

FINAL PLAT OF SUBDIVISION OF QT 7196 ADDITION

BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)
(ADDRESS)
(CITY/TOWN) (STATE) (ZIP CODE)

SHEET 1 OF 5



SITE LOCATION

VICINITY MAP

NOTE:
KEYMAP FOR BOUNDARY AND PAGE INDEX ONLY. SEE FOLLOWING SHEETS FOR PARTICULARS.

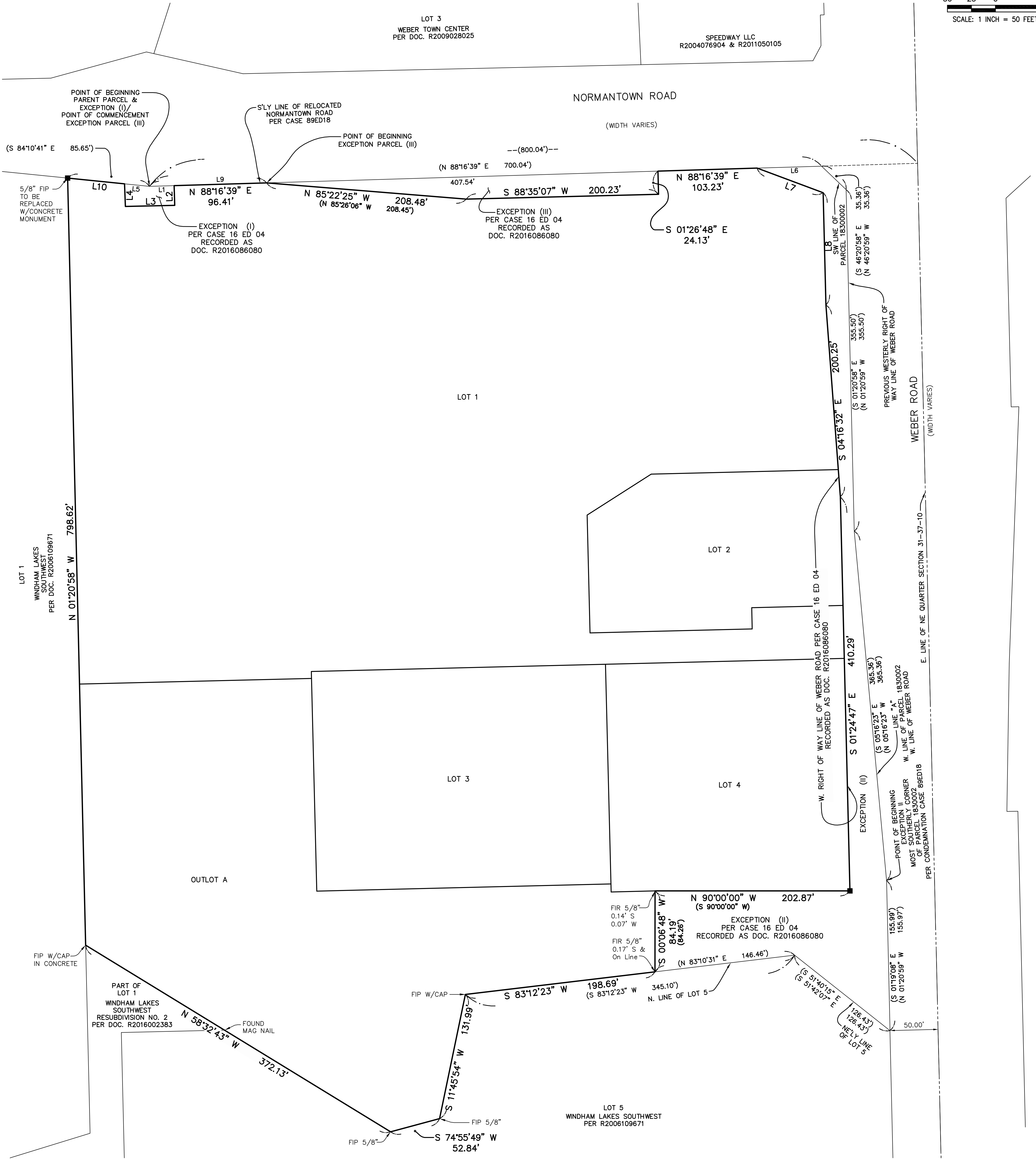
TOTAL AREA OF SUBDIVISION

15.273 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER

12-02-31-200-020
VACANT LAND
ROMEDEVILLE, ILLINOIS 60446

50 25 0 50
SCALE: 1 INCH = 50 FEET



LOT AREA SUMMARY TABLE

LOT NO.	SQ. FT.	ACRES
1	357,476	8.207
2	39,679	0.911
3	70,060	1.608
4	59,457	1.365
OUTLOT A	138,640	3.183

LINE TABLE

LINE	RECORD BEARING	MEASURED BEARING	RECORD LENGTH	MEASURED LENGTH
L1	(N 88°14'45" E)	N 88°16'39" E	(25.70')	25.70'
L2	(S 01°48'13" E)	S 01°48'13" E	(20.43')	20.43'
L3	(S 88°43'13" W)	S 88°43'13" W	(51.42')	51.42'
L4	(N 01°52'56" W)	N 01°52'56" W	(23.41')	23.44'
L5	(S 84°13'14" E)	S 84°10'41" E	(25.97')	25.97'
L6	(S 88°14'45" W)	S 88°16'39" W	(67.16')	67.16'
L7	(S 69°37'30" E)	S 69°37'30" E	(73.39')	73.39'
L8	(S 01°24'47" E)	S 01°24'47" E	(116.90')	116.90'
L9	(N 88°14'45" E)	N 88°16'39" E	(122.11')	122.11'
L10	---	S 84°10'41" E	---	59.66'

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- - - - - EXISTING EASEMENT LINE (Short Dashed Lines)
- - - - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- - - - - CENTERLINE (Single Dashed Lines)
- - - - - QUARTER SECTION LINE (Double Dashed Lines)
- - - - - SECTION LINE (Triple Dashed Lines)
- - SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE OR OTHER PERMANENT SURVEY MARKERS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

V.U.E. - INDICATES VILLAGE UTILITY/EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

THE BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF THE SUBJECT SITE BEING N 01°20'58" W (ASSUMED)

