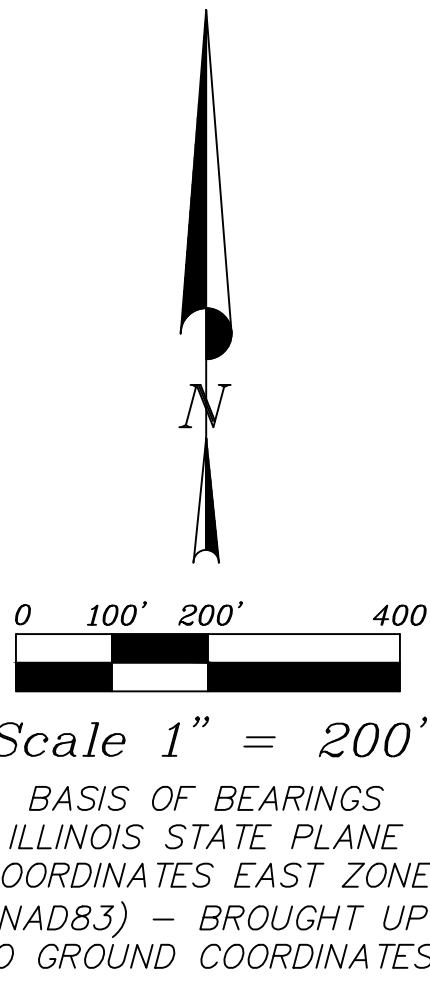
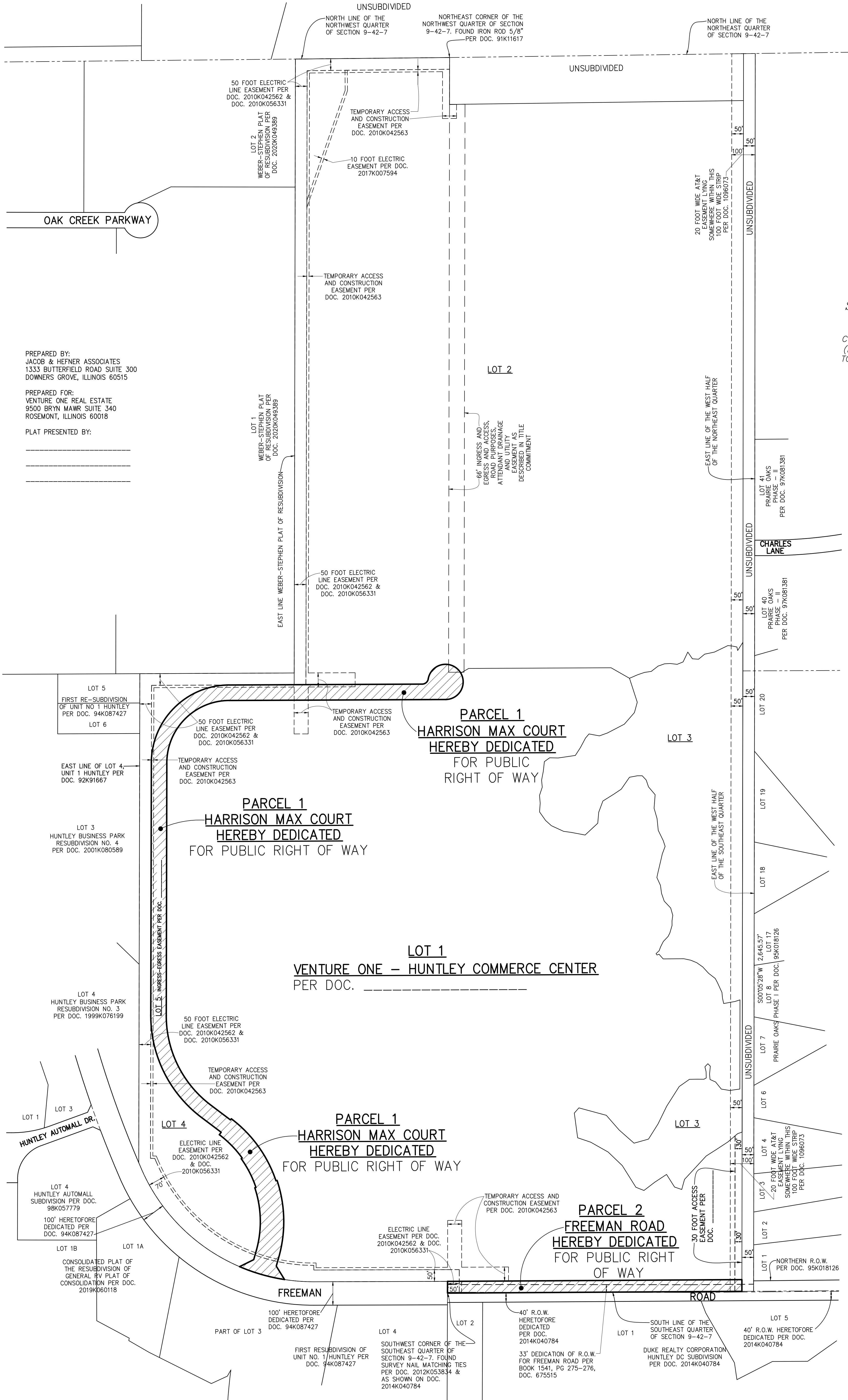


