





DRAWING PATH: P:/849001/DWG/SURVEY/DRAWINGS/PLATS/ROCK RUN CROSSINGS DRIVE SUB/RECORDING PLAT.DWG

PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF TAZEWELL)

THIS IS TO CERTIFY THAT CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILI COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES INDICATED THEREIN.

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 WITH LIMITS OF SCHOOL DISTRICTS:

TROY SCHOOL DISTRICT 30—C MINOOKA HIGH SCHOOL DISTRICT 111 JOLIET JUNIOR COLLEGE DISTRICT 525

A.D.,

CULLINAN COMPANIES L.L.C., AN ILLINOIS LIMITED LIABILITY

420 N. MAIN DRESS:

ILLINOIS) COUNTY OF STATE OF

T PEORIA, IL 61611 CERTIFICATE NOTARY'S OR COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
OR COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON
AND ACKNOWLEDGED THAT THEY SIGNED THIS PLAT AT THEIR OWN FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

RENTLY IN A CITY OF

GENERAL

2. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B—2 ZONING DISTRICT REQUIREMENTS UNLESS MODIFIED BY P.U.D. REQUIREMENTS.

3. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AN STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

4. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDE IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

5. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WEPLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

6. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9—115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

CERTIFICATE SURVEYOR'S

PANKOW, AN ILLINOIS PROFESSIONAL LAND IDED THE FOLLOWING DESCRIBED PROPERTY: SS. DUNTY OF DUPAGE) HIS IS TO CERTIFY THAT I, JEFFREY JRVEYOR, HAVE SURVEYED AND SUE

BEING A RESUBDIVISION OF LOTS 1, 5 AND BE IN ROCK RUN CROSSINGS LOTS RESUBDIVISION OF LOTS 1, 5 AND BE IN RAT PART OF THE WEST HALF OF RESUBDIVISION OF LOTS 1, 5 AND INFO THE PRINCIPAL WEST HALF COURSES ARE ALONG AN EASTRULUARY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5, AND THE EASTERY COURSES ARE ALONG AN EASTERY LINE OF SAID LOT 5, AND THE EASTERY SECONDS EAST, 30.00 FEET; 2) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTH 76 DEGREES 24 MINUTES 28 SECONDS WEST, 25.60 FEET; 4) THENCE SOUTH 77 DEGREES 24 MINUTES 28 SECONDS WEST, 25.65 FEET; 70 THE SOUTH AS DEGREES 10 MINUTES 29 SECONDS EAST, 795.65 FEET; 70 THE SOUTH AS DEGREES 10 MINUTES 29 SECONDS EAST, 14.92 FEET; 70 THE SOUTH AS DEGREES 10 MINUTES 29 SECONDS EAST, 14.92 FEET; 3) THENCE SOUTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 14.92 FEET; 3) THENCE SOUTH 49 DEGREES 10 MINUTES 49 SECONDS EAST, 10.961 FEET; 70 THE WESTERY LINE OF GATEWAY BOLLEVARD AS DECONDS EAST, 10.961 FEET; 70 THE WESTERY LINE OF GATEWAY BOLLEVARD AS DECONDS EAST, 10.961 FEET; 70 THENCE SOUTH 49 DEGREES 10 MINUTES 49 SECONDS EAST, 10.961 FEET; 70 THENCE SOUTH 49 DEGREES 10 MINUTES 49 SECONDS EAST, 10.961 FEET; 70 THENCE SOUTH 49 DEGREES 44 MINUTES 45 SECONDS EAST, 10.961 FEET 10 THE WESTERLY LINE OF GATEWAY BOLLEVARD AS DEGREES 44 MINUTES 54 SECONDS EAST, 10.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 41 MINUTES 42 SECONDS EAST, 50.00 FEET AND A CHORD BARNOS SOUTH 90 DEGREES 41 MINUTES 54 SECONDS EAST, 50.00 FEET AND A CHORD SAID NORTH LILE. 1) THENCE SOUTH 60 DEGREES 45 MINUTES 54 SECONDS EAST, 3) THENCE SOUTH 90 DEGREES 41 MINUTES 54 SECONDS EAST, 50.00 FEET AND A CHORD SAID NORTH LILE. 1) THENCE SOUTH 60 DEGREES 54 MINUTES 54 SECONDS EAST, 3) THENCE SOUTH 90 DEGREES 54 MINUTES 54 SECONDS EAST, 5) THENCE SOUTH 90 DEGREES 54 MINUTES 54 SECONDS EAST, 5) THENCE SOUTH 90 DEGREES 54 MINUTES 54 SECONDS EAST, 5) THENCE SOUTH 90 DEGREES 54 MINUTES 54 SECONDS EAST, 5) THENCE SOUTH 90 DEGREES 54 MINUTES 54 SECONDS EAST, 5) THENCE

DO FURTHER CERTIFY THAT:

- P THE ACCOMPANYING PLAT IS A TRUE AND COR SURVEY AND SUBDIVISION AS MADE BY ME.
- THE PROPERTY OR PLAT IS SITUATED WIOF JOLIET.

