


GRAPHIC SCALE



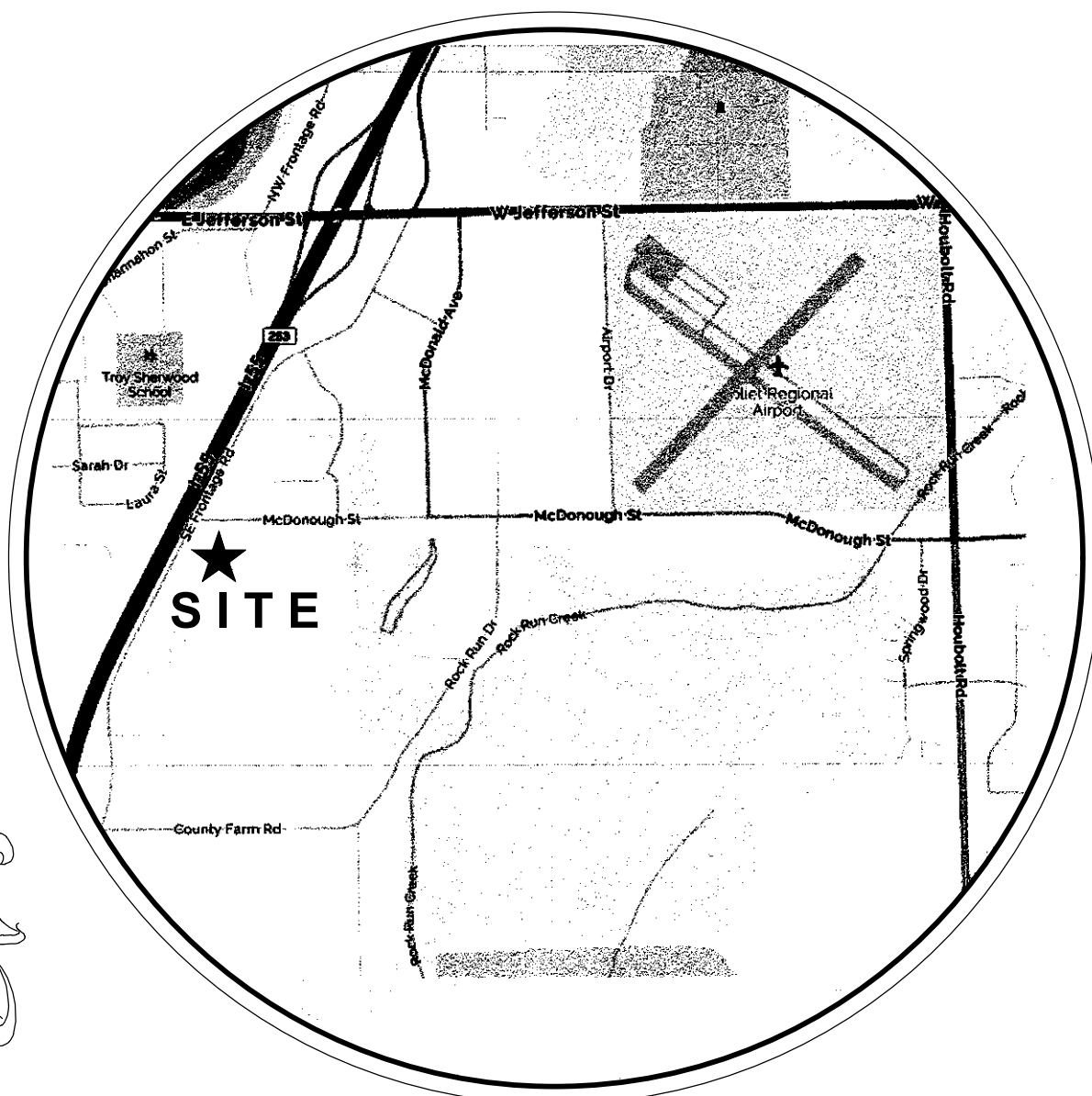
( IN FEET )

1 inch = 100 ft.

