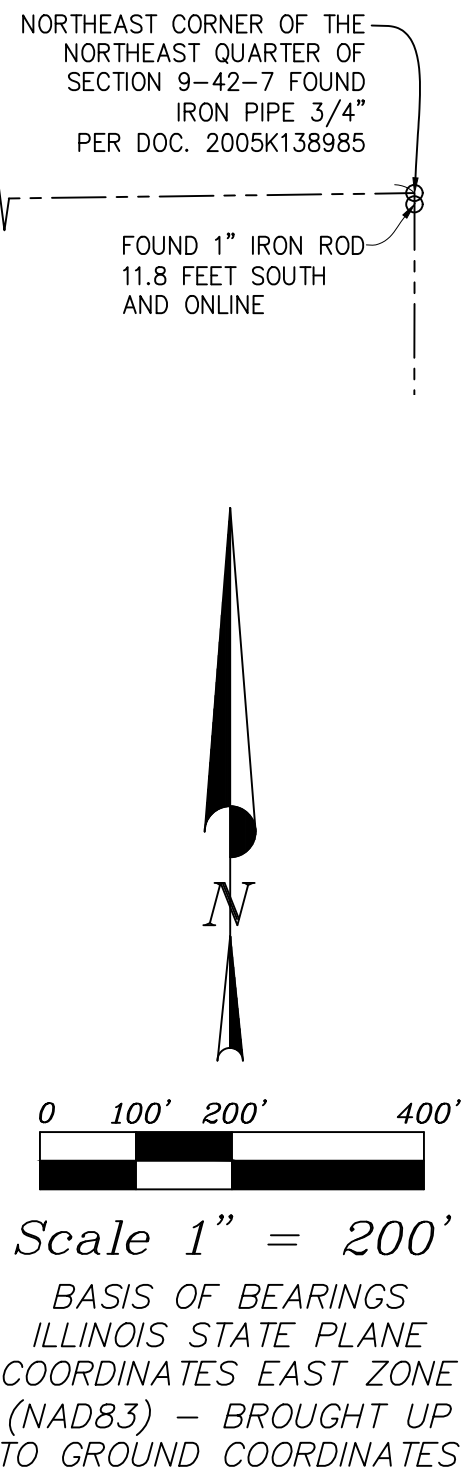
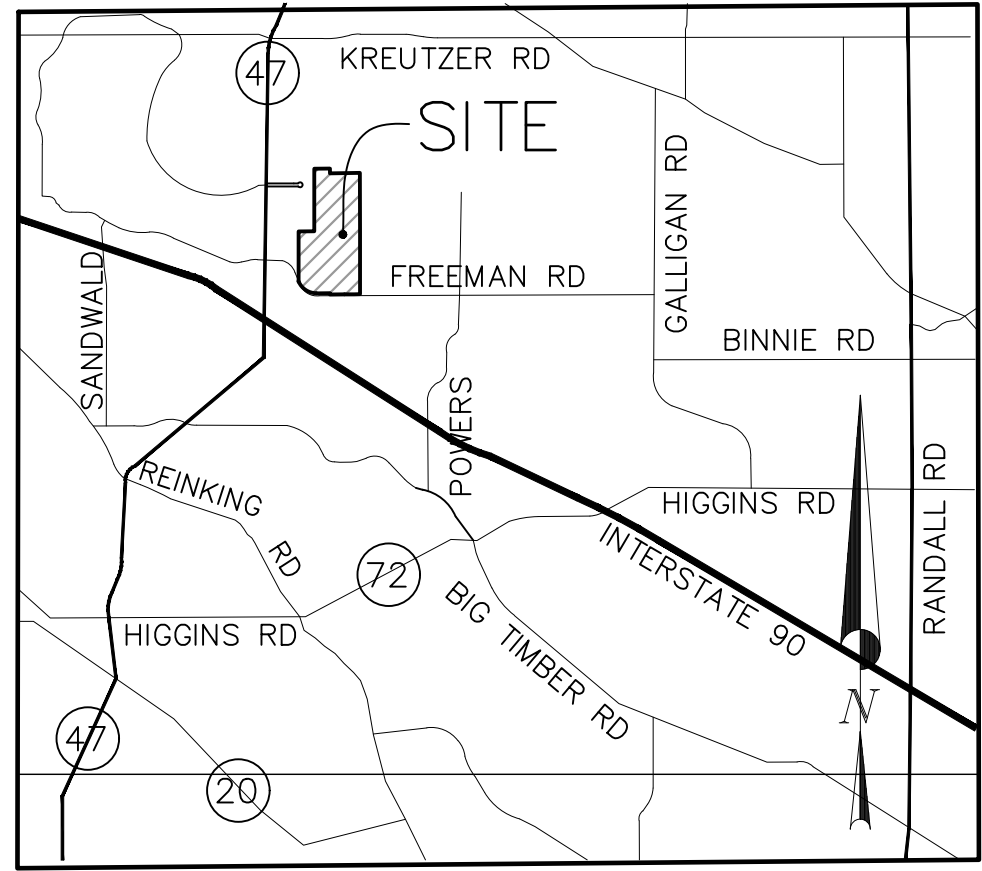
