

VICINITY MAP
NOT TO SCALE

FINAL PLAT OF SUBDIVISION
OF
BLAIN'S FARM & FLEET

BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 36
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

INDEX SHEET

THE DEVELOPMENT LOCATION MAP BELOW IS PROVIDED FOR ORIENTATION PURPOSES ONLY. REFER TO THE
ATTACHED SHEETS 2 AND 3 OF THIS PLAT FOR DETAILED DATA.

TAX PARCEL NUMBERS (PIN)

04-17-100-012



GRAPHIC SCALE



1" = 100'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201
(ILLINOIS EAST) WITH PROJECT ORIGIN AT:
LATITUDE 41-36-35.71823 N
LONGITUDE 88-07-12.47626 W
GROUND SCALE FACTOR 1.0000465825
ALL MEASUREMENTS ARE ON THE GROUND.

TOTAL SUBDIVISION AREA

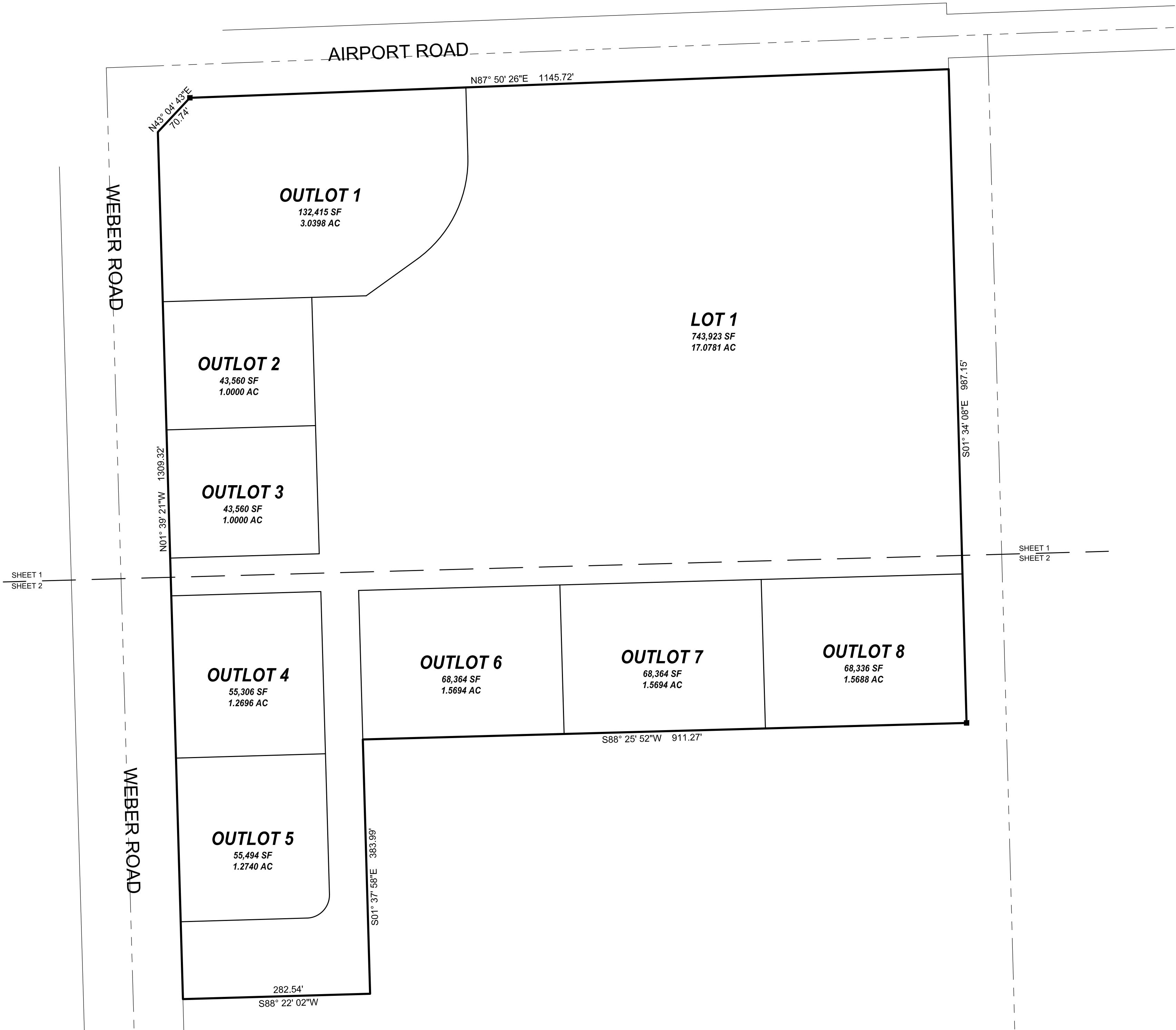
1,279,322 SQ. FT.
29.3692 ACRES

OWNER / DEVELOPER

Blain's Farm and Fleet
3507 East Racine Street
Janesville, Wisconsin 53547-5391
608-758-5190

