

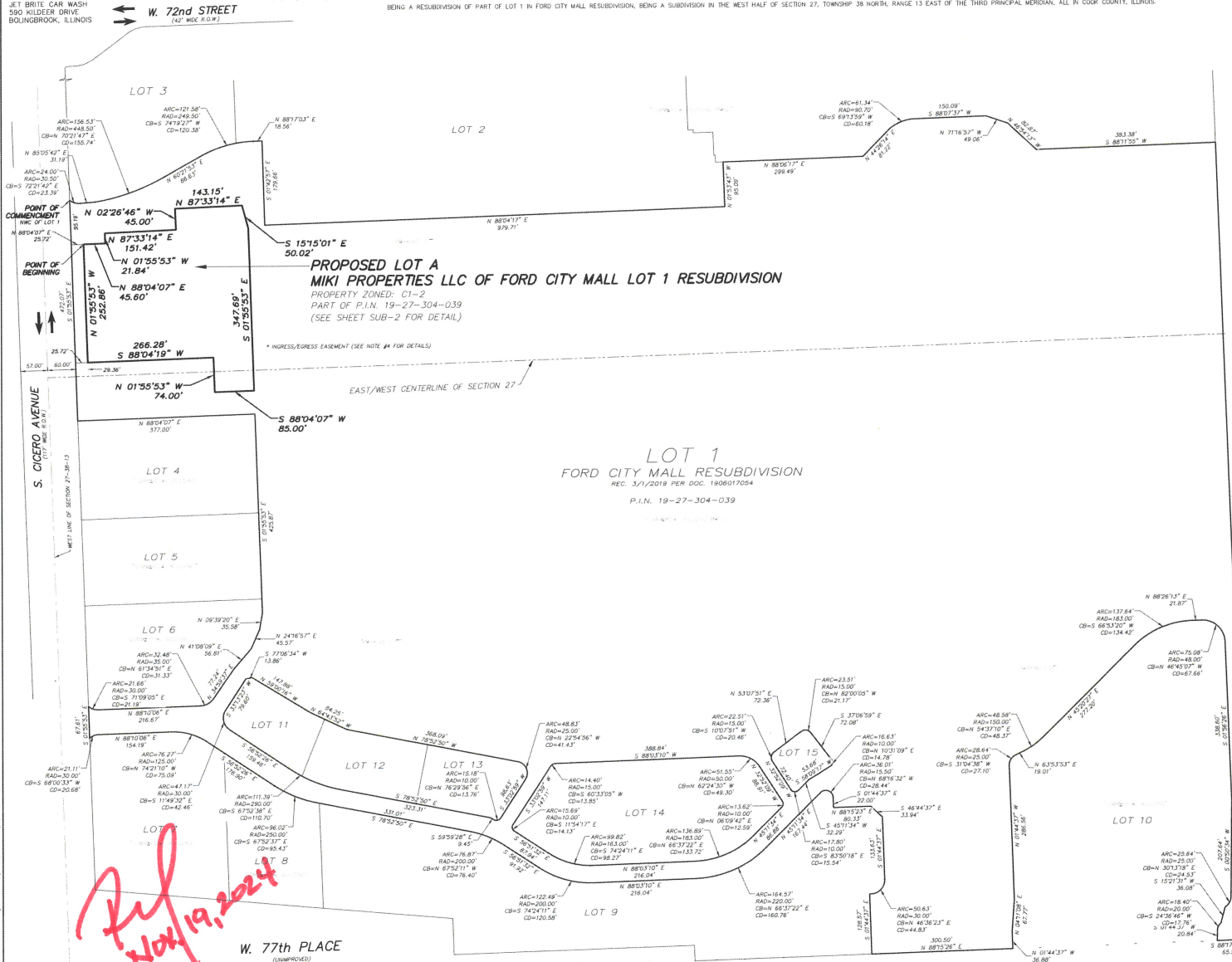
PREPARED FOR:
JET BRITE CAR WASH
580 KILDEER DRIVE
BOLINGBROOK, ILLINOIS

MAIL TO:
JET BRITE CAR WASH
580 KILDEER DRIVE
BOLINGBROOK, ILLINOIS

EXHIBIT "A" PLAT OF RESUBDIVISION MIKI PROPERTIES LLC OF FORD CITY MALL LOT 1 RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT 1 IN FORD CITY MALL RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

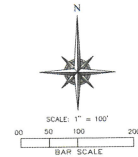
AFFECTED PINS:
PART OF P.I.N. #19-27-304-039
7437-7509 S. CICERO AVENUE



LEGEND

- PROPERTY LINE
- PROPOSED LOT LINES
- UNDERLYING PROPERTY LINE
- MEASURED / (RECORD) DIMENSIONS
- SET CONC. MONUMENT / IRON PIPE
- EASEMENT (HEREBY GRANTED)
- EXISTING EASEMENTS TO REMAIN
- EXISTING CURB & GUTTER
- TRAFFIC FLOW DIRECTION

