

BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 32 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

Sheet No.
1 OF 4

BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 32 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
1009 FIFTH AVENUE
NEW YORK, N.Y.

FINAL PLAT OF PROJECT HEARTLAND

BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 32 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

MATCH-LINE SHEET 2

PT. PARCEL 1
N. 1/2 OF THE SW. 1/4 SEC. 15
09-15-300-001

LOT 2
277.198 ACRES
12,074,747 SQ. FT.

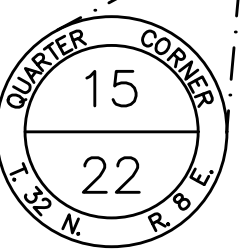
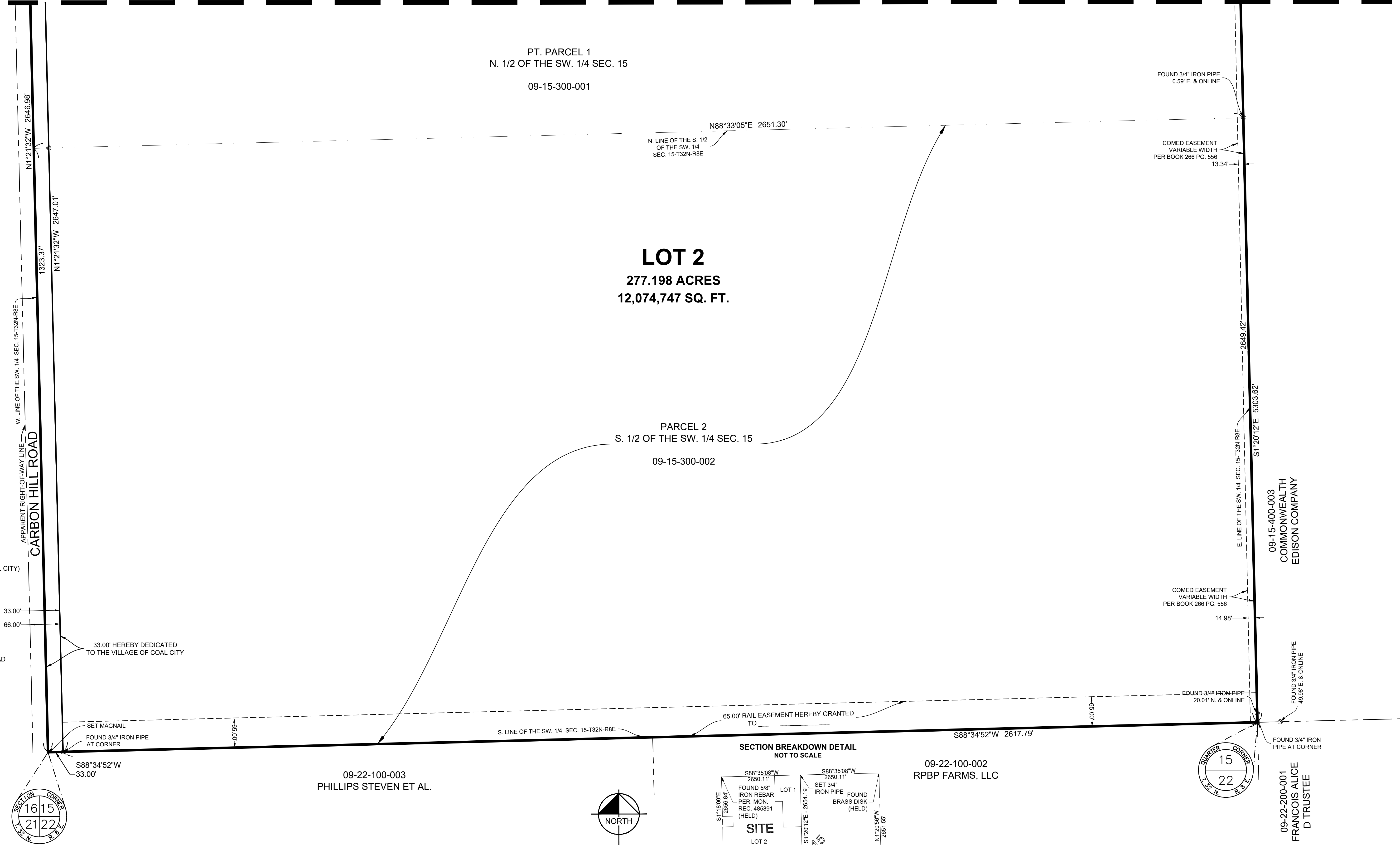
PARCEL 2
S. 1/2 OF THE SW. 1/4 SEC. 15
09-15-300-002

