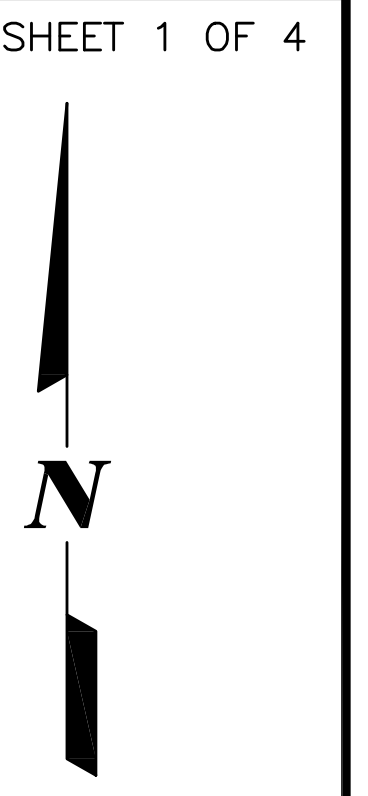


# RECORDING PLAT FOR SHALE ROAD SUBDIVISION IN ROCK RUN CROSSINGS

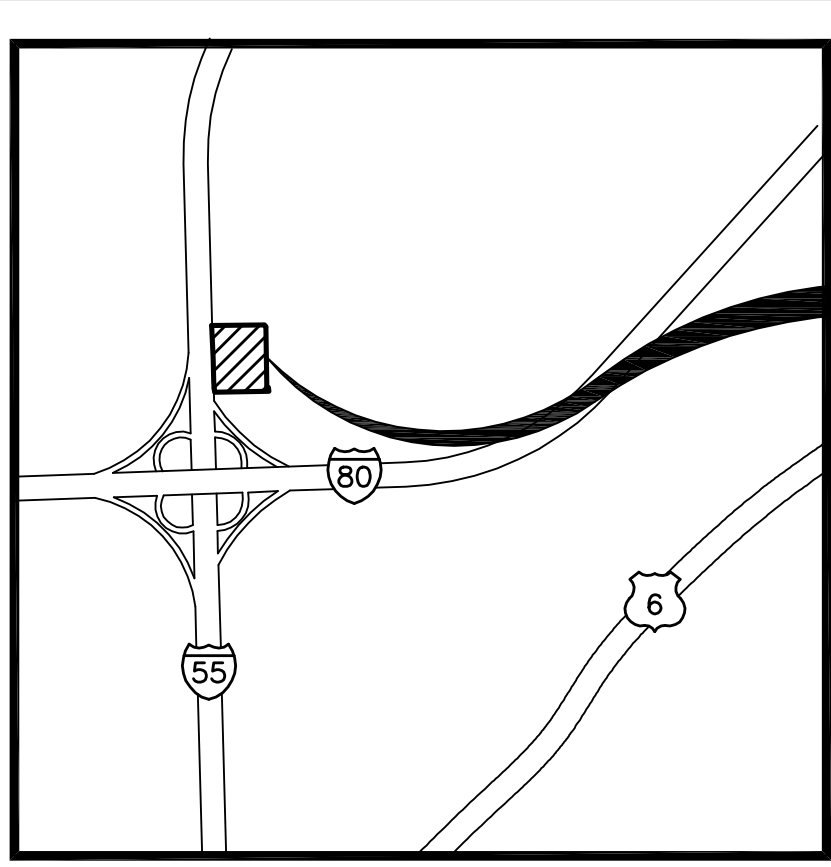
PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

NOTE: KEYMAP FOR BOUNDARY ONLY. SEE FOLLOWING SHEET FOR PARTICULARS.

**TOTAL AREA OF SUBDIVISION**  
19.825 ACRES  
(MORE OR LESS)



100 50 0 100  
SCALE: 1 INCH = 100 FEET



**VICINITY MAP**

LINE	BEARING	LENGTH
L1	S 76°11'27" E	111.36'
L2	S 38°46'14" E	75.83'
L3	N 38°46'14" W	31.00'
L4	S 51°13'46" W	57.00'
L5	S 17°24'28" W	66.20'
L6	S 51°13'46" W	140.81'
L7	N 64°42'55" E	26.55'
L8	S 44°18'18" W	28.28'

LOT AREA SUMMARY TABLE		
LOT NUMBER	SQUARE FEET	ACRES
LOT 1	65,248	1.498 ACRES
LOT 2	57,414	1.318 ACRES
LOT 3	738,921	16.963 ACRES
R.O.W. DEDICATION	2,004	0.046 ACRES

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	26.09'	86.25'	S 42°33'55" W

**NOTES**

3/4 INCH IRON PIPE 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.