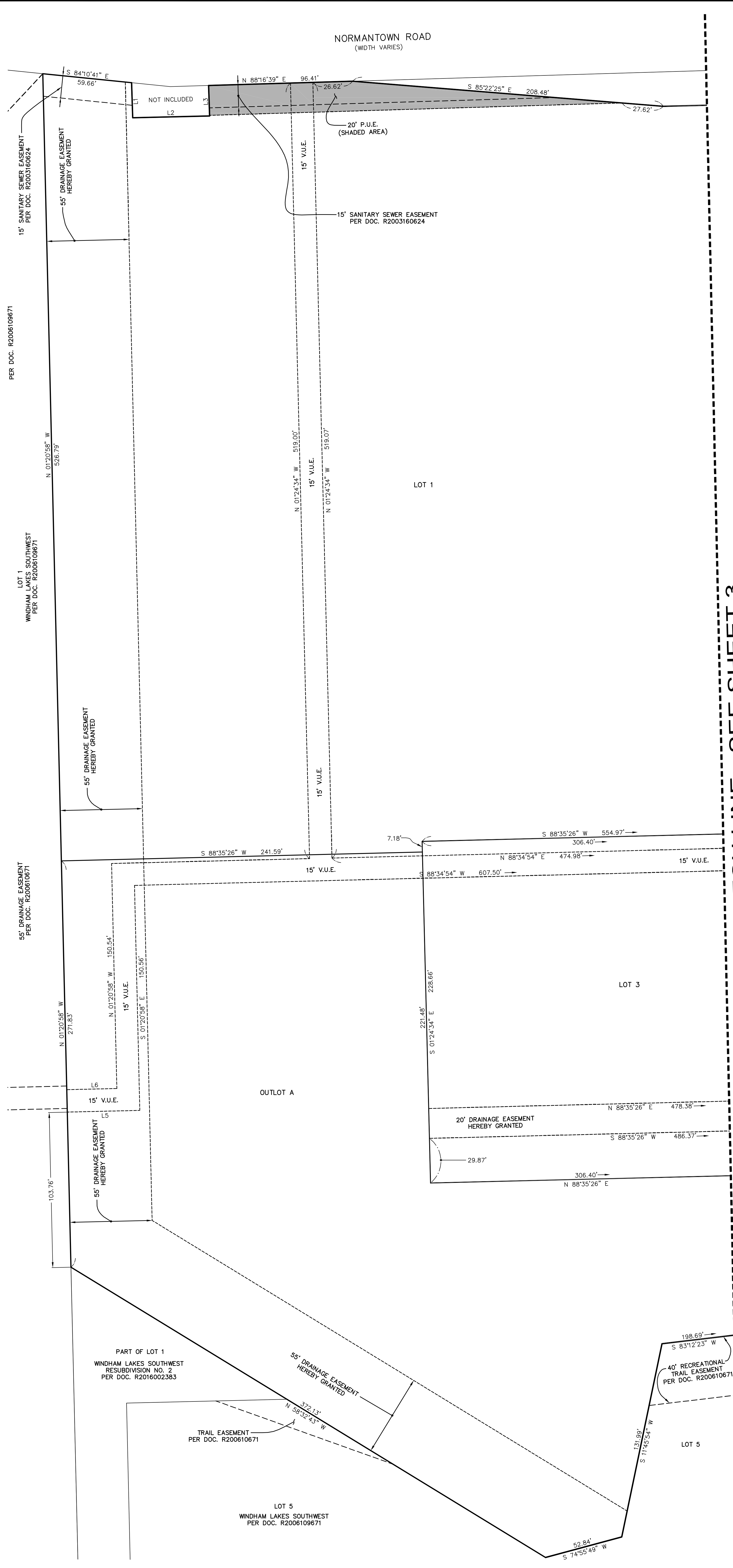
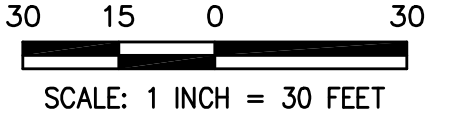
FIP = FOUND IRON PIPE (⊕ AS SHOWN)
FIR = FOUND IRON ROD (⊕ AS SHOWN)

PREPARED FOR:
QUIKTRIP CORPORATION
P.O. BOX 3475
TULSA, OK 74101-3475

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 852001 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: E-12\3-7
COMPLETION DATE: 10-29-21 JOB NO.: 852.001
PROJECT REFERENCE: 903.785
REVISED 03-16-22\AJB PER VILLAGE REVIEW COMMENTS
REVISED 01-10-23\AJB PER CLIENT REVIEW
REVISED 02-16-23\AJB PER CLIENT REVIEW
REVISED 03-13-23\AJB PER VILLAGE REVIEW COMMENTS
REVISED 04-15-24\AJB PER CLIENT REQUEST

LINE	BEARING	LENGTH
L1	S 01°52'56" E	23.44'
L2	N 88°43'13" E	51.42'
L3	N 01°48'13" W	20.43'
L4	N 88°10'34" E	85.66'
L5	S 88°39'02" W	48.50'
L6	N 88°39'02" E	33.50'



