

PLAT OF EASEMENT

SOUTH PUBLIC UTILITY EASEMENT

THAT PART OF VACATED HOBBS AVENUE, LOCATED WEST OF LOT 5 IN NORRIS SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1928 IN PLAT BOOK 16, PAGE 71, AS DOCUMENT NO. 408163, AND THAT PART OF HOBBS AVENUE LOCATED EAST OF LOT 19 IN BLOCK 6 OF GARDNER & STRONG'S SUBDIVISION, IN PART OF THE NORTH HALF OF THE AFORESAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1887, IN PLAT BOOK 2, PAGE 54, AS DOCUMENT NO. 144360; DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 5; THENCE SOUTH 88 DEGREES 32 MINUTES 01 SECONDS WEST ALONG THE WEST PROLONGATION OF THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTH PROLONGATION OF THE EAST LINE OF LOT 19 IN BLOCK 6 OF AFORESAID GARDNER & STRONG'S SUBDIVISION; THENCE NORTH 01 DEGREES 39 MINUTES 32 SECONDS WEST ALONG SAID SOUTH PROLONGATION AND ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 10.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 01 SECONDS EAST ALONG A LINE 10.00 FEET NORTH OF AND PARALLEL WITH THE WEST PROLONGATION OF THE SOUTH LINE OF AFORESAID LOT 5; THENCE SOUTH 01 DEGREES 34 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 0.015 acres more or less.

NORTH PUBLIC UTILITY EASEMENT

THAT PART OF VACATED HOBBS AVENUE, LOCATED WEST OF LOT 5 IN NORRIS SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1928 IN PLAT BOOK 16, PAGE 71, AS DOCUMENT NO. 408163, AND THAT PART OF HOBBS AVENUE LOCATED EAST OF LOT 19 IN BLOCK 6 OF GARDNER & STRONG'S SUBDIVISION, IN PART OF THE NORTH HALF OF THE AFORESAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1887, IN PLAT BOOK 2, PAGE 54, AS DOCUMENT NO. 144360; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT 5; THENCE SOUTH 88 DEGREES 32 MINUTES 01 SECONDS WEST ALONG THE WEST PROLONGATION OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 66.20 FEET TO A POINT ON THE NORTH PROLONGATION OF THE EAST LINE OF LOT 19 IN BLOCK 6 OF AFORESAID GARDNER & STRONG'S SUBDIVISION; THENCE SOUTH 01 DEGREES 39 MINUTES 32 SECONDS EAST ALONG SAID NORTH PROLONGATION AND ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 10.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 01 SECONDS EAST ALONG A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE WEST PROLONGATION OF THE NORTH LINE OF AFORESAID LOT 5; THENCE NORTH 01 DEGREES 34 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 0.015 acres more or less.

WEST PUBLIC UTILITY EASEMENT

THAT PART OF VACATED HOBBS AVENUE, LOCATED WEST OF LOT 5 IN NORRIS SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1928 IN PLAT BOOK 16, PAGE 71, AS DOCUMENT NO. 408163, AND THAT PART OF HOBBS AVENUE LOCATED EAST OF LOT 19 IN BLOCK 6 OF GARDNER & STRONG'S SUBDIVISION, IN PART OF THE NORTH HALF OF THE AFORESAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1887, IN PLAT BOOK 2, PAGE 54, AS DOCUMENT NO. 144360; DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 5; THENCE SOUTH 88 DEGREES 32 MINUTES 01 SECONDS WEST ALONG THE WEST PROLONGATION OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 32 MINUTES 01 SECONDS WEST ALONG SAID WEST PROLONGATION, 36.20 FEET TO THE NORTH PROLONGATION OF THE EAST LINE OF SAID LOT 19; THENCE SOUTH 01 DEGREES 39 MINUTES 32 SECONDS EAST ALONG SAID NORTH PROLONGATION, ALONG THE EAST LINE OF SAID LOT 19, AND ALONG THE SOUTH PROLONGATION OF SAID LOT 19, A DISTANCE OF 134.07 FEET TO A POINT ON THE WEST PROLONGATION OF THE SOUTH LINE OF AFORESAID LOT 5; THENCE NORTH 88 DEGREES 32 MINUTES 01 SECONDS EAST ALONG SAID WEST PROLONGATION, 12.00 FEET; THENCE NORTH 08 DEGREES 34 MINUTES 46 SECONDS EAST 136.16 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 0.07 acres more or less.