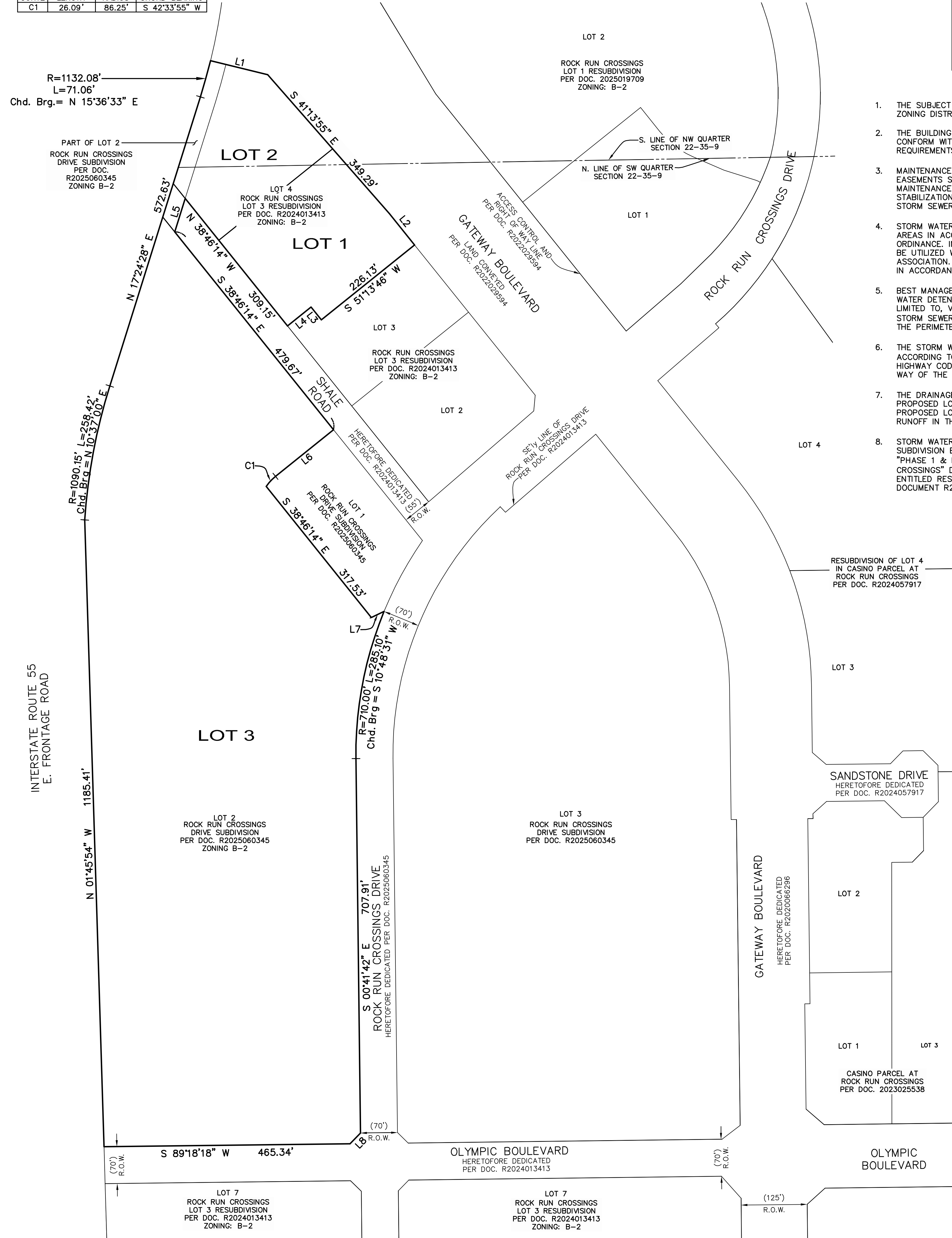
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, IS THE RECORD BEARINGS OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2018, AS DOCUMENT NUMBER R2018073972.