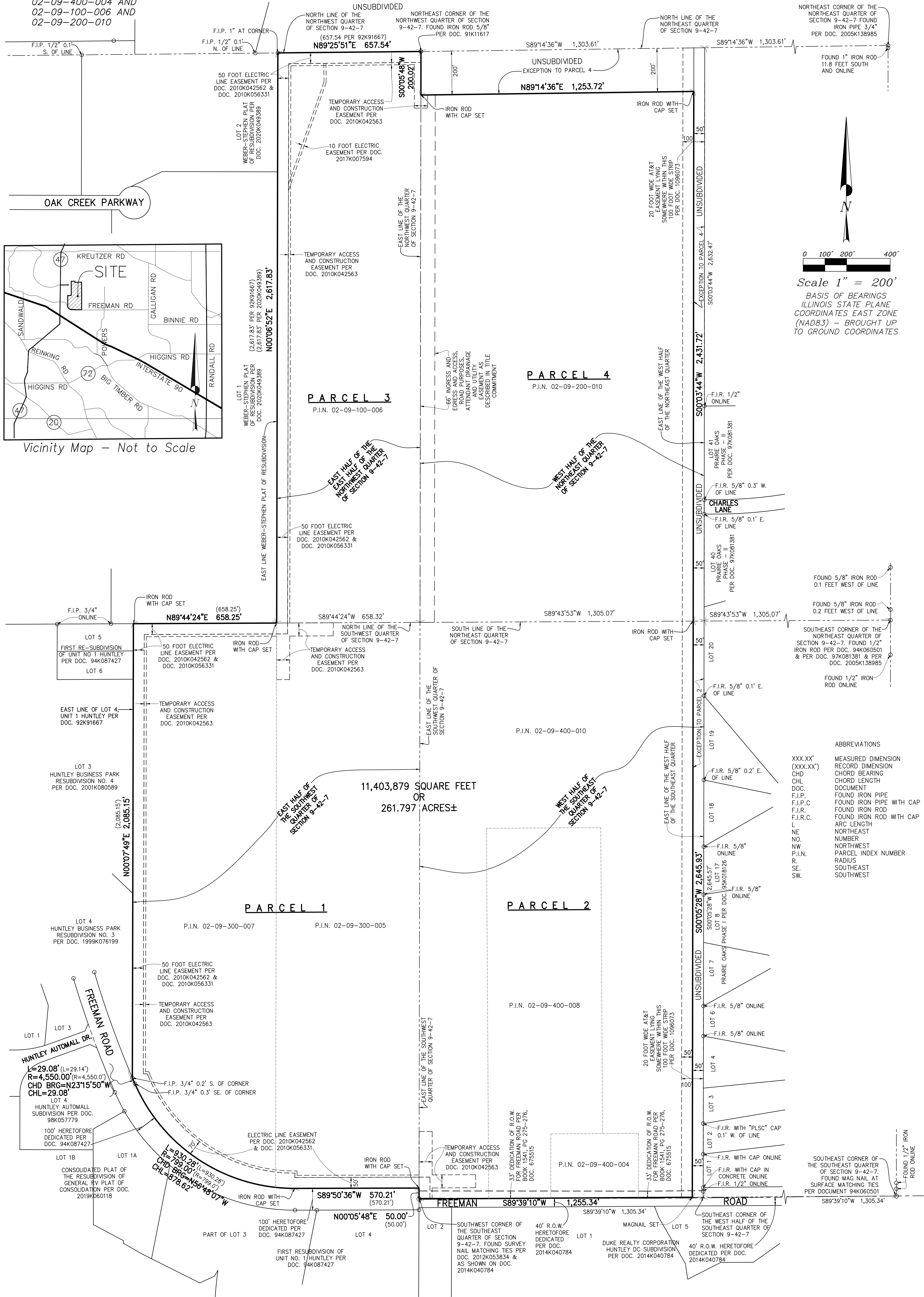