TAX PINS:
09-15-100-001
09-15-100-003
09-15-100-008
09-15-100-009
09-15-300-001
09-15-300-002

SURVEY PREPARED FOR:
ALIGNED DATA CENTERS (COAL CITY)
PROPCO, LLC C/O
ALIGNED DATA CENTERS
2800 SUMMIT AVENUE
PLANO, TX 75074

SITE ADDRESS:
VACANT LOT CARBON HILL ROAD
BRACEVILLE, IL 60407

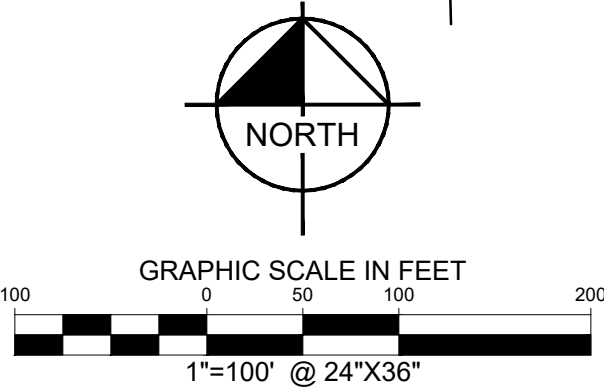
2410 S CARBON HILL RD,
BRACEVILLE, IL 60407



AREA SUMMARY

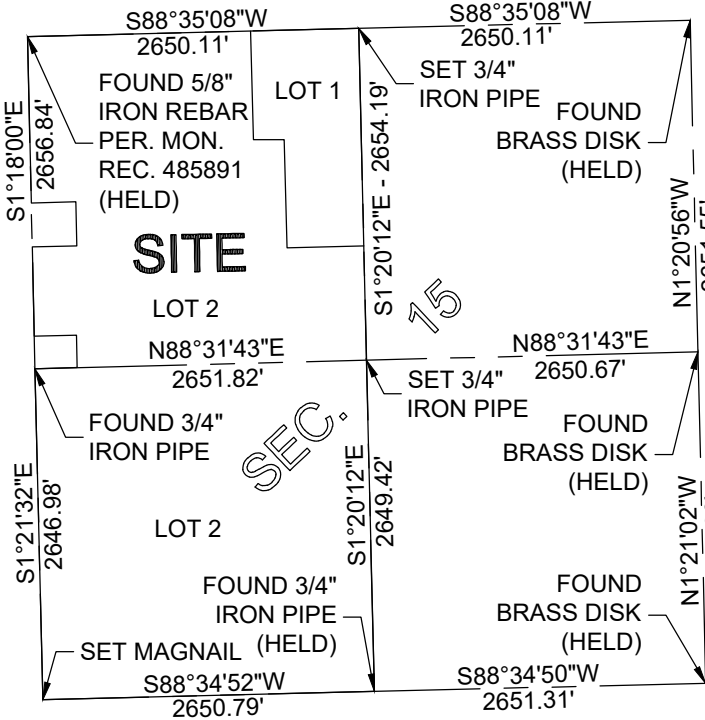
LOT 1:	1,300,173 SQ.FT.	29.848 AC.
LOT 2:	12,074,747 SQ.FT.	277.198 AC.
HEREBY DEDICATED TO THE VILLAGE OF COAL CITY	429,355 SQ.FT.	9.856 AC.
TOTAL AREA:	13,804,275 SQ.FT.	316.902 AC.

