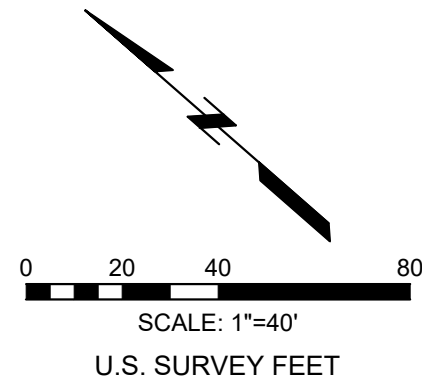
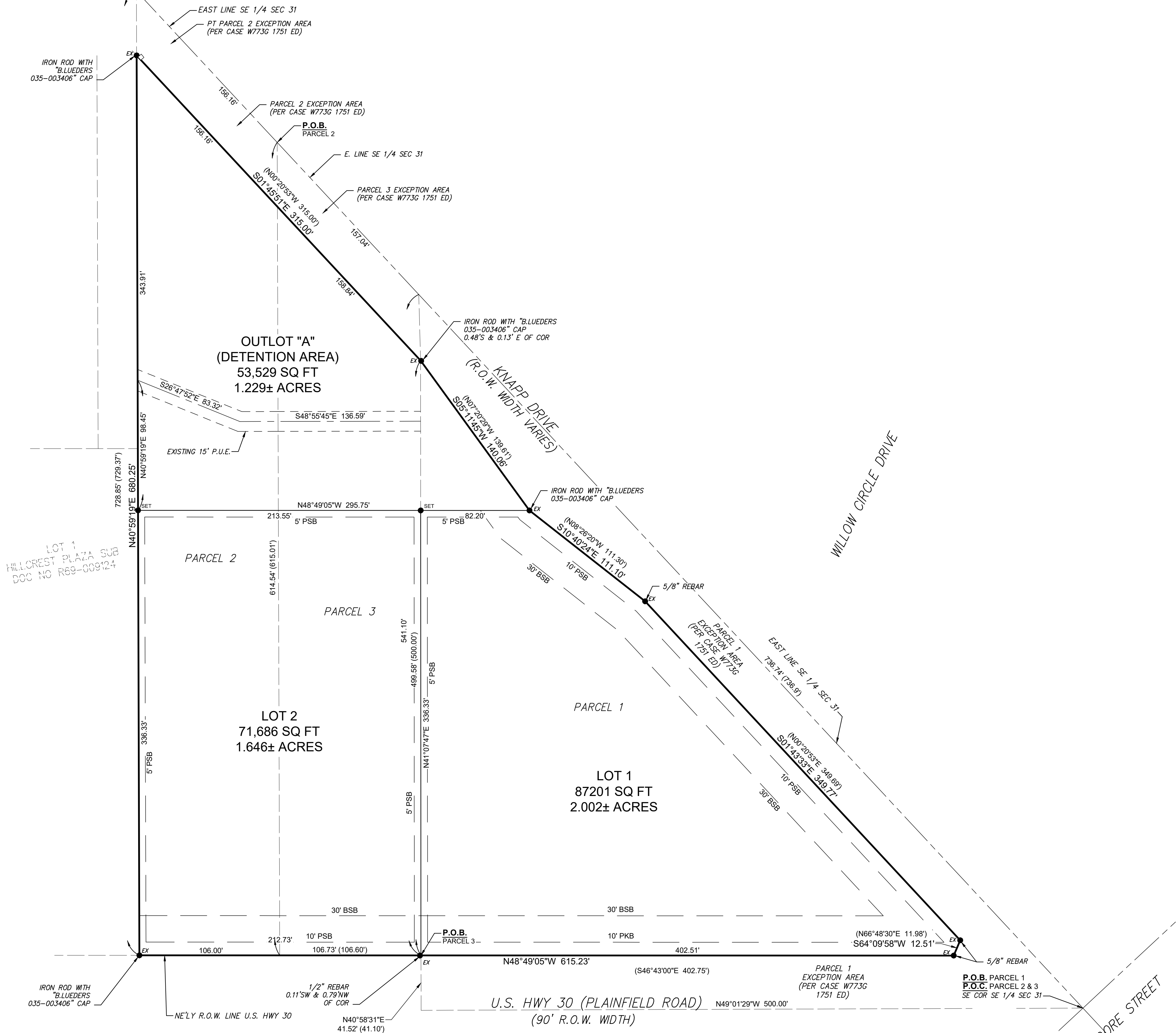