PLAT OF SUBDIVISION FOR VENTURE ONE – HUNTLEY COMMERCE CENTER

PINS: 02-09-300-007 AND
02-09-300-005 AND
02-09-400-010 AND
02-09-400-008 AND
02-09-400-004 AND
02-09-100-006 AND
02-09-200-010

OF
PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
KANE COUNTY, ILLINOIS



ABBREVIATIONS

XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION
CHD	CHORD BEARING
CHL	CHORD LENGTH
DOC.	DOCUMENT
F.I.P.	FOUND IRON PIPE
F.I.P.C	FOUND IRON PIPE WITH CAP
F.I.R.	FOUND IRON ROD
F.I.R.C.	FOUND IRON ROD WITH CAP
L	ARC LENGTH
NE	NORTHEAST
NO.	NUMBER
NW	NORTHWEST
P.I.N.	PARCEL INDEX NUMBER
R.	RADIUS
SE.	SOUTHEAST
SW.	SOUTHWEST

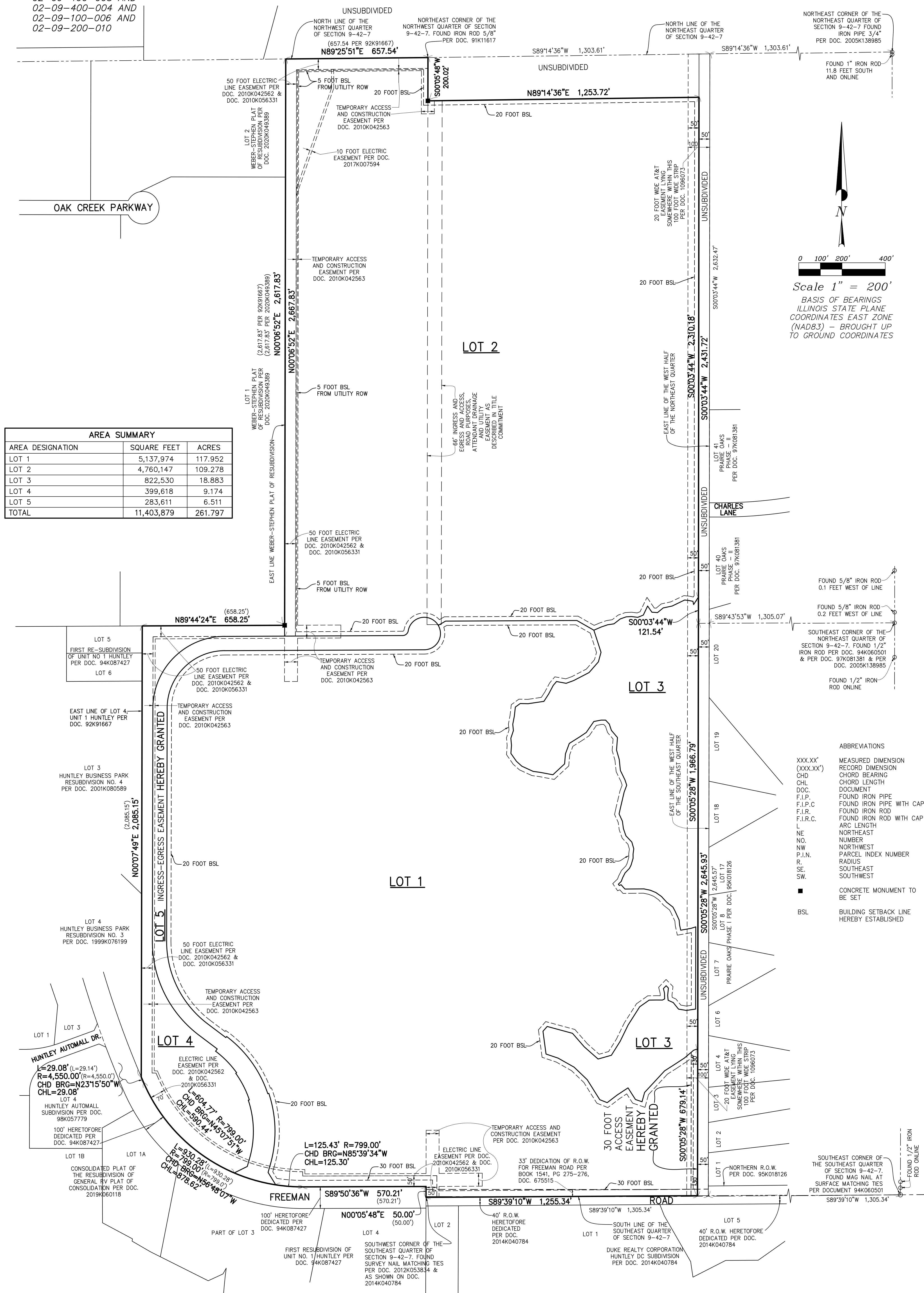
Survey No.:	F 9 9 9
Ordered By.:	Venture One Real Estate
Description:	Plat of Subdivision
Date Prepared:	January 11, 2021
Scale:	1" = 200'
Field Work:	MB/DR/TM
Prepared By:	TGW

REVISED: 02-05-21 - ADDED PARCEL AND RECONFIGURED LOTS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/21

INS: 02-09-300-007 AND
02-09-300-005 AND
02-09-400-010 AND
02-09-400-008 AND
02-09-400-004 AND
02-09-100-006 AND
02-09-200-010

OF
PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
KANE COUNTY, ILLINOIS



AREA SUMMARY		
AREA DESIGNATION	SQUARE FEET	ACRES
LOT 1	5,137,974	117.952
LOT 2	4,760,147	109.278
LOT 3	822,530	18.883
LOT 4	399,618	9.174
LOT 5	283,611	6.511
TOTAL	11,403,879	261.797

