

**APPROVING THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR CST SUBDIVISION ALONG HARVESTORE DRIVE, DEKALB, ILLINOIS (CST INDUSTRIES, INC.).**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government which may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, CST Industries, Inc. (the "Applicant") filed a petition with the City requesting approval of a Preliminary and Final Plat of Subdivision entitled "Preliminary and Final Plat of CST Subdivision" for approximately 13.4 acres of land located at 345 Harvestore Drive in DeKalb, Illinois and legally described in Exhibit A attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, on September 7, 2021, the City's Planning and Zoning Commission recommended approval of the "Preliminary and Final Plat of CST Subdivision"; and

**WHEREAS**, the City's corporate authorities adopt the recommendations of the City's Planning and Zoning Commission and find that approving the Preliminary and Final Plat of CST Subdivision is in the City's best interests for the promotion of the public health, safety, morals and welfare; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL** of the City of DeKalb, Illinois as follows:

**SECTION 1:** The City's corporate authorities approve the "Preliminary and Final Plat of CST Subdivision" dated September 8, 2021, a copy of which is attached hereto as Exhibit B (the "Plat") and authorize and direct City staff and officials to take all actions that are necessary to record and effectuate the Plat.

**SECTION 2:** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the 13<sup>th</sup> day of September 2021 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None.



  
COHEN BARNES, Mayor

ATTEST:

