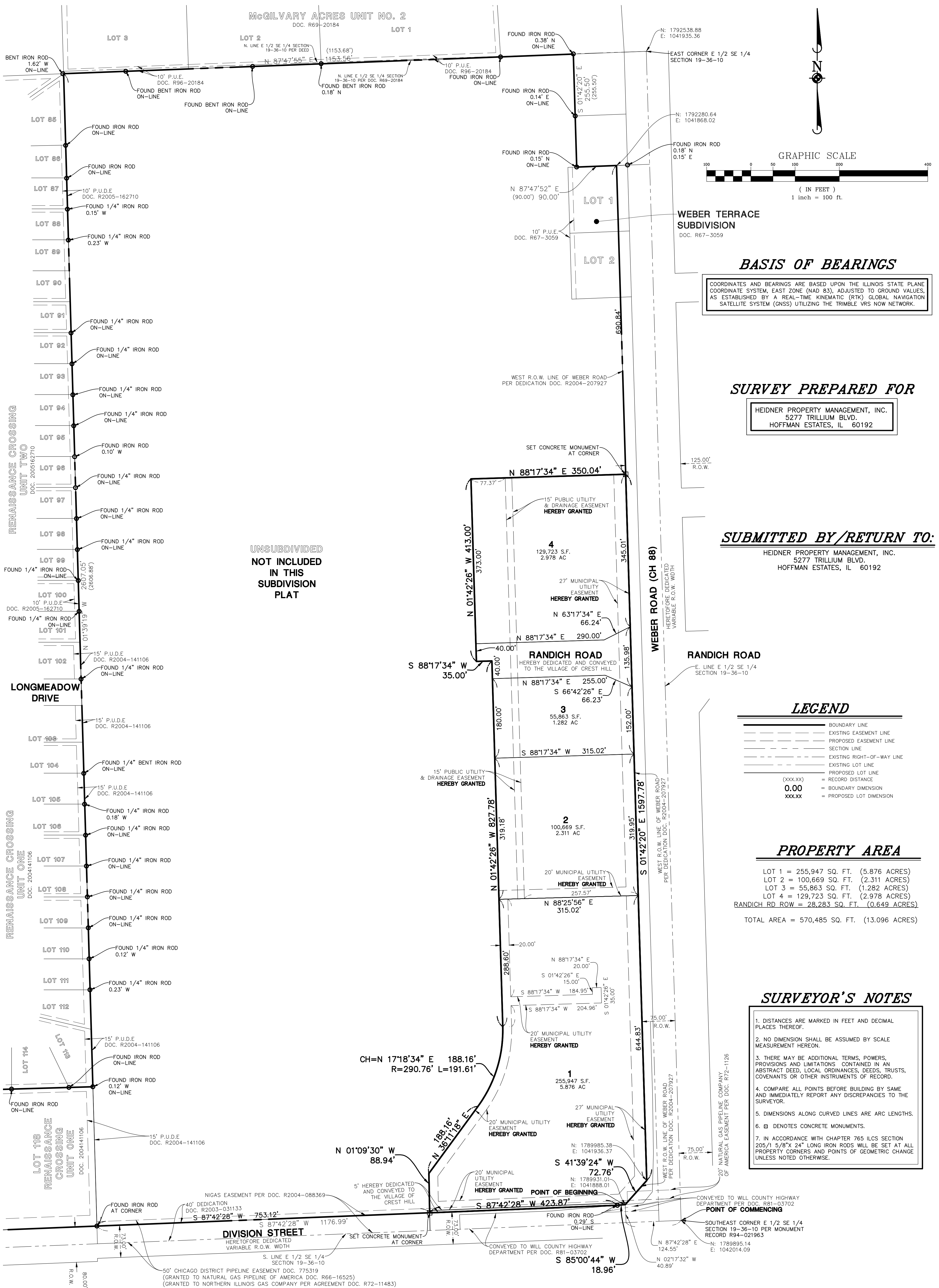












11-04-19-400-0007  
11-04-19-400-0008  
11-04-19-400-0009

# FINAL PLAT OF HEIDNER SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



<i><b>LEGEND</b></i>	
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	= RECORD DISTANCE
	= BOUNDARY DIMENSION
	= PROPOSED LOT DIMENSION

