

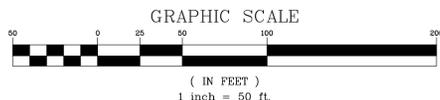
RECORDING PLAT
OF

UNIT 1 OF WESTSIDE JOLIET
REAL ESTATE LLC SUBDIVISION

OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 36 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

EXISTING P.I.N.'S

06-03-36-100-031



GENERAL NOTES

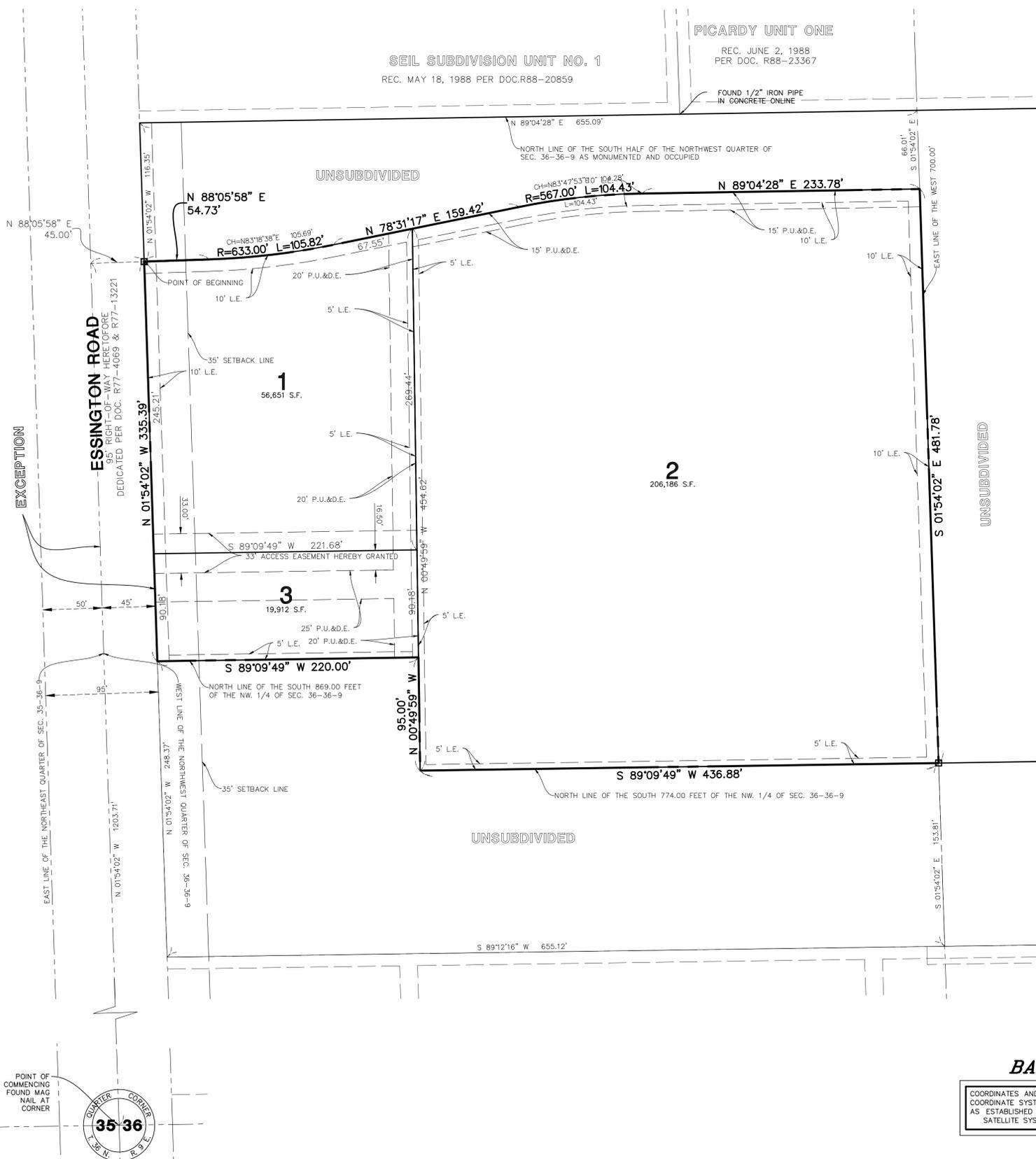
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- DENOTES CONCRETE MONUMENTS SET.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS NOTED OTHERWISE.
- MAINTENANCE OF THE DETENTION PONDS, WATER QUALITY STRUCTURE AND ANY OTHER COMMON STORMWATER MANAGEMENT FEATURES SHALL BE MAINTAINED BY COMMERCIAL ZONED B-3 LOTS 1-3 AS WELL AS ANY THE HOME OWNERS ASSOCIATION RELATED TO THE FUTURE RESIDENTIALLY ZONED PROPERTY ON LOT 5.
- EXISTING ZONING: B-3 (GENERAL BUSINESS DISTRICT) - CITY OF JOLIET.
- INDIVIDUAL LANDSCAPE PLANS PER LOT SHALL BE SUBMITTED IN ACCORDANCE WITH CITY ORDINANCE OR THE TERMS OF THE ANNEXATION AGREEMENT AS PART OF FUTURE INDIVIDUAL BUILDING PERMIT PLANS.
- FUTURE BUILDINGS WILL COMPLY WITH THE CITY OF JOLIET'S RESIDENTIAL DESIGN STANDARDS OR THOSE TERMS OF THE ANNEXATION AGREEMENT.
- NO FLOODWAY OR FLOODPLAIN ARE PRESENT WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION. THERE ARE NO EXISTING WETLANDS ON THE PROPERTY.
- THE PROPOSED SANITARY SERVICE FOR THE SUBJECT DEVELOPMENT WILL CONNECT TO THE EXISTING SANITARY SEWER ALONG ESSINGTON ROAD.
- THE PROPOSED WATER SERVICE FOR THE SUBJECT DEVELOPMENT WILL CONNECT TO THE EXISTING WATER MAIN ALONG ESSINGTON ROAD.