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200



LEGEND

	SECTION CORNER		FOUND DISK IN CONCRETE
	QUARTER SECTION CORNER		FOUND BRASS DISC
	PROPERTY LINE		FOUND ROW MARKER
	EXISTING RIGHT-OF-WAY LINE		FOUND IRON ROD
	PROPOSED RIGHT-OF-WAY LINE		FOUND RAILROAD SPIKE
	EXISTING LOT LINE		FOUND PK NAIL
	PROPOSED LOT LINE		FOUND MAG NAIL
	EX. & PRO. CENTERLINE		FOUND CUT CROSS
	EXISTING EASEMENT LINE		FOUND IRON PIPE
	PROPOSED EASEMENT LINE		FOUND IRON BAR
	EX. & PRO. BUILDING SETBACK LINE		SET TRAVERSE POINT
	SECTION LINE		SET PK NAIL
			SET MAG NAIL
			SET IRON PIPE
			CONCRETE MONUMENT

ABBREVIATIONS

N NORTH	PC POINT OF CURVATURE
S SOUTH	PCC POINT OF COMPOUND CURVATURE
E EAST	PRC POINT OF REVERSE CURVATURE
W WEST	PT POINT OF TANGENCY
CB CHORD BEARING	(0.00') RECORD DATUM
A ARC LENGTH	0.00' MEASURED DATUM
R RADIUS	<0.00'> INFORMATION TAKEN FROM DEED
U.E. UTILITY EASEMENT	ETBE EXCEPTION TO BLANKET EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT	V.U.E. VILLAGE UTILITY EASEMENT
D.E. DRAINAGE EASEMENT	I.E. INGRESS & EGRESS EASEMENT
EX. EXISTING	B.S.L. BUILDING SETBACK LINE
PRO. PROPOSED	P.S.L. PARKING SETBACK LINE

NOTES

- ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Blain's Farm and Fleet
3507 East Racine Street
Janesville, Wisconsin 53547-5391
608-758-5190

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL PLAT OF SUBDIVISION

BLAIN'S FARM & FLEET, ROMEOVILLE, IL

DRAFTING COMPLETED:	08-10-16	DRAWN BY:	SPK	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CWB	SCALE:	1" = 100'

Project No: 15202.01

Group No: VP04.2

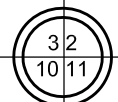

SHEET NO.
1 of 4

BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARINGS











THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201
(ILLINOIS EAST) WITH PROJECT ORIGIN AT:
LATITUDE 41-36-35.71823 N
LONGITUDE 88-07-12.47626 W
GROUND SCALE FACTOR 1.0000465825
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND




SECTION CORNER

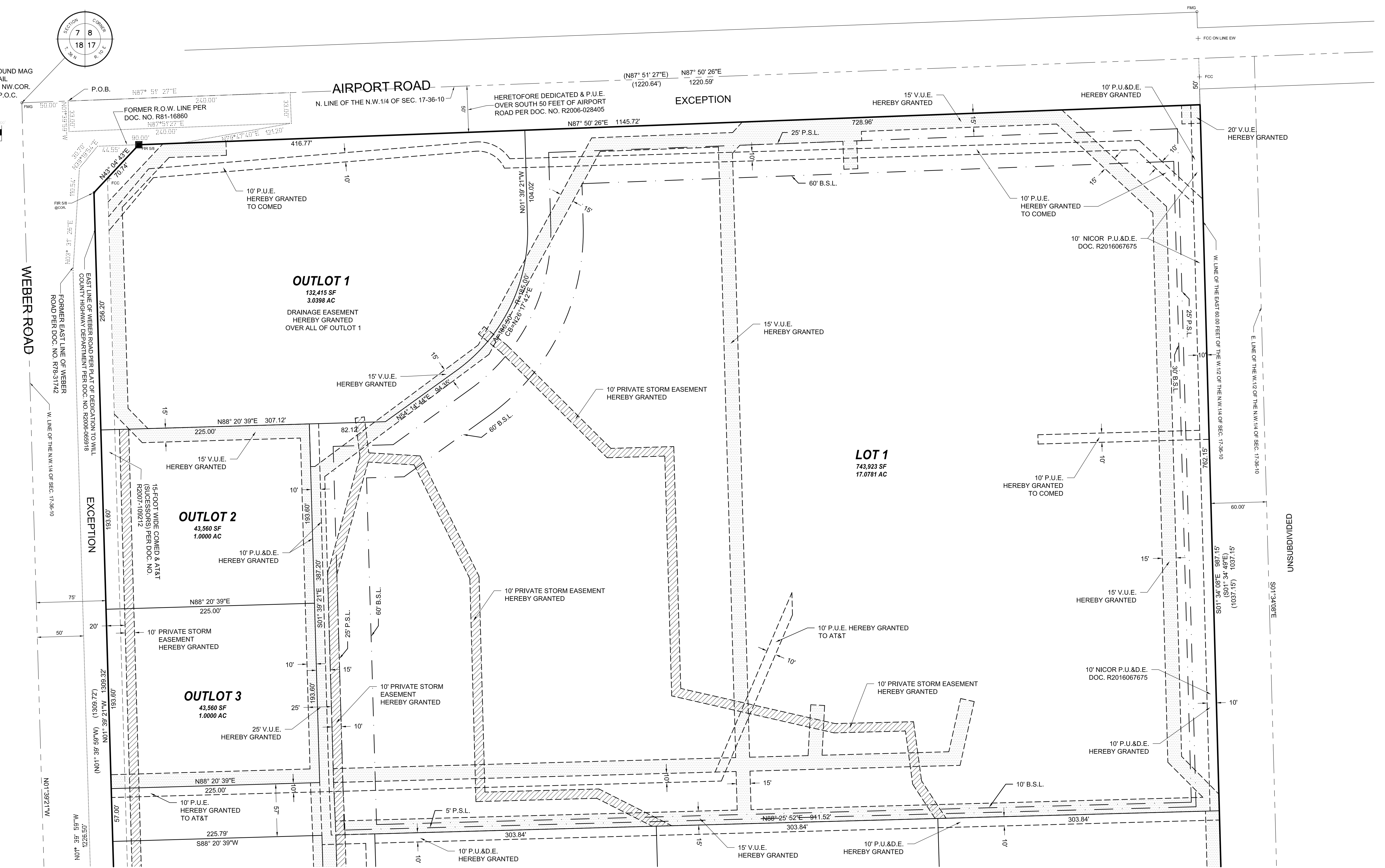
QUARTER SECTION CORNER

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EX. & PRO. CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EX. & PRO. BUILDING SETBACK LINE
	SECTION LINE

- ☐ FOUND DISK IN CONCRETE
- ⊗ FBD FOUND BRASS DISC
- ☒ FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- + FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- △ TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- CONCRETE MONUMENT

ABBREVIATIONS

N	NORTH	PC	POINT OF CURVATURE
S	SOUTH	PCC	POINT OF COMPOUND CURVATURE
E	EAST	PRC	POINT OF REVERSE CURVATURE
W	WEST	PT	POINT OF TANGENCY
CB	CORNER BEARING	(REC)	RECORD DATUM
A	ARC LENGTH	MEAS.	MEASURED CURVATURE
R	RADIUS	[CALC]	CALCULATED CURVATURE
U.E.	UTILITY EASEMENT	<DEED>	INFORMATION TAKEN FROM DEED
D.E.	DRAINAGE EASEMENT	ETBE	EXCEPTION TO BLANKET EASEMENT
P.U.&D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	B.S.L.	BUILDING SETBACK LINE
		P.S.L.	PARKING SETBACK LINE
V.U.E.	VEHICLE UTILITY EASEMENT		
EX	EXISTING		V.U.E. HEREBY GRANTED
PRO	PROPOSED		PRIVATE STORM EASEMENT HEREBY
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		P.U.E. GRANTED TO NICOR BY SEPAR
R.O.W.	RIGHT OF WAY		



REVISIONS						FINAL PLAT OF SUBDIVISION						Project No:		15202.01	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION							Group No:		VP04.2	
						BLAIN'S FARM & FLEET, ROMEOVILLE, IL									
						DRAFTING COMPLETED: 07-22-16		DRAWN BY: SPK		PROJECT MANAGER: CWB		SHEET NO.			
						FIELD WORK COMPLETED: N/A		CHECKED BY: CWB		SCALE: 1" = 50'		2		of 4	

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.

PRIVATE STORM EASEMENT PROVISIONS

Easements are reserved for and granted to the owners of Lot 1 and Outlots 1-8 and their successors and assigns over all the areas marked “Private Storm Easement” on the Plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain, and operate various drainage and storm sewer systems including overland flood routes and storm sewers, together with any and all necessary manholes, catch basins, connections, and other structures and appurtenances as may be deemed necessary by said owners 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. No permanent structures shall be placed on said easement but same may be used for parking lots or other purposes that do not then or later interfere with the aforesaid uses or rights.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 87 DEGREES, 51 MINUTES, 27 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF THE WEST 50.00 FEET OF SAID NORTHWEST 1/4, AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES, 51 MINUTES, 27 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1220.64 FEET TO THE WEST LINE OF THE EAST 60.00 FEET OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 01 DEGREE, 34 MINUTES, 49 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1037.15 FEET; THENCE SOUTH 88 DEGREES, 25 MINUTES, 11 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 911.27 FEET; THENCE SOUTH 01 DEGREE, 38 MINUTES, 39 SECONDS EAST, A DISTANCE OF 383.99 FEET; THENCE SOUTH 88 DEGREES, 21 MINUTES, 21 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 307.62 FEET TO THE EAST RIGHT OF WAY LINE OF WEBER ROAD PER DOCUMENT R78-31742; THENCE NORTH 01 DEGREE, 39 MINUTES, 59 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1226.50 FEET TO THE SOUTHERNMOST CORNER OF THE PARCEL OF LAND CONVEYED TO THE COUNTY OF WILL, ILLINOIS, BY DOCUMENT. R81-16860; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID DOCUMENT R81-16860:

