

# PLAT OF EASEMENT

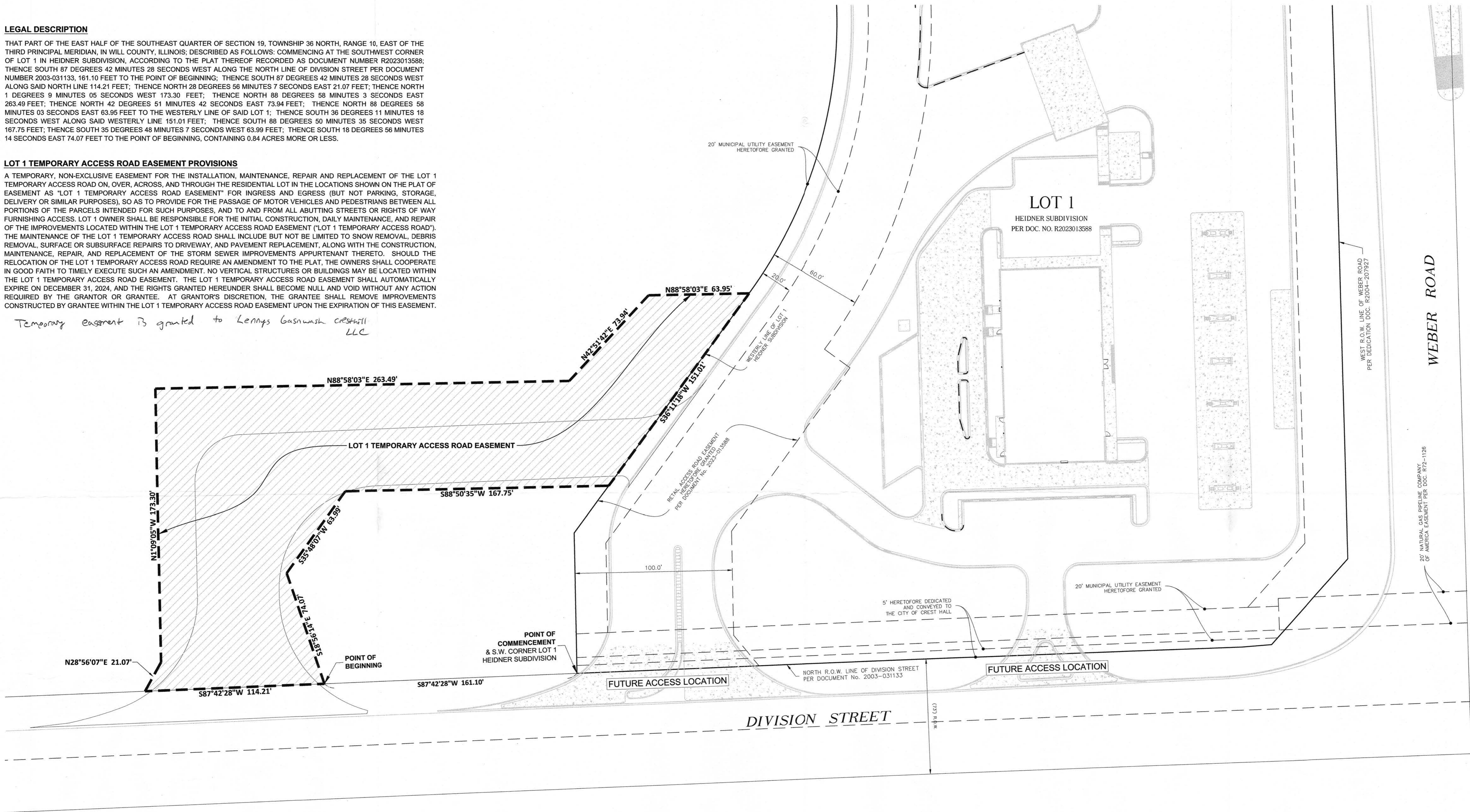
### LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN HEIDNER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R202031358; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF DIVISION STREET PER RECORDS DOCUMENT NUMBER 2003-01133, 161.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE 114.21 FEET; THENCE NORTH 28 DEGREES 56 MINUTES 7 SECONDS EAST 21.07 FEET; THENCE NORTH 1 DEGREES 9 MINUTES 05 SECONDS WEST 173.30 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 3 SECONDS EAST 263.49 FEET; THENCE NORTH 42 DEGREES 51 MINUTES 42 SECONDS EAST 73.94 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 03 SECONDS EAST 63.95 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 36 DEGREES 11 MINUTES 18 SECONDS WEST ALONG SAID WESTERLY LINE 151.01 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 35 SECONDS WEST 167.75 FEET; THENCE SOUTH 35 DEGREES 48 MINUTES 7 SECONDS WEST 63.95 FEET; THENCE SOUTH 18 DEGREES 56 MINUTES 14 SECONDS EAST 74.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRES MORE OR LESS.