- STORM WATER DETENTION FOR THE SUBJECT DEVELOPMENT WILL BE PROVIDED OFFSITE WITHIN THE ADJACENT PROPERTY TO THE EAST AND IS SUBJECT TO APPROVAL OF THE OWNER OF LOT 5. STORM WATER DETENTION FOR THE COMMERCIAL ZONED B-3 LOTS 1-3 SHALL BE PROVIDED IN THE DETENTION EASEMENT ON LOT 5 FOR A RUNOFF CURVE NUMBER OF CN=85. IF UPON DEVELOPMENT OF LOTS 1-3, THEIR CN EXCEEDS 85, THEN THE DETENTION BASIN IN THE EASEMENT ON LOT 5 WILL NEED TO BE EXPANDED OR LOTS 1-3 WILL BE REQUIRED TO PROVIDE ADDITIONAL ONSITE DETENTION. DEVELOPMENT OF LOTS 1, 2, AND 3 WILL NOT BE PERMITTED UNTIL THE DETENTION EASEMENT IS PROVIDED.
- ACCESS EASEMENT SERVING LOTS 1, 2 AND 3 SHALL BE PRIVATE AND SUBJECT TO SEPARATE USE AND MAINTENANCE CONDITIONS AND RESTRICTIONS AGREEMENT.
- THE DRIVEWAY APRON IN THE RIGHT-OF-WAY OF ESSINGTON ROAD AND RUNNING BETWEEN LOTS 1 AND 3 WILL BE CONSTRUCTED WITH 8-INCH PORTLAND CONCRETE WITH WIRE MESH REINFORCEMENT OVER 4-INCH AGGREGATE BASE COURSE, AND DEVELOPER SHALL PROVIDE ADA RAMPS AT THE END OF THE SIDEWALK ALONG THE EAST SIDE OF ESSINGTON ROAD TERMINATING INTO THE DRIVEWAY.
- THE DETENTION BASIN SHOWN ON LOT 5 SHALL SERVE LOTS 1, 2, 3, 4 AND 5. DETENTION SHALL BE A WETLAND STYLE DETENTION BASIN. DETENTION BASIN SHALL CONFORM TO ILCS 605 5/9-115.1
- DEVELOPMENT OF LOTS 1, 2 AND 3 WILL REQUIRE A SITE PLAN APPROVAL FOR EACH LOT AT TIME OF DEVELOPMENT.
- L.E. DENOTES LANDSCAPE EASEMENT HEREBY GRANTED
P.U. & D.E. DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

AREA SUMMARY

LOT 1 =	56,651 SQ.FT. (1.300 AC.±)
LOT 2 =	206,186 SQ.FT. (4.733 AC.±)
LOT 3 =	19,912 SQ.FT. (0.457 AC.±)
TOTAL =	282,749 SQ.FT. (6.490 AC.±)

SHEET INDEX

SHEET 1 OF 2	LEGAL DESCRIPTION, GENERAL NOTES & DETAILS.
SHEET 2 OF 2	PLAT AND LOT DETAILS



PICARDY UNIT ONE

REC. JUNE 2, 1988
PER DOC. R88-23367

SEIL SUBDIVISION UNIT NO. 1

REC. MAY 18, 1988 PER DOC. R88-20859

FOUND 1/2" IRON PIPE
IN CONCRETE-ONLINE

OWNER
WESTSIDE JOLIET REAL ESTATE, LLC
3501 REGENT DRIVE
PALATINE, ILLINOIS 60067
PHONE: 815-727-4511

LAND SURVEYOR
MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148

ENGINEER
MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148

DEVELOPER
WESTSIDE JOLIET REAL ESTATE, LLC
3501 REGENT DRIVE
PALATINE, ILLINOIS 60067
PHONE: 815-727-4511

DATE	REVISIONS
12/16/20	CITY REVIEW COMMENTS
12/17/20	CITY REVIEW COMMENTS
12/07/20	CITY REVIEW COMMENTS

Manhard CONSULTING LTD.
700 Springer Drive, Suite 100, Lombard, IL 60148
708.381.1111
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION
JOLIET, ILLINOIS
RECORDING PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: SS
DRAWN BY: BAS
DATE: 11/12/20
SCALE: 1"=50'
SHEET
1 OF 2
ADG.JOIL01

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

January 11, 2021 - 10:06 - Dwg Name: P:\Addg01\Draw\Subdiv\Final\Drawings\Recording Plat\ADG0101-RPS 2.dwg - Updated By: bstrahl

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

ISSUED FOR REVIEW 01/11/21

RECORDING PLAT OF UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION

OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, WESTSIDE JOLIET REAL ESTATE, LLC, HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THIS IS TO ALSO CERTIFY THAT WESTSIDE JOLIET REAL ESTATE, LLC, AS OWNER OF THE PROPERTY DESCRIBED AS WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S) SCHOOL DISTRICT ALL TROY SCHOOL DISTRICT NO. 30C JOLIET TWP. HIGH SCHOOL DISTRICT NO. 204 ILLINOIS COMMUNITY COLLEGE DISTRICT NO. 525

DATED THIS ____ DAY OF _____, 2021.

BY: _____ OWNER'S NAME AND ADDRESS WESTSIDE JOLIET REAL ESTATE, LLC 3501 REGENT DRIVE PALATINE, ILLINOIS 60067

NOTARY PUBLIC

STATE OF ILLINOIS) SS COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF WESTSIDE JOLIET REAL ESTATE, LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC

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 FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY 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 (PIN): _____

DATED THIS ____ DAY OF _____, 2021.

DIRECTOR

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) SS COUNTY OF WILL)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THIS ____ DAY _____,

2021, AT ____ O'CLOCK ____ M., AND WAS RECORDED IN BOOK _____ OF PLATS

ON PAGE _____

BY: _____ RECORDER OF DEEDS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF WILL)

AS AUTHORIZED BY THE FINAL PLAT APPROVED BY ORDINANCE NO. _____ OF THE CITY COUNCIL OF THE CITY OF JOLIET.

THIS ____ DAY OF _____, 2021.

MAYOR

CITY CLERK

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE JOLIET CITY PLAN COMMISSION ON: _____, 2021.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF WILL)

I, _____, JOLIET CITY COLLECTOR, HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.

DATED AT JOLIET, ILLINOIS, THIS ____ DAY OF _____, 2021.

CITY COLLECTOR

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF JOLIET, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLAZED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

COMMONWEALTH EDISON AND AMERITECH EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY AND

AMERITECH ILLINOIS d.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, 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 AND DRAINAGE EASEMENT", "P.U.&D.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 A "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, 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, 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, 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 AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL 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", AND "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES 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 GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") ITS SUCCESSORS 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 AND DRAINAGE EASEMENT", "GAS 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' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS. 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 DESIGNATED ON THIS PLAT BY OTHER TERM

LANDSCAPE EASEMENT PROVISIONS

A LANDSCAPING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET AND TO ITS SUCCESSORS AND ASSIGNS, AND IS RESTRICTED TO THE PLACEMENT OF TREES, SHRUBS, BUSHES, LAWNS, AND OTHER FORMS OF VEGETATION. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OVER, OR THROUGH SAID LANDSCAPING EASEMENT. SUCH VEGETATION BE REMOVED, EXCEPT TO REPLACE DEAD OR DISEASED VEGETATION OF LIKE SPECIES. NOTHING CONTAINED IN THIS PARAGRAPH SHALL PRECLUDE THE EXERCISE OF RIGHTS HEREINAFOVE GRANTED FOR UTILITY EASEMENTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING. THE CITY OF JOLIET WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE CITY OF JOLIET.