PROPERTY AREA

LOT 1 = 255,947 SQ. FT. (5.876 ACRES)  
 LOT 2 = 100,669 SQ. FT. (2.311 ACRES)  
 LOT 3 = 55,863 SQ. FT. (1.282 ACRES)  
 LOT 4 = 129,723 SQ. FT. (2.978 ACRES)  
RANDICH RD ROW = 28,283 SQ. FT. (0.649 ACRES)  
 TOTAL AREA = 570,485 SQ. FT. (13.096 ACRES)

*SURVEYOR'S NOTES*

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT RECD. LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE DISCREPANCY BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
6. □ DENOTES CONCRETE MONUMENTS.
7. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1-7, A 2'x4' LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS NOTED OTHERWISE.

FINAL PLAT  
OF  
HEDNER SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE

\_\_\_\_\_ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 88A HIGH SCHOOL DISTRICT NO. 205 JUNIOR COLLEGE DISTRICT NO. 525

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

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

PRINTED NAME AND TITLE \_\_\_\_\_

NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESaid, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC \_\_\_\_\_

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

DIRECT ACCESS TO WEBER ROAD, COUNTY HIGHWAY 88 FROM LOTS 2, 3 AND 4 IS PROHIBITED. ACCESS SHALL BE LIMITED TO ONE (1) RIGHT-IN/RIGHT-OUT ONLY ACCESS SUBJECT TO FINAL DESIGN AND APPROVAL FROM THE WILL COUNTY DIVISION OF TRANSPORTATION.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

CREST HILL PLAN COMMISSION

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

APPROVED BY THE CREST HILL PLAN COMMISSION AT A MEETING HELD ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

CREST HILL CITY COUNCIL

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

APPROVED BY THE CREST HILL CITY COUNCIL AT A MEETING HELD ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

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(S): \_\_\_\_\_

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

DIRECTOR \_\_\_\_\_

SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
COUNTY OF DuPAGE ) SS

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 BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR 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 BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

HARRISON C. MEYER  
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-071834  
LICENSE EXPIRES: NOVEMBER 30, 2021

OWNER OR ATTORNEY \_\_\_\_\_

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY  
ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL 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 TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS TO SERVE PRIVATE PROPERTIES THEREON, OR ON ADJACENT LOTS, 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 PARCEL FOR ALL SUCH PURPOSES, NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE'S AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY  
AND  
SBC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEE'S,

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 PARCEL SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), 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 THE PARCEL OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, 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 PARCEL FOR ALL SUCH PURPOSES, NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S BUT SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING PROVIDED HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEE'S IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE'S SHALL HAVE NO OBLIGATION WITH RESPECT TO RESTORATION OTHER THAN TO BACKFILL AND MOUND, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

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

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 VILLAGE OF CREST HILL AND ALSO AS A NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF CREST HILL INCLUDING, BUT NOT LIMITED TO, AT&T/SBC/AMERITECH 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 VILLAGE 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 PERFORMED OR CAUSE 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 EASEMENTS, 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 VILLAGE OF CREST HILL.

DETENTION EASEMENTS PROVISIONS

ALL EASEMENTS INDICATED AS DETENTION EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF CREST HILL AND ITS SUCCESSORS AND ASSIGNS AS 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 OF STORMWATER. THE OWNER OF DETENTION EASEMENT IN THIS SUBDIVISION AND ANY SUBSEQUENT PITCHCHASER (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 VILLAGE 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 VILLAGE OF CREST HILL, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINE THE NATURE AND DETECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION EASEMENT REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE, FREE FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE VILLAGE 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 VILLAGE OF CREST HILL, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON IT'S 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 A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF CREST HILL.

MUNICIPAL UTILITY EASEMENT (MUE).

MUNICIPAL UTILITY EASEMENT (MUE): AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORM WATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (MUE.) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH 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 PROPERTY FOR ALL SUCH PURPOSES.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THE PORTION OF THE MUNICIPAL UTILITY EASEMENT WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUNICIPAL UTILITY EASEMENT (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS). NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUNICIPAL UTILITY EASEMENT(OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

i. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR APPROVED PLANTINGS) UPON THE MUNICIPAL UTILITY EASEMENT, INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR

ii. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUNICIPAL UTILITY EASEMENT.

