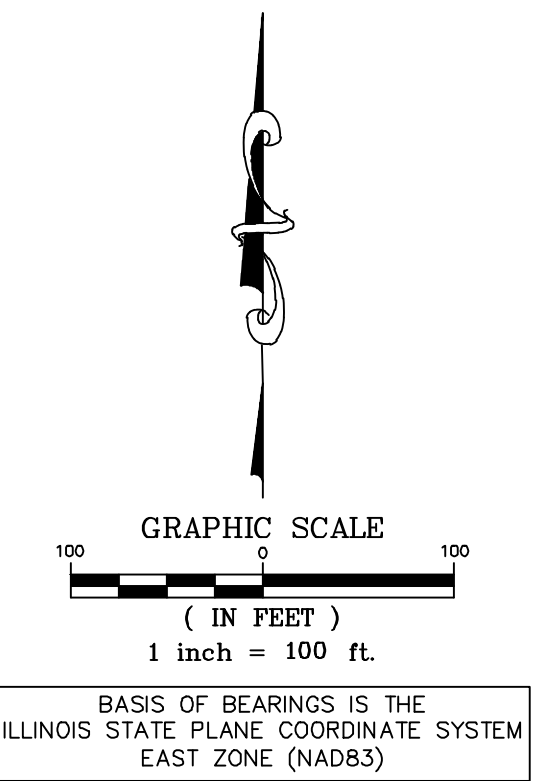


RECORD PLAT of JOLIET CATHOLIC ACADEMY

A Planned Unit Development
A Subdivision of
Part of the West 1/2 of the Northwest 1/4 of Section 5 and
the East 1/2 of the Northeast Quarter of Section 6,
Township 35 North, Range 10 East of the Third Principal Meridian,
in Will County, Illinois.



- LEGEND**
- SET CONCRETE MONUMENT AT SUBDIVISION CORNER (AS INDICATED)
 - FOUND SURVEY MONUMENT
 - SUBJECT BOUNDARY
 - ADJACENT BOUNDARY
 - EXISTING EASEMENT
 - PROPOSED UTILITY EASEMENT

PROPOSED UTILITY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	12.55'	S 88°02'51" W
L2	47.24'	N 2°00'36" W
L3	51.10'	N 47°22'26" W
L4	196.66'	N 2°22'26" W
L5	46.66'	N 33°00'09" E
L6	274.74'	N 1°43'12" W
L7	35.77'	N 42°37'34" E
L8	36.40'	S 1°43'12" E

LOT SCHEDULE:			
LOT #1.....	1,428,661.77 SQ.FT.		32.797 AC.
LOT #2.....	364,446.35 SQ.FT.		8.366 AC.
TOTAL	1,793,108.12 SQ.FT.		41.163 AC.

NOTE:
1.) ALL ROADS DEPICTED HEREON ARE HERETOFORE DEDICATED.
2.) THE ZONING OF EACH LOT AT THE TIME OF PUBLICATION OF THIS PLAT IS THE FOLLOWING:
LOT 1: R-2 (SINGLE FAMILY RESIDENTIAL)
LOT 2: R-4 (LOW DENSITY MULTI-FAMILY RESIDENTIAL)

OWNER/DEVELOPER:
JOLIET CATHOLIC ACADEMY -
SISTERS OF ST. FRANCIS OF MARY IMMACULATE
1200 NORTH LARKIN AVENUE
JOLIET, ILLINOIS 60435
Ph. (815) 741-0500

ENGINEER:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN, ILLINOIS 60515
Ph. (630) 969-7000

LAND SURVEYOR:
TWG ENGINEERING
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph. (815) 744-6600

MAIL TO: TWG ENGINEERING
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404

BENCHMARKS:
PROJECT BENCHMARK:
WILL COUNTY BENCHMARK STATION 706
ELEVATION: 587.32 (NAVOD88)
SITE BENCHMARKS:
SITE BM 4
ARROW BOLT ON FIRE HYDRANT (NEAR SE CORNER OF LOT "O", OUR LADY OF ANGELS VILLAGE, PHASE 2A)
ELEVATION: 650.03 (NAVOD88)



Main Address: 129 Capista Drive, Shorewood, IL 60404 | Phone: 815-744-6600
Invoicing: 401 S. Carlton Avenue, Wheaton, IL 60187 | www.thewillgroup.com

DATE CREATED	7-27-2026	LATEST	TWG ENGINEERING	REVISION	TWG Dwg. No.:
PAGE: 51-66	No.	DATE	DESCRIPTION	BY	325-0075-R
DRAWN BY: ech	1	8-6-2026	Revised Per City Review	ech	

