

RECORD PLAT OF PLANNED UNIT DEVELOPMENT

LAKESWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

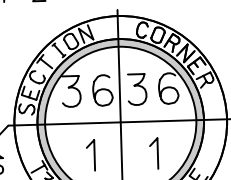
BOUNDARY DETAIL

NOT TO SCALE

CLUBLANDS NEIGHBORHOOD 6 UNIT 2
PER DOC 200400033929

CLUBLANDS NEIGHBORHOOD 8 UNIT 2
PER DOC 2004017399

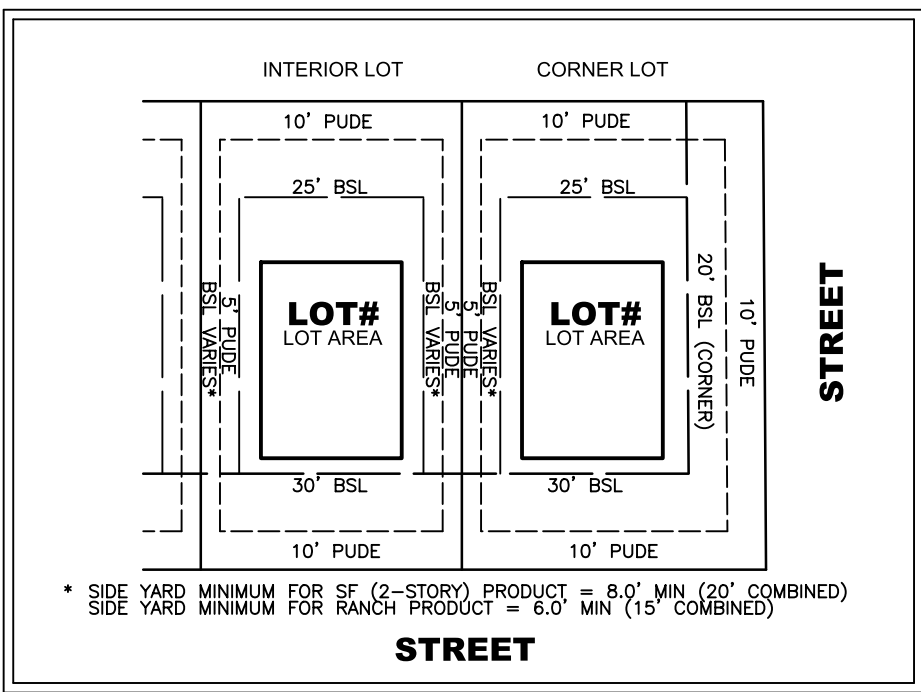
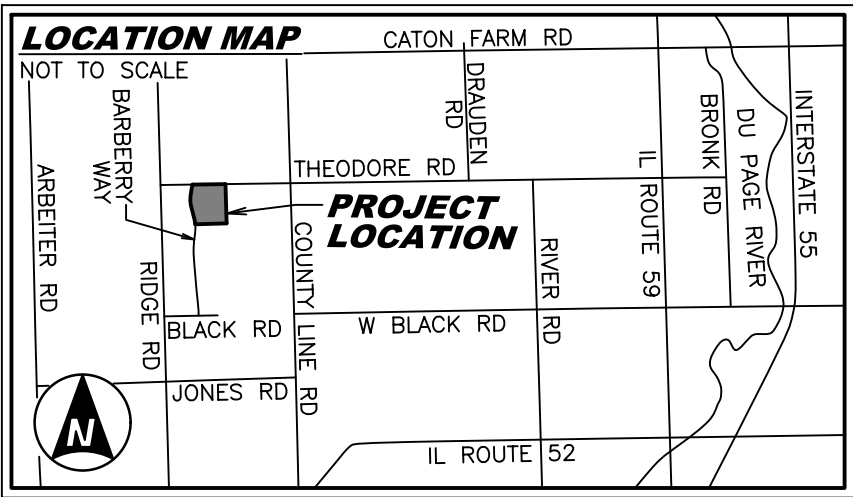
CLUBLANDS
PLAYWAYS



SCALE: 1" = 50'

AREA:
PROPERTY CONTAINS 2,970,945 SQUARE
FEET OR 68.204 ACRES MORE OR LESS

P.L.N.:
09-01-100-005



NICOR GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE 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," "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E.," "PUBLIC UTILITY & DRAINAGE EASEMENT," "P.U. & D.E.," "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), 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 NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. 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 COMPILATED 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.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY,
COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT," "UTILITY EASEMENT," "P.U.E.," "PUBLIC UTILITY & DRAINAGE EASEMENT," "P.U. & D.E.," "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS," AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS 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, ROOTS AND SAPLINGS AND OTHER OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE 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 SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY & DRAINAGE EASEMENT," "P.U.E.," "BLANKET EASEMENT" (OR SIMILAR DESIGNATION) 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 THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ICLS 605/2(C), 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 OR AS AN APPORTIONMENT 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 AREA," "COMMON GROUND," "PARKING" AND "COMMON AREA." THE TERM "COMMON AREA OR AREAS," AND "COMMON ELEMENTS" INCLUDE 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, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DEDICATION OF OUTLOTS

OUTLOTS K, N, O, P, AND Q ARE HEREBY DEDICATED TO THE FUTURE LAKESWOOD PRAIRIE UNIT 3 HOMEOWNERS' ASSOCIATION ("H.O.A."). THE H.O.A. SHALL MAINTAIN THE OUTLOTS SUBJECT TO THE LAKESWOOD PRAIRIE UNIT 3 DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE RECORDED AND AS AMENDED FROM TIME TO TIME.