# FINAL PLAT

## QUIKTRIP NO. 4452 SUBDIVISION

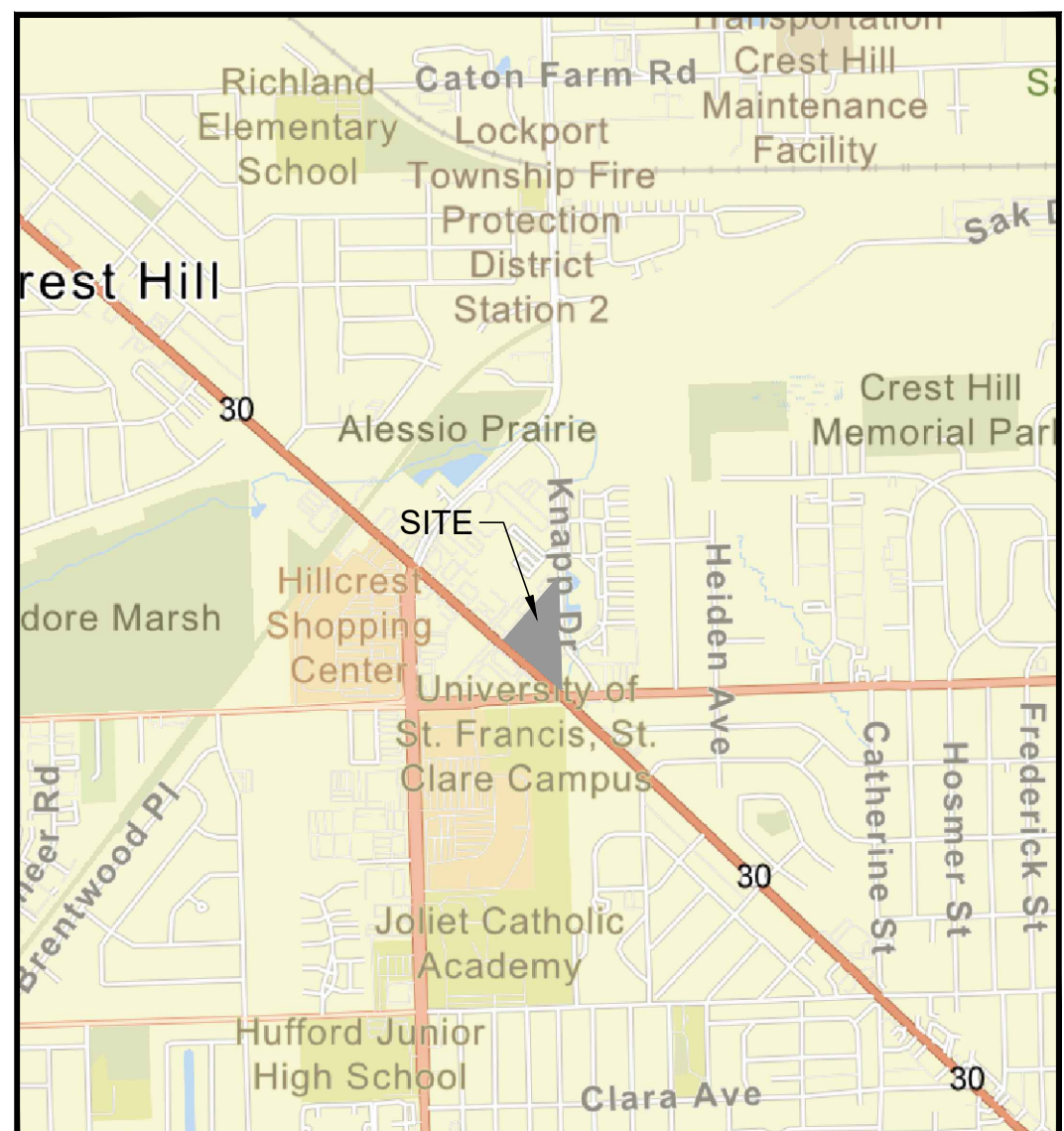
PART OF THE SE 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN  
CITY OF CREST HILL, WILL COUNTY, ILLINOIS