  
Ruth A. Scott, Executive Assistant

## Exhibit A

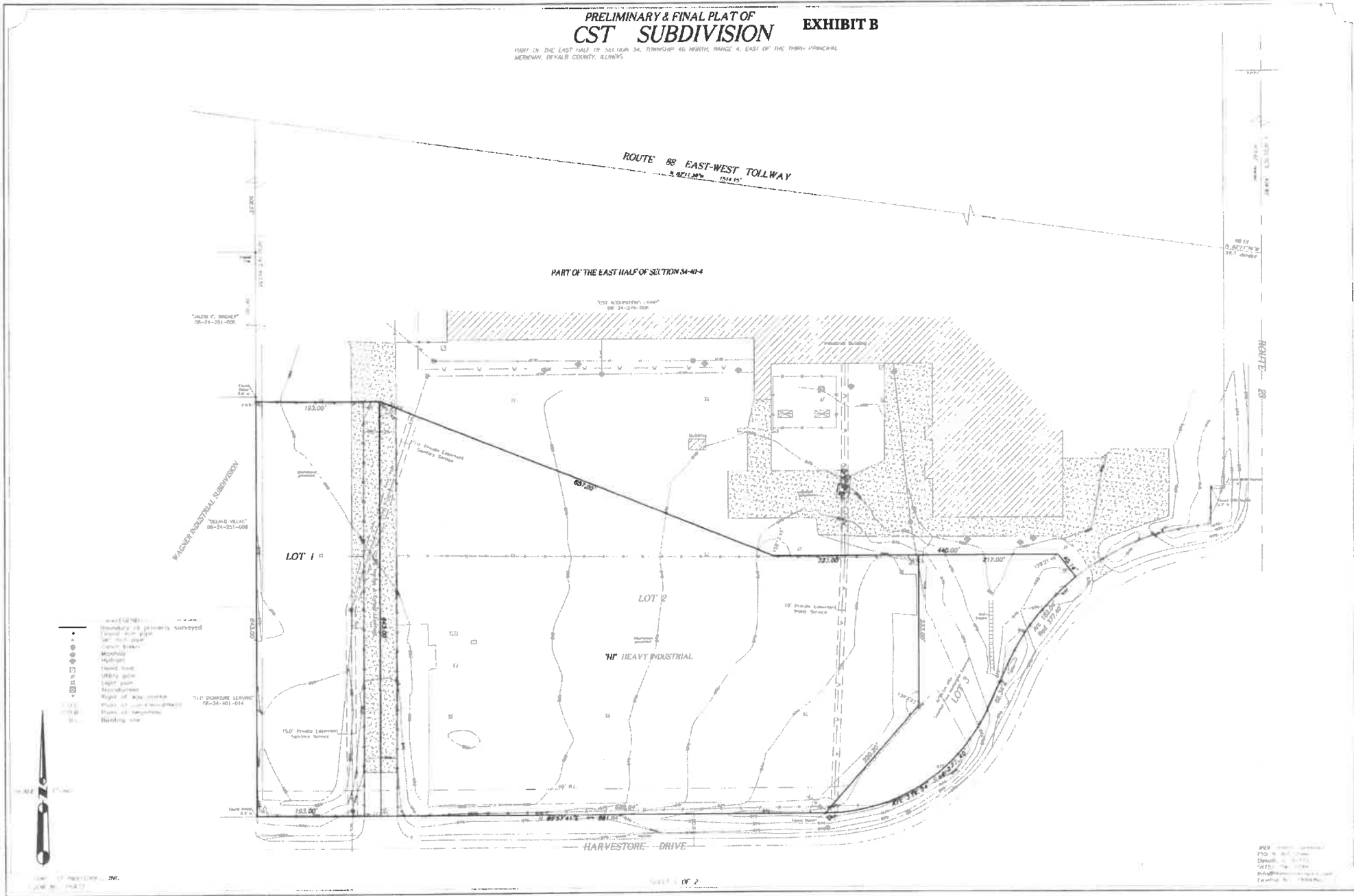
### Legal Description

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 404.80 FEET (403.92 FEET DEEDED) TO THE SOUTH LINE OF A PUBLIC ROAD DESIGNATED INTERSTATE ROUTE 88 EAST-WEST TOLLWAY; THENCE NORTH 82 DEGREES 11 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 60.18 FEET (59.3 FEET DEEDED) TO THE WESTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED ILLINOIS ROUTE 23; THENCE CONTINUING NORTH 82 DEGREES 11 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1514.15 FEET TO A POINT LYING 1,500.00 FEET WESTERLY OF AND PERPENDICULAR TO THE WESTERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 23; THENCE SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 863.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 643.00 FEET TO THE NORTHERLY RIGHT OF LINE OF A PUBLIC ROAD DESIGNATED HARVESTORE DRIVE; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 881.84 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID LINE BEING CURVED TO THE LEFT, HAVING A RADIUS OF 277.40 FEET, A CENTRAL ANGLE OF 66 DEGREES 00 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 56 DEGREES 57 MINUTES, 41 SECONDS EAST, AND AN ARC DISTANCE OF 319.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 23 DEGREES 57 MINUTES 41 SECONDS EAST ALONG SAID TANGENT NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 62.34 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID LINE BEING CURVED TO THE RIGHT, HAVING A RADIUS OF 377.40 FEET, AN ARC DISTANCE OF 182.04 FEET; THENCE NORTHWESTERLY, RADIAL TO SAID CURVED RIGHT OF WAY LINE, 45.14 FEET; THENCE WESTERLY, AT AN ANGLE OF 128°21'46" MEASURED CLOCKWISE FROM SAID RADIAL LINE, 440.00 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 158°13'48" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 657.00 FEET; THENCE WESTERLY, AT AN ANGLE OF 158°13'48" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 193.00 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE CITY OF DEKALB, IN DEKALB COUNTY, ILLINOIS.

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**PRELIMINARY & FINAL PLAT OF  
CST SUBDIVISION**      **EXHIBIT B**

PART OF THE EAST HALF OF SECTION 36-40-4  
MERCER, DEWALE COUNTY, ILLINOIS



PLAN  
 PLO  
 DATE: 11/11/11  
 2011  
 11/11/11  
 11/11/11  
 11/11/11

PRELIMINARY & FINAL PLAT OF  
CST SUBDIVISION

PART OF P.I.N.S. 08-34-276-008  
08-34-451-010  
08-34-251-005

STATE OF ILLINOIS  
COUNTY OF DEKALB

ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING STREETS,  
SEWERAGE, SANITARY SEWERS, STORM SEWERS, WATERMAINS, AND  
DRAINAGE STRUCTURES HAVE BEEN BUILT, AS REQUIRED, OR HAVE BEEN  
PROVIDED FOR BY BOND CONTRACT OR IRREVOCABLE LETTER OF CREDIT TO  
MY APPROVAL.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

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

ZACHARY DEJ  
CITY ENGINEER  
(PLEASE SIGN & PRINT)

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE MAYOR  
AND CITY COUNCIL OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS ON THIS  
DAY OF \_\_\_\_\_, 2021.