EASEMENT PROVISIONS

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

**COMMONWEALTH EDISON COMPANY,
AMERITECH TELEPHONE COMPANY,
APPLICABLE CABLE TELEVISION COMPANY, 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 dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on 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 dotted 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 the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(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 other 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 Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," 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, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the 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 forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

CITY OF JOLIET PUBLIC UTILITIES EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES EASEMENT" OR "P.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) 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 EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF EASEMENT OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS,

THIS 10th DAY OF March, 2025, A.D.

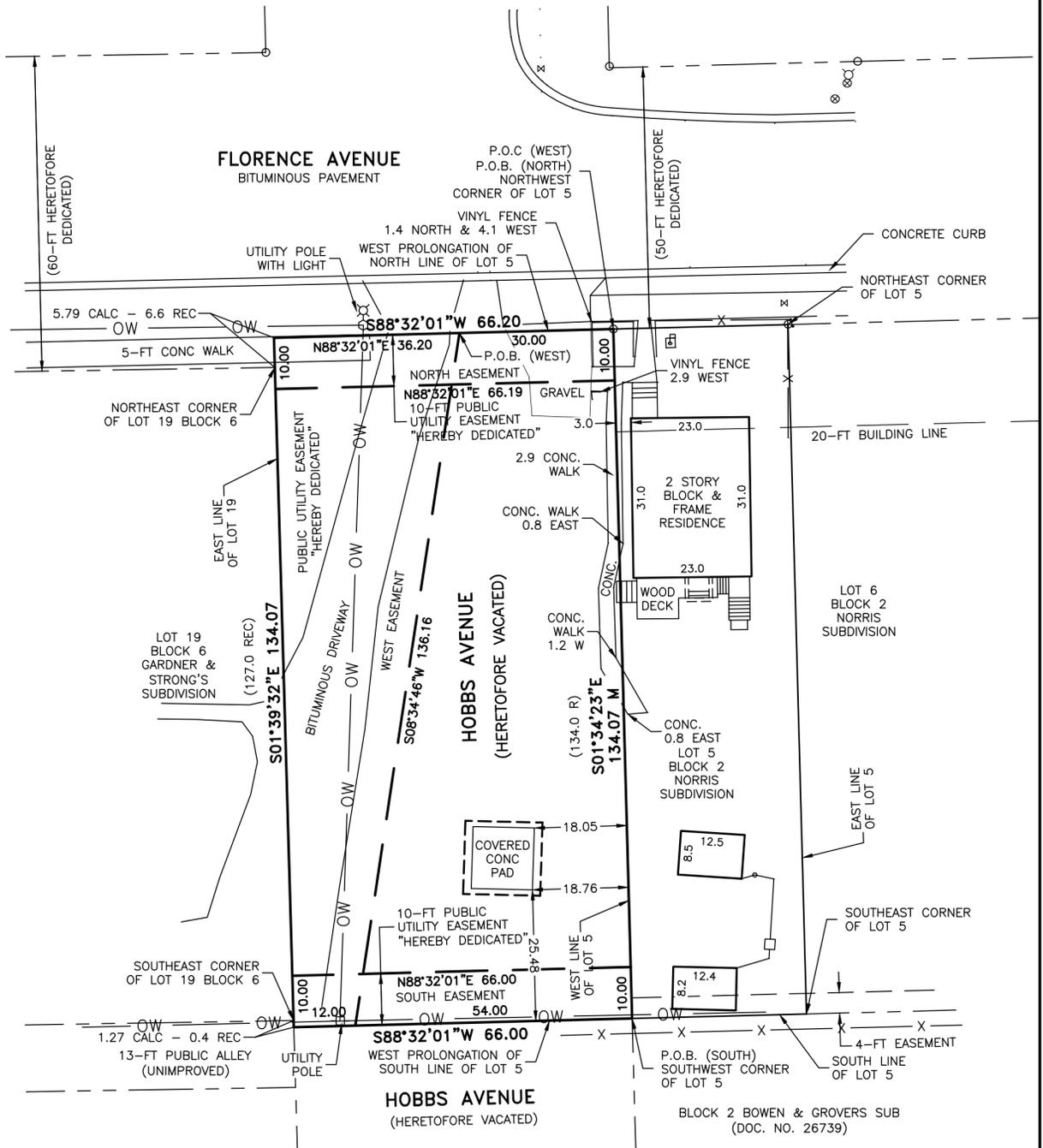
Christopher M. Papesh

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026



NOTES:

1. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE ILLINOIS COORDINATE SYSTEM OF 1983 (IC83), ZONE JOLIET, BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.



GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: JUAN GUZMAN	FIELD BOOK #: BJ 35-10 PG 43
DRAWN BY: MC	DATE: 12.18.24
SCALE: 1"=20'	JOB NO. 21661

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES