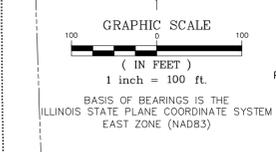
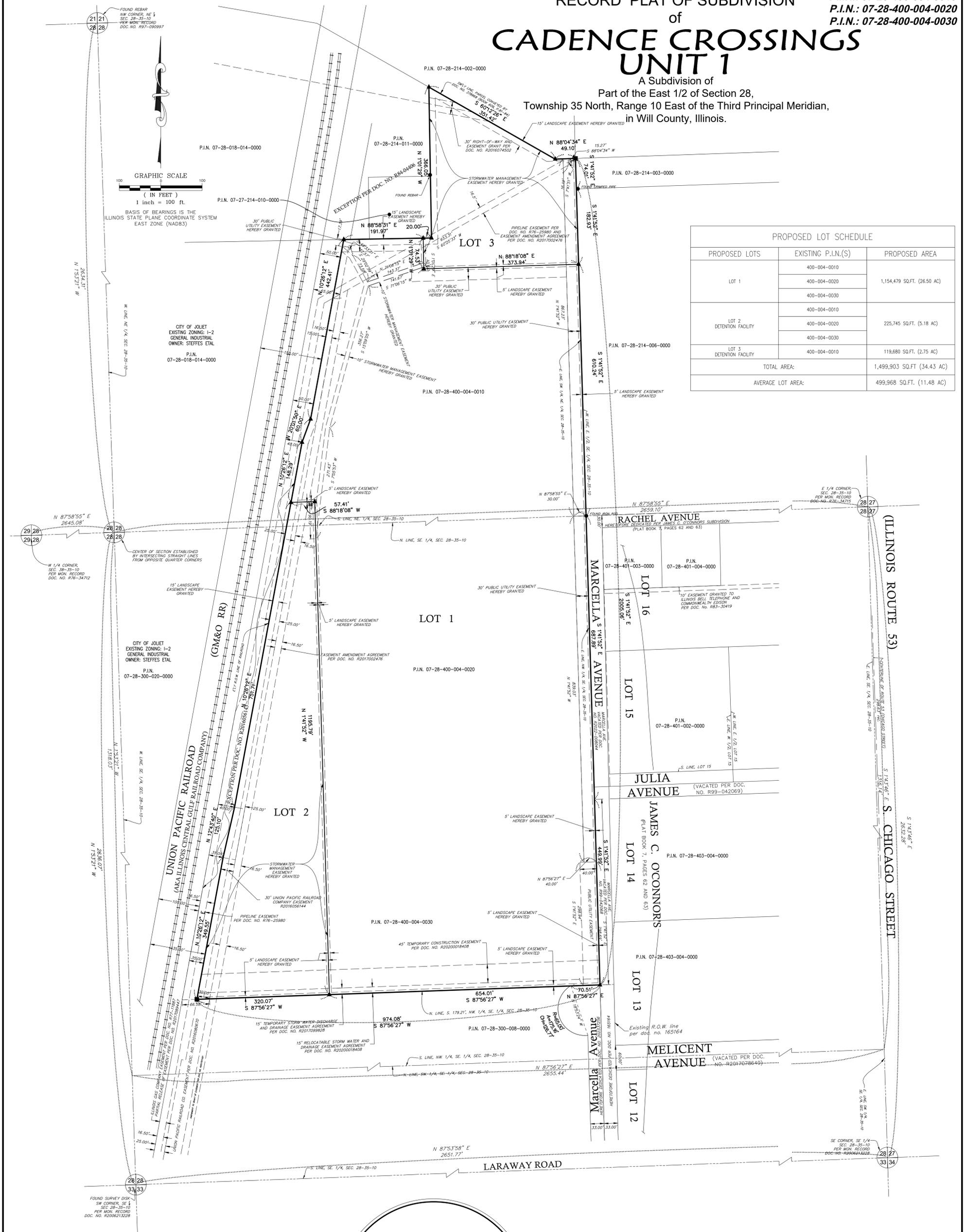


RECORD PLAT OF SUBDIVISION of CADENCE CROSSINGS UNIT 1

P.I.N.: 07-28-400-004-0010
P.I.N.: 07-28-400-004-0020
P.I.N.: 07-28-400-004-0030

A Subdivision of
Part of the East 1/2 of Section 28,
Township 35 North, Range 10 East of the Third Principal Meridian,
in Will County, Illinois.