MATCH LINE - SEE SHEET 3



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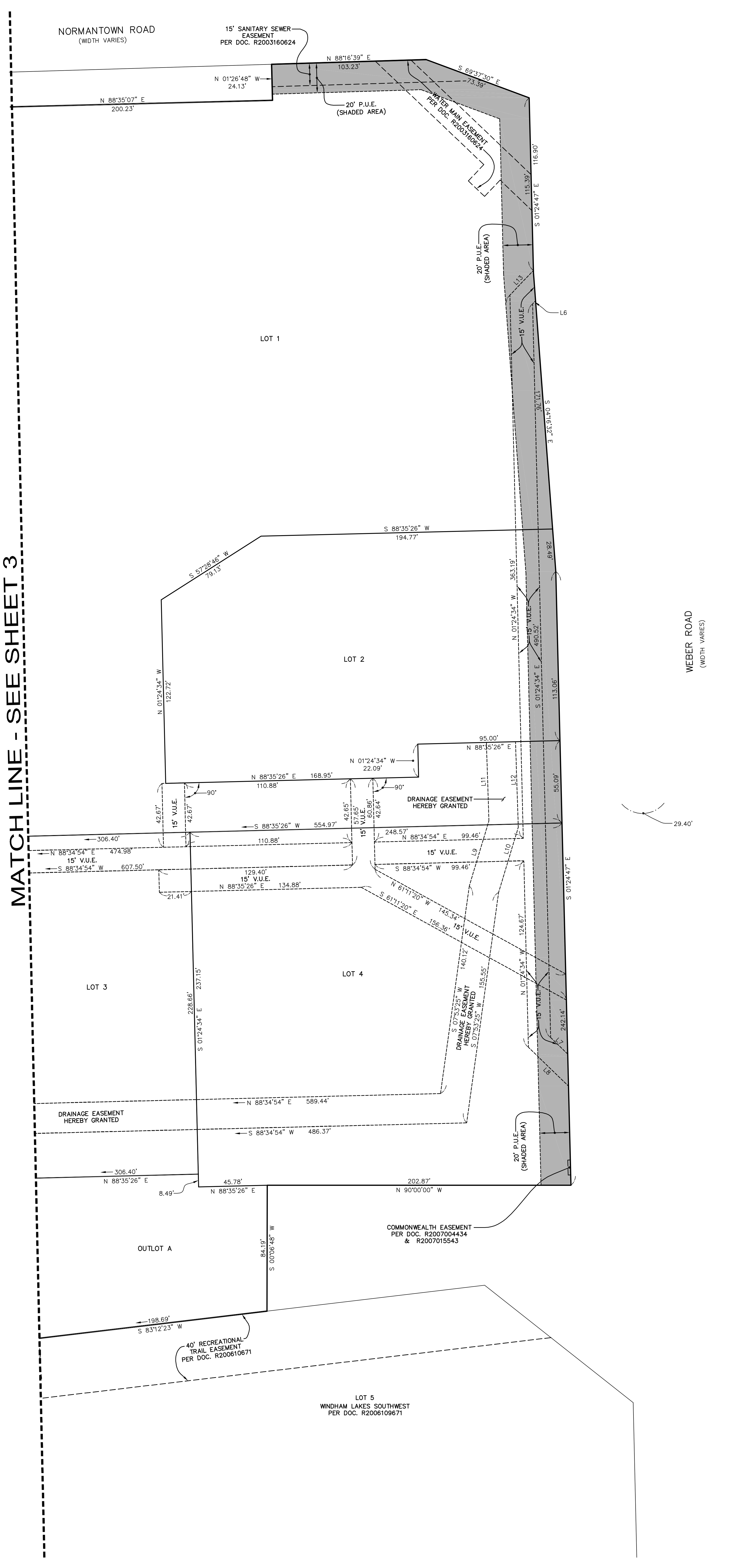
DRAWING PATH: F:\852001\WORK\SURVEY\DRAWINGS\PLATS\SUBPLAT.DWG
 PLOT FILE CREATED: 4/15/2024 BY: TONY BLUIS



30 15 0 30
SCALE: 1 INCH = 30 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 46°24'34" E	27.44'
L2	N 46°24'34" W	19.15'
L3	S 45°52'07" E	19.67'
L4	N 45°52'07" W	13.92'
L5	N 43°35'26" E	22.77'
L6	S 43°35'26" W	2.88'
L7	S 45°52'07" E	15.89'
L8	N 45°52'07" W	37.31'
L9	N 16°47'23" E	45.43'
L10	S 16°47'23" W	45.43'
L11	N 01°51'35" W	52.45'
L12	S 01°51'35" E	57.22'
L13	N 43°35'26" E	22.77'

MATCH LINE - SEE SHEET 3



PREPARED BY:
CEMCON, Ltd.