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

ATTEST:

JOHN HARRIS  
MAYOR  
(PLEASE SIGN AND PRINT)

RUTH SCOTT  
EXECUTIVE ASSISTANT  
(PLEASE SIGN AND PRINT)

STATE OF ILLINOIS  
COUNTY OF DEKALB

I, DOUGLAS J. JOHNSON, COUNTY CLERK IN AND FOR DEKALB COUNTY, IN THE  
STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND  
HAVE FOUND NO DELINQUENT GENERAL TAXES, AND UNPAID CURRENT GENERAL TAXES,  
NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS  
AGAINST THE TRACT OF LAND DESCRIBED AND PLATED HEREON THIS  
DAY OF \_\_\_\_\_, 2021.

DOUGLAS J. JOHNSON  
COUNTY CLERK

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB  
COUNTY, ADDRESS AS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND RECORDED IN PLAT CABINET \_\_\_\_\_ AT SLIDE  
NO \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_

DOUGLAS J. JOHNSON  
DEKALB COUNTY RECORDER

CERTIFICATE OF CITY PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE  
PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, DEKALB COUNTY,  
ILLINOIS,

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

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

MAX HATFIELD  
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION  
(PLEASE SIGN & PRINT)

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, DEKALB COUNTY, ILLINOIS.

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS IS TO CERTIFY THAT CST ACQUISITION CORP. IS THE OWNER OF PROPERTY  
DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME  
TO BE SURVEYED AND SUBDIVIDED AS INDICATED ON THE ATTACHED PLAT FOR THE  
USE AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND  
ADOPT THE SAME UNDER THE STYLE AND TITLE OF "CST SUBDIVISION" IN THE CITY OF  
DEKALB, DEKALB COUNTY, ILLINOIS, AND FURTHER CERTIFY THAT TO THE BEST OF OUR  
KNOWLEDGE AND BELIEF, ALL LOTS SHOWN HEREON ARE WITHIN DEKALB COMMUNITY  
URB DISTRICT NO. 428.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

MANAGHAN  
CST ACQUISITION CORP.  
501 E. TOWNS STREET, SUITE 200  
KANSAS CITY, MO 64113

STATE OF ILLINOIS  
COUNTY OF DEKALB

I, IRL UNDERWOOD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
ATTEST, DO HEREBY CERTIFY THAT JOHN MANAGHAN, MANAGER FOR PING DEVELOPMENT  
LLC, PERSONALLY KNOWN TO BE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE  
FOREGOING INSTRUMENT, AS SAID MANAGHAN, APPROVED BEFORE ME THIS DAY, IN  
PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS  
HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID  
CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2021.

