

RECORD PLAT OF
LUNA ESTATES. A PLANNED
UNIT DEVELOPMENT

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP
35 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 communications service is hereby reserved for and granted to

COMMONWEALTH EDISON COMPANY,
AMERITECH TELEPHONE COMPANY,
APPLICABLE CABLE TELEVISION COMPANY, GRANTEES

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", 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 and roots 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 grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. 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(e), 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 appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by other terms such as, "outlots", "common elements", "open space", "open area", "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 or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

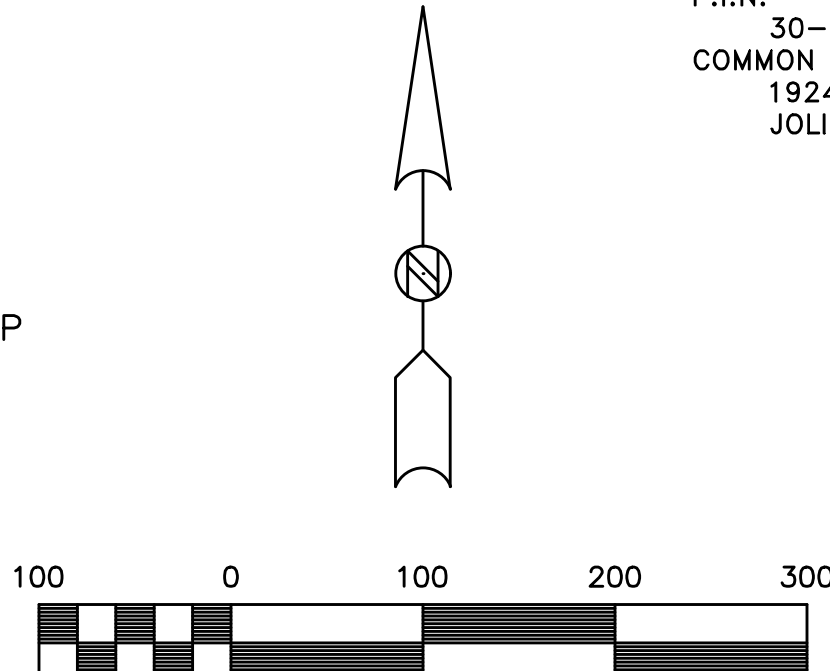
An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("N-Gas") to install, operate, maintain, repair and remove, from time to time, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along 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 N-Gas' facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of N-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 terms.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE 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 THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL 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 EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED 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 CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET. EASEMENTS ARE HEREBY RESERVED 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 BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

P.I.N.
30-07-24-300-042-0000
COMMON ADDRESS
1924 MILLS ROAD
JOLIET, IL 60433



Scale: 1" = 100'

STATE OF ILLINOIS
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED INTO 3 LOTS AND 2 STREETS; THE FOLLOWING DESCRIBED PROPERTY:

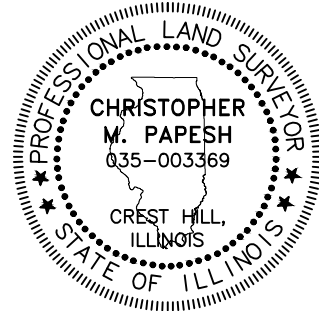
THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. Containing 9.931 acres more or less.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS "FIRM MAPS", PANEL NUMBER 17197C0170G, DATED FEBRUARY 15, 2019.
3. THE PROPERTY IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET.
4. THAT ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
5. THE BASIS OF BEARING IS THE STATE PLANE OF ILLINOIS, EAST ZONE [NAD83 (2011)]. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
6. 9/16" x 30" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

DATED AT CREST HILL, ILLINOIS THIS 8th DAY OF May, 2025, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026
GEOTECH INCORPORATED PROFESSIONAL DESIGN
FIRM NUMBER 184-000165



STATE OF ILLINOIS
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT MARCIANO D. LUNA IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

TO BEST OF MY KNOWLEDGE, THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION FALLS WITHIN THE UNION ELEMENTARY SCHOOL DISTRICT 81, JOLIET TOWNSHIP HIGH SCHOOL DISTRICT 204, AND COMMUNITY COLLEGE DISTRICT 525.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 2025.

BY: _____
MARCIANO D. LUNA
1924 MILLS ROAD
JOLIET, ILLINOIS 60433

STATE OF ILLINOIS
COUNTY OF WILL) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MARCIANO D. LUNA IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2025.