OUTLOT M IS HEREBY DEDICATED TO THE JOULET PARK DISTRICT.

LANDSCAPE EASEMENT PROVISIONS

THE FUTURE LAKESWOOD PRAIRIE UNIT 3 HOMEOWNERS' ASSOCIATION ("H.O.A."), AND THEIR RESPECTIVE LICENSEES, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE EXCLUSIVE RIGHT TO MAINTAIN AND REPLACE THE LANDSCAPING ON THAT PORTION OF THE OUTLOTS SHOWN HEREON AS "LANDSCAPE EASEMENT."

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES OR THE RESULT IN OCCASIONAL NOISE, DUST, SMOKE, AND UNUSUAL HOURS OF OPERATIONS THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

OWNER'S CERTIFICATE

STATE OF _____ } SS
COUNTY OF _____ }
THIS IS TO CERTIFY THAT,

IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

SIGN _____ SIGN _____
TITLE _____ TITLE _____
PRINTED NAME _____ PRINTED NAME _____

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }
I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT,

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KENDALL }

I, _____, COUNTY CLERK OF THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORTUITURE TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATE.

DATED THIS _____ DAY OF _____, 20____.

COUNTY CLERK _____

COUNTY RECORDER

STATE OF ILLINOIS } SS
COUNTY OF KENDALL }

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY AFORESAID ON THE _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK ____M.

IN THE BOOK _____ OF PLATS PAGE _____

COUNTY RECORDER _____

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR HOMES



1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:

9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com



PLAN COMMISSION

STATE OF ILLINOIS } SS
COUNTY OF WILL }

APPROVED BY RESOLUTION OF THE JOULET CITY PLAN COMMISSION ON _____, A.D. _____

PLAN COMMISSION CHAIRMAN _____

PLAN COMMISSION SECRETARY _____

AS AUTHORIZED BY THE FINAL (PRELIMINARY) PLAT APPROVED BY:

ORDINANCE NO. _____ OF THE CITY COUNCIL OF THE CITY OF JOULET.

DATED AT JOULET, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

MAYOR _____

CITY CLERK _____

CITY COLLECTOR

STATE OF ILLINOIS } SS
COUNTY OF WILL }

I, _____, JOULET 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 JOULET, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

CITY COLLECTOR _____

SCHOOL DISTRICT BOUNDARY STATEMENT

- THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF JOULET FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS LOCATED IN:
MINOOKA COMMUNITY CONSOLIDATED SCHOOL DISTRICT 201
MINOOKA COMMUNITY HIGH SCHOOL DISTRICT 111

OWNER _____

OWNER _____

SECRETARY _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }

TO THE BEST OF MY 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 CHANGE, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS OR RAINS 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 DAMAGE TO THE ADJOINING PROPERTY RESULTING FROM THE CONSTRUCTION OF THE SUBDIVISION.

DATED AT JOULET, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

ENGINEER _____

OWNER _____

PLAT OFFICER

STATE OF ILLINOIS } SS
COUNTY OF KENDALL }

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

PLAT OFFICER _____

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOULET, 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 AND DRAINAGE EASEMENT" OR "PUDE" 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 AS DOCUMENTED, 200500016560; THE FOLLOWING (6) CALLS BEING ALONG 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 INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS 118.50 FEET 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 JOULET. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOULET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE EASEMENT AREA FOR THE COLLECTION, CONVEYANCE, AND STORAGE OF STORMWATER INCLUDING BUT NOT LIMITED TO STORM SEWER, OVERLAND FLOOD ROADS AND DETENTION BASINS IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS TOGETHER WITH THE RIGHT OF ACCESS THEREFOR TO THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE HOME FOR ALL SUCH PURPOSES. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE MUNICIPAL ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE CITY OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE CITY MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE TOWN TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE HOME.

STORMWATER MANAGEMENT EASEMENT (SME) PROVISIONS

AN EXCLUSIVE EASEMENT (EXCEPT FOR PERPENDICULAR CROSSINGS OF UNDERGROUND UTILITIES WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) PER THE PUDE PROVISIONS HEREON THAT DO NOT INTERFERE WITH SAID EASEMENT) IS HEREBY RESERVED FOR AND GRANTED TO THE FUTURE LAKESWOOD PRAIRIE UNIT 3 HOMEOWNERS' ASSOCIATION ("H.O.A.") AS MAY BE FURTHER DEFINED IN THE HOMEOWNERS' ASSOCIATION BYLAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AND THE CITY OF JOULET, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED STORMWATER MANAGEMENT EASEMENT (SME) FOR THE COLLECTION, CONVEYANCE, AND STORAGE OF STORMWATER INCLUDING BUT NOT LIMITED TO STORM SEWER, OVERLAND FLOOD ROADS AND DETENTION BASINS IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS TOGETHER WITH THE RIGHT OF ACCESS THEREFOR TO THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE HOME FOR ALL SUCH PURPOSES. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE MUNICIPAL ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE CITY OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE CITY MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE TOWN TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE HOME.