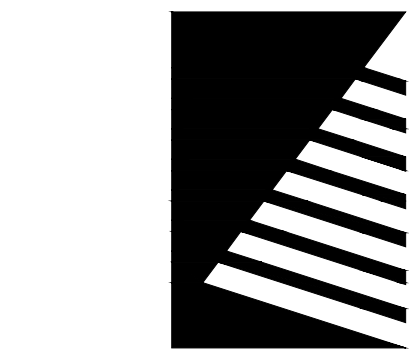
BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATE SYSTEM,  
EAST ZONE, NAD 83, 2011 ADJUSTMENT (GEOID18 CONUS)

### LEGEND

- SET ● SET 5/8" REBAR WITH PLASTIC CAP  
STAMPED "FARNSWORTH GROUP"
- EX ● EXISTING IRON ROD FOUND
- PSB PUBLIC UTILITY SETBACK
- BSB BUILDING SETBACK



Location Map  
Not to Scale



**Farnsworth**  
GROUP

2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE:  
# DATE: DESCRIPTION:

PROJECT:

DATE: 12/19/2024

DESIGNED: KJS

DRAWN: PDM

REVIEWED: ###

FIELD BOOK NO.: BMI 3410 63

SHEET TITLE:

FINAL PLAT

DRAFT

SHEET NUMBER:

1

OF 3

PROJECT NO.: 0241200.00



# FINAL PLAT

## QUIKTRIP NO. 4452 SUBDIVISION

PART OF THE SE 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN  
CITY OF CREST HILL, WILL COUNTY, ILLINOIS

STATE OF ILLINOIS )  
COUNTY OF WILL )

THE UNDERSIGNED, \_\_\_\_\_, AS TITLEHOLDER TO THE PROPERTY AS DESCRIBED HEREON, IN THE CITY OF CREST HILL, ILLINOIS, DOES HEREBY CERTIFY THAT AS SUCH TITLEHOLDER IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN, TO THE BEST OF THE TITLEHOLDER'S KNOWLEDGE AND BELIEF, LIES WITHIN THE BOUNDARIES OF:

RICHLAND SCHOOL DISTRICT 88A  
LOCKPORT TOWNSHIP HIGH SCHOOL DISTRICT 202  
JOLIET JUNIOR COLLEGE COMMUNITY COLLEGE DISTRICT 525

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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

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

STATE OF ILLINOIS )  
COUNTY OF WILL )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO I, HEREBY CERTIFY THAT

\_\_\_\_\_, OF \_\_\_\_\_, ILLINOIS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CITY, FOR THE USES AND PURPOSES THEREIN SET FORTH; AND THAT THE SAID CITY CLERK DID ALSO THEN AND THERE ACKNOWLEDGE THAT THEY, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CITY, DID AFFIX SAID SEAL OF SAID CITY TO THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CITY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC

### 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, A.T. & T.,  
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, WETHER 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, AN 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.

### DETENTION EASEMENTS PROVISIONS

ALL EASEMENTS INDICATED AS DETENTION EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL AND ITS SUCCESSOR'S AND ASSIGN'S ON A NON-EXCLUSIVE BASIS NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OR STORMWATER THE OWNER OF DETENTION EASEMENT IN THIS SUBDIVISION AND ANY SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF CREST HILL.