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE COUNTY HEALTH DEPARTMENT REGARDING COMPLIANCE WITH ALL STATE LAWS AND COUNTY ORDINANCES AND THAT IT IS HEREBY APPROVED BY THE WILL COUNTY HEALTH DEPARTMENT PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE MET:

1. THE MINIMUM SIZE SEPTIC TANK TO SERVE EACH LOT HAVING HOMES CONSISTING OF THREE BEDROOMS OR LESS SHALL BE 1000 GALLONS. FOR THE ADDITION OF EACH BEDROOM IN EXCESS OF THREE, THE WORKING CAPACITY OF THE SEPTIC TANK MUST BE INCREASED BY AT LEAST 250 GALLONS. FOR THE INSTALLATION OF A GARBAGE GRINDER OR DISPOSAL, THE TOTAL WORKING CAPACITY OF THE SEPTIC TANK MUST BE INCREASED BY 50%.
2. THE MINIMUM SIZE SOIL ABSORPTION TRENCH SYSTEM TO SERVE EACH HOME CONSISTING OF THREE BEDROOMS OR LESS SHALL BE _____

_____ SQUARE FEET CONSISTING OF _____ LINEAL FEET OF A 36" WIDE TRENCH SYSTEM. FOR THE ADDITION OF EACH BEDROOM IN EXCESS OF THREE, THE SOIL ABSORPTION TRENCH SHALL BE INCREASED BY 300 SQUARE FEET CONSISTING OF 100 LINEAL FEET OF 36" WIDE TRENCH SYSTEM. FOR INSTALLATION OF A GARBAGE GRINDER OR DISPOSAL, THE SOIL ABSORPTION TRENCH SYSTEM SHALL BE INCREASED BY 300 SQUARE FEET CONSISTING OF 100 LINEAL FEET OF A 36" WIDE TRENCH SYSTEM.

3. THE MINIMUM LOT SIZE WITHIN THIS SUBDIVISION SHALL BE AT LEAST 60,000 SQUARE FEET, HAVING A MINIMUM LOT WIDTH OF 150 FEET.
4. THE WATER SUPPLY TO SERVE THIS DWELLING SHALL BE CITY OF JOLIET PUBLIC WATER AND A SERVICE WILL BE INTALLED UNDER MILLS ROAD FROM AN EXISTING MAIN LOCATED ALONG THE NORTH SIDE OF MILLS ROAD.

APPROVED THIS _____ DAY OF _____, 2025, A.D.

WILL COUNTY HEALTH DEPARTMENT

BY: _____
REPRESENTATIVE OF HEALTH AUTHORITY

STATE OF ILLINOIS
COUNTY OF WILL) SS

APPROVED THIS _____ DAY OF _____, 2025, A.D. AS TO RIGHT OF WAY DEDICATION ALONG COUNTY HIGHWAY 51, ALSO KNOWN AS MILLS ROAD.

BY: _____
WILL COUNTY ENGINEER

STATE OF ILLINOIS
COUNTY OF WILL) SS

I, _____, JOLIET CITY COLLECTOR, DO 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 _____, 2025, A.D.

CITY COLLECTOR

AS AUTHORIZED BY THE JOLIET CITY PLAN COMMISSION ON _____, 2025, A.D.

DATED THIS _____ DAY OF _____, 2025, A.D.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

STATE OF ILLINOIS
COUNTY OF WILL) SS

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

ON _____, 2025, A.D. DATED THIS _____ DAY OF _____, 2025, A.D.

CITY CLERK

MAYOR
150 W. JEFFERSON STREET
JOLIET, ILLINOIS 60432

CERTIFICATE OF TAX MAPPING AND PLATTING

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 (PIN) _____

DATED THIS _____ DAY OF _____, 2025, A.D.