BASIS OF BEARING IS THE  
ILLINOIS STATE PLAN COORDINATE SYSTEM  
EAST ZONE (NAD 83)

### LEGEND

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



## SITE LOCATION MAP

NOT TO SCALE

LOT SCHEDULE		
LOT 10 .....	52,489	S.F.
LOT 11 .....	42,244	S.F.
LOT 12 .....	50,470	S.F.
LOT 13 .....	69,588	S.F.
LOT 14 .....	168,272	S.F.
<hr/>		
TOTAL .....	383,063	SQ.FT.
	8.794	ACRES

Latest Revision: 01-17-2024  
Date Prepared: 02-09-2023



**Ruettiger, Tonelli & Associates, Inc.**  
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STATE OF ILLINOIS )  
COUNTY OF WILL )  
I, KENNETH J. PESAVENTO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, SEAL NUMBER 3425, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED AND SUBDIVIDED INTO 5 LOTS THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL 1:  
LOT 3 IN TIMBER POINTE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2021 AS DOCUMENT NO. R2021-061847, IN WILL COUNTY, ILLINOIS.

PARCEL 2:  
LOT 9 IN THE RESUBDIVISION OF LOT 2 OF TIMBER POINTE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2023 AS DOCUMENT NO. R2023-001150, IN WILL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT:

- THE ACCOMPANED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE UNDER MY DIRECT SUPERVISION.
- 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 STATE AND LOCAL ORDINANCES.
- THE SURVEYED PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) PER THE FEMA FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, MAP NO. 17197C01396 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.
- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- THE PROPERTY DESCRIBED ABOVE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOUET.
- THIS SUBDIVISION CONTAINS 8.794 ACRES, MORE OR LESS.
- ALL REGULATIONS ENACTED BY THE CITY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_

KENNETH J. PESAVENTO – ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3425  
(LICENSE EXPIRES 11-30-2024)

STATE OF ILLINOIS )  
COUNTY OF WILL )  
THE UNDERSIGNED, OF TALLGRASS ESTATES, LLC., AS THE OWNER OF THE PROPERTY DESCRIBED HEREON, DOES HEREBY CERTIFY THAT IT HAS CAUSED TO BE SURVEYED AND SUBDIVIDED AND PLATTED AS SHOWN BY THE ATTACHED PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

TALLGRASS ESTATES, LLC., DOES HEREBY DEDICATE TO THE CITY OF JOUET THE RIGHT OF WAY OF MCDONOUGH STREET.

DATE \_\_\_\_\_ THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

(TITLE) \_\_\_\_\_

(TITLE) \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF WILL )  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ OF TALLGRASS ESTATES, LLC., PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC (SEAL)

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

- THAT TALLGRASS ESTATES, LLC., AS THE 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 THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:  
TROY COMMUNITY CONSOLIDATED SCHOOL DISTRICT 30-C  
5800 THEODORE DRIVE  
PLAINFIELD, ILLINOIS 60586  
JOLIET TOWNSHIP HIGH SCHOOL DISTRICT 204  
300 CATERPILLAR DRIVE  
JOLIET, ILLINOIS 60436

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF WILL )  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC (SEAL)

STATE OF ILLINOIS )  
COUNTY OF WILL )  
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 WAS RECORDED IN CABINET \_\_\_\_\_ OF PLATS AT SLOT \_\_\_\_\_

WILL COUNTY RECORDER

**EASEMENT PROVISIONS**  
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

**Commonwealth Edison Company  
and  
Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,**

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", "Public Utility Easement", "P.U.E" (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 to clear 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 Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) 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(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 appurtenment 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 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 Grantees at cost of the Grantor/Lot Owner, upon written request.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH CABLE TELEVISION IS HEREBY RESERVED FOR AND GRANTED TO MEDIA ONE, 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.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, 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 NICOR'S 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 THE MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(e) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILLED 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.