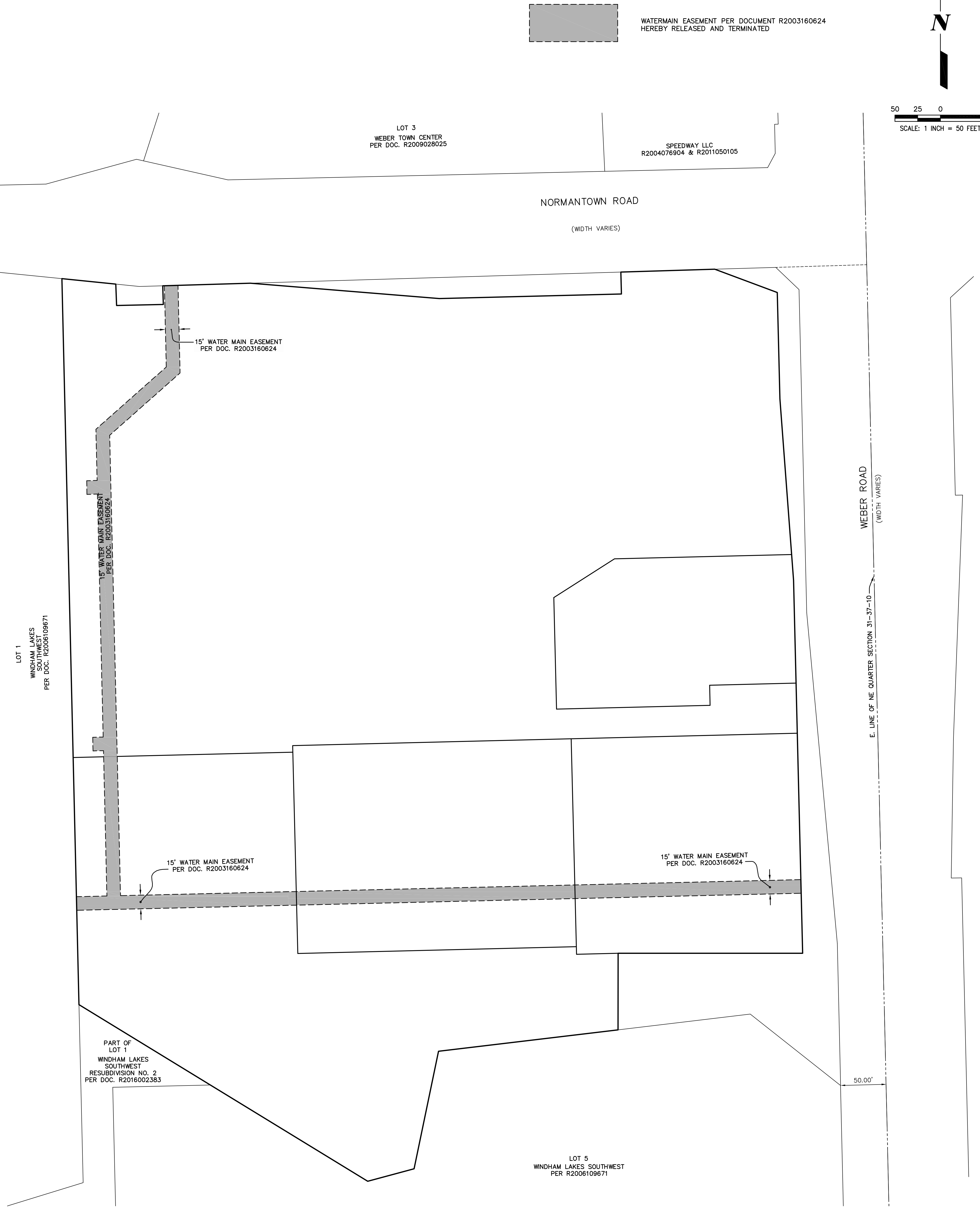
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REVISED 03-13-23\AJB PER VILLAGE REVIEW COMMENTS
REVISED 04-15-24\AJB PER CLIENT REQUEST



