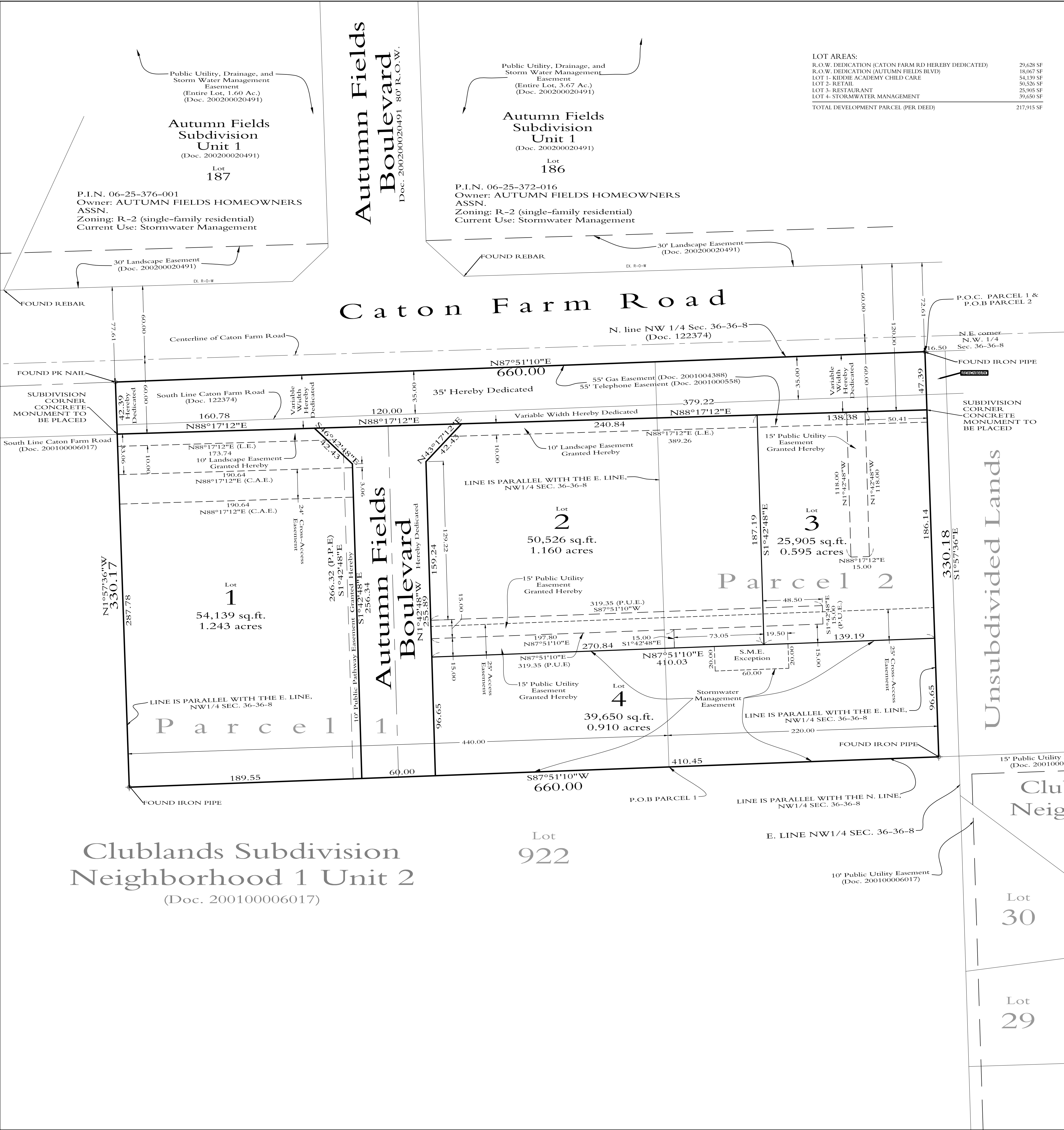




Plat of Subdivision of
580 Caton Farm
A Planned Unit Development

Being a Subdivision of part of the Northwest Quarter Section 36, Township 36 North, Range 8 East of the Third Principle Meridian in Na-Au-Say Township, Kendall County, Illinois



Notes:

Common address: 580 Caton Farm Road, Plainfield Illinois

3/4" iron pipes at all corners except as noted.