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THAT ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS

THEREOF.

- 3/4 INCH IRON PIPE SET AT ALL LOT CORNERS EXCEPT WHERE PE SURVEY MARKERS HAVE PREVIOUSLY BEEN SET.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CUFMINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.)
 FLOOD INSURANCE RATE MAP PANEL NO. 17197C0139G AND 17197C0255G BOTH
 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR OPINION THAT THE
 PROPERTY DESCRIBED HEREON FALLS WITHIN ZONES X AS DESIGNATED AND
 DEFINED BY F.E.M.A.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EVDIDATION DATE IS APPIL 30, 2027

THIS IS TO CERTIFY THAT INB, NATIONAL ASSOCIATION, AS MORTGAGEE UNDER THE MORTGAGE RECORDED AS DOCUMENT NUMBER R2021014461, DATED FEBRUARY 4, 2021, HEREBY CONSENTS TO RECORDING OF THE PLAT AS HEREON SHOWN.

DATED AT ______, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____. ILLINOIS) SS. 유

NOTARY'S

SS SS STATE OF

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME)

OF

SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH (TITLE)

AND (TITLE)

AND (TITLE)

AND (TITLE)

AND (TITLE)

AND (TITLE)

RESPECTIVELY, APPEARED BEFORE ME THIS ADD INSTRUMENT AS THE FREE AND VOLUNTARY ACT OF SAID

FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS

A.D., 20

AUTHORITY CERTIFICATE CORPORATE

ILLINOIS) SS. STATE OF COUNTY OF

SS.
COUNTY OF WILL)
APPROVED BY RESOLUTION OF

PLAN COMMISSION CHAIRMAN

CERTIFICATE COUN

APPROVED BY ORDINANC CITY OF JOLIET ON ILLINOIS) SS. STATE OF

ILLINOIS) COUNTY OF WILL

STATE OF

OLLECTOR, HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL AXES, UNPAID CURRENT TAXES, OR UNPAID SPECIAL ASSESSMENTS GAINST THE PROPERTY DESCRIBED BY THIS PLAT.

COLLECTOR | | | |

COUNTY CLERK'S

SS S

ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERA TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, WILL COUNTY ILLINOIS,

P

DAY

COUNTY CLER

COUNTY RECORDER'S CERTIFICATE

ILLINOIS) SS. DF WILL) STATE OF

COUNTY RECORDER

COUNTY TAX MAPPING

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, PLATTING OFFICE OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAY CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PN)

CULLIMAN JOLIET, ILC, AN ILLINOIS LIMITED LIABILITY COMPANY. ITS SUCCESSORS AND ASSIGNS. ("GRANTOR"), FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT WHICH IS HERBY ACKNOWEDGED, GIVES AND GRANTS TO THE CITY OF JOLIET (THE "CITY"). ITS SUCCESSORS AND ASSIGNS. (I) A PERFETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT—OF—WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACKIG AND REMOVING STORM WATER DRAINAGE PIPES, FEEDERS AND LATERALS. ASSOCIATED MANHOLES AND ANY NECESSARY FACILITIES APPOINTENANT HERETO IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF STORM WATER RUNOFF, IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION FOR "DRAINAGE EASEMENT," OR PUBLIC UTILLY AND DRAINAGE EASEMENT," (COLLECTIVELY, THE STORM WATER MANAGEMENT EASEMENT AND ROLLEGAS") TOGETHER WITH REASONABLE ROHOTO, ACCESS THERETO FOR SAID PURPOSES; AND (II) A PERPETUAL, NON-EXCLUSIVE EASEMENT AND ROLLEGAS") TOGETHER WITH REASONABLE RANGES AND LATERALS, AND SANITARY SEWER DRAINAGE PRESSARY FACILITIES AND LATERALS, AND SANITARY SEWER PRAINING, MANITAINING, OPERATING, RENEWING, REPLACING AND REMOVING WATER MAINS, FEEDERS AND LATERALS, AND DRAINAGE OF WATER AND SANITARY SEWER DATEMENT." (COLLECTIVELY, THE WATER & SANITARY SEWER EASEMENT AREAS) TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES. THE STORM WATER MANAGEMENT AREAS ARE HERRING TO POR SAID PURPOSES. THE STORM WATER MANNER NOT INCONSISTENT WITH THE EASEMENT AREAS; PARKING AREAS; PARKING AREAS; PARKING AND OTHER RASSING AND OTHER RASSING MINDOUT INCONSISTENT WITH THE EASEMENT AREAS; PARKING OLD AND SANITARY SEWER EASEMENT AREAS; THEREHONE, THE EASEMENT AREAS; THE RICHT TO CONSTRUCT, USE, OPERATIC MAINTAIN, REPAIR AND MAINTAIN, REPAIR AND MAINTEN IN EASEMENT AREAS OF THE EASEMENT AREAS; THEREHOUS, THE EASEMENT AREAS OF THE EASEMENT AREAS; THE RICHTER IN ANY MANNER NOTHER PACILITIES AND STRUCTURES IN THE CONSTRUCT, USE, OPERATE, MAINTAIN, REPAIR MAINTAIN, STERE INSTALLATION OF ANY SUCH FACILITIES, THE RICHTER SANITARY SALE IN

CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS ("GRANTOR"), IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLAR (\$10.00) AND OTHER VALUABLE CONSIDERATION, RECEPTOR OF WHICH IS HEREBY ACKNOWLEGED, HEREBY GIVES AND GRANTS TO COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, COMCAST ATA'T ILLINOIS, AN ILLINOIS CORPORATION (COLLECTIVELY "GRANTEES"), THEIR RESPECTIVE LICENSE AND SEVERALLY A NON-EXCLUSIVE EASEMENT TO CONSTRUCT, OPERATE, REPARR, "MANINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES TRANSPOMENES, AND. OTHER FACILITIES USED. IN CONNECTION WITH OVERHEAD TRANSMISSION "AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION AS "PUE", "PU&DE; PUBLIC UTILITY EASEMENT" OR FUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE "EASEMENT" OR "FUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE "EASEMENT" OR "FUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE "EASEMENT" OR "FUBLIC UTILITY AND DRAINAGE AND SIGNALS IN OVER, UNDER, "ACROSS, ALONG AND UPON THE SURFACE OF THE REASEMENT AREAS. DOSTRUCTIONS SHALL NOT BE PLACED OVER GRANT HEREIN GIVEN, IN, OVER, UNDER, "ACROSS, ALONG AND UPON THE SURFACE OF THE EASEMENT AREAS. TELEPHONE, THE GRANTEES FACILITIES OR IN, UPON AND OVER THE EASEMENT AREAS. TELEPHONE, THE GRANTES FACILITIES AND STRUCTURES. TO ITSELF, MAINTAIN, REPARE AND SERVEL THE AND STRUCTURES. ON STRUCTURES. ON STRUCTURES. SOUND OTHER FACILITIES AND STRUCTURES. MODED OTHER FACILITIES AND STRUCTURES. MODED AND SOUND OTHER FACILITIES AND STRUCTURES. MODED AND SOUND OTHER FACILITIES. ROADS AND ROAD RELATED FACILITIES. ROADS AND ROADS THE EASEMENT ARE SEMENT AND STRUCTURES. IN SUC

CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (GRANTOR), IN CONSIDERATION OF THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, IN HAND PAID BY THE GRANTE, NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS. CORPORATION, DOING BUSINESS OS NICOR GAS. ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT—OF—WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY FACILITIES APPURTENANT. THEREBY IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION FOR PUE". P.U. & D.E.", PUBLIC UTILITY EASEMENT" OR PUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE EASEMENT AREAS.) TOGETHER WITH REASONABLE RIGHT TO CONSTRUCT, OPERATE, INCLUDING WITHOUT INCONSISTENT WITH THE RIGHTS GRANTED HEREIN, INCLUDING WITHOUT INCONSISTENT WITH THE RIGHTS GRANTED HEREIN, INCLUDING WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE ACROSS, OVER AND/OR UNDER THE EASEMENT AREAS, TELEPHONE, TELECTRACITY, AND ALSO DURING SHALL RESTORE ALL OF THAT PORTION OF GRANTOR'S PROPERTY, IMPACTED, DAMAGED AND/OR DISTURBED BY NICOR OR DURING THE ORIGINAL INSTALLATION OF NICOR'S FACILITIES ON GRANTOR'S PROPERTY, MPACTED, DAMAGED AND/OR DISTURBED BY NICOR OR DURING THE ORIGINAL INSTALLATION OF NICOR'S FACILITIES ON GRANTOR'S PROPERTY, REPAIR, REPLACEMENT OR REMOVAL OF NICOR'S FACILITIES ON GRANTOR'S PROPERTY, RESTORATION, GRANTOR'S PROPERTY, RESTORATION, GRANTOR ACKNOWLEDGES THAT PROPERTY, RESTORATION IS, DEFENDENT UPON WEATHER, THERFORE, WEATHER PERMITTING, NICOR AGREES THAT IT SHALL PERFORM ALL SUCH RESTORATION IN A TIMELY MANNER.

CEMCON PREPARED BY:
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