NOTARY PUBLIC

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS IS TO CERTIFY THAT LESLIE ANNAN (KODS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3811) HAS  
SURVEYED AND SUBDIVIDED THAT PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 40 NORTH,  
RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING  
AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID  
SECTION 34, THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID  
NORTHEAST QUARTER, A DISTANCE OF 484.00 FEET (483.00 FEET DERIVED TO THE SOUTH LINE OF A  
PUBLIC ROAD DESIGNATED INTERSTATE ROUTE 88 EAST-WEST TOLLWAY, THENCE NORTH 82 DEGREES 11  
MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 80.18 FEET (79.8  
FEET DERIVED) TO THE WESTERLY HIGH OF WAY LINE OF A PUBLIC ROAD DESIGNATED ILLINOIS ROUTE  
23, THENCE CONTINUING NORTH 82 DEGREES 11 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY  
RIGHT OF WAY LINE, A DISTANCE OF 1514.15 FEET TO A POINT (POINT 1) 500.00 FEET WESTERLY OF AND  
PERPENDICULAR TO THE WESTERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 23, THENCE SOUTH 0  
DEGREES 00 MINUTES 19 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, A  
DISTANCE OF 481.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 02  
MINUTES 18 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 483.00 FEET TO THE  
WESTERLY RIGHT OF LINE OF A PUBLIC ROAD DESIGNATED HANNSBORNE DRIVE, THENCE NORTH 80  
DEGREES 57 MINUTES 41 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE 11  
FEET TO THE BEGINNING OF A CURVE, THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT  
OF WAY LINE, SAID LINE BEING CURVED TO THE LEFT, HAVING A RADIUS OF 277.40 FEET, A CENTRAL  
ANGLE OF 66 DEGREES 06 MINUTES 00 SECONDS, A CHORD BEARING 14 NORTH 56 DEGREES 5  
MINUTES 41 SECONDS EAST, AND AN ARC DISTANCE OF 119.44 FEET TO A POINT OF TANGENCY, THENCE  
NORTH 23 DEGREES 57 MINUTES 41 SECONDS EAST ALONG SAID TANGENT NORTHERLY RIGHT OF WAY  
LINE, A DISTANCE OF 82.34 FEET TO THE BEGINNING OF A CURVE, THENCE NORTHWESTERLY ALONG SAID  
NORTHERLY RIGHT OF WAY LINE, SAID LINE BEING CURVED TO THE RIGHT, HAVING A RADIUS OF 177.40  
FEET, AN ARC DISTANCE OF 170.14 FEET, THENCE NORTHWESTERLY, RADIAL TO SAID CURVED RIGHT OF  
WAY LINE, 48.14 FEET, THENCE WESTERLY, AT AN ANGLE OF 150°21'48" MEASURED CLOCKWISE FROM  
SAID RADIAL LINE, 440.00 FEET, THENCE NORTHWESTERLY, AT AN ANGLE OF 150°21'48" MEASURED  
COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 657.00 FEET, THENCE WESTERLY, AT AN ANGLE  
OF 150°21'48" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 193.00 FEET TO THE POINT  
OF BEGINNING, ALL SITUATED IN THE CITY OF DEKALB, IN DEKALB COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID  
SUBDIVISION. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF SAID PROPERTY IS LOCATED WITHIN  
THE CORPORATE LIMITS OF THE CITY OF DEKALB, WHICH IS EXERCISING THE "UTERIOR POWERS" IN A CITY  
PLAN. THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE "X", AREA DESIGNATED TO BE OUTSIDE THE  
500-YEAR FLOOD PLAIN, AS SET FORTH BY THE F.F.R.M. 703702241, HAVING AN EFFECTIVE DATE OF  
JANUARY 2ND, 2009.

DATED AT DEKALB, ILLINOIS THIS 01TH DAY OF SEPTEMBER, 2021

LESLIE ANNAN (KODS)  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3811  
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2022

INGRESS/EGRESS/EASEMENT PROVISIONS

A PERMANENT EASEMENT IS HEREBY GRANTED TO CST INDUSTRIES INC., THEIR SUCCESSORS AND  
ASSIGNS AND THE OWNERS OF LOT 1 AND LOT 2 SHOWN HEREON FOR THE RIGHT TO ACCESS THESE  
PROPERTIES THROUGH THE AREA DESIGNATED AS "INGRESS AND EGRESS EASEMENT". THE ACCESS  
SHALL REMAIN FREE AND CLEAR OF OBSTRUCTIONS AND MAINTENANCE COSTS SHALL BE SHARED.

DETENTION POND MAINTENANCE EASEMENT PROVISIONS

A PERMANENT EASEMENT IS HEREBY GRANTED TO CST INDUSTRIES INC., THEIR SUCCESSORS AND  
ASSIGNS AND THE OWNERS OF LOT 1 AND LOT 2 SHOWN HEREON FOR THE RIGHT TO USE, MAINTAIN,  
AND OPERATE WATER PUMP-OUT ON THESE PROPERTIES THROUGH THE AREA DESIGNATED AS LOT 3  
"DETENTION POND MAINTENANCE EASEMENT".

PRIVATE EASEMENT PROVISIONS

A PRIVATE EASEMENT IS HEREBY GRANTED TO CST INDUSTRIES INC., THEIR SUCCESSORS AND ASSIGNS  
WITHIN THE AREA DESIGNATED AS "PRIVATE EASEMENT" TO INSTALL, CONSTRUCT, MAINTAIN, OPERATE,  
MAINTAIN AND RECONSTRUCT SANITARY SEWERS AND THEIR APPURTENANCES, NO PERMANENT BUILDINGS  
OR TREES SHALL BE PLACED ON SAID EASEMENT, HOWEVER THE SAME MAY BE USED FOR LANDSCAPING  
PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID RIGHT, HEREBY GRANTED.