LINE TYPE LEGEND	
	SUBDIVISION OUTLINE
	LOT OUTLINE
	ADJACENT / RIGHT-OF-WAY LINE
	EASEMENT LINE
	FLOOD PLAIN ZONE "X-SHADED"
	FLOODPLAIN ZONE "AE"
	TAX PIN LOT OUTLINE



BASIS OF BEARINGS
NORTH AMERICAN DATUM OF 1983 (2011)
ILLINOIS STATE PLANE EAST ZONE (1201)

SECTION BREAKDOWN DETAIL
NOT TO SCALE



09-22-100-002
RPBP FARMS, LLC

No.	DATE	REVISION DESCRIPTION
2	7/22/26	ADDED RAIL EASEMENT
1	06/08/26	COMED COMMENTS

FINAL PLAT OF PROJECT HEARTLAND

BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 32 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

TAX PINS:
09-15-100-001
09-15-100-003
09-15-100-008
09-15-100-009
09-15-300-001
09-15-300-002

SITE ADDRESS:
VACANT LOT, CARBON HILL ROAD, BRACEVILLE, IL 60407

2410 S CARBON HILL RD, BRACEVILLE, IL 60407

SURVEY PREPARED FOR:
ALIGNED DATA CENTERS (COAL CITY) PROPCO, LLC
C/O ALIGNED DATA CENTERS
2800 SUMMIT AVENUE
PLANO, TX 75074

OWNER'S CERTIFICATE AND SCHOOL DISTRICT CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF RECORD OF THE LAND DESCRIBED ON THE PLAT HEREON DRAWN AND SHOWN HEREON AS SUBDIVIDED, AND HAS CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED, STAKED, AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY LAW.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN ON THE PLAT FOR THOROUGHFARES, STREETS AND PUBLIC SERVICES.

AND TO CERTIFY THAT AS OWNERS OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS FINAL PLAT OF PROJECT HEARTLAND, TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF COAL CITY COMMUNITY UNIT SCHOOL DISTRICT #1, IN GRUNDY COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 20__.

OWNER _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO

HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE, DID APPEAR BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED AND AFFIRMED THAT HE OR SHE HAS SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OR HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSE THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF _____, 20__.

DATED THIS ____ DAY OF _____, 20__.

SEAL

NOTARY PUBLIC

ENGINEER'S AND OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

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 THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS THE RIGHT TO USE AND THEN 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 CONSTRUCTION OF THE SUBDIVISION. IT IS ALSO CERTIFIED THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN DESIGNED IN COMPLIANCE WITH THE VILLAGE OF COAL CITY SUBDIVISION REGULATIONS WITH RESPECT TO DRAINAGE.

PROFESSIONAL ENGINEER # _____

OWNER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF GRUNDY) SS

THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF COAL CITY, COUNTY OF GRUNDY, STATE OF ILLINOIS, HEREBY CERTIFY THAT SAID BOARD HAS DULY APPROVED THE FINAL PLAT OF

PROJECT HEARTLAND, ON THE ____ DAY OF _____, 20__.

ATTEST:

VILLAGE CLERK

PRESIDENT

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF GRUNDY) SS

I, _____, COUNTY CLERK OF GRUNDY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT, KNOWN AS FINAL PLAT OF PROJECT HEARTLAND.

GIVEN UNDER MY HAND AND SEAL AT MORRIS, GRUNDY COUNTY, ILLINOIS THIS ____ DAY

OF _____, 20__.

COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENT

STATE OF ILLINOIS)
COUNTY OF GRUNDY) SS

I, _____, TREASURER OF THE VILLAGE OF COAL CITY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT, KNOWN AS FINAL PLAT OF CARBON-REED SUBDIVISION.

DATED AT COAL CITY, GRUNDY COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__.

VILLAGE TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF GRUNDY) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF COAL CITY, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ATTACHED FINAL PLAT OF PROJECT HEARTLAND, AND THE PLANS AND SPECIFICATIONS THEREOF, MEET WITH THE MINIMUM REQUIREMENTS OF THE VILLAGE OF COAL CITY ORDINANCES AND HAVE BEEN COMPLETED OR A BOND HAS BEEN PLACED ON FILE WITH THE VILLAGE CLERK TO INSURE THAT SAID IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS ON FILE WITH THE VILLAGE OF COAL CITY.