IN THE EVENT THE OWNER OF DETENTION EASEMENT IN THIS SUBDIVISION OR ANY SUBSEQUENT PURCHASER (FUTURE OWNER) FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE CITY OF CREST HILL, ILLINOIS SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF. ANY MAINTENANCE WORK UPON THE DETENTION EASEMENT REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE FREE FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FUTURE THAT IN THE EVENT THAT THE CITY OF CREST HILL ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE CITY OF CREST HILL, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF DETENTION EASEMENTS IN THIS SUBDIVISION, ITS SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE ALIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF CREST HILL.

### PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL AND ALSO AS A NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF CREST HILL, INCLUDING, BUT NOT LIMITED TO, AT&T/SCAMERITECH COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTEE) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE "THE PUBLIC UTILITY TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF CREST HILL, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN 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 EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC UTILITY. THE GRANTEE OR GRANTEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE, TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT SHALL NOT BE LIABLE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE, THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF CREST HILL.

### MUNICIPAL UTILITY AND DRAINAGE EASEMENTS (M.U.E.)

A PERPETUAL NON-EXCLUSIVE EASEMENT APPURTENANT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE PROPERTY DESIGNATED AS MUNICIPAL UTILITY AND/OR DRAINAGE EASEMENT (M.U.E.) ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER LINES, FORCE MAIN LINES, STORM SEWER LINES, IRRIGATION LINES, PIPES, STREET LIGHTS, DITCHES, SWALES AND APPURTENANCES, POLES, WIRES, CABLES, CONDUIT, MANHOLES, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF MUNICIPAL UTILITY SERVICES AND DRAINAGE OF STORMWATER, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTING EQUIPMENT AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVICE THE PROPERTY WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER MANAGEMENT, IRRIGATIONS, STREET LIGHTING AND OTHER MUNICIPAL SERVICES, ALL INSTALLATION OF MUNICIPAL UTILITIES SHALL BE UNDERGROUND OR ON THE SURFACE BUT NOT OVERHEAD.

NO OBSTRUCTIONS SHALL BE PLACED IN THE M.U.E. AREAS, BUT THE M.U.E. AREAS MAY BE USED FOR FENCES, GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED.

### BLANKET UTILITY AND DRAINAGE EASEMENT PROVISIONS

A BLANKET EASEMENT FOR UTILITIES AND DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF CREST HILL, ILLINOIS, INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, A.T. & T., APPLICABLE CABLE TELEVISION COMPANIES, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER LOTS 1 AND 2 AS SHOWN HEREON, FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING WATERMAINS AND SERVICES, STORM WATER DETENTION, STORM AND/OR SANITARY SEWER MAINS AND SERVICES, STREET LIGHTS AND WIRING 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 ALONG, UNDER, AND THROUGH SAID INDICATED BLANKET EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN 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 BLANKET EASEMENT THAT INTERFERE WITH THE SAME OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID BLANKET EASEMENT, 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 THE EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF CREST HILL.