PRIVATE EASEMENT PROVISIONS

A PRIVATE EASEMENT IS HEREBY GRANTED TO CST INDUSTRIES INC., THEIR SUCCESSORS AND ASSIGNS  
WITHIN THE AREA DESIGNATED AS "PRIVATE EASEMENT" TO INSTALL, CONSTRUCT, MAINTAIN, OPERATE,  
MAINTAIN AND RECONSTRUCT WATER SEWERS AND THEIR APPURTENANCES, NO PERMANENT BUILDINGS OR  
TREES SHALL BE PLACED ON SAID EASEMENT, HOWEVER THE SAME MAY BE USED FOR LANDSCAPING  
PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID RIGHTS HEREBY GRANTED.

AREA SUMMARY

LOT 1	2.85 ACRES
LOT 2	9.07 ACRES
LOT 3	1.35 ACRES
TOTAL	13.27 ACRES



SCALE



2021012050

DOUGLAS J. JOHNSON  
RECORDER - DEKALB COUNTY, IL

RECORDED: 9/16/2021 09:49 AM  
REC FEE: 75.00

STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS  
CITY OF DEKALB )

PAGES: 5

POOR ORIGINAL OR CONTAINS COLORED INK  
RECORDER NOT RESPONSIBLE  
FOR REPRODUCTION

**CERTIFICATION**

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

**ORDINANCE 2021-039**

**APPROVING THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION  
FOR CST SUBDIVISION ALONG HARVESTORE DRIVE, DEKALB,  
ILLINOIS (CST INDUSTRIES, INC.).**

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, on the 13<sup>th</sup> day of September 2021.

**WITNESS** my hand and the official seal of said City this 15<sup>th</sup> day of September 2021.

**RUTH A. SCOTT**, Executive Assistant



**Prepared by and Return to:**

City of DeKalb  
City Manager's Office  
Attention: Ruth A. Scott  
164 E. Lincoln Highway  
DeKalb, Illinois 60115

**JADE Hanna Surveyors**

155 N. 3<sup>rd</sup> St. DeKalb, IL 60115  
Phone: 815-756-2189 Fax: 815-748-2532  
Email: [info@hannasurveyors.com](mailto:info@hannasurveyors.com)

**"KEEP IN FILE"**

*2021012657  
Plat Cabinet 11  
Slide 25-C*

DeKalb County Recorder  
110 E Sycamore Rd  
Sycamore, IL 60178

I, Leslie Aaron Doogs, Illinois Professional Land Surveyor No. 3833 and owner of JADE Hanna Surveyors, provider of the Plat of Subdivision for "CST Subdivision", hereby authorize Jeff Mueller, whose address is S107W34850 South Shore Drive, Mukwonago, WI., to present the above plats for recording.

Witness my hand and seal at DeKalb, IL., this 24<sup>th</sup> day of September, 2021.

*Leslie A. Doogs*  
\_\_\_\_\_  
Leslie Aaron Doogs  
Illinois Professional Land Surveyor No. 3833



FINAL PLAT OF  
**CST SUBDIVISION**

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4, EAST 10TH PRINCIPAL MERIDIAN, TEXAS COUNTY, ILLINOIS

ROUTE 55 EAST-WEST TOLLWAY

PART OF THE EAST HALF OF SECTION 34-40-4

"10" INDUSTRIES NO. 1"  
 "TURNKEY USE ACQUISITIONS 108P"  
 19-24-25-26-28

"ACOB C. ANDER"  
 18-24-25-26-28

ROUTE 23

"KONNER INDUSTRIAL SUBDIVISION"  
 "TEXAS PLAS"  
 28-24-25-26-28

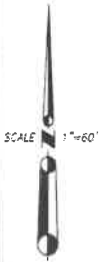
LOT 1

LOT 2

"H" HEAVY INDUSTRIAL

LOT 3

- LEGEND
- Boundary of property surveyed
  - Found iron pipe
  - Set iron pipe
  - Right of way marker
  - P.O.C. Point of commencement
  - P.O.B. Point of beginning
  - B.L. Building line



THE 101 INDUSTRIES, INC.  
 15973

HARVESTORE DRIVE

SHEET 1 OF 1

2021012657

11/25-c

JADE Hanna Surveyors  
 155 N 3rd Street  
 Detroit, IL 60115  
 (815) 756-2189  
 info@hannasurveyors.com  
 License No. 194005922

STATE OF ILLINOIS  
COUNTY OF DEKALB

ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING STREETS, SIDEWALKS, SANITARY SEWERS, STORM SEWERS, WATERMANS, AND SEWAGE STRUCTURES HAVE BEEN BUILT, AS REQUIRED, OR HAVE BEEN PROVIDED FOR BY BOND CONTRACT OR IRREVOCABLE LETTER OF CREDIT TO MY APPROVAL.