DATED THIS ____ DAY OF _____, 20__.

VILLAGE ENGINEER

COAL CITY PLANNING COMMISSION APPROVAL

STATE OF ILLINOIS)
COUNTY OF GRUNDY) SS

I, THE UNDERSIGNED, CHAIR OF THE PLANNING COMMISSION OF THE VILLAGE OF COAL CITY, COUNTY OF GRUNDY, AND STATE OF ILLINOIS, HEREBY CERTIFY THAT SAID COMMISSION HAS DULY APPROVED THE FINAL PLAT OF PROJECT HEARTLAND, ATTACHED HERETO, ON THE

____ DAY OF _____, 20__.

ATTEST:

SECRETARY

CHAIRMAN

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF COAL CITY, ILLINOIS, TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2026. SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS ____ DAY OF _____, 2026.

BRADLEY A. STROHL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026
DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2027



VILLAGE CLERK'S CERTIFICATE: SITE DONATION AND IMPACT FEE

STATE OF ILLINOIS)
COUNTY OF GRUNDY) SS

I, _____, VILLAGE CLERK OF THE VILLAGE OF COAL CITY, ILLINOIS, DO HEREBY CERTIFY THAT THE FINAL PLAT OF PROJECT HEARTLAND WAS PRESENTED TO, AND BY RESOLUTION DULY APPROVED BY, THE VILLAGE BOARD OF SAID VILLAGE OF COAL CITY AT ITS

MEETING HELD ON _____, 20__, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

I ALSO DO HEREBY CERTIFY THAT THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE SCHOOL SITE DONATION ORDINANCE AND PARK SITE ORDINANCE IMPACT FEES, THE AMOUNTS OF WHICH ARE ON FILE IN THE VILLAGE CLERK'S OFFICE, AND WILL BE DUE AND PAYABLE BY A LOT OWNER AT THE TIME A BUILDING PERMIT IS ISSUED.

GIVEN UNDER MY HAND AND SEAL AT COAL CITY, ILLINOIS,

THIS ____ DAY OF _____, 20__.

VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003686 AND EMPLOYED BY KIMLEY-HORN, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO BE KNOWN AS FINAL PLAT OF PROJECT HEARTLAND:

PARCEL 1:

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL SITUATED IN SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

ALSO

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER, 375.00 FEET; THENCE NORTH 350.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, 375.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE, 350.00 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPTING THE FOLLOWING:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER, 975.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH, 350.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 355.01 FEET; THENCE SOUTH PARALLEL WITH THE SAID WEST LINE, 352.10 FEET, THENCE WEST 355.0 FEET TO THE POINT OF BEGINNING; ALL IN GRUNDY COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15) IN TOWNSHIP THIRTY- TWO (32) NORTH, RANGE EIGHT (8) EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 316.902 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, MEASUREMENTS SHOWN IN PARENTHESES EX.(100.00') ARE RECORD DIMENSIONS. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF COAL CITY RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

AND, I DO FURTHER CERTIFY THAT PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 17063C0145F, AND 17063C0210F FOR GRUNDY COUNTY, ILLINOIS AND INCORPORATED AREAS, BOTH DATED AUGUST 02, 2012, AND LETTER OF MAP REVISION EFFECTIVE OCTOBER 18, 2019 AS CASE NO. 18-05-6349P THIS PROPERTY IS LOCATED WITHIN ZONE AE "AREAS DETERMINED TO BE WITHIN THE 1.0% CHANCE ANNUAL FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED", ZONE X (SHADED) "AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD, OR AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE" AND ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2026.

BRADLEY A. STROHL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2027



			Kimley»Horn 4201 Winfield Road Warrenville, Illinois 60555 DESIGN FIRM # 184002012-0006 Tel. No. (630) 487-5550 www.kimley-horn.com					
2	7/22/26	ADDED RAIL EASEMENT	Scale 1"=100'	Drawn by AJ	Checked by BAS	Date 06/02/26	Project No. 160484006	Sheet No. 4 OF 4
1	06/08/26	COMED COMMENTS						
No.	DATE	REVISION DESCRIPTION						