NORTH 03 DEGREES, 31 MINUTES, 26 SECONDS EAST, A DISTANCE OF 110.54 FEET; NORTH 39 DEGREES, 19 MINUTES, 54 SECONDS EAST, A DISTANCE OF 30.70 FEET; NORTH 87 DEGREES, 51 MINUTES, 27 SECONDS EAST, A DISTANCE OF 90.00 FEET; NORTH 79 DEGREES, 47 MINUTES, 40 SECONDS EAST, A DISTANCE OF 121.20 FEET TO THE SOUTH LINE OF THE NORTH 33.00 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH 87 DEGREES, 51 MINUTES, 27 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 240.00 FEET TO THE EAST LINE OF THE WEST 50.00 FEET OF SAID NORTHWEST 1/4; THENCE NORTH 01 DEGREE, 39 MINUTES, 59 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS,

EXCEPT THAT PART OF AIRPORT ROAD HERETOFORE DEDICATED BY DOCUMENT R2006028405;

ALSO EXCEPT THAT PART OF WEBER ROAD HERETOFORE DEDICATED BY DOCUMENT R2006065918.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ROMEOVILLE WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF ROMEOVILLE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA IS IN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF WILL COUNTY, ILLINOIS, AND UNINCORPORATED AREAS PER MAP NUMBER 17197C0155 E, EFFECTIVELY DATED SEPTEMBER 6, 1995, AND AS AMENDED.

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

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184009002
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.

FINAL PLAT OF SUBDIVISION
OF
BLAIN'S FARM & FLEET

BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

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, GRANTEEES.

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 ELECTRICITY, 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", "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 TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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 GRANTEEES' 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 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 GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR

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 COMPILED 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 DESIGNED ON THIS PLAT BY OTHER TERMS.

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 “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.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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 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 _____, 20__.

REGISTRATION EXPIRATION DATE

SIGNATURE
ILLINOIS PROFESSIONAL ENGINEER

SIGNATURE
OWNER

STATE REGISTRATION NUMBER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, VILLAGE OF 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.

BY: _____
VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, VILLAGE OF TREASURER OF THE VILLAGE OF ROMEOVILLE, 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 THE PLAT.

DATED AT ROMEOVILLE, WILL COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__.

VILLAGE TREASURER

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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 PAGE # _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX

NUMBER (PIN): _____.

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

SIGNATURE

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF WILL COUNTY AFORESAID ON THE ____ DAY OF _____, A.D., 20__, AT _____ O'CLOCK __M., AND RECORDED IN BOOK OF PLATS AT PAGE ____.

WILL COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) 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, THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE, THE LANDS SHOWN ON THIS PLAT FOR THE THOROUGHFARES, STREETS, AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY, THE NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY, AMERICAN CABLE SYSTEMS MIDWEST, AND THE VILLAGE OF ROMEOVILLE, EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

THIS IS ALSO TO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY HEREON DESCRIBED HAS DETERMINED TO THE BEST OF THE OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT _____.

TITLE

ADDRESS

DATED THIS ____ DAY OF _____, 20__.

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____,)SS

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 _____, A.D., 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, CHAIRMAN OF THE VILLAGE PLANNING & ZONING COMMISSION, CERTIFY THAT ON ____ DAY OF _____, 20__, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING & ZONING COMMISSION.

CHAIRMAN, PLANNING & ZONING COMMISSION

WILL COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST AND OF THE LAND INCLUDED IN THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, WILL COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__.

COUNTY CLERK



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

Blain's Farm and Fleet
3507 East Racine Street
Janesville, Wisconsin 53547-5391
608-758-5190

REVISIONS					
NO.	DATE		DESCRIPTION	NO.	DATE

FINAL PLAT OF SUBDIVISION

BLAIN'S FARM & FLEET, ROMEOVILLE, IL

DRAFTING COMPLETED:	07-22-16	DRAWN BY:	SPK	PROJECT MANAGER:	CWB	SHEET NO.
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CWB	SCALE:	1" = N/A	4 of 4

Project No: 15202.01

Group No: VP04.2