- NOTES:
1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
 2. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.
 3. FIELD WORK COMPLETED DECEMBER 12th, 2022
 4. A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOT A IN MIKI PROPERTIES LLC OF FORD CITY MALL LOT 1 RESUBDIVISION FOR PEDESTRIAN AND VEHICULAR TRAFFIC FOR THE PURPOSE OF INGRESS AND EGRESS, AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 29, 2019, AS DOCUMENT 1930225014, OVER THE "ACCESS ROADS" AS THEY ARE LOCATED OR RELOCATED ON THE FOLLOWING DESCRIBED LAND: LOTS 1 (EXCEPT THAT PART DESCRIBED IN PARCEL 1), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15 IN FORD CITY MALL RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 2019 AS DOCUMENT NO. 1906017054, IN COOK COUNTY, ILLINOIS.
 5. PROPERTY IS ZONED: C1-2 NEIGHBORHOOD COMMERCIAL DISTRICT. LAND USE IS "COMMERCIAL"
 6. IRON PIPES ARE SET AT ALL CORNERS UNLESS OTHERWISE NOTED PER ILLINOIS STATUTES.



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Chicago, IL 60604
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www.wtgroup.com

WT Group
Surveying & Engineering

MIKI PROPERTIES LLC OF
FORD CITY MALL LOT 1 RESUBDIVISION
CHICAGO, ILLINOIS

ISSUE	
TO	DATE
CLIENT	4/10/23
CLIENT	6/12/23
CLIENT	1/21/24
CLIENT	5/1/24
CLIENT	11/6/24
CLIENT	11/18/24
CLIENT	11/19/24

CHECK/FM
DRAWN: MWO
JOB: 02300026

SUB-1
SHEET 1 OF 3
PLAT OF RESUBDIVISION

CDOT #27-18-24-4076

EXISTING LOT 1 OVERVIEW

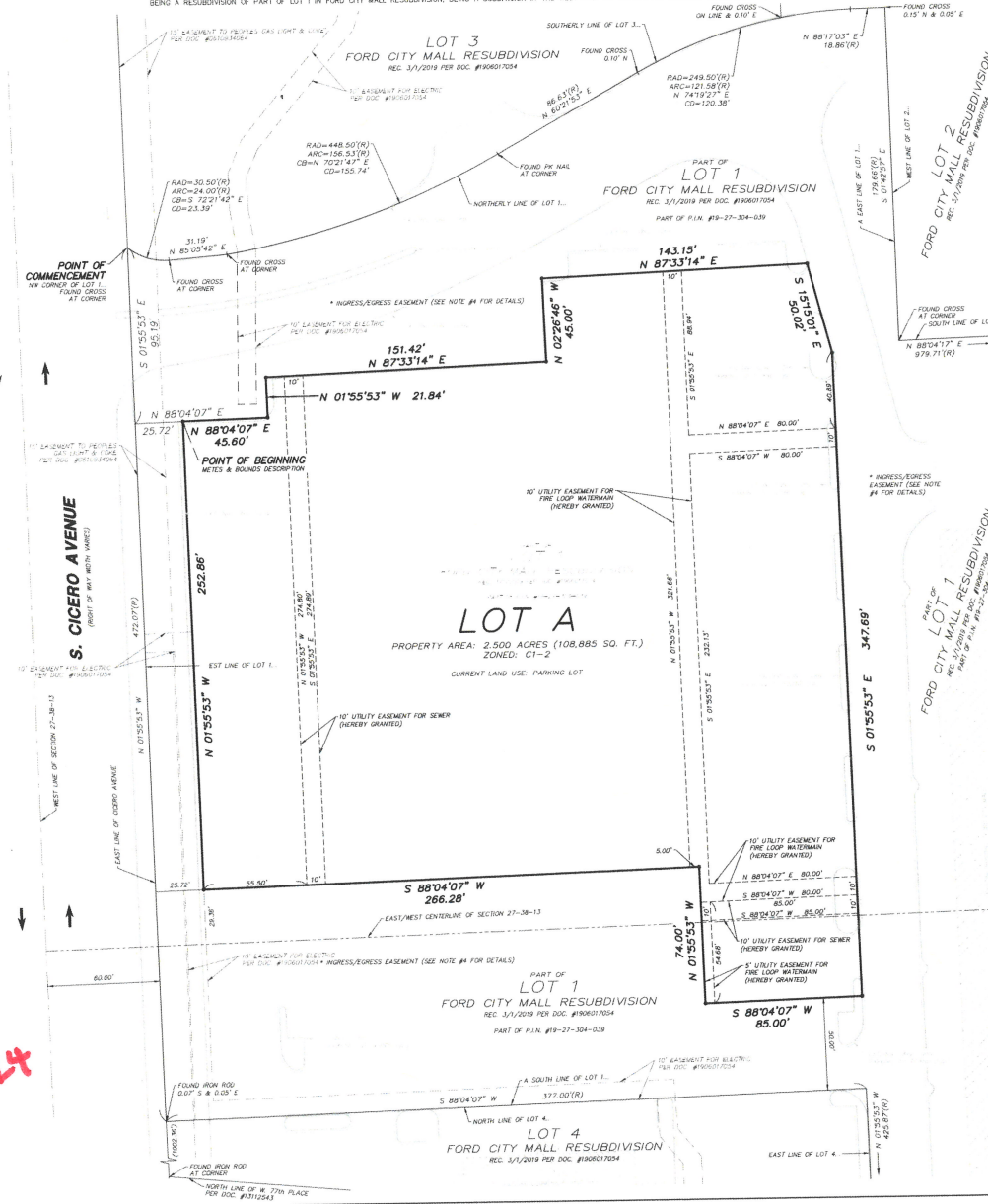
Red handwritten signature and date:
Nov 19, 2024