Scale 1" = 200'
BASIS OF BEARINGS
ILLINOIS STATE PLANE
COORDINATES EAST ZONE
(NAD83) - BROUGHT UP
TO GROUND COORDINATES

	ABBREVIATIONS
XXX.XX"	MEASURED DIMENSION
(XXX.XX")	RECORD DIMENSION
CHD	CHORD BEARING
CHL	CHORD LENGTH
DOC.	DOCUMENT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON PIPE WITH CAP
F.I.R.C.	FOUND IRON ROD
F.I.R.C.	FOUND IRON ROD WITH CAP
L	ARC LENGTH
NE	NORTHEAST
NO.	NUMBER
NW	NORTHWEST
P.I.N.	PAVEL INDEX NUMBER
R	RADIUS
SE.	SOUTHEAST
SW.	SOUTHWEST
■	CONCRETE MONUMENT TO BE SET

NOTE: NO BUILDINGS SHALL BE PERMITTED ON LOT 3, LOT 4 AND LOT 5 HEREON.

Survey No.:		F 9 9 9	
Ordered By.:		Venture One Real Estate	
Description:		Plat of Subdivision	
Date Prepared:		January 11, 2021	
Scale:	1" = 200'	Field Work: Prepared By:	MB/DR/TM TGW

REVISED: 02-05-21 - ADDED PARCEL AND RECONFIGURED LOTS
REVISED: 01-21-21 - CHANGED LOT CONFIGURATION

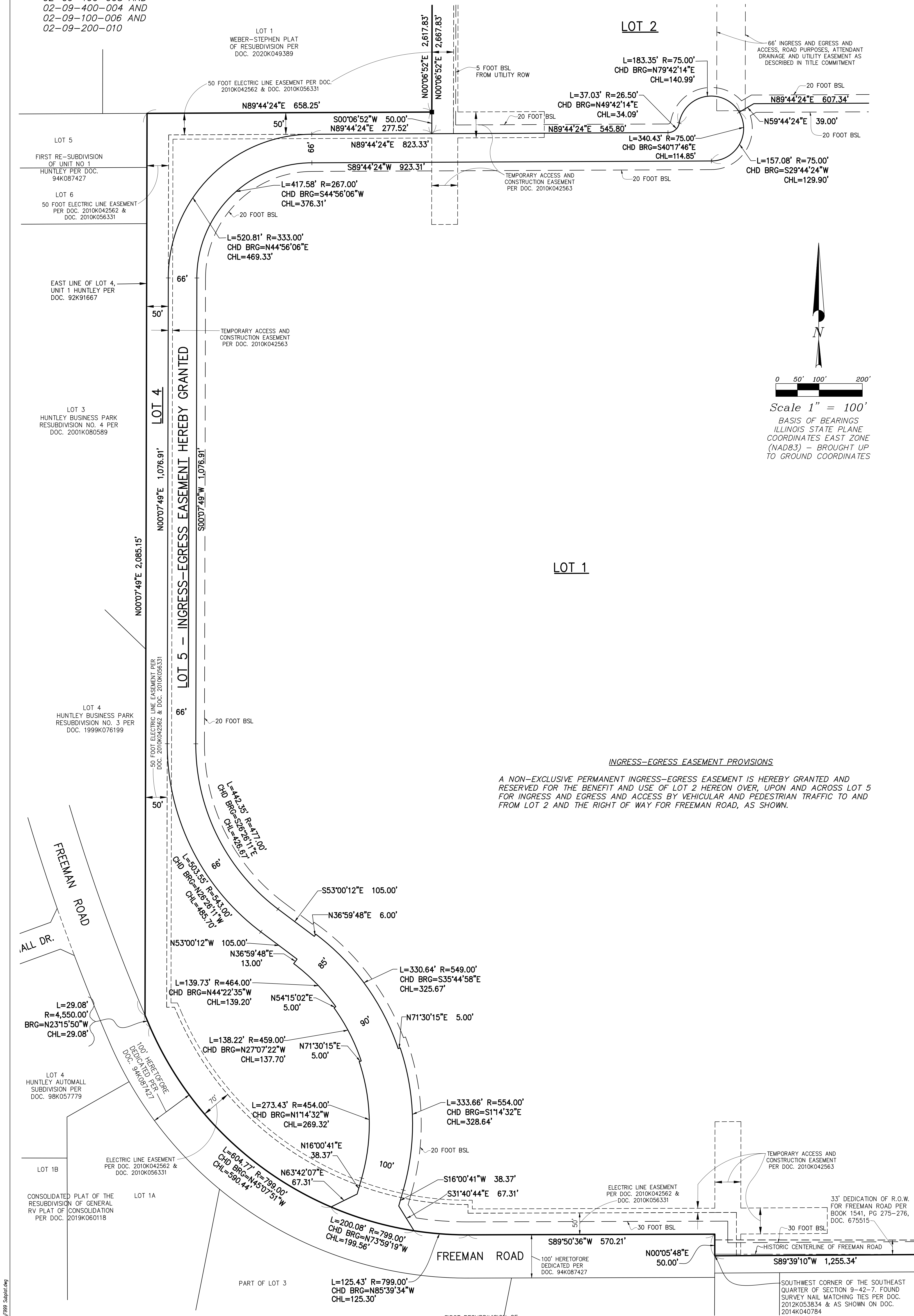
SHEET 2 OF 6



PLAT OF SUBDIVISION FOR VENTURE ONE – HUNTLEY COMMERCE CENTER