## LOT 1 TEMPORARY ACCESS ROAD EASEMENT PROVISIONS

ALL TEMPORARY, NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE LOT 1 TEMPORARY ACCESS ROAD ON, OVER, ACROSS, AND THROUGH THE RESIDENTIAL LOT IN THE LOCATIONS SHOWN ON THE PLAT OF EASEMENT AS "LOT 1 TEMPORARY ACCESS ROAD EASEMENT" FOR INGRESS AND EGRESS (BUT NOT PARKING, STORAGE, DELIVERY OR SIMILAR PURPOSES), SO AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTIONS OF THE PARCELS INTENDED FOR SUCH PURPOSES, AND TO AND FROM ALL ABUTTING STREETS OR RIGHTS OF WAY FURNISHING ACCESS. LOT 1 OWNER SHALL BE RESPONSIBLE FOR THE INITIAL CONSTRUCTION, DAILY MAINTENANCE, AND REPAIR OF THE IMPROVEMENTS LOCATED WITHIN THE LOT 1 TEMPORARY ACCESS ROAD EASEMENT ("LOT 1 TEMPORARY ACCESS ROAD"). THE MAINTENANCE OF THE LOT 1 TEMPORARY ACCESS ROAD SHALL INCLUDE BUT NOT BE LIMITED TO SNOW REMOVAL, DEBRIS REMOVAL, SURFACE OR SUBSURFACE REPAIRS TO DRIVEWAY, AND PAVEMENT REPLACEMENT, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF THE STORM SEWER IMPROVEMENTS APPURTENANT THERETO. SHOULD THE RELOCATION OF THE LOT 1 TEMPORARY ACCESS ROAD REQUIRE AN AMENDMENT TO THE PLAT, THE OWNERS SHALL COOPERATE IN GOOD FAITH TO TIMELY EXECUTE SUCH AN AMENDMENT. NO VERTICAL STRUCTURES OR BUILDINGS MAY BE LOCATED WITHIN THE LOT 1 TEMPORARY ACCESS ROAD EASEMENT. THE LOT 1 TEMPORARY ACCESS ROAD EASEMENT SHALL AUTOMATICALLY EXPIRE ON DECEMBER 31, 2024, AND THE RIGHTS GRANTED HEREUNDER SHALL BECOME NULL AND VOID WITHOUT ANY ACTION REQUIRED BY THE GRANTOR OR GRANTEE. AT GRANTOR'S DISCRETION, THE GRANTEE SHALL REMOVE IMPROVEMENTS CONSTRUCTED BY GRANTEE WITHIN THE LOT 1 TEMPORARY ACCESS ROAD EASEMENT UPON THE EXPIRATION OF THIS EASEMENT.








Temporary easement is granted to Lennys Gaswash Cresthill LLC



**R2024011042**  
KAREN A. STUKEL  
HILL COUNTY RECORDER  
RECORDED ON  
03/07/2024 12:45:41 PM  
REC FEE: 74.00  
LIL RENTAL HMSG: 18.00  
PAGES: 1  
LEH

**SCALE: 1" = 30'**

### LEGEND

- |   |  |
|---|--|
|  | FOUND CUT CROSS  |
|  | FOUND IRON PIPE  |
|  | FOUND IRON ROD   |
|  | FOUND MAG NAIL   |
|  | SET IRON ROD   |
|  | SET MAG NAIL   |
| 7.77'   | MEASURED DATA  |
| (7.77')   | RECORDED DATA  |
| B.S.L.  | BUILDING SETBACK LINE                                  |
| P.U.E.  | PUBLIC UTILITY EASEMENT                                |
| P.E.  | DRAINAGE EASEMENT                                      |
|  | LOT 1 TEMPORARY ACCESS ROAD EASEMENT<br>HEREBY GRANTED |

RECEIVED  
FEB 16 2024

BUILDING DEPARTMENT

NOTE:  
EXISTING EASEMENTS SHOWN HEREON ARE  
PER HEIDNER SUBDIVISION PLAT RECORDED  
AS DOCUMENT NUMBER R2023013588

MAIL TO:

**MGA<sup>2</sup>** CIVIL ENGINEERING  
SURVEYING

**M GINGERICH GERAUX & ASSOCIATES**  
**MG2A WEST**  
Professional Design Firm License # 184.005003  
P. **815-478-9680** [www.mg2a.com](http://www.mg2a.com) F. **815-478-9685**  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: **GAS N WASH**

DATE ISSUED: 01/11/2024	DR. BY:AFK	CK. BY:MJS	FILE:
NOB NO.:22-951	PG:1 of 1		

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS                 )  
COUNTY OF KANKAKEE          ) SS

WE, M.GINGERICH, GEREAX & ASSOCIATES, PROFESSIONAL DESIGN FIRM NUMBER 184-001808, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE PLAT HEREON DRAWN OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION FOR THE PURPOSES OF GRANTING A TEMPORARY ACCESS ROAD EASEMENT. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 5th DAY OF FEBRUARY, A.D. 2024.

MARK J. SCHIERHOLZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003105  
MY LICENSE EXPIRES NOVEMBER 30, 2024

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

THIS IS TO CERTIFY THAT, RR Cresthill, LLC, IS THE OWNER OF THE LAND DESCRIBED ON THIS PLAT, AND THAT AS SUCH THEY DO HEREBY CONSENT TO SAID PROPERTY BEING GRANTED FOR EASEMENTS AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS 15<sup>th</sup> DAY OF February, A.D. 2024.

BY                       
(OWNER)

RR CREST HILL, LLC

5277 TRILLIUM BLVD

HOFFMAN ESTATES, ILLINOIS 60192


STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, Xavier E. Delaney, a NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN WILL COUNTY, ILLINOIS THIS

15<sup>th</sup> DAY OF February, A.D. 20 24.

Vain F. Donnelly  
NOTARY PUBLIC



P.I.N.: 11-04-19-400-007-0000

REVISIONS		
DATE	BY	DESCRIPTION
01/11/2024	BPH	ISSUED FOR REVIEW
01/19/2024	BPH	ISSUED FOR REVIEW
01/24/2024	BPH	ISSUED FOR REVIEW
01/31/2024	BPH	ISSUED FOR REVIEW


**MGA<sup>2</sup>** **CIVIL ENGINEERING**  
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