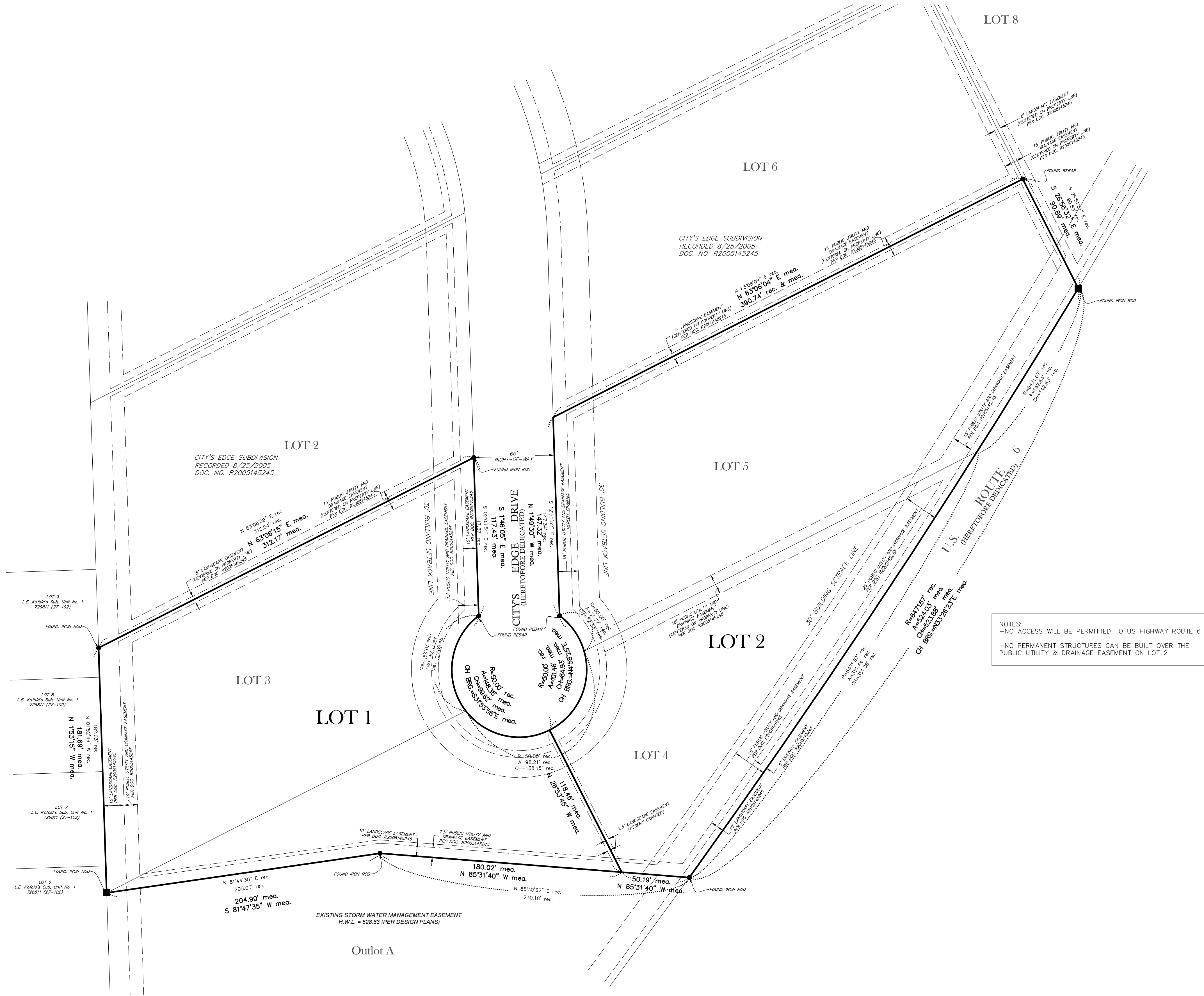
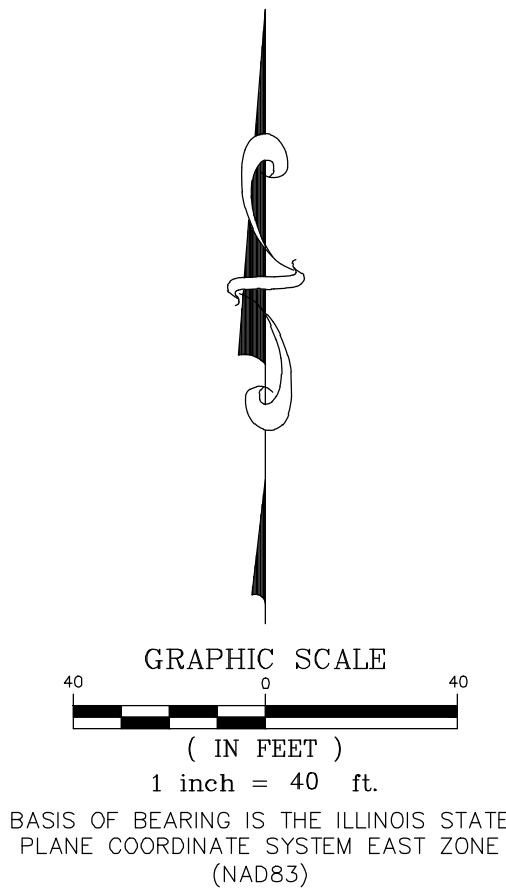


RECORD PLAT
of
CITY'S EDGE SOUTH SUBDIVISION

A RESUBDIVISION OF LOTS 3, 4, & 5 IN CITY'S EDGE SUBDIVISION. PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6, EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED3, IN WILL COUNTY, ILLINOIS.