PINS: 02-09-300-007 AND
02-09-300-005 AND
02-09-400-010 AND
02-09-400-008 AND
02-09-400-004 AND
02-09-100-006 AND
02-09-200-010

OF
PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
KANE COUNTY, ILLINOIS



LOT 1

INGRESS-EGRESS EASEMENT PROVISIONS

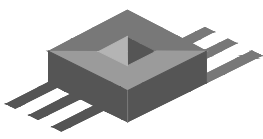
A NON-EXCLUSIVE PERMANENT INGRESS-EGRESS EASEMENT IS HEREBY GRANTED AND RESERVED FOR THE BENEFIT AND USE OF LOT 2 HEREON OVER, UPON AND ACROSS LOT 5 FOR INGRESS AND EGRESS AND ACCESS BY VEHICULAR AND PEDESTRIAN TRAFFIC TO AND FROM LOT 2 AND THE RIGHT OF WAY FOR FREEMAN ROAD, AS SHOWN.

Survey No.:	F 9 9 9
Ordered By.:	Venture One Real Estate
Description:	Plat of Subdivision
Date Prepared:	January 11, 2021
Scale:	1" = 100'
Field Work:	MB/DR/TM
Prepared By:	TGW

REVISED: 02-05-21 - ADDED PARCEL AND RECONFIGURED LOTS
REVISED: 01-21-21 - CHANGED LOT CONFIGURATION

NOTE: NO BUILDINGS SHALL BE PERMITTED ON LOT 3, LOT 4 AND LOT 5 HEREON.