Basis of bearings: measured relative to NAD83. All dimensions are shown as measured in feet and decimal parts thereof.

Onsite horizontal control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution.

The platted lands do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency per FIRM No. 17093C0135H.

Lot 4 will be collectively owned and maintained by the owners of Lots 1, 2, and 3.

EXISTING ZONING: B-1 NEIGHBORHOOD BUSINESS DISTRICT
PROPOSED ZONING: PUD B-1 NEIGHBORHOOD BUSINESS DISTRICT

1st Owner's Certificate

State of Illinois
County of Kendall } S.S.

This is to certify that _____

is the owner of the lands shown and described on the annexed plat and by its duly authorized manager has as such owner caused the same to be surveyed, subdivided and platted as shown thereon for the uses and purposes therein set forth and does also grant the easement shown and declared herein and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the lands platted herein fall within the boundaries of Plainfield Community Consolidated School District 202.

Given this _____ day of _____, A.D.2026.

by: _____
(manager)

Notary's Certificate

State of Illinois
County of Kendall } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____, as manager of _____ who 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 the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of _____

Given under my hand and notarial seal this _____ day of _____, A.D.2026.

notary public

2nd Owner's Certificate

State of Illinois
County of Kendall } S.S.

This is to certify that _____ is the owner of the lands shown and described on the annexed plat and by its duly authorized manager has as such owner caused the same to be surveyed, subdivided and platted as shown thereon for the uses and purposes therein set forth and does also grant the easement shown and declared herein and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the lands platted herein fall within the boundaries of Plainfield Community Consolidated School District 202.

Given this _____ day of _____, A.D.2026.

by: _____
(manager)

Notary's Certificate

State of Illinois
County of Kendall } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____, as manager of _____ who 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 the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of _____

Given under my hand and notarial seal this _____ day of _____, A.D.2026.

notary public

Owner's Certificate

State of Illinois
County of Kendall } S.S.

This is to certify that _____ is the owner of the lands shown and described on the annexed plat and by its duly authorized manager has as such owner caused the same to be surveyed, subdivided and platted as shown thereon for the uses and purposes therein set forth and does also grant the easement shown and declared herein and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the lands platted herein fall within the boundaries of Plainfield Community Consolidated School District 202.

Given this _____ day of _____, A.D.2026.

by: _____
(manager)

Notary's Certificate

State of Illinois
County of Kendall } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____, as manager of _____ who 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 the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of _____

Given under my hand and notarial seal this _____ day of _____, A.D.2026.

notary public

County Recorder's Certificate

State of Illinois
County of Kendall } S.S.

This instrument No. _____ was filed for record in the Recorder's Office of Kendall County, Illinois, on this _____ day of _____, 20____, at _____ o'clock ____M.

County Recorder

Certificate of Joliet Plan Commission

State of Illinois
County of Will } S.S.

Recommended for Approval by Joliet City Plan Commission on: _____, A.D., 20_____.

Plan Commission Chairman

Plan Commission Secretary

Certificate of Joliet City Council

State of Illinois
County of Will } S.S.

Approved by Ordinance of the City Council of the City of Joliet on: _____, A.D., 20_____.

Mayor

City Clerk

Certificate of City Collector

State of Illinois
County of Will } S.S.

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 _____, 20____.

CITY COLLECTOR

Certificate of County Clerk

State of Illinois
County of Kendall } S.S.

I, _____, COUNTY CLERK OF KENDALL 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 PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

COUNTY CLERK

School District Boundary Statement

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT _____ AS OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THE ATTACHED PLAT OF SUBDIVISION WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND
2. TO THE BEST OF THEIR KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE SUBDIVISION LIES IS:

PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202 _____

PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202 _____

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

Certificate of Plat Officer

State of Illinois
County of Kendall } S.S.

APPROVED THIS _____ DAY OF _____, A.D., 20____.

KENDALL COUNTY PLAT OFFICER

Public Utility Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Joliet, Illinois and their respective successors and assigns ("Grantee," "Grantees") under, upon and across the areas shown on the annexed Grant as "Public Utility Easement Granted Hereby" ("Easement Premises") to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate transmission and distribution systems and appurtenances on and under the surface of the Easement Premises, including without limitation water supply systems and sanitary sewer systems, together with the right of access for all personnel and equipment necessary and required for all such uses and purposes and together with the right to install all required subsurface service connections.