DIRECTOR

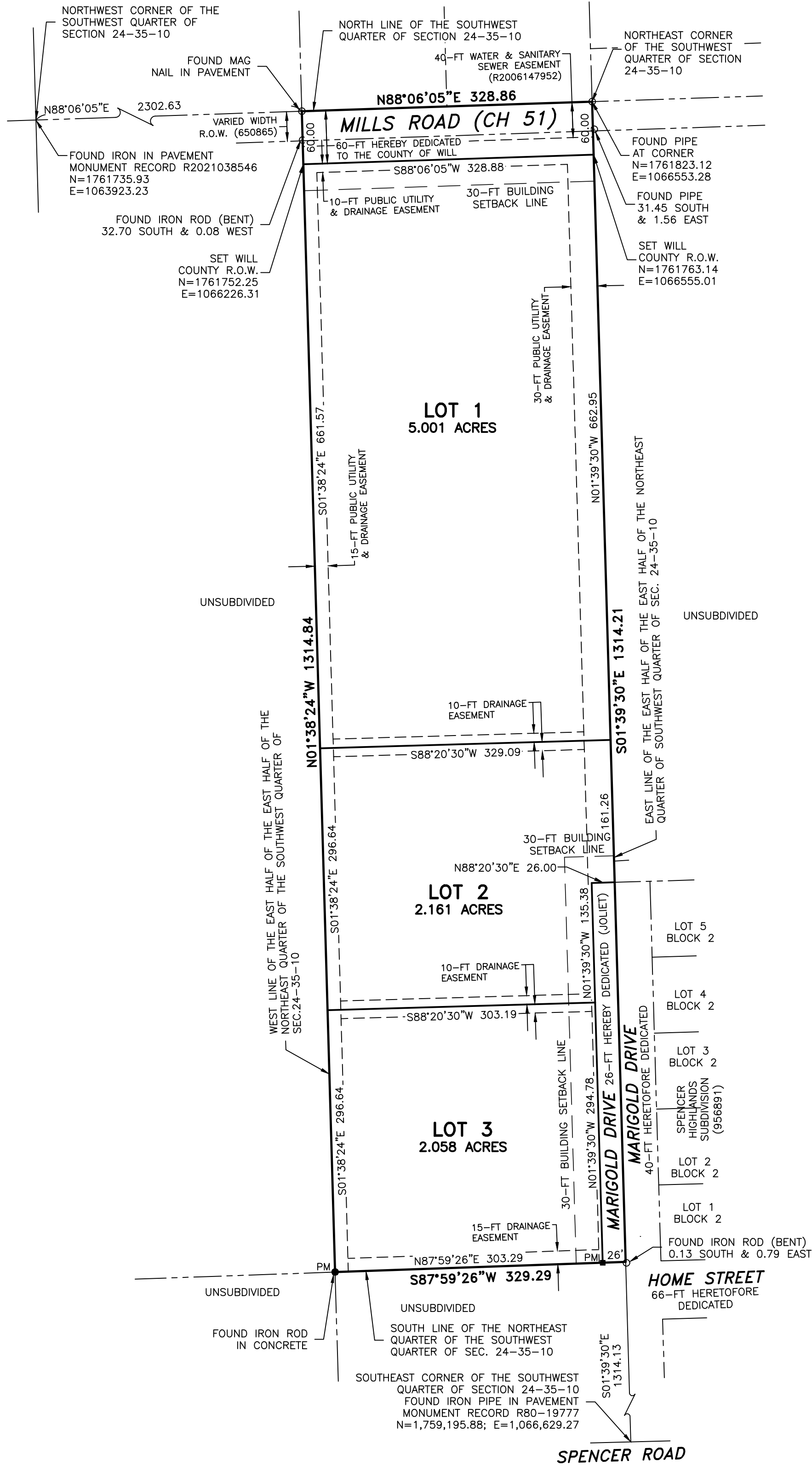
CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS
COUNTY OF WILL) SS

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS,

THIS _____, DAY OF _____, 2025, A.D.

WILL COUNTY CLERK



GENERAL NOTES

1. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, EAST DATUM [NAD83 (2011)], BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
2. BASIS OF COORDINATES: ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 EAST ZONE, NGS ADJ. 2011 (GRID).
3. AN INDIVIDUAL SEPTIC PERMIT WILL BE REQUIRED TO BE OBTAINED FROM THE WILL COUNTY HEALTH DEPARTMENT FOR CONSTRUCTION ON LOTS 2 & 3.
4. AN INDIVIDUAL PRIVATE WELL PERMIT WILL BE REQUIRED TO BE OBTAINED FROM THE WILL COUNTY HEALTH DEPARTMENT FOR CONSTRUCTION ON LOTS 2 & 3.
5. ACCESS FOR LOTS 2 AND 3 WILL BE VIA MARIGOLD DRIVE, EXTENDING NORTHWARD FROM SPENCER ROAD TO THE SOUTH, ACCESS TO LOT 1 IS EXISTING AND WILL NOT BE REVISED OR RELOCATED IN ANY WAY.
6. ■ PM - INDICATES 9/16" IRON ROD SET IN CONCRETE.

LOT #	LOT SIZE
1	5.001 ACRES
2	2.162 ACRES
3	2.058 ACRES
R.O.W.	0.710 ACRES

CERTIFICATE OF COUNTY RECORDER

STATE OF ILLINOIS
COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, AFORESAID, ON

THIS _____ DAY OF _____, 2025, A.D. AT _____ O'CLOCK _____ M.

WILL COUNTY RECORDER

GEOTECH INC.
CONSULTING ENGINEERS — LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

LUNA ESTATES
A PLANNED UNIT DEVELOPMENT

RECORD PLAT

DRAWN BY: CP
CHECKED BY: CP/TC
JOB # 20910
DATE: 05/07/2025

07.11.25	CP	REVISED—CITY REVIEW 2
06.19.25	CP	REVISED—COUNTY REVIEW 1
06.09.25	CP	REVISED—CITY REVIEW 1
05.28.25	CP	REVISED TO PUD
DATE	BY	REVISION