SHEET 3 OF 6

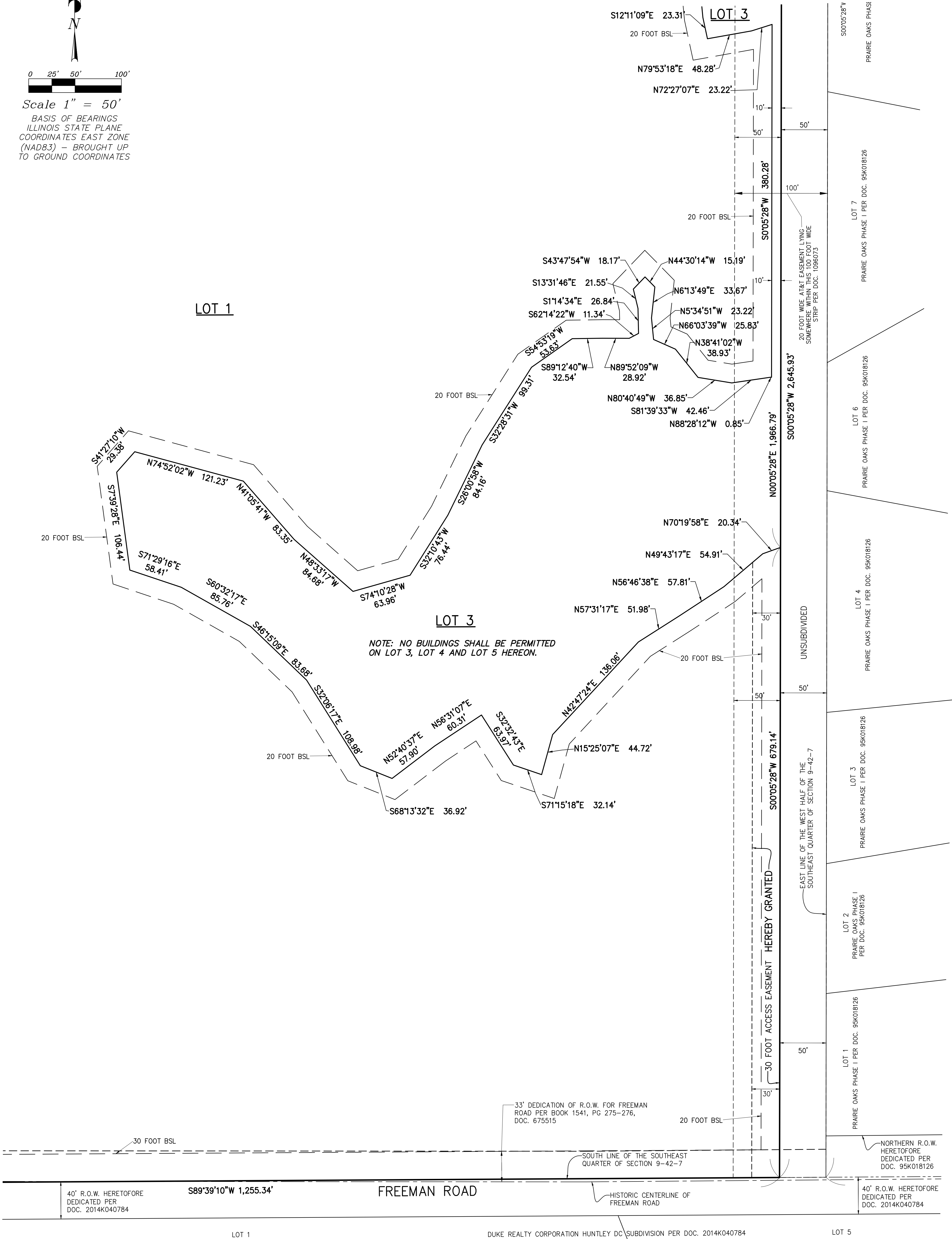
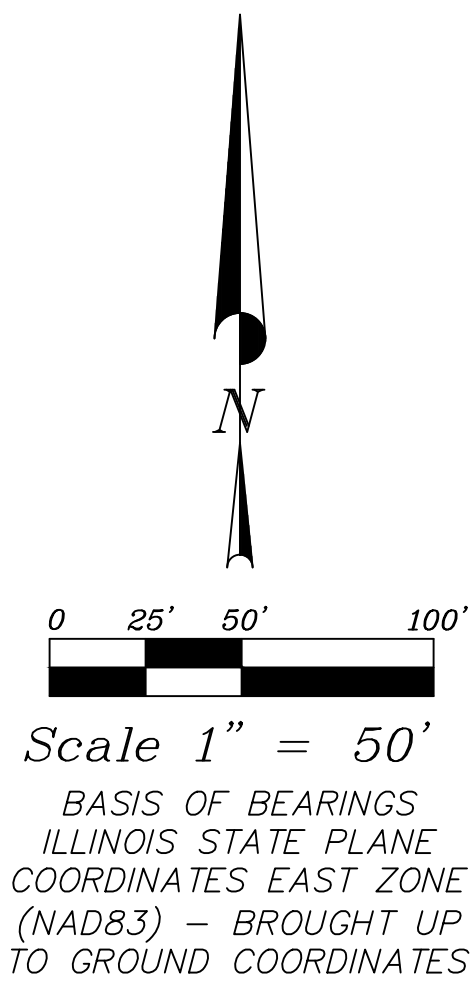


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PLAT OF SUBDIVISION FOR VENTURE ONE – HUNTLEY COMMERCE CENTER

PINS: 02-09-300-007 AND
02-09-300-005 AND
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02-09-400-008 AND
02-09-400-004 AND
02-09-100-006 AND
02-09-200-010

OF
PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
KANE COUNTY, ILLINOIS



REVISED: 02-05-21 - ADDED PARCEL AND RECONFIGURED LOTS
REVISED: 01-21-21 - CHANGED LOT CONFIGURATION

Survey No.:	F 9 9 9
Ordered By.:	Venture One Real Estate
Description:	Plat of Subdivision
Date Prepared:	January 11, 2021
Scale:	1" = 50'
Field Work:	MB/DR/TM
Prepared By:	TGW