50 25 0 50
SCALE: 1 INCH = 50 FEET



EASEMENT RELEASE CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THAT PART OF THE EASEMENT DEPICTED HEREON IS HEREBY RELEASED
TERMINATED AND EXTINGUISHED.

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

CHICAGO LAND HOLDINGS, LLC

BY: _____

TITLE: _____

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
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REVISED 04-15-24\AJB PER CLIENT REQUEST

OWNERS CERTIFICATE

STATE OF)
) SS.
COUNTY OF)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS ALSO TO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY HEREON DESCRIBED HAS DETERMINED TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE PLAINFIELD SCHOOL DISTRICT 202 AND JOLIET JUNIOR COMMUNITY COLLEGE DISTRICT 525.

TITLE
ADDRESS
DATED THIS ___ DAY OF ___, 20__

NOTARY PUBLIC

STATE OF)
) SS.
COUNTY OF)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE MET THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THIS PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS ___ DAY OF ___, 20__

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF (DUPAGE)

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, #035-003483, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT ON THE SOUTHERLY LINE OF RELOCATED NORMANTOWN ROAD (PER CASE NO. 89ED18, WILL COUNTY, ILLINOIS) THAT IS 800.04 FEET WEST OF (AS MEASURED ALONG SAID LINE AND SAID LINE EXTENDED EASTERLY) THE EAST LINE OF SAID SECTION 31; THENCE NORTH 88 DEGREES 16 MINUTES 39 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 700.04 FEET; THENCE SOUTH 46 DEGREES 20 MINUTES 58 SECONDS EAST, 35.36 FEET, TO THE WESTERLY LINE OF WEBER ROAD; THENCE SOUTH 01 DEGREES 20 MINUTES 58 SECONDS EAST, ALONG SAID WESTERLY LINE OF WEBER ROAD, 355.50 FEET, TO AN ANGLE POINT IN SAID WESTERLY LINE, SAID LINE HEREINAFTER REFERRED TO AS LINE "A"; THENCE SOUTH 05 DEGREES 16 MINUTES 23 SECONDS EAST, ALONG SAID WESTERLY LINE OF WEBER ROAD, 365.36 FEET, TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 01 DEGREES 19 MINUTES 08 SECONDS EAST, ALONG SAID WESTERLY LINE OF WEBER ROAD, 155.99 FEET; THENCE NORTH 51 DEGREES 40 MINUTES 15 SECONDS WEST, 126.43 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 23 SECONDS WEST, 345.10 FEET; THENCE SOUTH 11 DEGREES 45 MINUTES 54 SECONDS WEST, 131.99 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES 49 SECONDS WEST, 52.84 FEET; THENCE NORTH 58 DEGREES 32 MINUTES 43 SECONDS WEST, 372.13 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 58 SECONDS WEST, ALONG A LINE 810.00 FEET WEST OF AND PARALLEL TO SAID LINE "A" (AS MEASURED AT RIGHT ANGLES TO SAID LINE "A") 798.62 FEET, TO THE SOUTHERLY LINE OF SAID NORMANTOWN ROAD; THENCE SOUTH 84 DEGREES 10 MINUTES 41 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF NORMANTOWN ROAD, 85.65 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