### STORM SEWER, DRAINAGE, AND STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL, ILLINOIS, WITHIN THE AREAS SHOWN ON THE HEREON PLAT BY DASHED LINES AND MARKED "STORM SEWER EASEMENT HEREBY GRANTED" AND/OR "DRAINAGE & STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED" OR OTHER SIMILAR DESCRIPTION TO INSTALL, CONSTRUCT, RENEW, OPERATE, MAINTAIN, RELOCATE, AND EXTEND STORM SEWERS AND OTHER APPURTENANCES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE SUBJECT PROPERTY, SUBDIVISION AND ADJACENT PROPERTY, SUBJECT TO ALL COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN PIPELINE EASEMENT DESCRIBED BY DOCUMENTS 775308 AND 775310 AND DEPICTED BY DOCUMENTS 795125 AND R1966-016525 (COLLECTIVELY, "PIPELINE EASEMENT"). GRANTEE HEREBY AGREES TO INSTALL, CONSTRUCT, RENEW, OPERATE, MAINTAIN, RELOCATE, EXTEND AND OTHERWISE COMPLETE ALL WORK TO THE STORM SEWER AND ALL APPURTENANCES AND EQUIPMENT RELATED THERETO IN SUCH A MANNER THAT COMPLIES WITH ALL TERMS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE PIPELINE EASEMENT AND GRANTEE FURTHER AGREES NOT TO INTERFERE WITH THE RIGHTS GRANTED UNDER THE PIPELINE EASEMENT. GRANTEE HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS, FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, LIABILITIES, COSTS AND EXPENSES (INCLUDING, COURT COSTS AND ATTORNEYS' FEES) ARISING OUT OF OR OTHERWISE RELATING TO THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, MAINTENANCE, RELOCATION, AND EXTENSION OF THE STORM SEWER AND ALL APPURTENANCES AND EQUIPMENT RELATED THERETO, EXCEPT TO THE EXTENT SUCH CLAIMS ARISE AS A RESULT OF GRANTOR'S NEGLIGENCE. THE RIGHT IS GRANTED TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON SAID PROPERTY FOR ALL SUCH PURPOSES STATED HEREIN, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS; HOWEVER, THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING IMPROVEMENTS, DRIVEWAYS, WALKWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

STATE OF ILLINOIS )  
COUNTY OF PEORIA )

WE, FARNSWORTH GROUP, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-001856, DO HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN MADE UNDER OUR DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, IN TOWNSHIP 36 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LOCKPORT TOWNSHIP, WILL COUNTY, ILLINOIS, AS HEREINAFTER DESCRIBED, BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY ROUTE NO. 30, 500.00 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT IS A RIGHT ANGLE TO THE AFORESAID CENTER LINE OF SAID RIGHT OF WAY OF SAID HIGHWAY, 541.1 FEET, TO THE EAST LINE OF SAID SECTION 31; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 31, 736.9 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE RIGHT OF WAY OF U.S. HIGHWAY ROUTE NO. 30 (PLAINFIELD ROAD) AND WEBER ROAD WHICH INCLUDES THAT PART TAKEN AS PARCEL NO. 0138, CONDEMNED IN CASE NO. W73G1751ED, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF UNITED STATES HIGHWAY ROUTE NUMBER 30, 500.00 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE 541.10 FEET TO THE EAST LINE OF THE SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE SAID EAST LINE OF THE SOUTHEAST 1/4, 157.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID EAST LINE OF THE SOUTHEAST 1/4, 156.16 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 137 DEGREES 15 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 729.37 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY ROUTE NUMBER 30; THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY ROUTE NUMBER 30, 106.00 FEET; THENCE NORTHEASTERLY 615.01 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE RIGHT OF WAY OF WEBER ROAD WHICH INCLUDES THAT PART TAKEN AS PARCEL NUMBER 0138 CONDEMNED IN CASE NUMBER W73G1751ED, IN WILL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCKPORT TOWNSHIP, WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF U.S. HIGHWAY ROUTE NUMBER 30, 500.00 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE 41.10 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE NUMBER 30; THENCE CONTINUE NORTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE 500.00 FEET TO THE EAST LINE OF THE SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE SAID EAST LINE OF THE SOUTHEAST 1/4 157.04 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 137 DEGREES 15 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 615.01 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE NUMBER 30; THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE NUMBER 30, 106.60 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE RIGHT OF WAY OF WEBER ROAD WHICH INCLUDES THAT PART TAKEN AS PARCEL NUMBER 0138 CONDEMNED IN CASE NUMBER W773G 1751 ED, IN WILL COUNTY, ILLINOIS.

WE HAVE SURVEYED SAID PROPERTY INTO TWO LOTS AND ONE OUTLOT OF WHICH ARE REPRESENTED ON THE PLAT HEREON DRAWN. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ANGULAR BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.