NO FENCES, PERMANENT BUILDINGS, OR TREES SHALL BE PLACED IN EASEMENTS LABELED "STORMWATER MANAGEMENT EASEMENT", OR "SME".

STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 21 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1672.10 FEET TO THE NORTHEAST CORNER OF LAKESWOOD PRAIRIE UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 14, 2005 AS DOCUMENT NO. 200500016560; (THE FOLLOWING SIX (6) CALLS BEING ALONG THE EASTERLY RIGHT OF WAY OF BARBERRY WAY IN SAID SUBDIVISION) THENCE SOUTH 01 DEGREES 38 MINUTES 07 SECONDS EAST, 152.06 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 90.00 FEET AND A CHORD BEARING OF SOUTH 01 DEGREES 34 MINUTES 32 SECONDS WEST A DISTANCE OF 198.59 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 07 SECONDS EAST ALONG A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE, 217.65 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 545.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 26 MINUTES 36 SECONDS A DISTANCE OF 684.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES 48 MINUTES 29 SECONDS WEST, 103.51 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 438.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES 16 MINUTES 46 SECONDS A DISTANCE OF 262.05 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 14, 2005 AS DOCUMENT NO. 200500016561; (THE FOLLOWING SIX (6) CALLS BEING ALONG A LINE COINCIDENT WITH SAID SUBDIVISION) THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST, 1070.30 FEET (1142.30 FEET RECORDED); THENCE NORTH 01 DEGREES 38 MINUTES 34 SECONDS WEST, 140.37 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST, 122.38 FEET; THENCE SOUTHERLY ALONG A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE BEING CONCAVE EASTERLY HAVING A RADIUS OF 830.00 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 57 MINUTES 43 SECONDS WEST A DISTANCE OF 14.45 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 34 SECONDS WEST, 19.70 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST, 190.42 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE NORTH 01 DEGREES 38 MINUTES 24 SECONDS WEST ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 1759.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" OF WARRANTY DEED RECORDED FEBRUARY 05, 2008 AS DOCUMENT 200800003129.

ALSO EXCEPTING THEREFROM THAT PART OF THEOREDRE STREET DEDICATED PER DEDICATION OF RIGHT OF WAY RECORDED MAY 27, 2005 AS DOCUMENT 20050014597.

- I DO FURTHER CERTIFY THAT:
1. THE LAND IN THE ANNEXED LEGAL DESCRIPTION FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANGE FLOOD PLAN, PER FLOOD INSURANCE RATE MAP PANEL NUMBER 17093C0145H WITH AN EFFECTIVE DATE OF JANUARY 8, 2014 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS SUBDIVISION IS WITHIN THE CITY OF JOULET, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.
- ALL LOT CORNERS AND POINTS OF CURVATURE WILL BE STAKED WITH 5/8" IRON RODS AT THE COMPLETION OF CONSTRUCTION OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL REGULATIONS ENACTED BY THE KENDALL COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH.
- THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____, IN ROSEMONT, ILLINOIS,

KEITH M. FRANCE
EMAIL: kfrance@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2024

REFER TO SHEET 2 FOR NOTES
REFER TO SHEET 3 FOR LOT AREA TABLE

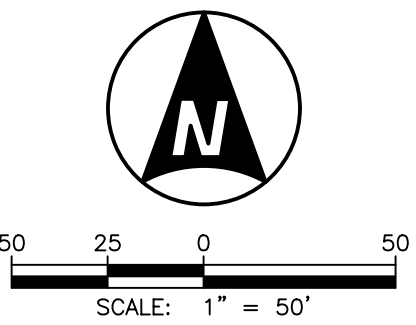
RECORD PUD PLAT
LAKESWOOD PRAIRIE SUBDIVISION UNIT 3
JOULET, ILLINOIS

SHEET
1 OF 5

PROJECT NUMBER: 4726
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ILLINOIS FIRM LICENSE 184-002694

RECORD PLAT OF PLANNED UNIT DEVELOPMENT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