STATE OF ILLINOIS )  
COUNTY OF WILL )  
THIS IS TO CERTIFY THAT I, \_\_\_\_\_, COUNTY CLERK, IN AND FOR THE COUNTY AND STATE AFORESAID, FIND NO REDEEMABLE TAX SALES, NO UNPAID FORFEITURE TAXES, NO DELINQUENT GENERAL TAXES, AND NO UNPAID CURRENT TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE COUNTY \_\_\_\_\_

DATED AT JOUET, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY COLLECTOR

STATE OF ILLINOIS )  
COUNTY OF WILL )  
AS AUTHORIZED BY THE PLAT APPROVED BY:  
ORDINANCE NO. \_\_\_\_\_ OF THE CITY COUNCIL OF THE CITY OF JOUET

MAYOR

CITY CLERK

APPROVED BY THE JOUET CITY PLAN COMMISSION ON \_\_\_\_\_, 20\_\_\_\_.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

STATE OF ILLINOIS )  
COUNTY OF WILL )  
I, JOSEPH P. HAMMER, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DEVELOPMENT OF THE SUBJECT SITE IN ACCORDANCE WITH THE SITE DEVELOPMENT PLANS WILL NOT INCREASE THE AMOUNT OR RATE OF RUN-OFF SO AS TO ADVERSELY AFFECT THE QUALITY OF SURFACE WATER DRAINAGE ONTO OTHER PROPERTIES AND WILL NOT DAMAGE OTHER PROPERTIES. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE CITY OF JOUET, ILLINOIS AND ALL OTHER GOVERNMENT ENTITIES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOUET, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEER

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

# RECORD PLAT of TIMBER POINTE UNIT 2 PLANNED UNIT DEVELOPMENT

A Resubdivision of Lot 3 in Timber Pointe Planned Unit Development and a Resubdivision of Lot 9 of the Resubdivision of Lot 2 in Timber Pointe Planned Unit Development, being subdivisions in the Northwest Quarter and the Southwest Quarter of Section 15, Township 35 North, Range 9 East of the Third Principal Meridian, in Will County, Illinois.  
**P.I.N.: 05-06-15-302-010-0000**  
**P.I.N.: 05-06-15-302-009-0000**