Grantees are hereby granted the right to cut, trim or remove any trees, shrubs or other plantings within the Easement Premises which interfere with the exercise of any rights herein granted. No permanent buildings, structures or other obstructions within the Easement Premises but such areas may be used for landscaping, plantings, paved surfaces or other related uses that do not unreasonably interfere with the rights herein granted.

Following any work performed by the City pursuant to the rights herein granted, the City shall have no obligation with respect to surface restoration, including, but not limited to the restoration, repair or replacement of pavement, curbs, gutters, plantings or landscaping other than that the City shall, following any such work, be obligated to backfill and mound all trenches created so as to retain suitable drainage, to cold-patch any asphalt or concrete surface, to remove all excess debris and spoil and to leave the work area in a clean and workmanlike condition.

City of Joliet Landscape Easement Provisions

All easements indicated as landscape easements on this plat shall be reserved for and granted to the City of Joliet, and to the successors and assigns, the easements shall be reserved for landscaping only and no buildings shall be placed on said easement, each owner and subsequent purchaser shall be equally responsible for maintaining the landscape easement and shall not alter, modify, and or remove landscape material without having first received prior written approval from the city of joliet.

In the event any owner or subsequent purchaser fails to properly maintain the landscape easement, the City of Joliet shall upon ten (10) days prior written notice, reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the landscape easement reasonably necessary.

In the event the City of Joliet shall be required to perform, or have performed on its behalf, any maintenance work to or upon the landscape easement, the cost together with additional sum of 10% of said cost of completion of the work constitutes a lien against the parcel requiring maintenance, the lien may be foreclosed by any action brought by or on behalf of the city.

If the conditions on or surrounding the property materially change such that it is impractical or detrimental to retain the landscape easement set forth above, at joint agreement of both the grantor and grantee, this landscape easement may be vacated.

Public Pathway Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Joliet, Illinois, a body politic and corporate in the Counties of Will and Kendall and the State of Illinois, its successors, licensees, and assigns (the "City"), over, upon, along, through and across all areas shown herein and labeled "Public Pathway Easement Granted Hereby" (the "Easement Premises"), together with right of ingress and egress across the land for pedestrian and non-motorized vehicular traffic only, to construct, install, reconstruct, repair, replace, inspect, maintain and operate a paved or unpaved public sidewalk or bicycle trail ("Maintenance and Operations") for the use and enjoyment of the general public and for the necessary personnel and equipment to perform any of the above work. Grantor/owner shall have no Maintenance and Operations obligations regarding the Easement Premises. The City shall have all Maintenance and Operations obligations for the Easement Premises.

Other than maintenance and security vehicles specifically authorized by the City, no motorized vehicles of any type shall be allowed to utilize the Easement Premises. Also granted is the right to cut, trim or remove trees of other plantings within the Easement Premises which interfere with any of the other rights herein granted. No temporary, or permanent buildings, structures or other obstructions other than signage shall be placed on or over the Easement Premises which would interfere with any of the rights herein granted.

The City, for itself, its employees, agents, independent contractors and invitees, hereby agrees to indemnify, defend (at Owner's election) and hold harmless Owner, it's members, officers, employees, successors and tenants (individually an "Indemnitee") and collectively the "Indemnitees") from any and all claims, judgments, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and expert witness fees, for personal injury, death or damage to property incurred by or brought against all or any of the Indemnitees arising directly or indirectly as a result of the City's or its agents' or assigns' acts, omissions, or negligence in maintaining the Easement Premises.

Cross-Access Easement Declaration (C.A.E.)

A permanent non-exclusive cross access easement is hereby granted for ingress and egress in the location identified on the plat as access easement area between the herein platted lands and the parcel lying immediately north of and adjacent to said easement and is for vehicular and pedestrian traffic, upon, over, across and through the access easement area.

