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company

and Amerilech Illinois a.k.a. Illinois Bell Telephone

their respective licensees, successors and assigns, jointly and everally, to construct, operate, repair, maintair, modily, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, where, cables, condults, manhotes, transforments, pedestaid, equipment cabinets or other facilities used in connection with everthead and underground transmission and distribution of electricity, common quantum and expense and upon the surface of the property shorth within the dashed or delines (or similar discuss, acoust, and elignates), and expense and expense and expense and upon the unitary shorth within the dashed or delines (or similar designation), the property designated on the plate of the property designated on the plate as a "common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas to serve improvements thereon, or on adjacent lots, and common areas or areas to serve improvements thereon, or on adjacent lots, and common areas or areas to serve improvements thereon, or on adjacent lots, and common areas or areas to serve improvements thereon, or on adjacent lots, and common areas or areas to serve improvements thereon, or on adjacent lots, and common areas or areas to serve improvements thereon, or on adjacent lots, and common areas or areas, the right to cut, tim or remove trees, bushes, roots and saplings and to clear obstructions from surface and suburface as may be reasonably required incident to the dights herein given, and the right to onter upon the subdivided property for all such purposes. Obstructions shall not be placed over Garartees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", Utility Easement, "Public Utility Easement," "Public Utility Easement," "Public Utility Easement," "At Cartification for a suburface and the subdivided property and an advantage and the subdivided property an

seement is hereby reserved for and granted to NOR THERN ILLINOIS GAS COMPANY, its successors and assigns ("Ni-Ges") to install, or tain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across. An elemental newby reserved for and granted to NORTHERNILLINOIS GAS COMPANY, its successors and assigns ("N-Ges") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shewn on this plat marked "Public Utility Essement or PLLE," "Common Area or Areas" and streeds and alleys, whether public or private, and the property designated in the Dedaration of Condominium and/or on this plat as "Common Elements," together with the right to intellal required service connections over or under the surface of sech lot and Common Area or Area or Areas, and to serve other property, adjacent for otherwise, and the pright to remove obstructions, including but not limited to, trees, bushes, crost and fences, as may be reasonably required incident to the rights territory, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over this "Ges" facilities or in, upon or over the property identified on this plat for utility purposes. Incident to the property identified on this plat for utility purposes. Incident to the property identified on this plat for utility purposes. Incident to the property identified on this plat for utility purposes. Incident the property identified on this plat for utility purposes. Incident the property identified on this plat for utility purposes.

The term "Common Elements" shall have the meaning set forth for such term in Section 605/(e) of the "Condominium Property Act" (Winois Compiled Statues, Ch. 765, Sec. 605/(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and erroyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

SANTARY, SEWER, STORM SEWER, WATER MAIN AND DRAINAGE EASEMENTS NOTE:
The sanitary sewer, storm sewer, water main and drainage, easements shown hereon are hereby granted to the City of Kankakee. The City of Kankakee has the right to construct, operate, maintain, repair, replace and enew sanitary sewers, storm sewers, water mains, lines, pipes, drainage swiles or dictors, and detention facilities, and all other apportenances and equipment incidental to, or necessary for the City of Kankakee in furnishing sanitary sewer, storm sewer, water service, drainage, and detention. (City Utility Services)

The City of Kankakee shall have the Right to enter upon the Property, as shown hereon to make openings therein, and to excavate beneath the surface thereof for the purpose of constructing, operating, maintaining, replacing, repairing or renewing the facilities (coated in, along or under the Property shown hereon. The City of Kankakee shall, after any excevation or construction within the Property shown hereon. The City of Kankakee shall, after any excevation or construction within the Property shown hereon. The River is and extension the surface of the ground to substantially the same condition it was in when entered upon by the City of Kankakee, at its own cost and expense, as soon as practicable after such excavation or construction is completed. Provided, however, the City of Kankakee shall not be required to repair, replace or rectors any structures or personent on the Property.

UTILITY EASEMENT

An easement is hereby reserved for the public for Public Utility Service, as shown by the dotted lines on this plat, for overhead or underground for the purpose of serving the subdivision and adjoining property and the right to use the highway where necessary including the right and authority to cross any lots in said subdivision with aerial service to provide utility service, to trim and keep trimmed any trees that interfere with said public utility equipment; but same to be used for gardens, shrubs, landscaping, and other purposes that do not

CITY CONSULTING ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)ss

Approved by the City Consulting Engineer of Kankakee, illinois, on the 1614 day of ______

City Consulting Engineer

PLANNING BOARD CERTIFICATE

STATE OF ILLINOIS)89

Approved by the Planning Board of the City of Kankakee, Illinols, at a meeting held on the of day of

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)88

Approved by the City Council of the City of Kankakee, Illinois, at a meeting held on the 2 day of

Apl, 2008.

TYSON

