



FINAL PLAT OF  
**ELWOOD SUBDIVISION**

BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 2, 1080 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SECTION 2, 581.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE PUBLIC HIGHWAY KNOWN AS STATE AID ROUTE 172; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE 363.99 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE EAST ON SAID SOUTH LINE 813.59 FEET TO THE EAST LINE OF SECTION 2; THENCE NORTH ON SAID EAST LINE 371.21 FEET TO THE POINT OF BEGINNING; ALSO: PARCEL 2: THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER AND THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1185.10 FEET FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY 847.82 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE PUBLIC HIGHWAY KNOWN AS STATE AID ROUTE 172; SAID POINT OF BEING 1067.48 FEET (MEASURED ALONG SAID EASTERLY LINE OF HIGHWAY) NORTHERLY FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ON THE EAST LINE OF SAID HIGHWAY, 258.63 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE, 813.59 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG SAID EAST LINE 137.04 FEET TO THE POINT OF BEGINNING, ALL 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**  
**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, GUTS, 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 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 WAY," "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.'S 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(a) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(a)), 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.

**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, appurtenances, 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 some 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.

**OWNERS CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS  
THIS IS TO CERTIFY THAT PRUSKI DEVELOPMENT, LLC, AS OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PROPERTY TO BE SURVEYED, STAKED AND PLATTED AS DEPICTED HEREON, WITH THE INTENTION OF HAVING THIS PLAT RECORDED IN THE COUNTY AFORESAID AS PROVIDED BY LAW.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
BY: \_\_\_\_\_ OWNER  
NAME: PAUL PODGOWERNY  
ADDRESS: 27203 N. CHEVY CHASE ROAD  
CITY/STATE: MINNEAPOLIS, ILLINOIS 60060  
PHONE: 847-867-3489

**NOTARY PUBLIC CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS  
I, STATE AFORESAID, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF ILLINOIS, AND AM PERSONALLY KNOWN TO ME TO BE THE SAME INDIVIDUAL WHOSE NAME IS SUBSCRIBED TO THE ADJOINING OWNERSHIP CERTIFICATE, AND HE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE SIGNING AND DELIVERING OF THIS INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USE AND PURPOSE HEREON SET FORTH.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

**MORTGAGE HOLDER CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS  
SIGNATURE BANK AS MORTGAGE HOLDER OF RECORD, DOES HEREBY ACKNOWLEDGE AND ADMIT THIS RESUBDIVISION UNDER THE STYLE AND TITLE INDICATED HEREON, FOR THE USES AND PURPOSES HEREON SET FORTH.  
DATED AT \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ ATTTEST: \_\_\_\_\_  
NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
ADDRESS: 9701 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, ILLINOIS 60018 (773) 467-5610

**NOTARY PUBLIC CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS  
I, STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS NOTED ABOVE ARE PERSONALLY KNOWN TO ME TO BE THE SAME INDIVIDUALS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING MORTGAGE HOLDER CERTIFICATE, AND THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USE AND PURPOSE HEREON SET FORTH.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

**TAX MAPPING AND PLATTING 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 OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.  
THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO. \_\_\_\_\_ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER \_\_\_\_\_.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
DIRECTOR  
BY: \_\_\_\_\_  
WILL COUNTY RECORDER

**SCHOOL DISTRICT CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
THIS IS TO CERTIFY THAT PRUSKI DEVELOPMENT, LLC AS OWNER OF SAID PROPERTY DESCRIBED AS "ELWOOD SUBDIVISION" AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME, HAVE DETERMINED, TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH LOTS 1 & 2 LIES.  
**SCHOOL DISTRICT**  
GRADE SCHOOL DISTRICT NO. \_\_\_\_\_  
HIGH SCHOOL DISTRICT NO. \_\_\_\_\_  
JUNIOR COLLEGE DISTRICT NO. \_\_\_\_\_  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
BY: \_\_\_\_\_  
PRINTED NAME & TITLE  
\_\_\_\_\_  
ADDRESS

**VILLAGE CLERK CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, \_\_\_\_\_, VILLAGE CLERK OF THE VILLAGE OF ROMEOVILLE, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE LAND INCLUDED IN THIS PLAT OF SUBDIVISION.  
DATED AT ROMEOVILLE, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
VILLAGE CLERK  
**VILLAGE BOARD OF TRUSTEES CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, ILLINOIS, AT THE MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
BY: \_\_\_\_\_ PRESIDENT  
\_\_\_\_\_  
VILLAGE CLERK

**COUNTY CLERK'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
I, \_\_\_\_\_, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL THE STATUTORY FEES IN CONNECTION WITH THE PLAT.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF WILL COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
BY: \_\_\_\_\_ WILL COUNTY CLERK

**PLANNING COMMISSION CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF ROMEOVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN

**PLAT SUBMITTAL CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
I, VINCENT J. MASSE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2854, DO HEREBY GRANT PERMISSION TO THE PERSON LISTED BELOW TO RECORD THIS PLAT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
BY: \_\_\_\_\_ VINCENT J. MASSE, I.P.L.S. #035-2854

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY/STATE: \_\_\_\_\_

**I.D.O.T. CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

BY: \_\_\_\_\_  
REGION ONE ENGINEER P.E.

P.D.F. #184-4241

CHAMBERLIN / MASSE ENGINEERING			
LAND SURVEYORS ~ PLANNERS ~ ENGINEERS			
14048 W. PETRONELLA DRIVE, SUITE 102			
LIBERTYVILLE, ILLINOIS 60048			
(847) 362-8444 ~ cmasse.eng@gmail.com			
2	02/21/19	VILLAGE REVIEW	VJM
1	01/28/19	PRELIMINARY SUBMITTAL	VJM
NO.	DATE	DESCRIPTION	BY
DRAWN BY: VJM JOB # 219006 DRAWING #			
CHECKED BY: VJM F.B.29-T PG. 1 2 OF 2			