SAID EASEMENTS MAY BE USED FOR DRIVEWAYS AND PARKING. HOWEVER, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH THE SURFACE DRAINAGE THEREON. THE PROPERTY OWNER AND OR THE PROPERTY OWNER ASSOCIATION ARE COMPLETELY RESPONSIBLE FOR LANDSCAPE AND/OR PAVING RESTORATION, SHOULD MAINTENANCE OF THE UTILITY BE REQUIRED.

THE CITY OF CREST HILL IS RESPONSIBLE FOR REPAIRING WATER SERVICES BETWEEN THE WATER MAIN, TO AND INCLUDING THE BUFFALO BOX. THE PROPERTY OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION ARE RESPONSIBLE FOR THE RESTORATION OF THE SURFACE AFTER ANY SUCH WATER SERVICE REPAIR, ONLY PERPENDICULAR CROSSINGS OF THE M.U.E. ARE PERMITTED BY PUBLIC UTILITIES. THE M.U.E.'S ARE EXCLUSIVE OF THE BLANKET EASEMENT.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

THIS INSTRUMENT FILED FOR RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_

AND RECORDED AS DOCUMENT NUMBER \_\_\_\_\_

WILL COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, \_\_\_\_\_, COUNTY CLERK IN WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT \_\_\_\_\_, ILLINOIS,

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

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

PERMISSION TO RECORD

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION A REPRESENTATIVE OF THE CITY OF CREST HILL TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2021. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

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

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686  
LICENSE EXPIRES NOVEMBER 30, 2022



SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, 124.55 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 17 MINUTES 32 SECONDS WEST, 40.89 FEET TO THE NORTH LINE OF DIVISION STREET PER DOCUMENT NUMBER R2004-207927, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 00 MINUTES 44 SECONDS WEST, 18.96 FEET ALONG SAID NORTH LINE OF DIVISION STREET; THENCE CONTINUING ON SAID NORTH LINE OF DIVISION STREET SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, 423.87 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 30 SECONDS WEST, 88.94 FEET; THENCE NORTH 36 DEGREES 11 MINUTES 18 SECONDS EAST, 188.16 FEET TO A POINT OF CURVATURE; THENCE 191.66 FEET, ALONG THE ARC OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 290.76 FEET, AND CHORD OF NORTH 17 DEGREES 18 MINUTES 34 SECONDS EAST, 188.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 42 MINUTES 26 SECONDS WEST, 827.78 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 34 SECONDS WEST, 35.00 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 26 SECONDS WEST, 413.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 34 SECONDS EAST, 350.05 FEET TO THE WEST LINE OF WEBER ROAD PER DOCUMENT NUMBER R2004-207927; THENCE SOUTH 01 DEGREES 42 MINUTES 20 SECONDS EAST, 1597.78 FEET ALONG SAID WEST LINE TO THE NORTHWEST TRANSITIONAL RIGHT-OF-WAY LINE OF SAID WEBER ROAD PER AFOREMENTIONED DOCUMENT NUMBER R2004-207927; THENCE SOUTH 41 DEGREES 39 MINUTES 24 SECONDS WEST, 72.76 FEET ALONG SAID NORTHWEST TRANSITIONAL LINE TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.096 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF CREST HILL, WILL COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17197C01340 AND 17197C01536 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

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

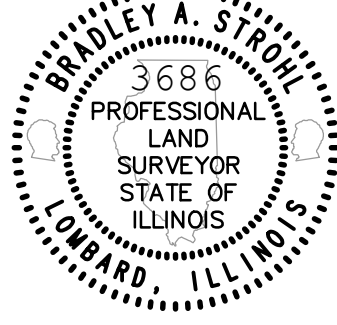
FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686  
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION  
NO. 184003350-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: APRIL 29, 2021



HPICR01

2 OF 2

SHEET

PROJ. NO.: 062-071834  
PROJ. ASOC.: STD  
DRAWN BY: STD  
DATE: 06-29-21  
SCALE: 1" = 100'

HEIDNER SUBDIVISION  
CREST HILL, ILLINOIS  
FINAL PLAT OF SUBDIVISION

700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Environmental Engineers | Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	DRAWN BY
08/30/22	EASEMENT REVISIONS	MGS
03/21/22	REVISIONS PER COUNTY'S REVIEW	STP
09/30/21	ADDED PU&DE	BAS
08/24/21	EASEMENT REVISIONS	STP