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

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.
- 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.
- 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 AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
- 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 PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
- 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/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
- THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS 9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
- THE DRAINAGE EASEMENT ALONG THE NORTHEASTERLY LINE OF PROPOSED LOT 1 IS FOR THE NON-EXCLUSIVE BENEFIT OF PROPOSED LOTS 1 AND 2 FOR THE CONVEYANCE OF STORMWATER RUNOFF IN THE STORM SEWER AND DRAINAGE SWALE.
- STORM WATER DETENTION HAS BEEN PROVIDED FOR THIS SUBDIVISION BASED UPON ENGINEERING PLANS ENTITLED "PHASE I & PHASE II GRADING PLANS FOR ROCK RUN CROSSINGS" DATED SEPTEMBER 18, 2020 AND RECORDED PLAT ENTITLED RESUBDIVISION OF ROCK RUN CROSSINGS PER DOCUMENT R2022031684.



**OWNER/DEVELOPER:** CULLINAN JOLIET, LLC  
C/O MICHAEL GOLD  
420 N. MAIN STREET  
EAST PEORIA, IL 61611  
PH: 309-999-1700

**LAND SURVEYOR:** CEMCON, LTD.  
C/O JEFFREY R. PANKOW  
2280 WHITE OAK CIRCLE  
SUITE 100  
AURORA, IL 60502  
PH: 630-862-2100

**CIVIL ENGINEER:** CEMCON, LTD.  
C/O MATTHEW WORLINE  
2280 WHITE OAK CIRCLE  
SUITE 100  
AURORA, IL 60502  
PH: 630-862-2100

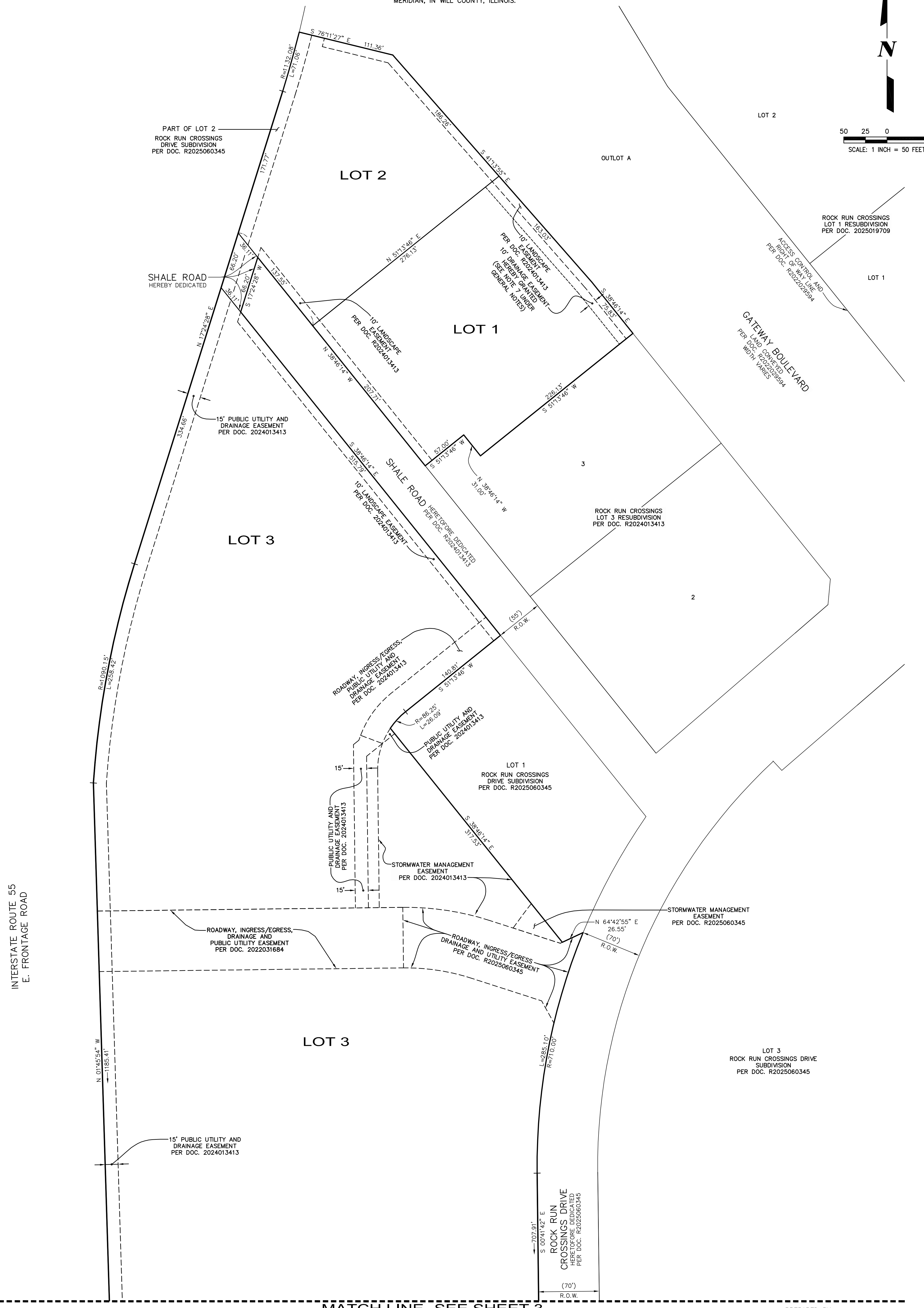
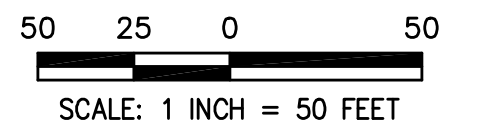
**PREPARED BY:**