APPROVED THIS 24 DAY OF September, 2021



BY: Zachary Gill  
ZACHARY GILL  
CITY ENGINEER  
(PLEASE SIGN & PRINT)

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS ON THIS 18th DAY OF September, 2021.



BY: Cohen Barnes  
COHEN BARNES  
MAYOR  
(PLEASE SIGN AND PRINT)

BY: Ruth A. Scott  
RUTH SCOTT  
EXECUTIVE ASSISTANT  
(PLEASE SIGN AND PRINT)

STATE OF ILLINOIS  
COUNTY OF DEKALB

I, DOUGLAS J. JOHNSON, COUNTY CLERK IN AND FOR DEKALB COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND HAVE FOUND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREIN THIS 24th DAY OF September, 2021.

BY: Douglas J. Johnson  
DOUGLAS J. JOHNSON  
COUNTY CLERK

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS ON THIS 28th DAY OF September, 2021, AT 10:46 O'CLOCK A.M. AND DESCRIBED AS PLAT CABINET 11, AT NO. 25-C, AS DOCUMENT NO. 2021012657.

BY: Douglas J. Johnson  
DOUGLAS J. JOHNSON  
DEKALB COUNTY RECORDER

CERTIFICATE OF CITY PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS,

ON THIS 24th DAY OF September, 2021.

BY: Max Maxwell  
MAX MAXWELL  
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION  
(PLEASE SIGN & PRINT)

2021012657

DOUGLAS J. JOHNSON  
RECORDER - DEKALB COUNTY, ILL.  
REC. FEE: \$20.00 | 16.00 A.M.  
REC. FEE: \$10.00 | 9.00 A.M.

PAGES: 3

"KEEP IN FILE"

Plat Cabinet 11  
Slide # 25-C

FOR: CST INDUSTRIES, INC.  
JOB NO. 15973

# FINAL PLAT OF CST SUBDIVISION

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS IS TO CERTIFY THAT CST INDUSTRIES INC., FORMERLY KNOWN AS CST ACQUISITION CORP., IS THE OWNER OF PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED ON THE ATTACHED PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE OF "CST SUBDIVISION" IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, AND FURTHER CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL LOTS SHOWN HEREON LIE WITHIN DEKALB COMMUNITY UNIT DISTRICT NO. 425 (School).

DATED THIS 24th DAY OF September, 2021.

BY: Leo Muller  
LEO MULLER, PRESIDENT AND CEO  
CST INDUSTRIES INC.  
CST ACQUISITION CORP.  
1400 STREET, SUITE 300  
DEKALB, ILL. 60151

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT JEFF MILLER, PRESIDENT AND CEO OF CST INDUSTRIES INC., FORMERLY KNOWN AS CST ACQUISITION CORP., PERSONALLY KNOWN TO ME, BEING THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SAID PRESIDENT AND CEO, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESSE UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF September, 2021.