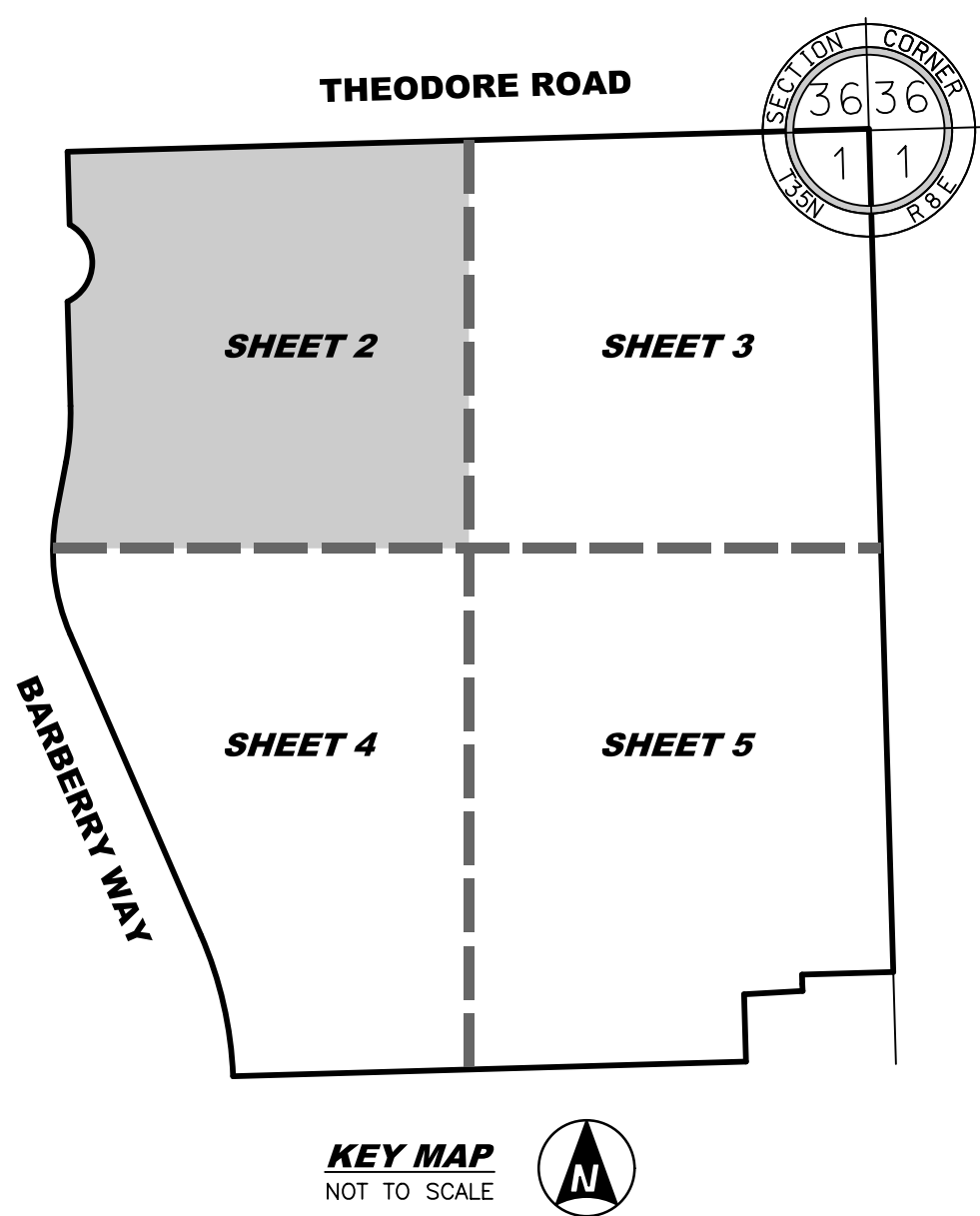
BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.