P.I.N.: 05-06-35-113-006-0000
P.I.N.: 05-06-35-113-008-0000
P.I.N.: 05-06-35-113-011-0000



- LEGEND
- mea. MEASURED
 - rec. RECORDED
 - calc. CALCULATED
 - FOUND SURVEY MONUMENT
 - SET CONCRETE MONUMENT

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

RT

&

TWIG

Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies

Surveyors - Engineers - Planners - G.I.S. Consultants

129 Capista Drive - Shorewood, Illinois 60404

Ph: (815) 744-6600 Website: www.ruettigertonnelli.com

DATE CREATED: 01-30-2025	L A T E S T		R. T. & A. R E V I S I O N		R. T. & A. Dwg. No.:
FIELD BK: *	No.	DATE	DESCRIPTION	BY	324-1422-R
PAGE: *	4	02-12-2025	REVISED PER CITY REVIEW	FSW	
DRAWN BY: asm					

RECORD PLAT
of
CITY'S EDGE SOUTH SUBDIVISION

A RESUBDIVISION OF LOTS 3, 4, & 5 IN CITY'S EDGE SUBDIVISION. PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6, EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED3, IN WILL COUNTY, ILLINOIS.

P.I.N.: 05-06-35-113-006-0000

P.I.N.: 05-06-35-113-008-0000

P.I.N.: 05-06-35-113-011-0000

STATE OF ILLINOIS }
COUNTY OF WILL }SS

RUETTIGER, TONELLI & ASSOCIATES INC., ILLINOIS DESIGN FIRM NO. 184-001251, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, IT HAS SURVEYED AND SUBDIVIDED INTO 2 LOTS AND NO STREETS THE FOLLOWING DESCRIBED PROPERTY:

LOT 3, 4, & 5 IN CITY'S EDGE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6, EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED3, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 2005 AS DOCUMENT NO. R2005-145245, IN WILL COUNTY, ILLINOIS.

P.I.N.: 05-06-35-113-006-0000
P.I.N.: 05-06-35-113-008-0000
P.I.N.: 05-06-35-113-011-0000

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.
- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) MAP NUMBER 17197C0260G, 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 4.038 ACRES MORE OR LESS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____,

BY: _____
KENNETH J. PESAVENTO - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3425 (MY LICENSE EXPIRES 11-30-2026)

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 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 }SS

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

STATE OF ILLINOIS }
COUNTY OF WILL }SS

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 PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/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 SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

ENGINEER - IL PROFESSIONAL DESIGN FIRM NO. 184-001251, TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

STATE OF ILLINOIS }
COUNTY OF WILL }SS

THE UNDERSIGNED, OF TOBRO, LTD. THE OWNER OF THE PROPERTY DESCRIBED HEREON, 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 _____,

TOBRO, LTD.
798 S. LARKIN AVENUE ROCKDALE,
ILLINOIS 60436

TITLE

STATE OF ILLINOIS }
COUNTY OF _____ }SS

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 _____,

(SEAL)

SCHOOL DISTRICT BOUNDARY STATEMENT

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

- THAT TOBRO, LTD. 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 ELEMENTARY SCHOOL DISTRICT 30-C
JOLIET TOWNSHIP HIGH SCHOOL DISTRICT 204

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

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

STATE OF ILLINOIS }
COUNTY OF WILL }SS
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF § 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT. NO ACCESS WILL BE PERMITTED TO U.S. HIGHWAY ROUTE 6.

JOSE RIOS, P.E.
REGION ONE ENGINEER

STATE OF ILLINOIS }
COUNTY OF WILL }SS

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

STATE OF ILLINOIS }
COUNTY OF WILL }SS
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 }SS

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____, 20____.

MAYOR DATE

CITY CLERK DATE

STATE OF ILLINOIS }
COUNTY OF WILL }SS

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

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(a) 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 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.

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.

CITY OF JOLIET LANDSCAPE EASEMENT PROVISION

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 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 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 JOINT AGREEMENT OF BOTH THE GRANTOR AND GRANTEE, THIS LANDSCAPING EASEMENT MAY BE VACATED.

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

RT & TWiG	
Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies	
Surveyors - Engineers - Planners - G.I.S. Consultants	
129 Capista Drive Shorewood, Illinois 60404	
Ph: (815) 744-6600 Website: www.ruettiger-tonelli.com	
DATE CREATED: 01-30-2025	FIELD BK: *
LATEST	R.T. & A. REVISION
PAGE: *	No. DATE DESCRIPTION BY
DRAWN BY: ssm	4 109-12-2025 REVISED FOR CITY REVIEW FSW 321-1422-R