**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  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849014 FILE NAME: RECORDING PLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12  
COMPLETION DATE: 04-01-25 JOB NO.: 849.014  
PROJECT REFERENCE 849.001, 849.004, 849.013, 849.016  
CHECKED BY:  
REVISED 04-22-26\AJB REVISED PLAT TO SHOW CURRENT RECORDING INFORMATION

# RECORDING PLAT FOR SHALE ROAD SUBDIVISION IN ROCK RUN CROSSINGS

PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN WILL COUNTY, ILLINOIS.



MATCH LINE - SEE SHEET 3

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  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

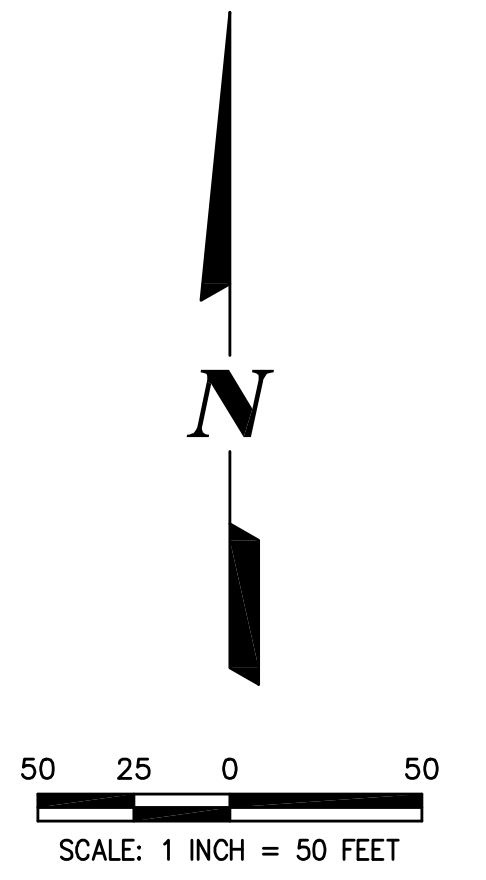
DISC NO.: 849014 FILE NAME: RECORDING PLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12  
COMPLETION DATE: 04-01-25 JOB NO.: 849.014  
PROJECT REFERENCE 849.001, 849.004, 849.013, 849.016  
CHECKED BY:  
REVISED 04-22-26\AJB REVISED PLAT TO SHOW  
CURRENT RECORDING INFORMATION  
Copyright © 2025 Cemcon, Ltd. All rights reserved.