PROPOSED LOT SCHEDULE		
PROPOSED LOTS	EXISTING P.I.N.(S)	PROPOSED AREA
LOT 1	400-004-0010	1,154,479 SQ.FT. (26.50 AC)
	400-004-0020	
	400-004-0030	
LOT 2 DETENTION FACILITY	400-004-0010	225,745 SQ.FT. (5.18 AC)
	400-004-0030	
LOT 3 DETENTION FACILITY	400-004-0010	119,680 SQ.FT. (2.75 AC)
	400-004-0010	
TOTAL AREA:		1,499,903 SQ.FT. (34.43 AC)
AVERAGE LOT AREA:		499,968 SQ.FT. (11.48 AC)

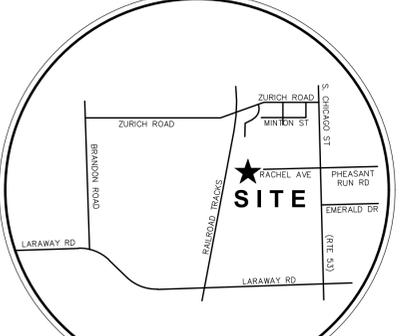


CITY OF JOIET
EXISTING ZONING: I-2
GENERAL INDUSTRIAL
OWNER: STEFFES ETAL
P.I.N.
07-28-018-014-0000

CITY OF JOIET
EXISTING ZONING: I-2
GENERAL INDUSTRIAL
OWNER: STEFFES ETAL
P.I.N.
07-28-300-020-0000

FOUND SURVEY DATA
SW CORNER, SE 1/4
SEC. 28-35-10
PER MON. RECORD
DOC. NO. R2006213228

LEGEND	
■	5/8" REBAR SET IN CONCRETE
●	FOUND MONUMENT
—	ARC LENGTH
R	RADIUS
N	NORTH
E	EAST
S	SOUTH
W	WEST
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
(X.XX')	RECORD DIMENSION
▲	5/8" REBAR SET



SITE LOCATION MAP
NOT TO SCALE

NOTE:
1.) AT THE TIME OF THE PUBLICATION OF THIS PLAT, THE SUBJECT PARCELS ARE ZONED "I-1" IN THE CITY OF JOIET, ILLINOIS.
2.) DOCUMENT NO. 296450, BOOK 502, PG. 614, REFERENCED IN THE LEGAL DESCRIPTION DESCRIBES LANDS LYING IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 28. THE PARCEL DEPICTED HEREON LIES WITHIN THE SW 1/4 OF THE NE 1/4 OF SECTION 28 AND THEREFORE DOES NOT IMPACT THE PARCEL BEING SUBDIVIDED.

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

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: 04-07-2025	LATEST R.T. & A. REVISION	R.T. & A. Dwg. No.
FIELD SKETCH	DATE	BY
DRAWN: GUY.EMM	5-07-2025	325-0110-R
	REVISED PER CITY REVIEW	DIST

RECORD PLAT OF SUBDIVISION
of
**CADENCE CROSSINGS
UNIT 1**

P.I.N.: 07-28-400-004-0010
P.I.N.: 07-28-400-004-0020
P.I.N.: 07-28-400-004-0030

A Subdivision of
Part of the East 1/2 of Section 28,
Township 35 North, Range 10 East of the Third Principal Meridian,
in Will County, Illinois.