STATE OF ILLINOIS)
COUNTY OF WILL)
TWG TECHNOLOGIES, LLC., ILLINOIS DESIGN FIRM NO. 184-001251, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE DIRECTOR THEREOF, IT HAS SURVEYED AND SUBDIVIDED INTO 2 LOTS AND NO STREETS THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION
THAT SOUTH 581.79 FEET OF LOT 5 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1 1955 AS DOCUMENT NO. 774885, EXCEPT THAT PART LYING WITHIN SAID SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
TOGETHER WITH,
LOTS 3, 4, 5 AND 6 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1 1955 AS DOCUMENT NO. 774885, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED JUNE 12, 2024, AS DOCUMENT NO. R2024028583 AND ALSO EXCEPT THAT PART TAKEN BY NORTHRIDGE PLAZA SUBDIVISION PER R85-41060 AND ALSO EXCEPT THAT PART LYING WITHIN SAID SECTION 5, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT:

- THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE UNDER MY DIRECTION.
- ALL LOT CORNERS AND POINTS OF CURVATURE HAVE BEEN MONUMENTED (WITH 5/8" X 30" REBAR, UNLESS OTHERWISE NOTED) ACCORDING TO THE PLAT ACT AS AMENDED.
- THIS SUBDIVISION IS MONUMENTED ACCORDING TO EXISTING STATE AND LOCAL ORDINANCES.
- THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) MAP NUMBER 17100-0161C, EFFECTIVE DATE: FEBRUARY 15, 2019.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- THE PROPERTY DESCRIBED ABOVE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, ILLINOIS.
- ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
- THIS SUBDIVISION CONTAINS 41.163 ACRES MORE OR LESS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____

DAVID J. ZIENTEK – ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3524
(MY LICENSE EXPIRES 11-30-2026)

STATE OF ILLINOIS)
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 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 _____, 20____.

DIRECTOR

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, OR UNPAID CURRENT TAXES AGAINST THE PROPERTY DESCRIBED IN THE PLAT TO WHICH THIS CERTIFICATE IS ATTACHED.

DATED THIS _____ DAY OF _____, 20____.

WILL COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

THE UNDERSIGNED, OF JOLIET CATHOLIC ACADEMY, DOES HEREBY CERTIFY THAT HE HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF _____, 20____.

TITLE

STATE OF ILLINOIS)
COUNTY OF WILL)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20____.

(SEAL)

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

- THAT JOLIET CATHOLIC ACADEMY 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
- TO THE BEST OF THEIR KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE SUBDIVISION LIES IS:
JOLIET PUBLIC SCHOOL DISTRICT 70
JOLIET TOWNSHIP HIGH SCHOOL DISTRICT 204

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

ATTEST:

TITLE: _____ TITLE: _____

STATE OF ILLINOIS)
COUNTY OF WILL)

BY: _____, 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

RECORD PLAT of JOLIET CATHOLIC ACADEMY A Planned Unit Development A Subdivision of Part of the West 1/2 of the Northwest 1/4 of Section 5 and the East 1/2 of the Northeast Quarter of Section 6, Township 35 North, Range 10 East of the Third Principal Meridian, in Will County, Illinois.

JOLIET CATHOLIC ACADEMY
1200 NORTH LARKIN AVENUE
JOLIET, ILLINOIS 60435

STATE OF ILLINOIS)
COUNTY OF WILL)

RECOMMENDED FOR APPROVAL BY THE JOLIET CITY PLAN COMMISSION ON _____, 20____.

PLAN COMMISSION CHAIRMAN

DATE

PLAN COMMISSION SECRETARY

DATE

STATE OF ILLINOIS)
COUNTY OF WILL)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID, ON THIS _____

DAY OF _____, 20____, AT _____ O'CLOCK _____ M.,
AND MICROFILMED.

WILL COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____

MAYOR

CITY CLERK

PUBLIC UTILITY EASEMENT PROVISIONS (P.U.E.)

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET AND THEIR SUCCESSORS AND ASSIGNS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY INCLUDING BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AMERITECH, CONTINENTAL CABLE, NORTHERN ILLINOIS GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS OVER AND THROUGH ALL THE AREAS MARKED OR SHOWN AS "PUBLIC UTILITY EASEMENT" (OR "P.U.E.") FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, INCLUDING BUT NOT LIMITED TO MUNICIPAL SANITARY SEWER SYSTEMS, WATER MAIN SYSTEMS, AND STORM DRAIN SYSTEMS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY OVER, UPON, ALONG, UNDER AND THROUGH SAID EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWER OR OTHER UTILITIES, FACILITIES, OR DRAINAGE WITHIN SAID EASEMENTS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR FENCING, CURB & GUTTER, PAVEMENT, GARDENS, SHRUBS, LANDSCAPING, PEDESTRIAN OR BICYCLE PATHS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR MUNICIPAL 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 PUBLIC UTILITY EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

LANDSCAPE EASEMENT PROVISIONS (L.E.)

