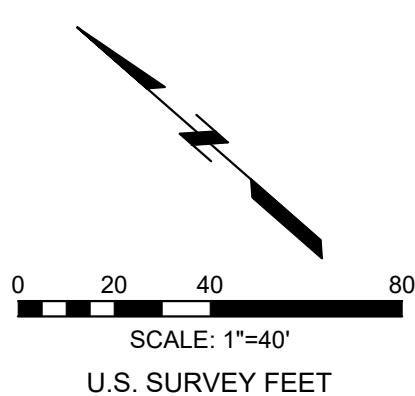


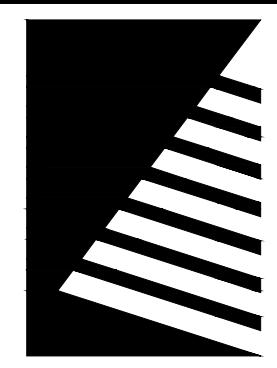
FINAL PLAT

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)



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:
SET ● EX ● PSB BSB

LEGEND

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

PROJECT:

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

SHEET TITLE: FINAL PLAT

DRAFT

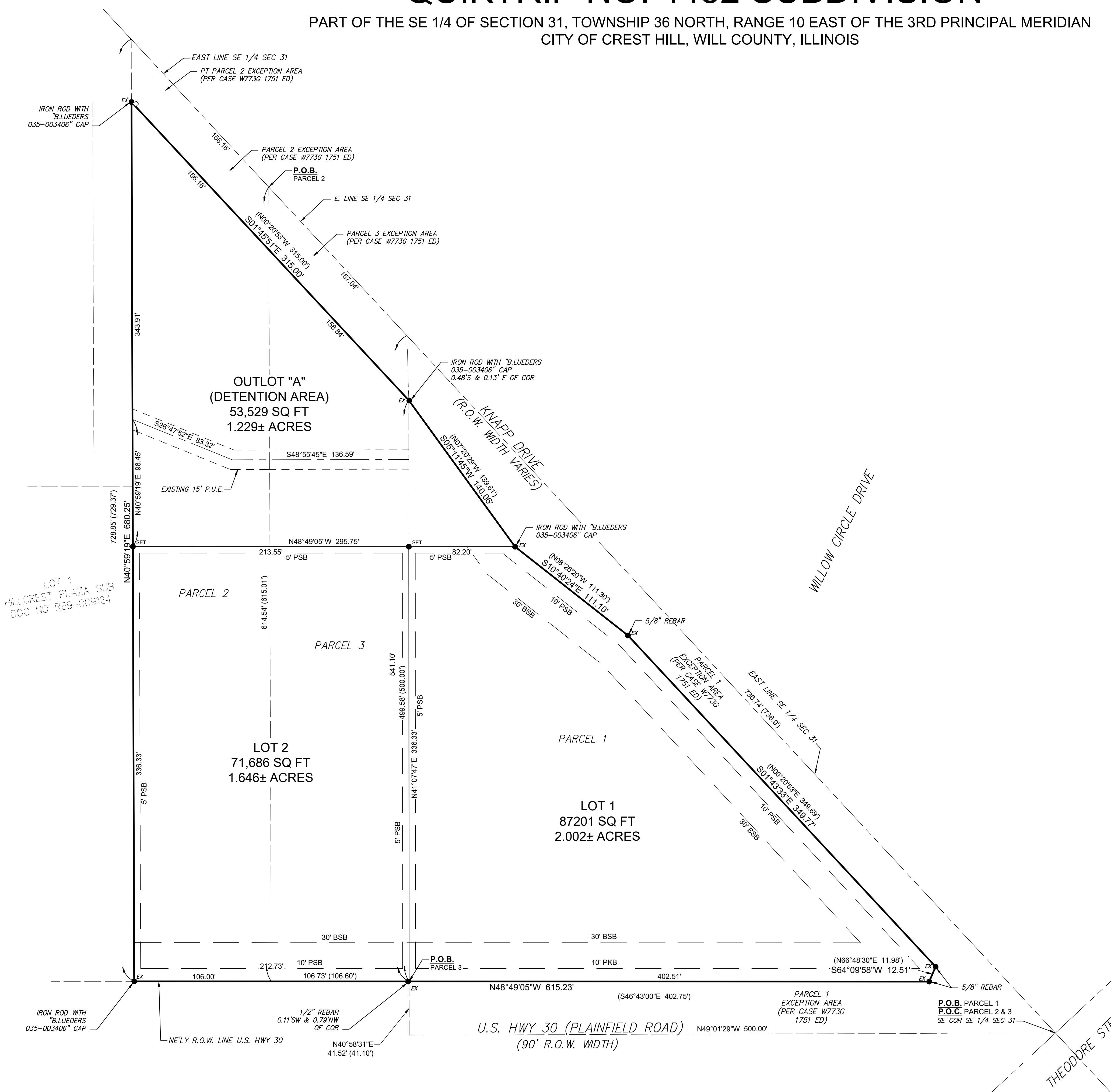
SHEET NUMBER: 1

OF 3

PROJECT NO.: 0241200.00

1

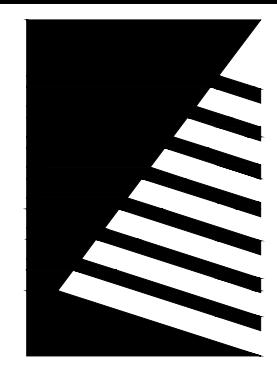
OF 3



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



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: _____

STATE OF ILLINOIS)
)SS
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)
)SS
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, 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, 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 ASSIGNS 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/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 SUCCESSOR'S 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 GRANTEE'S PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE
RESPONSIBLE AT IT'S 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 THEIR 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
VAVS, 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 HERON PLAT BY DASHED LINES AND MARKED "STORM SEWER
EASEMENT HEREBY GRANTED" AND/OR "DRAINAGE & STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED" OR
OTHER SIMILAR DESCRIPTION TO INSTAL, 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. 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 ON THE RIGHTS HEREIN GRANTED.

STATE OF ILLINOIS)
)SS
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 HEREAFTER 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, 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, 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 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

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 _____, P.E.
REGION _____ ENGINEER

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