WE FURTHER STATE THAT SAID PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS AND THAT BASED ON EXAMINATION OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17089C0070H, WITH AN EFFECTIVE DATE OF AUGUST 03, 2009, NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA.

WE HEREBY DESIGNATE \_\_\_\_\_ TO SUBMIT THIS PLAT, IN THE ORIGINAL VERSION AS DATED AND SIGNED BELOW FOR RECORDING ON OUR BEHALF.

ALL EXTERIOR AND INTERIOR CORNERS HAVE BEEN SET PER 765 ILCS 205/1.

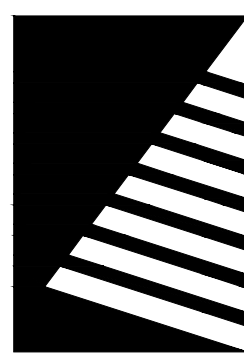
DATED AT PEORIA, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

FARNSWORTH GROUP, INC.  
100 WALNUT STREET SUITE 200  
PEORIA, IL 61602

BY: \_\_\_\_\_  
KENNETH J SILVERTHORN  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3413  
ksilverthorn@f-w.com www.f-w.com  
PHONE: 309-689-9888



DATE: \_\_\_\_\_  
EXP. DATE: 11-30-2026  
DESIGN FIRM REGISTRATION NO. 184-001856



**Farnsworth**  
GROUP

2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE:  
# DATE: DESCRIPTION:

PROJECT:

DATE: 12/19/2024

DESIGNED: KJS

DRAWN: PDM

REVIEWED: #####

FIELD BOOK NO.: BMI 3410 63

SHEET TITLE:

FINAL PLAT

DRAFT

SHEET NUMBER:

2

OF 3

PROJECT NO.: 0241200.00

FINAL PLAT  
QUIKTRIP NO. 4452 SUBDIVISION

PART OF THE SE 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN  
CITY OF CREST HILL, WILL COUNTY, ILLINOIS

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WILL )

\_\_\_\_\_ DOES HEREBY STATE THAT TO THE BEST OF OUR 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, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED AT \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
ENGINEER

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WILL )

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS PLAT OF SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
WILL COUNTY CLERK

STATE OF ILLINOIS )  
 ) SS  
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 MAP PAGE # 07-06B-W AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBERS (P.I.N.) 11-04-31-405-006-0000, 11-04-31-405-051-0000, AND 11-04-31-405-050-0000.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
DIRECTOR

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WILL )

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_ O'CLOCK \_\_M.

\_\_\_\_\_  
WILL COUNTY RECORDER

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WILL )

APPROVED BY THE CITY OF CREST HILL PLANNING COMMISSION AT A MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF WILL )

APPROVED BY THE CITY COUNCIL OF THE CITY OF CREST HILL AT A MEETING HELD ON DAY OF \_\_ DAY OF \_\_\_\_\_, 2026.

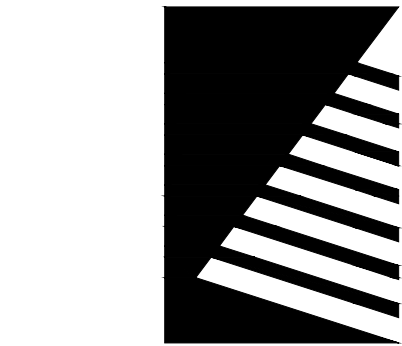
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

DATED: \_\_\_\_\_

REGION \_\_\_\_\_ ENGINEER \_\_\_\_\_, P.E.



Farnsworth  
GROUP

2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE:  
# DATE: DESCRIPTION:

PROJECT:

DATE: 12/19/2024  
DESIGNED: KJS  
DRAWN: PDM  
REVIEWED: ####  
FIELD BOOK NO.: BMI 3410 63

SHEET TITLE:

FINAL PLAT

DRAFT

SHEET NUMBER:

3  
OF 3

PROJECT NO.: 0241200.00