- LEGEND:**
- BOUNDARY LINE
 - PROPOSED BUILDING SETBACK LINE (BSL)
 - EASEMENT LINE - EXISTING
 - EASEMENT LINE - PROPOSED
 - EXISTING/PROPOSED RIGHT-OF-WAY LINE
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 - (C) CALCULATED
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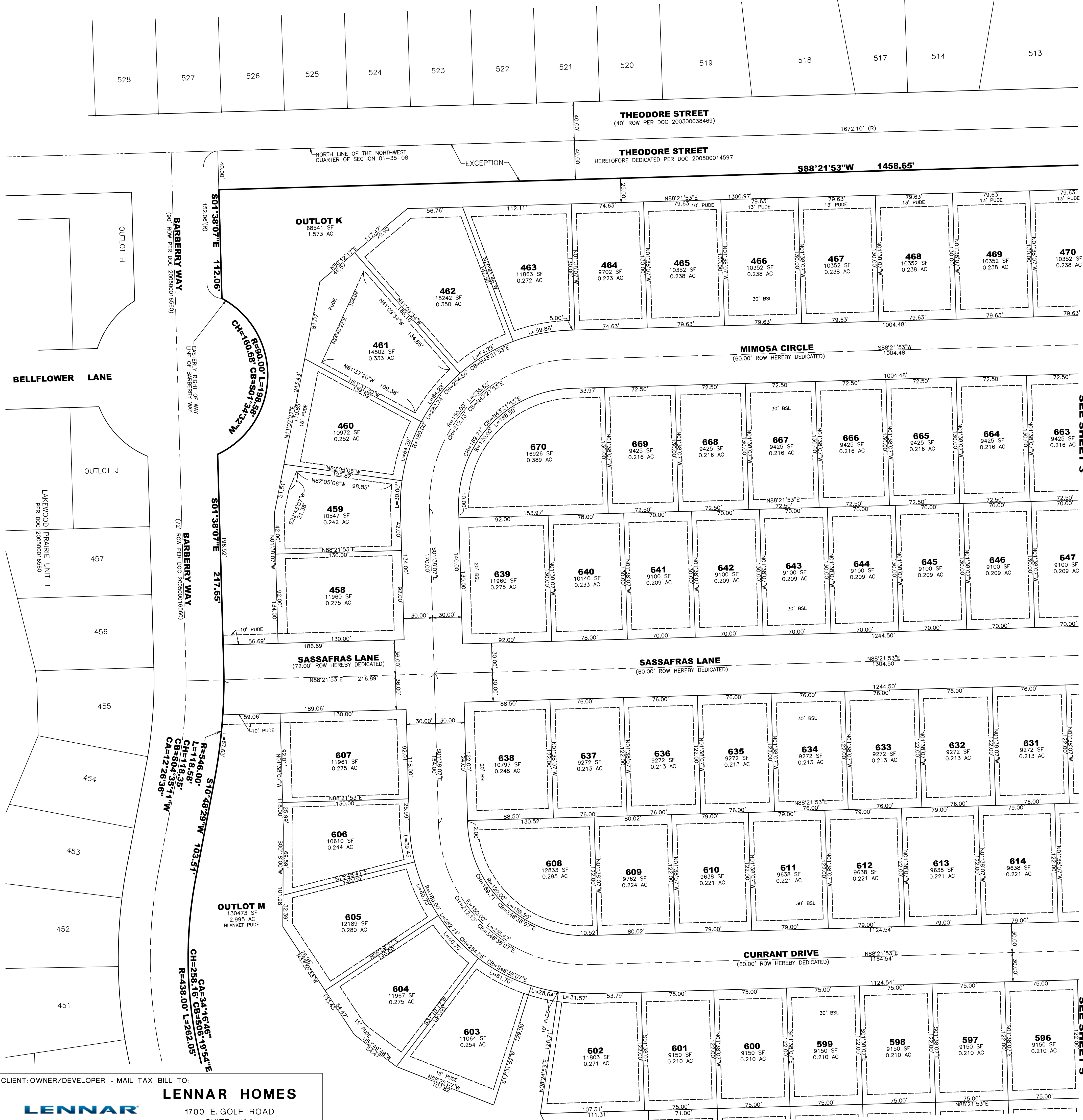
NOTES:

- THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE ORDER NUMBER 23007368WF WITH A COMMITMENT DATE OF MARCH 27, 2024, AND HAS BEEN USED AS A BASIS FOR THE LEGAL DESCRIPTION.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- CONCRETE MONUMENTS (PER SUBDIVISION REGULATIONS) WILL BE SET PRIOR TO RECORDING FOR TWO OF THE EXTERIOR BOUNDARY CORNERS AT LOCATIONS INDICATED HEREON. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL INTERIOR LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
- THE SUBJECT PARCEL IS CURRENTLY ZONED R-1B (CITY OF JOLIET).
- THE SUBJECT PARCEL IS CURRENTLY WITHIN THE FOLLOWING SCHOOL DISTRICTS:
-MINOOKA COMMUNITY CONSOLIDATED SCHOOL DISTRICT 201
-MINOOKA COMMUNITY HIGH SCHOOL DISTRICT 111
- THERE SHALL BE NO DIRECT ACCESS FROM ANY OUTLOT TO BARBERRY WAY NOR TO THEODORE STREET.
- THE TOTAL NUMBER OF SINGLE FAMILY LOTS IS 213, THE TOTAL NUMBER OF OUTLOTS IS 6, AND THE TOTAL NUMBER OF ROADS BEING DEDICATED IS 7.
- ALL LOTS ARE A MINIMUM OF 70 FEET WIDE AS MEASURED AT THE FRONT BUILDING SETBACK LINE.
- ALL OUTLOTS WILL BE OWNED AND MAINTAINED BY EITHER THE HOA OR PARK DISTRICT PENDING FINAL AGREEMENTS AND WILL NOT BE THE RESPONSIBILITY OF THE CITY OF JOLIET.
- THE STORMWATER DETENTION VOLUME IS STORED IN THE EXISTING BASIN LOCATED IN LAKEWOOD PRAIRIE UNIT 1, OUTLOT 1, PER RECORDED DOCUMENT 200500016560.
- ALL EASEMENTS/LOT LINES ARE TANGENTIAL EXCEPT FOR PROPERTY BOUNDARY.