(I) THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT ON THE SOUTHERLY LINE OF RELOCATED NORMANTOWN ROAD PER THE CONDEMNATION CASE NO. 89ED18, FILED FEBRUARY 22, 1993 IN WILL COUNTY, ILLINOIS, THAT IS 800.04 FEET WEST OF (AS MEASURED ALONG SAID LINE AND SAID LINE EXTENDED EASTERLY) THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST ON A BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EAST ZONE, ALONG SAID SOUTHERLY LINE OF RELOCATED NORMANTOWN ROAD, 25.70 FEET; THENCE SOUTH 01 DEGREE 48 MINUTES 13 SECONDS EAST, 20.43 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 13 SECONDS WEST, 51.42 FEET; THENCE NORTH 01 DEGREE 52 MINUTES 56 SECONDS WEST, 23.41 FEET TO SAID SOUTHERLY LINE OF RELOCATED NORMANTOWN ROAD; THENCE SOUTH 84 DEGREES 13 MINUTES 14 SECONDS EAST ALONG SAID SOUTHERLY LINE, 25.97 FEET TO THE POINT OF BEGINNING. AND

(II) THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 1830002 PER CONDEMNATION CASE NO. 89ED18, FILED FEBRUARY 22, 1993 IN WILL COUNTY, ILLINOIS; THENCE NORTH 05 DEGREES 16 MINUTES 24 SECONDS WEST ON A BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EAST ZONE, ALONG THE WEST LINE OF SAID PARCEL 1830002, BEING ALSO THE WEST LINE OF WEBER ROAD, 365.36 FEET; THENCE CONTINUING NORTH 01 DEGREE 20 MINUTES 59 SECONDS WEST ALONG SAID WEST LINE, 355.50 FEET TO A SOUTHWEST LINE OF SAID PARCEL 1830002; THENCE NORTH 46 DEGREES 20 MINUTES 59 SECONDS WEST ALONG SAID SOUTHWEST LINE, 35.36 FEET TO A SOUTH LINE OF SAID PARCEL 1830002, BEING ALSO THE SOUTH LINE OF NORMANTOWN ROAD; THENCE SOUTH 88 DEGREES 14 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE, 67.16 FEET; THENCE SOUTH 69 DEGREES 37 MINUTES 30 SECONDS EAST, 73.39 FEET; THENCE SOUTH 01 DEGREE 24 MINUTES 47 SECONDS EAST, 116.90 FEET; THENCE SOUTH 04 DEGREES 18 MINUTES 32 SECONDS EAST, 200.25 FEET; THENCE SOUTH 01 DEGREE 24 MINUTES 47 SECONDS EAST, 42.29 FEET; THENCE SOUTH 90 DEGREES 09 MINUTES 00 SECONDS WEST, 202.87 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 48 SECONDS WEST, 84.26 FEET TO THE NORTH LINE OF LOT 5 OF THE FINAL PLAT OF SUBDIVISION WINDHAM LAKES SOUTHWEST, RECORDED JULY 6, 2006 AS DOCUMENT R2006-109871; THENCE NORTH 83 DEGREES 10 MINUTES 31 SECONDS EAST ALONG SAID NORTH LINE, 146.46 FEET TO A NORTHEASTERLY LINE OF SAID LOT 5; THENCE SOUTH 51 DEGREES 42 MINUTES 07 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, 126.43 FEET TO A LINE LYING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREE 20 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE, 155.97 FEET TO THE POINT OF BEGINNING. AND

(III) THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE SOUTHERLY LINE OF RELOCATED NORMANTOWN ROAD PER THE CONDEMNATION CASE NO. 89ED18, FILED FEBRUARY 22, 1993 IN WILL COUNTY, ILLINOIS, THAT IS 800.04 FEET WEST OF (AS MEASURED ALONG SAID LINE AND SAID LINE EXTENDED EASTERLY) THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST ON A BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EAST ZONE, ALONG SAID SOUTHERLY LINE OF RELOCATED NORMANTOWN ROAD, 122.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST ALONG SAID SOUTHERLY LINE, 407.54 FEET; THENCE SOUTH 01 DEGREE 26 MINUTES 48 SECONDS EAST, 24.13 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 07 SECONDS WEST, 200.23 FEET; THENCE NORTH 85 DEGREES 26 MINUTES 06 SECONDS WEST, 208.45 FEET TO THE POINT OF BEGINNING.

THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND IS WITHIN THE VILLAGE OF ROMEOVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL 17197C0045G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED ABOVE IS FALLS WITHIN A ZONE X, A ZONE A AND A ZONE AE AS DESIGNATED AND DEFINED BY FEMA.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

THIS ___ DAY OF ___, A.D., 20__

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2023

CERTIFICATE OF PLANNING & ZONING COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF (WILL)
I, _____, CHAIRMAN OF THE VILLAGE PLANNING & ZONING COMMISSION, CERTIFY THAT ON THE ___ DAY OF ___, 20__, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING & ZONING COMMISSION.

CHAIRMAN, PLANNING & ZONING COMMISSION

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF (WILL)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF ROMEOVILLE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT ROMEOVILLE, WILL COUNTY, ILLINOIS,
THIS ___ DAY OF ___, 20__

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF (WILL)

I, _____, VILLAGE CLERK OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON THE ___ DAY OF ___, 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.

VILLAGE PRESIDENT

BY: _____
VILLAGE CLERK

WILL COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF (WILL)

I, _____, COUNTY CLERK FOR THE COUNTY OF WILL, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID TAXES OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE CAPTION OF THIS PLAT. DATED THIS ___ DAY OF ___, 20__

COUNTY CLERK

WILL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF (WILL)

I, _____, DO HEREBY CERTIFY THAT I HAVE CHECKED THE LEGAL DESCRIPTION OF THE FINAL PLAT AND FIND THAT SAID PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION AS MADE BY THE SURVEYOR. THE PROPERTY HEREON DESCRIBED IS LOCATED ON TAX MAP _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX NUMBER(S) _____

DATED THIS ___ DAY OF ___, 20__

DIRECTOR

WILL COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF (WILL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID, ON THE ___ DAY OF ___, 20__, AT ___ O'CLOCK ___M.

WILL COUNTY RECORDER

WILL COUNTY DIVISION OF TRANSPORTATION

STATE OF ILLINOIS)
) SS
COUNTY OF (DUPAGE)

DIRECT ACCESS TO COUNTY HIGHWAY 88, ALSO KNOWN AS WEBER ROAD SHALL BE LIMITED TO ONE (1) FULL ACCESS FOR LOTS 2 AND 4, SUBJECT TO FINAL DESIGN APPROVAL FROM WILL COUNTY DIVISION OF TRANSPORTATION

APPROVED THIS ___ DAY OF ___, A.D. 20__

WILL COUNTY ENGINEER SIGNATURE

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF (DUPAGE)

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, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER 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 THE SUBDIVISION.

DATED THIS ___ DAY OF ___, A.D., 20__

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

OWNER COMPANY NAME: _____

BY: _____ PRINT

ATTEST: _____ SIGNATURE

TITLE: _____ PRINT TITLE

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, SBC, NICOR GAS COMPANY, A.T.&T. CABLE COMPANY AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U.&D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE OWNER'S RISK FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR VILLAGE AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE OTHER ORDINANCES OF THE VILLAGE OF ROMEOVILLE. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ROMEOVILLE; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

VILLAGE UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "VILLAGE UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY LINES, INCLUDING BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF ROMEOVILLE. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ROMEOVILLE; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, COMCAST, A.T. & T., THE VILLAGE OF ROMEOVILLE AND THOSE UTILITIES OPERATING UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF ROMEOVILLE, ILLINOIS

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCTION, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDINGS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAFLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GREEN" AND "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR GAS CO.") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS CO. FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS CO. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(e) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILLED STATUTES, CH.765,SEC.605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ROMEOVILLE; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

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