BY: Jeff Miller  
JEFF MILLER  
CST INDUSTRIES INC.  
1400 STREET, SUITE 300  
DEKALB, ILL. 60151

PART OF PLOINS 08-34-27E-008  
08-34-451-010  
08-34-251-005

STATE OF ILLINOIS  
COUNTY OF DEKALB

THIS IS TO CERTIFY THAT I, LESLIE ARNOLD DOUGS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1833 HAVE SURVEYED AND SUBDIVIDED THAT PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 404.80 FEET (403.80 FEET DECEDED) TO THE SOUTH LINE OF A PUBLIC ROAD DESIGNATED INTERSTATE ROUTE 88 EAST-WEST TOLLWAY; THENCE NORTH 82 DEGREES 11 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 60.18 FEET (59.3 FEET DECEDED) TO THE WESTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED ILLINOIS ROUTE 23; THENCE CONTINUING NORTH 82 DEGREES 11 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1514.15 FEET TO A POINT LYING 1500.00 FEET WESTERLY OF AND PERPENDICULAR TO THE WESTERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 23; THENCE SOUTH 0 DEGREES 00 MINUTES 19 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 868.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 640.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED HANFORD DRIVE; THENCE NORTH 89 DEGREES 37 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 881.84 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, SAID LINE BEING CURVED TO THE LEFT, HAVING A RADIUS OF 277.49 FEET, A CENTRAL ANGLE OF 44 DEGREES 03 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 58 DEGREES 57 MINUTES 41 SECONDS EAST, AND AN ARC DISTANCE OF 319.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 23 DEGREES 57 MINUTES 41 SECONDS EAST ALONG SAID TANGENT NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 62.14 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID LINE BEING CURVED TO THE RIGHT, HAVING A RADIUS OF 175.49 FEET, A CENTRAL ANGLE OF 45 DEGREES 14 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 18 DEGREES 51 MINUTES 41 SECONDS WEST, AT AN ANGLE OF 128°21'46" MEASURED CLOCKWISE FROM SAID SACRAL LINE, 440.00 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 158°13'48" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 657.00 FEET; THENCE WESTERLY, AT AN ANGLE OF 183°13'48" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 193.00 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE CITY OF DEKALB, IN DEKALB COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION, ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF, SAID PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DEKALB, WHICH IS EXERCISING THE SPECIAL POWERS OF A CITY PLAN THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SET FORTH BY THE F.I.R.M. 1703700244E, HAVING AN EFFECTIVE DATE OF JANUARY 2ND, 2009.

DATED AT DEKALB, ILLINOIS THIS 24TH DAY OF SEPTEMBER, 2021.

BY: L. A. Doug  
LESLIE ARNOLD DOUGS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1833  
EXPIRES: NOVEMBER 30TH, 2022



### ACCESS/EGRESS EASEMENT PROVISIONS

PERMANENT EASEMENT IS HEREBY GRANTED TO CST INDUSTRIES INC., THEIR SUCCESSORS AND ASSIGNS AND THE OWNERS OF LOT 1 AND LOT 2 SHOWN HEREON FOR THE RIGHT TO ACCESS THESE PROPERTIES THROUGH THE AREA DESIGNATED AS "SO" ACCESS AND EGRESS EASEMENT; THE ACCESS SHALL REMAIN FREE AND CLEAR OF OBSTRUCTIONS AND MAINTENANCE COSTS SHALL BE SHARED.

### DETENTION POND MAINTENANCE EASEMENT PROVISIONS

A PERMANENT EASEMENT IS HEREBY GRANTED TO CST INDUSTRIES INC., THEIR SUCCESSORS AND ASSIGNS AND THE OWNERS OF LOT 1 AND LOT 2 SHOWN HEREON FOR THE RIGHT TO USE, MAINTAIN, AND DRAIN WATER RUNOFF ON THESE PROPERTIES THROUGH THE AREA DESIGNATED AS LOT 3 "DETENTION POND MAINTENANCE EASEMENT".

### PRIVATE EASEMENT PROVISIONS

A PRIVATE EASEMENT IS HEREBY GRANTED TO CST INDUSTRIES INC., THEIR SUCCESSORS AND ASSIGNS WITHIN THE AREA DESIGNATED AS "15" PRIVATE EASEMENT TO INSTALL, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND RECONSTRUCT SANITARY SEWERS AND THEIR APPURTENANCES; NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, HOWEVER THE SAME MAY BE USED FOR LANDSCAPING PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID RIGHTS HEREBY GRANTED.

### PRIVATE EASEMENT PROVISIONS

A PRIVATE EASEMENT IS HEREBY GRANTED TO CST INDUSTRIES INC., THEIR SUCCESSORS AND ASSIGNS WITHIN THE AREA DESIGNATED AS "10" PRIVATE EASEMENT TO INSTALL, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND RECONSTRUCT WATER SERVICE AND THEIR APPURTENANCES; NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, HOWEVER THE SAME MAY BE USED FOR LANDSCAPING PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID RIGHTS HEREBY GRANTED.

### AREA SUMMARY

LOT 1: 2.95 ACRES  
LOT 2: 9.07 ACRES  
LOT 3: 1.35 ACRES  
TOTAL: 13.27 ACRES

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SHEET 2 OF 2

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