STATE OF ILLINOIS)
COUNTY OF WILL)
RUETIGER, 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 3 LOTS AND 1 STREET THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF
THE EASTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY (FORMERLY
GULF, MOBILE AND OHIO RAILROAD COMPANY) AND LYING SOUTHWESTERLY OF THE
SOUTHEASTERLY RIGHT OF WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS
AS CONVEYED BY DOCUMENT NO. 296450, IN BOOK 502, PAGE 614, AND BY DOCUMENT NO.
378968, IN BOOK 609, PAGE 81, AND ALL THAT PART OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 28, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY
LINE OF THE SAID ILLINOIS CENTRAL GULF RAILROAD COMPANY, AND EXCEPTING THE SOUTH
179.21 FEET THEREOF; AND FURTHER EXCEPTING THAT PART THEREOF CONVEYED TO TERRY
JOHNSON AND ELAINE JOHNSON BY DEED RECORDED FEBRUARY 14, 1984 AS DOCUMENT NO.
R84-04406; AND FURTHER EXCEPTING THAT PART THEREOF CONVEYED TO UNION PACIFIC
RAILROAD COMPANY BY DEED RECORDED JULY 27, 2016 AS DOCUMENT NO. R2016056143, ALL IN
TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL
COUNTY, ILLINOIS.

- WE FURTHER CERTIFY THAT:
1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE UNDER MY DIRECTION.
 2. 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.
 3. THIS SUBDIVISION IS MONUMENTED ACCORDING TO EXISTING STATE AND LOCAL ORDINANCES.
 4. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NUMBER 1719G0280G, EFFECTIVE DATE FEBRUARY 15, 2019.
 5. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 6. THE PROPERTY DESCRIBED ABOVE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOUET, ILLINOIS.
 7. ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOUET HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
 8. THIS SUBDIVISION CONTAINS 34.410 ACRES MORE OR LESS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____

DAVID J. ZIENK - 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

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____, JOUET 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 JOUET, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY COLLECTOR

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)

THE UNDERSIGNED, OF ALL IN CAMPUS, LLC., 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 JOUET, ILLINOIS, THIS _____ DAY OF _____, 20____

TITLE

STATE OF ILLINOIS)
COUNTY OF _____)

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:

1. THAT ALL IN CAMPUS, LLC 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:
JOUET PUBLIC SCHOOL DISTRICT 70
JOUET TOWNSHIP HIGH SCHOOL DISTRICT 204

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

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

STATE OF ILLINOIS)
COUNTY OF WILL)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY: _____
NOTARY PUBLIC

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

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOUET 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 JOUET.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOUET 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.

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", "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.

MAYOR

CITY CLERK

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 IN
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 JOUET.

PERPETUAL PUBLIC STORM WATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO CITY OF
JOUET, 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:

1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING MAINTAINING, AND
OPERATING ALL STORM WATER MANAGEMENT FACILITIES, STRUCTURES, AND GRADES ON THE
DETENTION/RETENTION SITE.
2. 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.
3. TRIMMING, OR REMOVING TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE
WITH THE OPERATIONS OF THE STORM WATER FUNCTIONS.
4. 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 IMPED THE STORAGE OR FREE FLOW OF
STORM WATER ON AND OVER THE PARCEL.
5. 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 JOUET, 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 RESPONSIBLE ATTORNEY'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 ABOGATED 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.

LANDSCAPE EASEMENT PROVISIONS (L.E.)

FOR ALL THE AREAS ON THE PLAT MARKED OR SHOWN AS "LANDSCAPE EASEMENT" (OR "LANDSCAPE
SETBACK EASEMENT" OR "L.E."), THE OWNERS OF LOTS CONTAINING LANDSCAPE SETBACK EASEMENT
MUST MAINTAIN THE LANDSCAPING AND ARE PROHIBITED FROM PLACING BUILDINGS ON SAID EASEMENT.

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

RT & TWiG
Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies
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DATE CREATED: 04-07-2025	LATEST	REVISION	R.T.&A. Dwg. No.:
FIELD DRG.:	No.	DATE	DESCRIPTION
PAGE: *	5	07-16-2025	REVISED FOR CITY REVIEW
OWNER: City of Joliet			BY: 325-0110-R