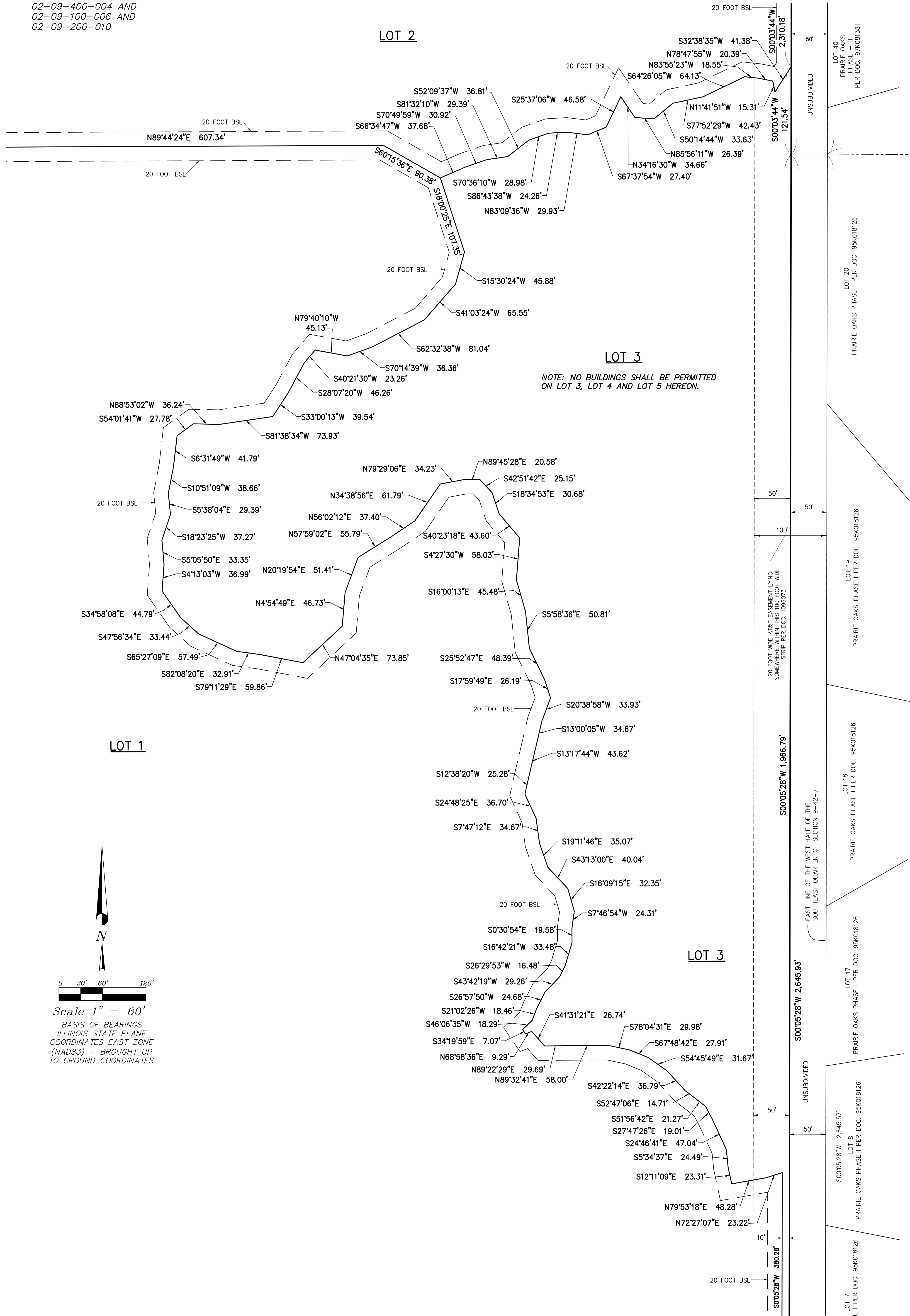
A NON-EXCLUSIVE PERMANENT ACCESS EASEMENT IS HEREBY GRANTED AND RESERVED FOR THE BENEFIT AND USE OF LOT 3 HEREON OVER, UPON AND ACROSS LOT 1 FOR INGRESS AND EGRESS AND ACCESS BY VEHICULAR AND PEDESTRIAN TRAFFIC TO AND FROM LOT 3 AND THE RIGHT OF WAY FOR FREEMAN ROAD, AS SHOWN.

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PLAT OF SUBDIVISION FOR VENTURE ONE – HUNTLEY COMMERCE CENTER

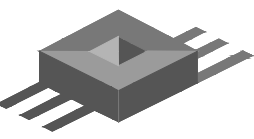
PINS: 02-09-300-007 AND
02-09-300-005 AND
02-09-400-010 AND
02-09-400-008 AND
02-09-400-004 AND
02-09-100-006 AND
02-09-200-010

OF
PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
KANE COUNTY, ILLINOIS



Survey No.:	F 9 9 9
Ordered By.:	Venture One Real Estate
Description:	Plat of Subdivision
Date Prepared:	January 11, 2021
Scale:	1" = 60'
Field Work:	MB/DR/TM
Prepared By:	TGW

REVISED: 02-05-21 – ADDED PARCEL AND RECONFIGURED LOTS
REVISED: 01-21-21 – CHANGED LOT CONFIGURATION



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PLAT OF SUBDIVISION FOR VENTURE ONE – HUNTLEY COMMERCE CENTER

PINS: 02-09-300-007 AND
02-09-300-005 AND
02-09-400-010 AND
02-09-400-008 AND
02-09-400-004 AND
02-09-100-006 AND
02-09-200-010

OF
PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT 92131, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT, TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING SCHOOL DISTRICT(S);

ELEMENTARY/MIDDLE/HIGH SCHOOL

COMMUNITY UNIT SCHOOL DISTRICT 300
2550 HARNISH DRIVE
ALGONQUIN, IL 60102

DATED AT _____, _____, THIS ____ DAY OF _____, 2021.

92131, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

PRINTED: _____

TITLE: _____

92131, LLC, A FLORIDA LIMITED LIABILITY COMPANY
5650 VIAU WAY
ZEPHYRHILLS, FL, 33540

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____, BY ME KNOWN AND BY ME KNOWN TO

BE THE _____ OF 92131, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING "PLAT" ON BEHALF OF SAID COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2021.