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR FOR THE BENEFIT OF LOTS 1, 2, AND 3 OVER PORTIONS OF LOT 1, AND 3 FOR THE ACCESS TO AND FROM ESSINGTON ROAD IS HEREBY GRANTED. ALL MAINTENANCE AND REPAIR OF THE ACCESS EASEMENT AREA SHALL BE MADE SO AS TO INTERFERE AS LITTLE AS PRACTICABLE WITH THE OPERATIONS OF ANY OF THE OWNERS OF THE LOT OR THEIR EMPLOYEES, AGENTS, TENANTS, INVITEES OR LICENSEES. EASEMENT MAINTENANCE SHALL BE SHARED BY OWNERS OF LOTS 1, 2, AND 3.

WILL COUNTY CLERK'S 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 CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT JOLIET, ILLINOIS,

THIS ____ DAY OF _____, 2021.

COUNTY CLERK

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 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 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 _____, A.D. 2021.

STEVEN M. SHANHOLTZER ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-062677 LICENSE EXPIRES: NOVEMBER 30, 2021

OWNER OR ATTORNEY

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF DuPAGE)

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 01 DEGREES 54 MINUTES 02 SECONDS WEST, 1203.71 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE NORTH 88 DEGREES 05 MINUTES 58 SECONDS EAST, 45.00 FEET TO THE EAST LINE OF ESSINGTON ROAD HERETOFORE DEDICATED PER DOCUMENT NUMBER R77-4069 AND DOCUMENT NUMBER R77-13221, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 05 MINUTES 58 SECONDS EAST, 54.73 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 105.82 FEET, ALONG THE ARC OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 633.00 FEET AND CHORD BEARING OF NORTH 83 DEGREES 16 MINUTES 38 SECONDS EAST, AND CHORD DISTANCE OF 105.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 78 DEGREES 31 MINUTES 17 SECONDS EAST, 159.42 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 104.43 FEET, ALONG THE ARC OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 567.00 FEET, AND CHORD BEARING OF NORTH 83 DEGREES 47 MINUTES 53 SECONDS EAST, AND CHORD DISTANCE OF 104.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 04 MINUTES 28 SECONDS EAST, 233.78 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 54 MINUTES 02 SECONDS EAST ALONG SAID PARALLEL LINE, 481.78 FEET TO THE NORTH LINE OF THE SOUTH 774.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 09 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE, 436.89 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST, 95.00 FEET TO THE NORTH LINE OF THE SOUTH 869.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 09 MINUTES 48 SECONDS WEST ALONG SAID NORTH LINE, 220.00 FEET TO THE AFOREMENTIONED EAST LINE OF ESSINGTON ROAD; THENCE NORTH 01 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID EAST LINE, 335.39 FEET TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND THE SUBDIVIDED PROPERTY CONTAINS 6.490 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY HEREON DRAWN IS SITUATED WITHIN THE CITY OF JOLIET, ILLINOIS, A MUNICIPALITY WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERED 17197C0141G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 INDICATES THAT THE SUBDIVISION LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF JANUARY, A.D., 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686 LICENSE EXPIRES: NOVEMBER 30, 2022

DESIGN FIRM LICENSE NO. 184003350 LICENSE EXPIRES: APRIL 30, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

Table with columns: DATE, REVISIONS, and rows for review dates and comments.

Manhard CONSULTING LTD. logo and contact information for various engineering and architectural services.

UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION JOLIET, ILLINOIS RECORDING PLAT OF SUBDIVISION SHEET 2 OF 2 ADG.JOL01

January 11, 2021 10:06 Data Name: P:\Adg\01\Adg\Sur\A\Final_Document\Plat\ADG\JOL01_RFS_2.dwg Uploaded By: bstrahl

ISSUED FOR REVIEW 01/11/21