PREPARED FOR:
JET BRITZ CAR WASH
590 KILDEER DRIVE
BOLINGBROOK, ILLINOIS

MAIL TO:
JET BRITZ CAR WASH
590 KILDEER DRIVE
BOLINGBROOK, ILLINOIS

EXHIBIT "A" PLAT OF RESUBDIVISION MIKI PROPERTIES LLC OF FORD CITY MALL LOT 1 RESUBDIVISION

AFFECTED PINS:
PART OF P.I.N. #19-27-304-039
7437-7509 S. CIGERO AVENUE



Ref
Nov. 19, 2024

CDOT #27-18-24-4076

SUBDIVISION DETAIL

WT GROUP
Engineering & Planning, Inc. and Subsidiaries
2000 Prairie Avenue, Suite 100, Chicago, IL 60604
P: 773.291.8333 F: 773.291.8344
E: info@wtgroup.com W: www.wtgroup.com

MIKI PROPERTIES LLC OF
FORD CITY MALL LOT 1 RESUBDIVISION
CHICAGO, ILLINOIS

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

ISSUE

TO	DATE
CLIENT	4/1/2023
CLIENT	6/1/2023
CLIENT	10/1/2024
CLIENT	5/1/24
CLIENT	11/6/24
CLIENT	11/19/24
CLIENT	11/19/24

CHECK/FM
DRAWN: MWO
JOB: C2300028

SUB-2
SHEET 2 OF 3
PLAT OF SUBDIVISION

PREPARED FOR:
JET BRITE CAR WASH
590 KILDEER DRIVE
BOLINGBROOK, ILLINOIS

MAIL TO:
JET BRITE CAR WASH
590 KILDEER DRIVE
BOLINGBROOK, ILLINOIS

EXHIBIT "A" PLAT OF RESUBDIVISION MIKI PROPERTIES LLC OF FORD CITY MALL LOT 1 RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT 1 IN FORD CITY MALL RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

AFFECTED PINS:
PART OF P.I.N. #19-27-304-039
7437-7509 S. CICERO AVENUE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT
FORD CITY CH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 40% INTEREST;

IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUB OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THIS IS ALSO TO CERTIFY THAT THE SUBDIVISION FALLS WITHIN ELEMENTARY SCHOOL DISTRICT 299, HIGH SCHOOL DISTRICT 299, JUNIOR COLLEGE DISTRICT 508.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____

PRINTED NAME: _____

ADDRESS: _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____ A.D. _____.

NOTARY PUBLIC SIGNATURE _____

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH
SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE
FOR COLLECTION AND DIVERSION OF SUB SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND
THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY
CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ 20____ A.D. _____

OWNER(S) OR DULY AUTHORIZED ATTORNEY _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT
FORD CITY REALTY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 55% INTEREST;

IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUB OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THIS IS ALSO TO CERTIFY THAT THE SUBDIVISION FALLS WITHIN ELEMENTARY SCHOOL DISTRICT 299, HIGH SCHOOL DISTRICT 299, JUNIOR COLLEGE DISTRICT 508.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____

PRINTED NAME: _____

ADDRESS: _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____ A.D. _____.

NOTARY PUBLIC SIGNATURE _____

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH
SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE
FOR COLLECTION AND DIVERSION OF SUB SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND
THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY
CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ 20____ A.D. _____

OWNER(S) OR DULY AUTHORIZED ATTORNEY _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT
FORD CITY NASSIM LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 5% INTEREST.

IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUB OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THIS IS ALSO TO CERTIFY THAT THE SUBDIVISION FALLS WITHIN ELEMENTARY SCHOOL DISTRICT 299, HIGH SCHOOL DISTRICT 299, JUNIOR COLLEGE DISTRICT 508.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____

PRINTED NAME: _____

ADDRESS: _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

NOTARY CERTIFICATE

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____ A.D. _____.

NOTARY PUBLIC SIGNATURE _____

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH
SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR
COLLECTION AND DIVERSION OF SUB SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT
SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE
DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ 20____ A.D. _____

OWNER(S) OR DULY AUTHORIZED ATTORNEY _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

SURVEYOR CERTIFICATION

I, FRANK J. MATIĆ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT, UNDER THE DIRECTION OF THE OWNER
THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING:

LEGAL DESCRIPTION:

THAT PART OF LOT 1 IN FORD CITY MALL RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 2019 AS DOCUMENT NO. 1906017054, DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 ALSO BEING A POINT ON THE EAST LINE OF S. CICERO AVENUE; THENCE SOUTH 01
DEGREES 55 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 35.10 FEET; THENCE NORTH 88 DEGREES 04
MINUTES 07 SECONDS EAST, 25.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 04 MINUTES 07 SECONDS EAST, 45.60 FEET;
THENCE NORTH 01 DEGREES 55 MINUTES 53 SECONDS WEST, 21.84 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 14 SECONDS EAST, 151.42 FEET;
THENCE NORTH 02 DEGREES 26 MINUTES 46 SECONDS WEST, 45.00 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 14 SECONDS EAST, 143.15 FEET;
THENCE SOUTH 15 DEGREES 15 MINUTES 01 SECONDS EAST, 50.02 FEET; THENCE SOUTH 01 DEGREES 55 MINUTES 53 SECONDS EAST, 347.69 FEET;
THENCE SOUTH 88 DEGREES 04 MINUTES 07 SECONDS WEST, 85.00 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 53 SECONDS WEST, 74.00 FEET;
THENCE SOUTH 88 DEGREES 04 MINUTES 07 SECONDS WEST, 266.28 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 53 SECONDS WEST, 252.80 FEET
TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. SAID ABOVE DESCRIBED PARCEL CONTAINS 108,885 SQUARE FEET OR 2,500 ACRES,
MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOT 1 IN MIKI PROPERTIES LLC OF FORD CITY MALL LOT 1 RESUBDIVISION FOR
PEDESTRIAN AND VEHICULAR TRAFFIC FOR THE PURPOSE OF INGRESS AND EGRESS, AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 29, 2019, AS DOCUMENT 1830225014, OVER THE "ACCESS ROADS" AS THEY ARE LOCATED OR
RELOCATED ON THE FOLLOWING DESCRIBED LAND: LOTS 11 (EXCEPT THAT PART DESCRIBED IN PARCEL 1), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
AND 15 IN FORD CITY MALL RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 2019 AS DOCUMENT NO. 1906017054, IN COOK COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS USED AS BEING IN A ZONE "X", DESCRIBED AS "AREAS OF
MINIMAL FLOODING" PER F.E.M.A. PANEL NO. 17031005154 DATED AUGUST 19, 2008.

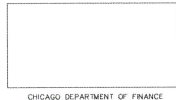
ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AT 65 DEGREES FAHRENHEIT.
9/16-INCH-30-INCH IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

I HEREBY GRANT PERMISSION TO THE OWNER OR THEIR REPRESENTATIVE TO FILE THIS PLAT OF SUBDIVISION WITH THE COOK COUNTY CLERK'S OFFICE.
THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF
SUBDIVISION.

DATED AT HOFFMAN ESTATES, ILLINOIS THIS 19th DAY OF NOVEMBER, 2024 A.D.

Frank J. Matić
FRANK J. MATIĆ - PLS #035-002556 EXPIRES 11/30/2026
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007670-1015 EXPIRES 4/30/2025



Ref
Nov. 19, 2024

CDOT #27-18-24-4076

WT GROUP
Engineering with Precision, Passion and Purpose
1000 W. Lake Street, Suite 100
Chicago, IL 60606
Tel: 312.224.0100 Fax: 312.224.0101
www.wtgroup.com

WT Group
Engineering • Design • Construction

**MIKI PROPERTIES LLC OF
FORD CITY MALL LOT 1 RESUBDIVISION
CHICAGO, ILLINOIS**

ISSUE	
TO	DATE
CLIENT	4/19/23
CLIENT	6/12/23
CLIENT	1/31/24
CLIENT	3/1/24
CLIENT	11/8/24
CLIENT	11/19/24
CLIENT	11/19/24

SUB-3
SHEET 3 OF 3
PLAT OF SUBDIVISION