Easement Provisions

An easement for serving the subdivision and other property with electric and communications service is hereby reserved

for and granted to ComEd and A.T.& T., 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 dashed lines on the plat and marked "easement", the property designated in the declaration of condominium and/or 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 dashed 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 that meaning set for such term in section 2(e) of "an act in relation to condominiums" (Illinois revised statutes, CH. 30, PAR. 302(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 terms such as, "outlots", "common elements", "open space", "open area", "Common ground", "parking and common area", the term "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.

Nicor Gas Easement

An easement is hereby reserved for and granted to Nicor Gas Company, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

Cable Television Easement

An easement for serving the subdivision and other property with cable television is hereby reserved for and granted to an approved cable company, their respective successors and assigns, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmissions and distribution of cable tv signals in all platted easement areas, streets, alleys, other public ways and places shown on this plat, together with the right to install required service connection over or under each lot to serve improvements thereon, no building or other structures shall be constructed or erected in any easement area without the prior written consent of Grantee.

Plat of Subdivision of

580 Caton Farm
A Planned Unit Development

Being a Subdivision of part of the Northwest Quarter Section 36, Township 36 North, Range 8 East of the Third Principle Meridian in Na-Au-Say Township, Kendall County, Illinois

State of Illinois
County of DuPage } S.S.

To: Chicago Title Insurance Company

This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2021. The field work was completed on August 28, 2025.

Given under my Hand and Seal at Wheaton, Illinois
this 2nd day of September, A.D. 2026.

Illinois Professional Land Surveyor 2967
exp.11-30-26
Cole@Korugroup.com



State of Illinois
County of DuPage } S.S.

This is to certify that that I, John Cole Helfrich, an Illinois professional land surveyor, have surveyed, subdivided and platted the following described lands for the uses and purposes herein set for the following described lands:

Parcel 1: that part of the northwest quarter of section 36, township 36 north, range 8 east of the third principal meridian described as follows: commencing at a point on the north line of said northwest quarter, 16.50 feet west of the northeast corner of said northwest quarter, thence southerly, parallel with the east line of said northwest quarter, 330.0 feet, thence west, parallel with said north line, 220.0 feet for a point of beginning, thence continuing west, parallel with said north line, 440.0 feet, thence northerly, parallel with said east line, 330.0 feet to said north line, thence east, along said north line, 440.0 feet to a line drawn northerly from the point of beginning which is parallel with said east line, thence southerly, parallel with said east line, 330.0 feet to the point of beginning in Na-Au-Say Township, Kendall County, Illinois and containing 3.333 acres.

Parcel 2: that part of the northwest quarter of section 36, township 36 north, range 8 east of the third principal meridian described as follows: beginning at a point on the north line of said northwest quarter, 16.50 feet west of the northeast corner of said northwest quarter; thence southerly, parallel with the east line of said northwest quarter, 330.0 feet; thence west, parallel with said north line, 220.0 feet; thence northerly, parallel with said east line, 330.0 feet to said north line; thence east, along said north line, 220.0 feet to the point of beginning in Na-Au-Say Township, Kendall County, Illinois and containing 1.667 acres.

Surface Water Statement

State of Illinois
County of DuPage } S.S.

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., 20____.

IL, _____ Registered Professional Eng. _____ Owner or Attorney for Owner

State Registration Number

Registration Expiration Date

Kendall County Right to Farm Statement

Notice:

Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator - A-1 or AG special use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise, and unique hours of operation that are not typical in other zoning areas.

Stormwater Management Easement (S.M.E.)

A permanent non-exclusive easement is hereby granted to the City of Joliet and to their successors and assigns, in, upon, across, over, under, and through the areas shown by dashed lines and labeled "stormwater detention easement" on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining storm sewers, drainage ways, storm water detention and retention and any and all manholes, pipes, connections, catch basins, and without limitation, such other installations as may be required to furnish stormwater detention. The right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work. No building shall be placed on said easement premises without prior written consent from the City of Joliet. The responsibility of maintaining the detention area easement shall be binding on the heirs, executors, administrators, successors and assigns of the landowners. No person shall destroy or modify slopes or otherwise affect the detention volume without having first received written approval from the City of Joliet. The city shall have the right but not the obligation to restore any detention volume lost through unauthorized activities.

Sheet 2 of 2

Date: 6-30-2026
File: 25077R-P0-10
Job: 25077

Plat of Subdivision

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KORU Group, PLLC
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