**CITY OF JOUET UTILITY EASEMENT PROVISIONS**  
A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOUET, AN ILLINOIS MUNICIPAL CORPORATION, WILL COUNTY, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF JOUET INCLUDING BUT NOT LIMITED TO AMERITECH (FORMERLY ILLINOIS BELL TELEPHONE COMPANY), NICOR (FORMERLY NORTHERN ILLINOIS GAS COMPANY), COMED, AND ANY FRANCHISED CABLE TELEVISION COMPANY AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN BY DOTTED LINES ON THE PLAT AND LABELED "EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, OPERATING, REPLACING, ALTERING, REPAIRING, CLEANING, ENLARGING, REMOVING AND MAINTAINING LINES FOR ELECTRICITY, GAS, TELEPHONE, CABLE TELEVISION OR ANY OTHER UTILITY LINES ALONG WITH ANY AND ALL APPURTENANCES THAT ARE OR MAY BECOME NECESSARY TO THE PROVISION OF PUBLIC UTILITY SERVICE TO THE AREA SHOWN BY PLAT.  
THE SAID UTILITY COMPANIES AND THE CITY OF JOUET SHALL HAVE THE RIGHT OF ACCESS TO THE ABOVE DESCRIBED EASEMENT PROPERTY FOR ALL NECESSARY EQUIPMENT NEEDED TO PERFORM THE ABOVE DESCRIBED WORK, AND SHALL ALSO HAVE THE RIGHT TO CUT DOWN, PRUNE, OR REMOVE ANY AND ALL TREES, SHRUBS, ICE PLANTS THAT INTERFERE WITH SUCH WORK.  
NOTHING HEREIN SHALL BE CONSTRUED TO GRANT THE RIGHT TO PLACE ANY LINES FOR THE AFORESAID UTILITY LINES ABOVE GROUND, AND THE SAME SHALL BE BURIED AT ALL LOCATIONS DESCRIBED ABOVE. HOWEVER, BOXES, TERMINALS, TRANSFORMERS AND SIMILAR APPURTENANCES TO THE PROVISION OF THE UTILITY SERVICE WHICH CANNOT FEASIBLY BE BURIED UNDERGROUND ARE HEREBY PERMITTED TO BE PLACED ABOVE GROUND.  
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOUET, OVER ALL AREAS INDICATED ON THE PLAT, THE RIGHT OF PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, GRADE, REGRADE, INSPECT, OPERATE AND OTHERWISE MAINTAIN IN AN UNOBSTRUCTED CONDITION A SYSTEM OF STORM DRAINS, MANHOLES, OVERLAND DRAINAGE SWALES, AND TEMPORARY STORAGE OF STORMWATER RUNOFF, TRIBUTARY THERETO TOGETHER WITH THE RIGHT OF ACCESS OVER, UPON AND THROUGH SAID EASEMENT FOR THE NECESSARY INDIVIDUALS AND EQUIPMENT TO PERFORM SAID FUNCTIONS. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, BUSHES AND DEBRIS WITHIN SAID EASEMENT AREA FOR THE USES AND PURPOSES HEREIN SET FORTH. NO BUILDINGS, SHEDS, SWIMMING POOLS OR OBJECTS AND EQUIPMENT SHALL BE PLACED OR ERECTED ON SAID EASEMENT, AND NO EARTH FILL OR EXTRANEOUS MATERIALS SHALL BE DEPOSITED ON OR REGRADING WORK UNDERTAKEN WITHIN SAID EASEMENT. SAID EASEMENT AREA MAY BE USED, HOWEVER, FOR SHRUBS, TREES, PLANTS, LAWN AND OTHER LANDSCAPE IMPROVEMENTS APPROVED BY THE CITY OF JOUET THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID EASEMENT USES AND RIGHTS.  
THE CITY HAS THE RIGHT BUT NOT THE DUTY TO MAINTAIN THE EASEMENT AND SWALE AND DRAINAGE PIPES AND THE OWNERS OF LOTS SHALL BE PERPETUALLY RESPONSIBLE FOR MAINTAINING THE EASEMENT AND SWALE AND DRAINAGE PIPES. NO MODIFICATIONS TO THE GRADE OF THE LAND OR PLACEMENT OF THE DRAINAGE PIPES SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE CITY. THE OWNERS ACKNOWLEDGE THAT THE STORMWATER DRAINAGE FROM THE SITE IS HIGHLY DEPENDENT ON THE CONTINUATION OF THE DRAINAGE SYSTEM AS DESIGNED.  
THE CITY, IN ADDITION TO ANY OTHER RIGHTS IT MAY HAVE UNDER THE EASEMENT, SHALL HAVE THE RIGHT TO FILE SUIT IN ANY COURT OF COMPETENT JURISDICTION TO ENFORCE AND REQUIRE THE PERFORMANCE OF THE OBLIGATIONS UNDER THE PROVISIONS OF THE EASEMENT, AND TO ENFORCE BY ANY PROCEEDING IN LAW OR IN EQUITY ALL OTHER RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIENS AND CHARGES NOW OR HEREFTER IMPOSED BY THE PROVISIONS OF THE EASEMENT AGAINST THE OWNERS.

NOTE:  
LOT 10, 11, 12, 13, AND 14 ARE HEREBY GRANTED AS PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT FOR THAT PORTION OF SAID LOTS ON WHICH A BUILDING, PATIO, DECK OR A PORCH IS TO BE CONSTRUCTED.

## CROSS-ACCESS EASEMENT

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED AND RESERVED TO THE OWNERS FROM TIME TO TIME OF LOT 10, 11, 12, 13, AND 14, OR ANY PORTION THEREOF, AND THEIR RESPECTIVE BENEFICIARIES, SUCCESSORS, TENANTS, OCCUPANTS, INVITEES AND AGENTS, FOR INGRESS AND EGRESS FOR VEHICLES AND PEDESTRIANS OVER, UPON AND ACROSS THOSE PORTIONS OF LOT 10, 11, 12, 13, AND 14 CONSTRUCTED AS ACCESS DRIVEWAYS AND INTERNAL DRIVEWAYS FOR VEHICULAR TRAFFIC AND SIDEWALKS FOR PEDESTRIANS, SUBJECT TO REASONABLE RESTRICTIONS FOR SAFETY AND MAINTENANCE.

Latest Revision: 01-17-2024  
Date Prepared: 02-09-2023

**Ruettinger, Tonelli & Associates, Inc.**  
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