CLUBLANDS NEIGHBORHOOD 6 UNIT 2
PER DOC 200400033929

CLUBLANDS 1
PER



CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:
LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:					DESIGNED	MTL
 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com					DRAWN	AJM
					APPROVED	KMF
					DATE	06/20/2024
	02-06-2024	REVISED PER CITY COMMENTS	JT	SCALE	1" = 50'	
	DATE	DESCRIPTION OF REVISION	BY			

RECORD PUD PLAT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS

SHEET		PROJECT NUMBER:	
2	OF 5	4726	
		© MACKIE CONSULTANTS LLC, 2024	
		ILLINOIS FIRM LICENSE 184-002694	

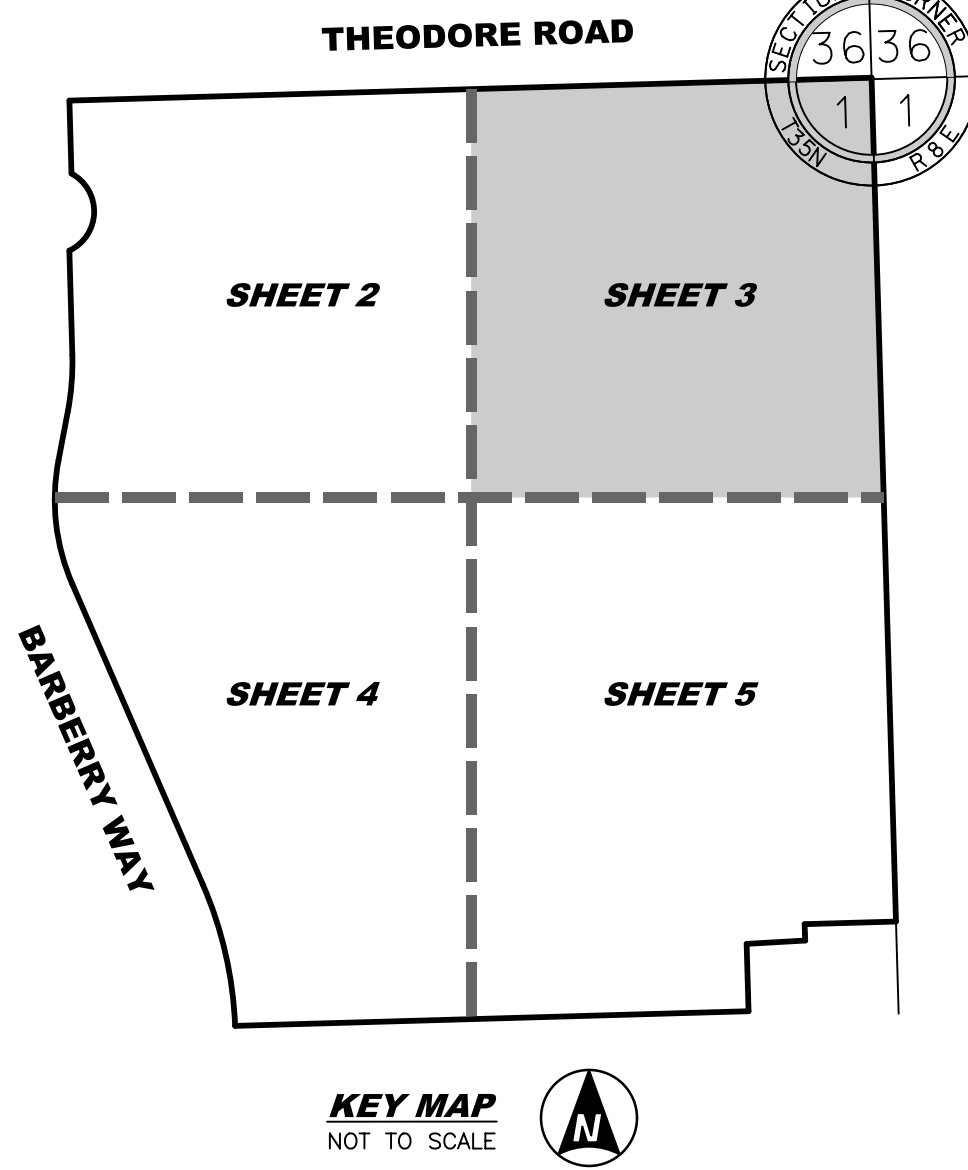
RECORD PLAT OF PLANNED UNIT DEVELOPMENT
LAKESWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