PINS: PT OF 02-09-300-007 AND
PT OF 02-09-300-005 AND
PT OF 02-09-400-010 AND
PT OF 02-09-400-008 AND
PT OF 02-09-400-004 AND
PT OF 02-09-100-006 AND
PT OF 02-09-200-010

PLAT OF DEDICATION

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
ARC	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 Dedication
Date Prepared:	February 6, 2021
Scale:	1" = 200'
Field Work:	MB/DR/TM
Prepared By:	TGW

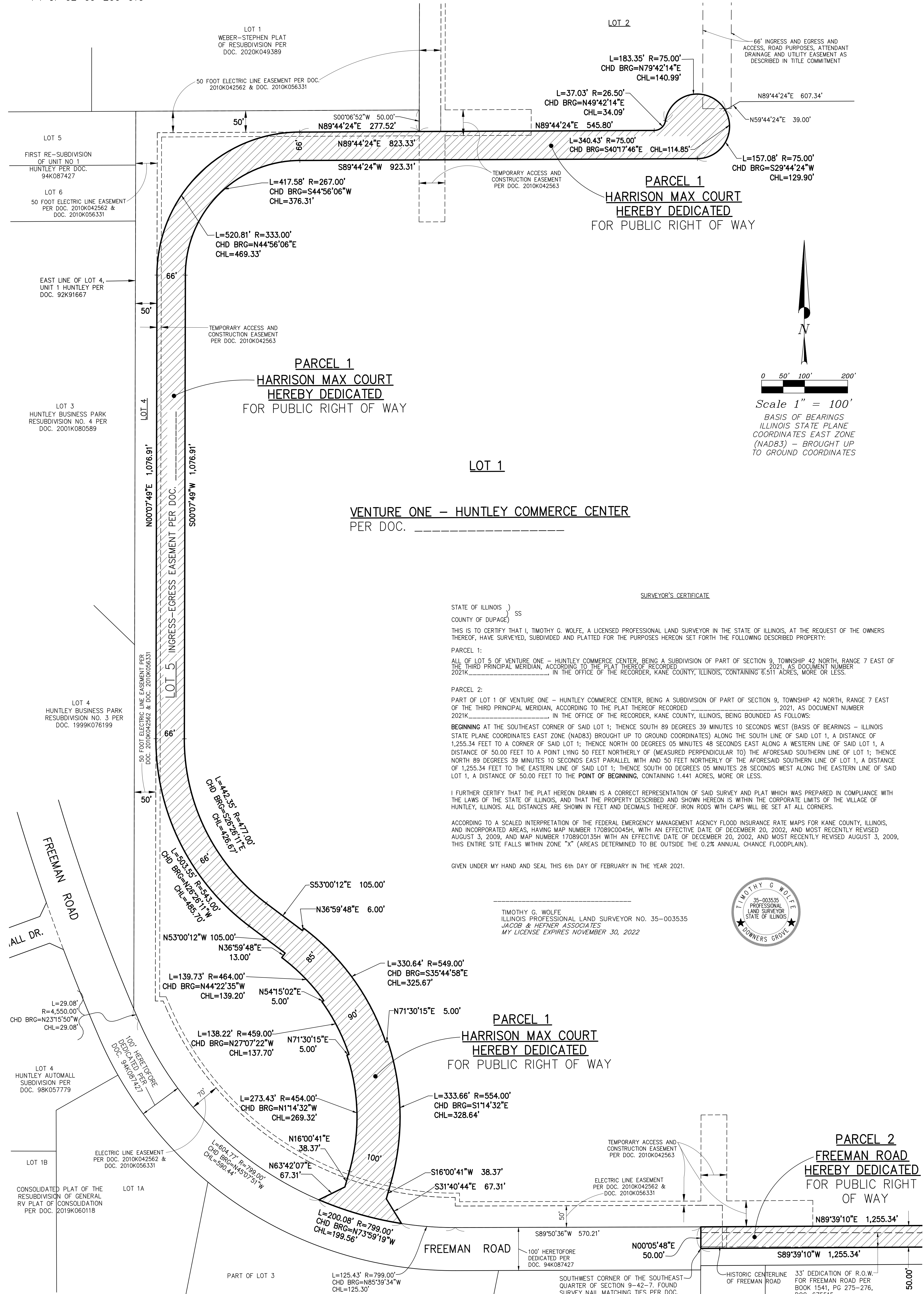


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Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/21

PINS: PT OF 02-09-300-007 AND
PT OF 02-09-300-005 AND
PT OF 02-09-400-010 AND
PT OF 02-09-400-008 AND
PT OF 02-09-400-004 AND
PT OF 02-09-100-006 AND
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PLAT OF DEDICATION

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



LOT 1

VENTURE ONE – HUNTLEY COMMERCE CENTER
PER DOC. _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS

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:

ALL OF LOT 5 OF VENTURE ONE – HUNTLEY COMMERCE CENTER, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____, 2021, AS DOCUMENT NUMBER 2021K _____, IN THE OFFICE OF THE RECORDER, KANE COUNTY, ILLINOIS, CONTAINING 6.511 ACRES, MORE OR LESS.

PARCEL 2:

PART OF LOT 1 OF VENTURE ONE – HUNTLEY COMMERCE CENTER, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____, 2021, AS DOCUMENT NUMBER 2021K _____, IN THE OFFICE OF THE RECORDER, KANE COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83) BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1,255.34 FEET TO A CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 05 MINUTES 48 SECONDS EAST ALONG A WESTERN LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO A POINT LYING 50 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE AFORESAID SOUTHERN LINE OF LOT 1; THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS EAST PARALLEL WITH AND 50 FEET NORTHERLY OF THE AFORESAID SOUTHERN LINE OF LOT 1, A DISTANCE OF 1,255.34 FEET TO THE EASTERN LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS WEST ALONG THE EASTERN LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.441 ACRES, MORE OR LESS.

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.

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 6th DAY OF FEBRUARY IN THE YEAR 2021.

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



PARCEL 1
HARRISON MAX COURT
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

PARCEL 2
FREEMAN ROAD
HEREBY DEDICATED
FOR PUBLIC RIGHT OF WAY

Survey No.:	F 9 9 9
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SHEET 2 OF 3

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