

# ROSE RESUBDIVISION #3

of

LOT 7 IN ROSE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2005 AS DOCUMENT NO. R2005040528, IN WILL COUNTY, ILLINOIS. AND LOT 6A IN ROSE RESUBDIVISION #2 BEING A RESUBDIVISION OF LOTS 5 & 6 IN ROSE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2007 AS DOCUMENT NO. R2007-129690, IN WILL COUNTY, ILLINOIS.

### PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE HEREBY RESERVED AND GRANTED FOR THE VILLAGE OF ROMEOVILLE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE, INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AMERITECH, NICOR, A.T. & T. CABLE AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "DRAINAGE UTILITY EASEMENT", "PUBLIC UTILITIES AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "COMMON AREA" ON THE PLAT FOR THE PERPETUAL RIGHT PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING BUT NOT LIMITED TO OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY ANY ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS), TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT OBLIGATION TO RESTORE OR REPLACE AND WITHOUT NEED FOR PROVIDING COMPENSATION THEREFOR ON THE EASEMENT THAT INTERFERES WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDING OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OF LATER INTERFERE WITH AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENT ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREON, OVER THE ENTIRE COMMON AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

### 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  
and  
SBC Telephone Company, Grantees,  
and  
the Village of Romeoville

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, 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 electric power, communications, sounds 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", "Drainage Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on 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, the right to cut, trim or remove trees, bushes, roots and saplings 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 the property facilities or, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Public Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. 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 ground", "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 Grantee at cost of the Grantor/Lot Owner, upon written request.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS THROUGHOUT ITS SERVICE AREAS AND ASSIGNS 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 "PUBLIC UTILITY EASEMENT" OR "P.U.E.". "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 IMPROVEMENT 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 IN CONNECTION WITH THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. 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.

\* NOTE: BUILDING SETBACK LINE (B.S.L.) SHOWN PER DOC. R2005040528 CONSULT CURRENT GOVERNING CODES AND ORDINANCE FOR OTHER SETBACK REQUIREMENTS

### LEGEND

- 7.7.7 - MEASURED DATA
- (7.7.7) - RECORDED DATA
- D.U.E. - DRAINAGE AND UTILITY EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- P.A.E. - PUBLIC ACCESS EASEMENT
- - CONCRETE MONUMENT

SCALE: 1" = 30'

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR (LICENSE NO. 35-3558), UNDER THE DIRECTION OF THE OWNER THEREOF, HAVE SURVEYED AND RE-SUBDIVIDED INTO THREE (3) LOTS THE FOLLOWING DESCRIBED PROPERTY:

LOT 7 IN ROSE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2005 AS DOCUMENT NO. R2005040528, IN WILL COUNTY, ILLINOIS. AND LOT 6A IN ROSE RESUBDIVISION #2 BEING A RESUBDIVISION OF LOTS 5 & 6 IN ROSE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2007 AS DOCUMENT NO. R2007-129690, IN WILL COUNTY, ILLINOIS.

- I DO FURTHER CERTIFY THAT:
- AN EXAMINATION HAS BEEN MADE OF THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF WILL COUNTY, ILLINOIS, BEING COMMUNITY PANEL NUMBER 155 OF 585 MAP NUMBER 17197C0155 E EFFECTIVE DATE SEPTEMBER 6, 1995, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA DESCRIBED IS DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).
  - ALL LOT CORNERS HAVE BEEN STAKED WITH 5/8 x 24" IRON RODS, MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
  - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION.
  - THE PROPERTY DESCRIBED ABOVE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ROMEOVILLE, ILLINOIS.
  - THIS SUBDIVISION CONTAINS 3.24 ACRES MORE OR LESS.
  - PINS: 11-04-18-413-012-0000 & 11-04-18-413-019-0000
  - BEARINGS SHOWN HEREON ARE BASED ON ROSE SUBDIVISION PLAT PER DOCUMENT NO. R2005040528.
  - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT STATE OF ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, ILLINOIS LAND SURVEYOR NUMBER 35-3558 HAVE SURVEYED AND SUBDIVIDED INTO THREE (3) LOTS THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

REGISTERED PROFESSIONAL SURVEYOR  
LICENSE EXPIRES 11/30/2018

REVISIONS		
DATE	BY	DESCRIPTION
7/21/17	BPH	LOT AREAS
9/21/17	BPH	PER ASSOCIATION REVIEW
11/11/17	BPH	PER VILLAGE REVIEW
11/20/17	RFS	PER VILLAGE REVIEW

MAIL TO: MANHATTAN OFFICE  
ENGINEERING \* PLANNING \* SURVEYING  
Bradley Office 25620 S. Gougar Rd. Manhattan, Illinois 62442  
PH: 815-939-4921 PH: 815-478-9480  
FX: 815-939-9810 FX: 815-478-9665  
www.mg2a.com Professional Design Firm #184.005603

ORDERED BY: KYLE STONER  
DATE: 05-17-2017  
JOB NO: 17-191

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
PLAN COMMISSION APPROVAL: APPROVED BY ACTION OF THE PLAN COMMISSION OF THE VILLAGE OF ROMEOVILLE, ILLINOIS, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS

AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

### VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
APPROVED BY ACTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, ILLINOIS, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS

AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

VILLAGE PRESIDENT \_\_\_\_\_ VILLAGE CLERK \_\_\_\_\_

### OWNER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
THIS IS TO CERTIFY THAT AEI ROMEOVILLE, LLC. IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AND PLATTED BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

OWNER: AEI ROMEOVILLE, LLC.  
MANAGER: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNER CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT \_\_\_\_\_, ILLINOIS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

### SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPERTY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS "ROSE RESUBDIVISION #3", IS LOCATED WITHIN THE BOUNDARIES OF THE FOLLOWING SCHOOL DISTRICT(S): (RICHLAND) DISTRICT #88-A (GRADE SCHOOL DISTRICT), DISTRICT #205 (LOCKPORT) (HIGH SCHOOL DISTRICT) AND DISTRICT #525 (JOLIET JUNIOR COLLEGE COMMUNITY COLLEGE)

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT \_\_\_\_\_, ILLINOIS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "SCHOOL DISTRICT CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT \_\_\_\_\_, ILLINOIS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

### SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
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 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 THE 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 ENGINEER NO. \_\_\_\_\_ EXP. \_\_\_\_\_  
OWNER, OR ATTORNEY FOR OWNER \_\_\_\_\_

### WILL COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
DIRECT ACCESS TO RENWICK ROAD (COUNTY HIGHWAY 36) FROM LOTS 1 IS PROHIBITED. DIRECT ACCESS TO WEBER ROAD FROM LOTS 1, 2 AND 3 IS PROHIBITED

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
AS TO ROADWAY ACCESS TO RENWICK ROAD ALSO KNOWN AS (COUNTY HIGHWAY 36) AND WEBER ROAD ALSO KNOWN AS (COUNTY HIGHWAY 88)

BY: \_\_\_\_\_  
WILL COUNTY ENGINEER

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
I, \_\_\_\_\_, COUNTY CLERK OF WILL COUNTY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE HEREON DRAWN PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

### COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS AFORESAID ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ AND RECORDED IN THE BOOK OF PLATS \_\_\_\_\_ ON PAGE \_\_\_\_\_

WILL COUNTY RECORDER \_\_\_\_\_

### TAX MAPPING CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
I, \_\_\_\_\_, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP 04-18D-E AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBERS (P.I.N.): 11-04-18-413-012-0000 & 11-04-18-413-019-0000

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

DIRECTOR \_\_\_\_\_