LOT AREA TABLE

LOT No.	AREA (SF)	AREA (ACRES)	LOT No.	AREA (SF)	AREA (ACRES)	LOT No.	AREA (SF)	AREA (ACRES)	LOT No.	AREA (SF)	AREA (ACRES)	LOT No.	AREA (SF)	AREA (ACRES)
458	11,960	0.275	495	9,126	0.210	532	9,750	0.224	569	11,038	0.253	606	10,610	0.244
459	10,547	0.242	496	9,128	0.210	533	9,750	0.224	570	11,458	0.263	607	11,961	0.275
460	10,972	0.252	497	9,129	0.210	534	9,750	0.224	571	10,237	0.235	608	12,833	0.295
461	14,502	0.333	498	9,260	0.213	535	9,750	0.224	572	10,915	0.251	609	9,762	0.224
462	15,242	0.350	499	9,148	0.210	536	15,006	0.344	573	9,963	0.229	610	9,638	0.221
463	11,863	0.272	500	9,148	0.210	537	11,180	0.257	574	9,291	0.213	611	9,638	0.221
464	9,702	0.223	501	9,147	0.210	538	9,100	0.209	575	9,167	0.210	612	9,638	0.221
465	10,352	0.238	502	9,146	0.210	539	9,100	0.209	576	9,150	0.210	613	9,638	0.221
466	10,352	0.238	503	9,145	0.210	540	9,100	0.209	577	9,150	0.210	614	9,638	0.221
467	10,352	0.238	504	9,145	0.210	541	9,100	0.209	578	9,150	0.210	615	9,638	0.221
468	10,352	0.238	505	10,485	0.241	542	9,100	0.209	579	9,150	0.210	616	9,638	0.221
469	10,352	0.238	506	10,461	0.240	543	9,100	0.209	580	9,150	0.210	617	9,638	0.221
470	10,352	0.238	507	9,123	0.209	544	9,100	0.209	581	9,150	0.210	618	9,638	0.221
471	10,352	0.238	508	9,123	0.209	545	9,100	0.209	582	9,150	0.210	619	9,638	0.221
472	10,352	0.238	509	9,123	0.209	546	9,100	0.209	583	9,150	0.210	620	9,638	0.221
473	10,352	0.238	510	9,123	0.209	547	9,100	0.209	584	9,150	0.210	621	9,638	0.221
474	10,352	0.238	511	9,128	0.210	548	10,270	0.236	585	9,272	0.213	622	10,491	0.241
475	10,725	0.246	512	14,230	0.327	549	12,338	0.283	586	9,272	0.213	623	11,225	0.258
476	12,930	0.297	513	19,754	0.453	550	10,078	0.231	587	11,441	0.263	624	9,272	0.213
477	14,419	0.331	514	18,093	0.415	551	10,004	0.230	588	11,439	0.263	625	9,272	0.213
478	14,298	0.328	515	12,215	0.280	552	10,004	0.230	589	9,272	0.213	626	9,272	0.213
479	14,434	0.331	516	9,492	0.218	553	10,004	0.230	590	9,272	0.213	627	9,272	0.213
480	9,434	0.217	517	9,490	0.218	554	10,004	0.230	591	9,150	0.210	628	9,272	0.213
481	10,018	0.230	518	9,490	0.218	555	10,004	0.230	592	9,150	0.210	629	9,272	0.213
482	9,759	0.224	519	9,490	0.218	556	10,004	0.230	593	9,150	0.210	630	9,272	0.213
483	9,630	0.221	520	9,490	0.218	557	11,224	0.258	594	9,150	0.210	631	9,272	0.213
484	10,282	0.236	521	9,490	0.218	558	11,224	0.258	595	9,150	0.210	632	9,272	0.213
485	10,284	0.236	522	9,490	0.218	559	9,150	0.210	596	9,150	0.210	633	9,272	0.213
486	9,895	0.227	523	9,490	0.218	560	9,150	0.210	597	9,150	0.210	634	9,272	0.213
487	9,441	0.217	524	9,486	0.218	561	9,150	0.210	598	9,150	0.210	635	9,272	0.213
488	9,442	0.217	525	9,709	0.223	562	9,150	0.210	599	9,150	0.210	636	9,272	0.213
489	11,202	0.257	526	12,356	0.284	563	9,150	0.210	600	9,150	0.210	637	9,272	0.213
490	11,205	0.257	527	9,774	0.224	564	9,150	0.210	601	9,150	0.210	638	10,797	0.248
491	9,122	0.209	528	9,750	0.224	565	9,150	0.210	602	11,803	0.271	639	11,960	0.275
492	9,123	0.209	529	9,750	0.224	566	10,110	0.232	603	11,064	0.254	640	10,140	0.233
493	9,124	0.209	530	9,750	0.224	567	11,878	0.273	604	11,967	0.275	641	9,100	0.209
494	9,125	0.209	531	9,750	0.224	568	11,841	0.272	605	12,189	0.280	642	9,100	0.209