ALL EASEMENTS INDICATED AS LANDSCAPE EASEMENT ON THIS PLAT SHALL BE RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, AND TO THE SUCCESSORS AND ASSIGNS. THE EASEMENT 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 AN ADDITIONAL SUM OF 10% OF SAID COST COMPLETION OF THE WORK CONSTITUTES A LIEN AGAINST 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 LANDSCAPING EASEMENT SET FORTH ABOVE, AT THE JOINT AGREEMENT OF BOTH THE GRANTOR AND GRANTEE, THIS LANDSCAPING EASEMENT MAY BE VACATED.

P.I.N.: 07-06-201-014-0000
PART OF P.I.N.: 07-05-104-004-0000

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., GRANTEEES

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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE "DASHED LINES MARKED "EASEMENT" 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 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 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 GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

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 ERRECTED 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.

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 ERRECTED IN ANY EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

STORMWATER MANAGEMENT EASEMENT PROVISIONS (S.M.E.)

OWNER AND DEVELOPER SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STORM WATER MANAGEMENT DETENTION/RETENTION FACILITIES WITHIN THE SUBDIVISION UNTIL SUCH TIME AS SAID STORM WATER MANAGEMENT DETENTION/RETENTION FACILITIES ARE CONVEYED TO THE OWNER'S ASSOCIATION.

UPON CONVEYANCE, THE OWNER'S ASSOCIATION SHALL HAVE PERPETUAL DUTY AND OBLIGATIONS TO PERFORM OR HAVE PERFORMED ALL MAINTENANCE OF THE STORM WATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS.

THE OWNER'S ASSOCIATION, ITS AGENTS OR CONTRACTORS, SHALL NOT DESTROY OR MODIFY THE GRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OF THE CITY OF JOLIET.

PERPETUAL PUBLIC STORM WATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO CITY OF JOLIET, ITS AGENTS, SUCCESSORS AND ASSIGNS, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (OR "S.M.E.") ON THE PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING MAINTAINING, AND OPERATING ALL STORM WATER MANAGEMENT FACILITIES, STRUCTURES, AND GRADES ON THE DETENTION/RETENTION SITE.
- INCLUDING THE RIGHT OF ACCESS TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONS AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
- TRIMMING, OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATIONS OF THE STORM WATER FUNCTIONS.
- NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED ON THE EASEMENT, BUT SAID EASEMENT MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORM WATER ON AND OVER THE PARCEL.
- IF THE OWNER OR OWNER'S ASSOCIATION FAILS TO MAINTAIN THE STORM WATER DETENTION/RETENTION FACILITIES AS REQUIRED, AND SUCH FAILURE CONTINUES FOR 30 DAYS AFTER WRITTEN DEMAND BY THE CITY, THE CITY OF JOLIET, ITS AGENTS OR CONTRACTORS, WILL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION OR RECONSTRUCTION NECESSARY TO MAINTAIN STORM WATER STORAGE OR FLOW ON THE PARCEL. THE INDIVIDUAL OWNERS OF THE LOTS CREATED BY THE FINAL PLAT OF SUBDIVISION, FROM TIME TO TIME SHALL BE JOINTLY LIABLE, IN A PERCENTAGE BASED ON UTILIZATION OF THE DETENTION/RETENTION FACILITIES, FOR ALL COSTS INCURRED BY THE CITY IN PERFORMING SUCH WORK, AND ANY RESPONSES TO THE CITY'S FEES CONNECTED WITH THE COLLECTION OF SUCH COSTS. THE CITY'S ACTUAL COST TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, AND THE ATTORNEY'S FEES MAY BE RECOVERED FROM THE RESPONSIBLE OWNERS BY ALL REMEDIES AVAILABLE TO THE CITY AT LAW OR IN EQUITY.

THE PROVISIONS OF THE COVENANTS AND DECLARATIONS RELATING TO STORM WATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY. ALL OF THE ABOVE STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THESE PARCELS, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF THE INDIVIDUAL LOTS OR UNITS.

MAIL TO: TWG ENGINEERING
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404



Main Address: 129 Capista Drive, Shorewood, IL 60404 | Phone: 815-744-6600
Invoicing: 401 S. Carlton Avenue, Wheaton, IL 60187 | www.thewillgroup.com

DATE CREATED: 7-27-2026		LATEST		TWO ENGINEERING		REVISION		TWO Dwg. No.:	
PAGE: 51-86	FILED BY: 20260725 BAI	No.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE
DRAWN BY: ech		1	8-6-2026	Revised Per City Review				325-0075-R	