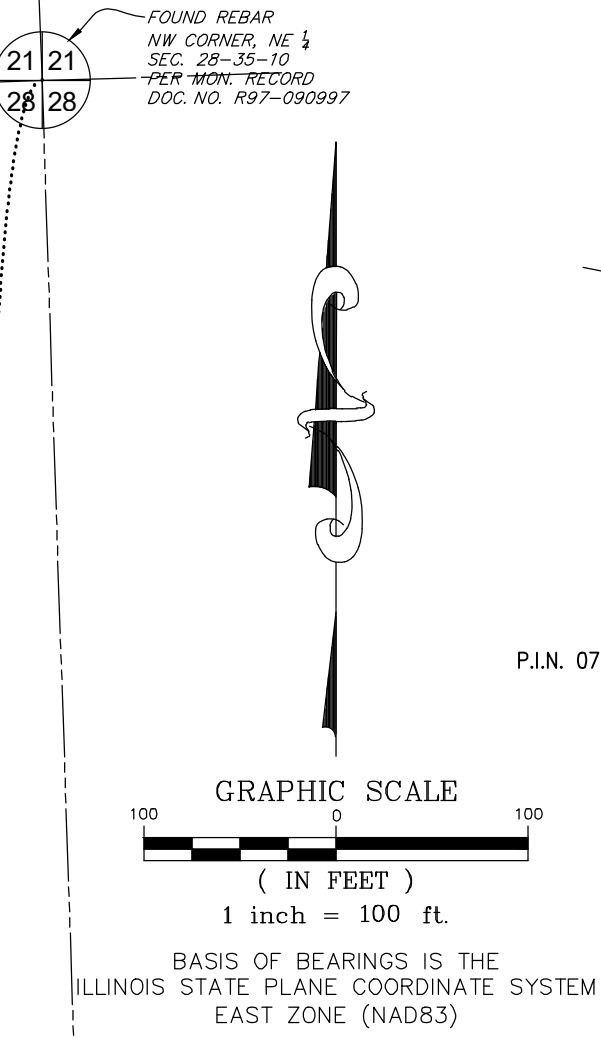


RECORD PLAT OF SUBDIVISION  
of  
**CADENCE CROSSINGS**  
**UNIT 1**

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.

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

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)
	400-004-0020	
	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 JOUET  
EXISTING ZONING: I-2  
GENERAL INDUSTRIAL  
OWNER: STEFFES ETAL

P.I.N.  
07-28-018-014-0000

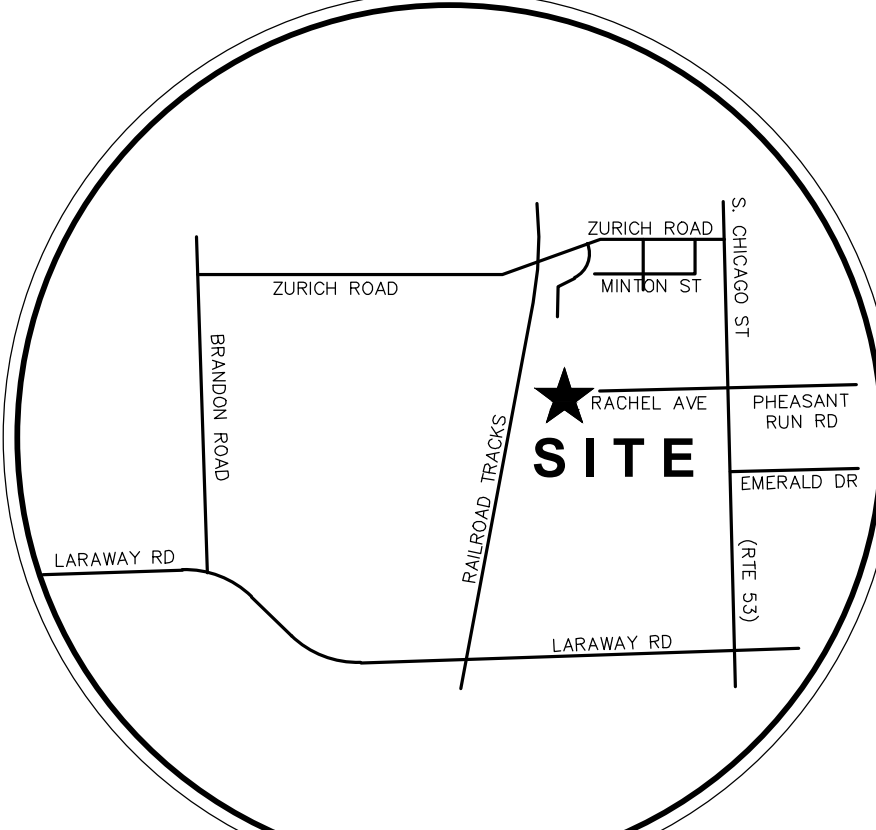
CITY OF JOUET  
EXISTING ZONING: I-2  
GENERAL INDUSTRIAL  
OWNER: STEFFES ETAL

P.I.N.  
07-28-300-020-0000

FOUND SURVEY DISK  
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
- RADIUS
- NORTH
- EAST
- SOUTH
- WEST
- P.U. & D.E.
- B.S.L.
- RECORD DIMENSION
- 5/8" REBAR SET



NOTE:  
1.) AT THE TIME OF THE PUBLICATION OF THIS  
PLAT, THE SUBJECT PARCELS ARE ZONED "I-1" IN  
THE CITY OF JOUET, 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**

**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: 04-07-2025	LATEST	R.T. & A.	REVISION	R.T. & A. Dwg. No.
FIELD SKETCH	No.	DATE	DESCRIPTION	BY
DRAWN: GUY.COM	5	07-15-2025	REVISED PER CITY REVIEW	DJT

**325-0110-R**

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

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.

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

STATE OF ILLINOIS)  
COUNTY OF WILL )<sup>SS</sup>  
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 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  
SOUTHEAST 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 1719C0280G, 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. ZIENTEK -- ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3524  
(MY LICENSE EXPIRES 11-30-2026)

STATE OF ILLINOIS)  
COUNTY OF WILL )<sup>SS</sup>  
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 )<sup>SS</sup>  
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 )<sup>SS</sup>

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 )<sup>SS</sup>

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 \_\_\_\_\_ )<sup>SS</sup>

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 )<sup>SS</sup>  
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 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 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.

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 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 IMPEDE 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 PERFORMANCE OF 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 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.

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

<b>RT &amp; A</b>		<b>TwIG</b>	
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.ruettigertonelli.com	
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