DRAWING PATH: F:\649014\WORK\DRAWINGS\PLATS\RECORDING PLATING

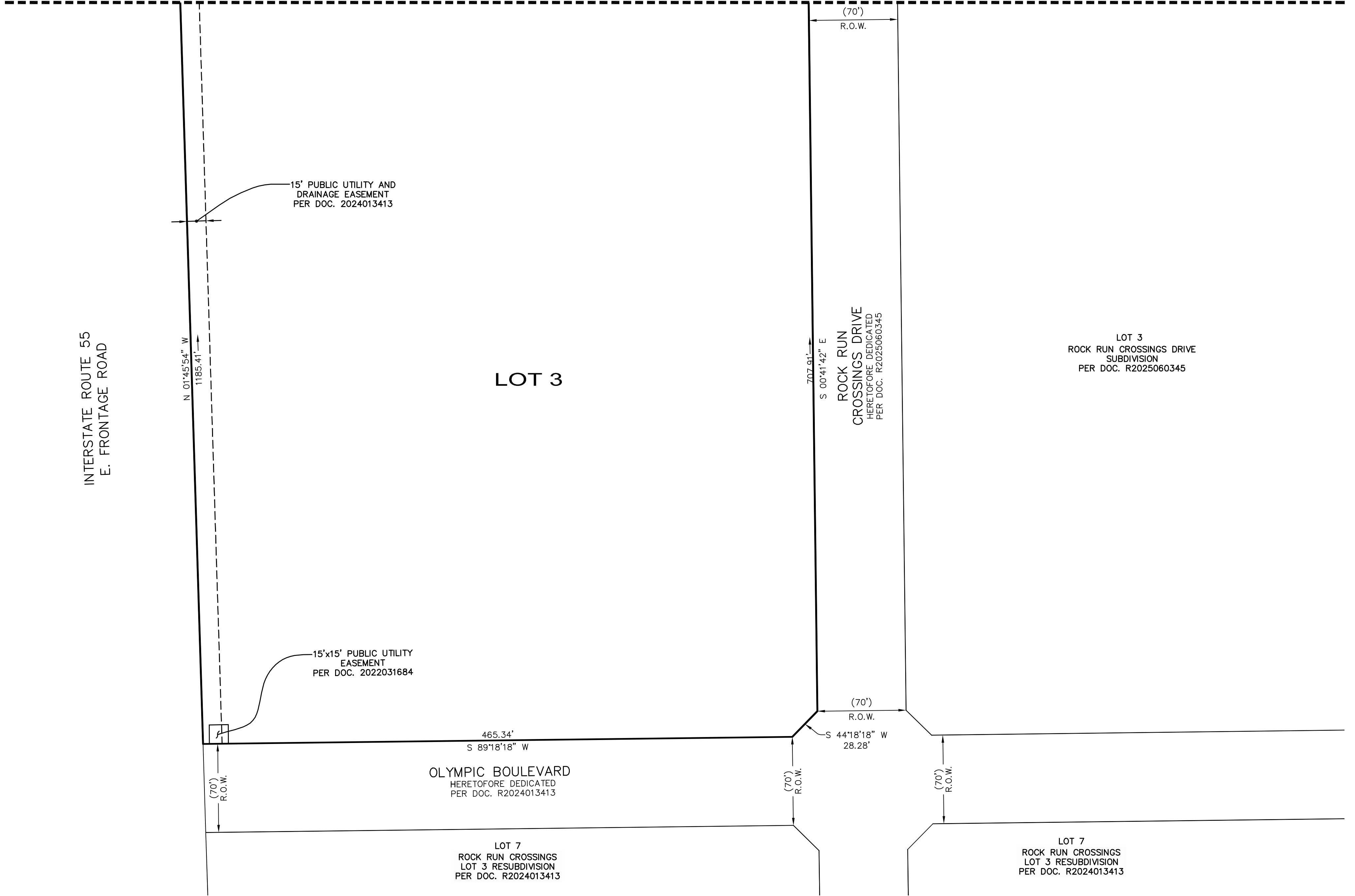
PLOT FILE CREATED: 4/22/2025 BY: TONY BLISS

RECORDING PLAT FOR  
SHALE ROAD SUBDIVISION  
IN ROCK RUN CROSSINGS

PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN WILL COUNTY, ILLINOIS.



MATCH LINE- SEE SHEET 2



DRAWING PATH: F:\489014\WORK\SURVEY\DRAWINGS\PLATS\RECORDING PLATING

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  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849014 FILE NAME: RECORDING PLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12  
COMPLETION DATE: 04-01-25 JOB NO.: 849.014  
PROJECT REFERENCE 849.001, 849.004, 849.013, 849.016  
CHECKED BY:  
REVISED 04-22-26\AJB REVISED PLAT TO SHOW  
CURRENT RECORDING INFORMATION  
Copyright © 2025 Cemcon, Ltd. All rights reserved.