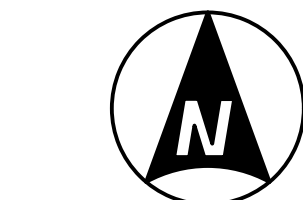
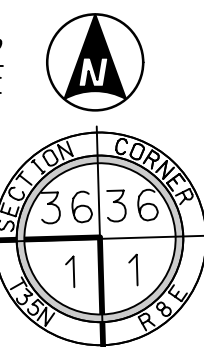
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RECORD PLAT OF PLANNED UNIT DEVELOPMENT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
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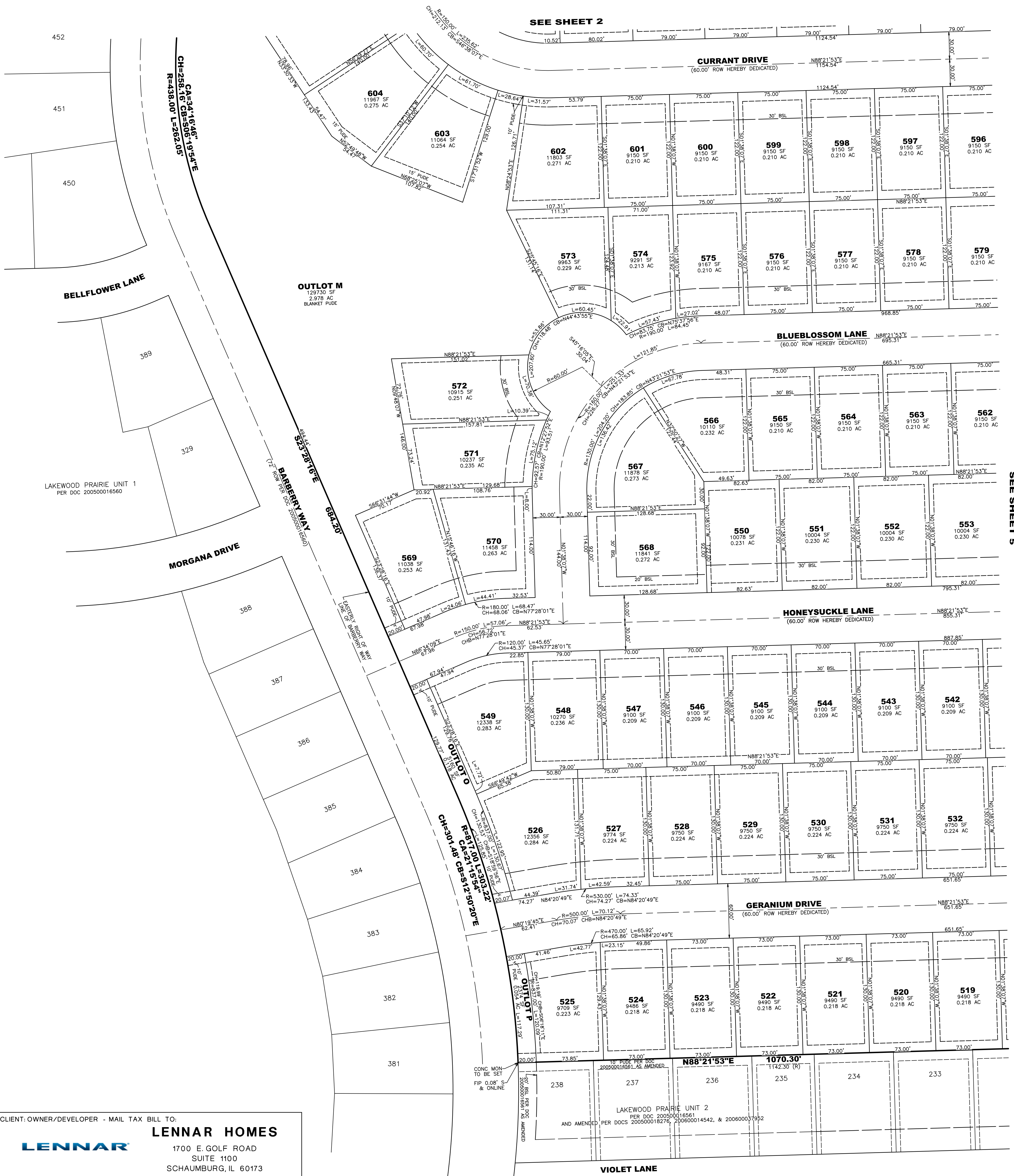
KEY MAP
NOT TO SCALE



50 25 0 50
SCALE: 1" = 50'

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CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR HOMES



1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:



9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	06/20/2024
SCALE	1" = 50'

**RECORD PUD PLAT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS**

SHEET

4 OF **5**

PROJECT NUMBER: 4726
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ILLINOIS FIRM LICENSE 184-002694

RECORD PLAT OF PLANNED UNIT DEVELOPMENT
LAKewood PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

KEY MAP
NOT TO SCALE



THEODORE ROAD

SHEET 2

SHEET 3

SHEET 4

SHEET 5

BARBERRY WAY

KEMP TON ST
NEUTONSHIRE PHASE 1
PER DOC 200500025269

BLUEBLOSSOM LANE
60' ROW PER DOC 200500025269

UNSUBDIVIDED
PIN: 09-01-200-014

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR HOMES

1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173



SHEET

5 OF **5**

PROJECT NUMBER: 4726
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ILLINOIS FIRM LICENSE 184-002694

**RECORD PUD PLAT
LAKewood PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS**

DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	06/20/2024
SCALE	1" = 50'

REVISED PER CITY COMMENTS
DESCRIPTION OF REVISION

DATE

ENGINEER/SURVEYOR - MAIL TO:



9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
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SEE SHEET 3

CURRENT DRIVE
(60.00' ROW HEREBY DEDICATED)

BLUEBLOSSOM LANE
(60.00' ROW HEREBY DEDICATED)

HONEYSUCKLE LANE
(60.00' ROW HEREBY DEDICATED)

GERANIUM DRIVE
(60.00' ROW HEREBY DEDICATED)

SEE SHEET 3

BLUEBLOSSOM LANE
60' ROW PER DOC 200500025269

UNSUBDIVIDED
PIN: 09-01-200-014

FAMILY CIRCLE
(60.00' ROW HEREBY DEDICATED)

FAMILY CIRCLE
19.70' ROW PER DOC 200500016561
L=14.45' CH=14.45' CHB=N02 S74.3°W

50 25 0 50
SCALE: 1" = 50'