(NOTARY PUBLIC)

(PRINTED SIGNATURE)

MY COMMISSION EXPIRES: _____

MY COUNTY OF RESIDENCE: _____

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNER: 92131, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

PRINTED: _____

TITLE: _____

Date: _____

REGISTERED PROFESSIONAL ENGINEER

PRINTED: _____

DATE: _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, THE VILLAGE

ENGINEER FOR THE VILLAGE OF HUNTLEY, DO HEREBY CERTIFY THAT THE TOPOGRAPHIC STUDIES AND ENGINEERING PLANS ACCOMPANYING THE PLAT HEREON DRAWN, AS REQUIRED BY THE PLAT ACT, HAVE BEEN REVIEWED UNDER MY SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE, THE PLANS CONFORM TO THE REQUIREMENTS AND ORDINANCES OF SAID VILLAGE.

DATED THIS ____ DAY OF _____IN THE YEAR 2021 A.D.

BY _____

VILLAGE ENGINEER

PREPARED BY:
JACOB & HEFNER ASSOCIATES
1333 BUTTERFIELD ROAD SUITE 300
DOWNERS GROVE, ILLINOIS 60515

PREPARED FOR:
VENTURE ONE REAL ESTATE
9500 BRYN MAWR SUITE 340
ROSEMONT, ILLINOIS 60018

PLAT PRESENTED BY:

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

APPROVED BY THE VILLAGE BOARD OF HUNTLEY, ILLINOIS,

THIS ____ DAY OF _____, 2021 A.D.

BY: _____

VILLAGE PRESIDENT

ATTEST: _____

VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF HUNTLEY, ILLINOIS, DO HEREBY

CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HUNTLEY, McHENRY COUNTY, ILLINOIS,

THIS ____ DAY OF _____, 2021 A.D.

BY _____

VILLAGE TREASURER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF HUNTLEY, ILLINOIS

THIS ____ DAY OF _____, 2021 A.D.

BY: _____

CHAIRPERSON

ATTEST: _____

SECRETARY

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, COUNTY CLERK IN KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE

ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT GENEVA, ILLINOIS,

THIS ____ DAY OF _____, 2021 A.D.

BY _____

COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, AT THE REQUEST OF THE OWNERS THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE PURPOSES HEREON SET FORTH THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS, **EXCEPT** THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: **BEGINNING** AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 50.0 FEET TO A LINE DRAWN PARALLEL WITH AND 50.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID QUARTER (MEASURED AT RIGHT ANGLES THERETO); THENCE WESTERLY ALONG SAID PARALLEL LINE 570.21 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 799.0 FEET TANGENT TO THE LAST DESCRIBED COURSE 930.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4,550.0 FEET TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT 29.14 FEET TO THE EASTERLY LINE OF LOT 14, UNIT NO. 1, HUNTLEY, VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID UNIT 559.89 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE 1,317.98 FEET TO THE **POINT OF BEGINNING**, IN THE VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS.

PARCEL 2:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS, **EXCEPT** THE EAST 50 FEET.

PARCEL 3:

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 4:

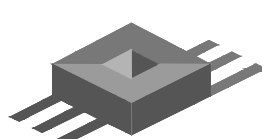
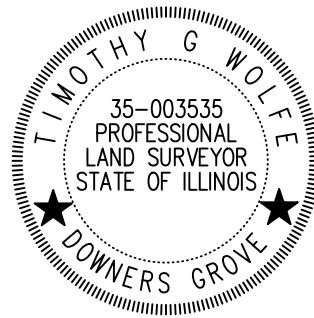
THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS, **EXCEPT** THE EAST 50 FEET AND **EXCEPT** THE NORTH 200 FEET (EXCEPT THE EAST 50 FEET) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS,

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND PLAT WHICH WAS PREPARED IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND THAT THE PROPERTY DESCRIBED AND SHOWN HEREON IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HUNTLEY, ILLINOIS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR KANE COUNTY, ILLINOIS, AND INCORPORATED AREAS, HAVING MAP NUMBER 17089C0045H, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2002, AND MOST RECENTLY REVISED AUGUST 3, 2009, AND MAP NUMBER 17089C0135H WITH AN EFFECTIVE DATE OF DECEMBER 20, 2002, AND MOST RECENTLY REVISED AUGUST 3, 2009, THIS ENTIRE SITE FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF JANUARY IN THE YEAR 2021.

TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2022



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License No. 184-003073 Exp. 4/30/21

REVISED: 02-05-21 ADDED PARCEL AND RECONFIGURED LOTS

Survey No.:	F 9 9 9
Ordered By.:	Venture One Real Estate
Description:	Plat of Subdivision
Date Prepared:	January 11, 2021
Scale:	1" = N/A
Field Work:	MB/DR/TM
Prepared By:	TGW