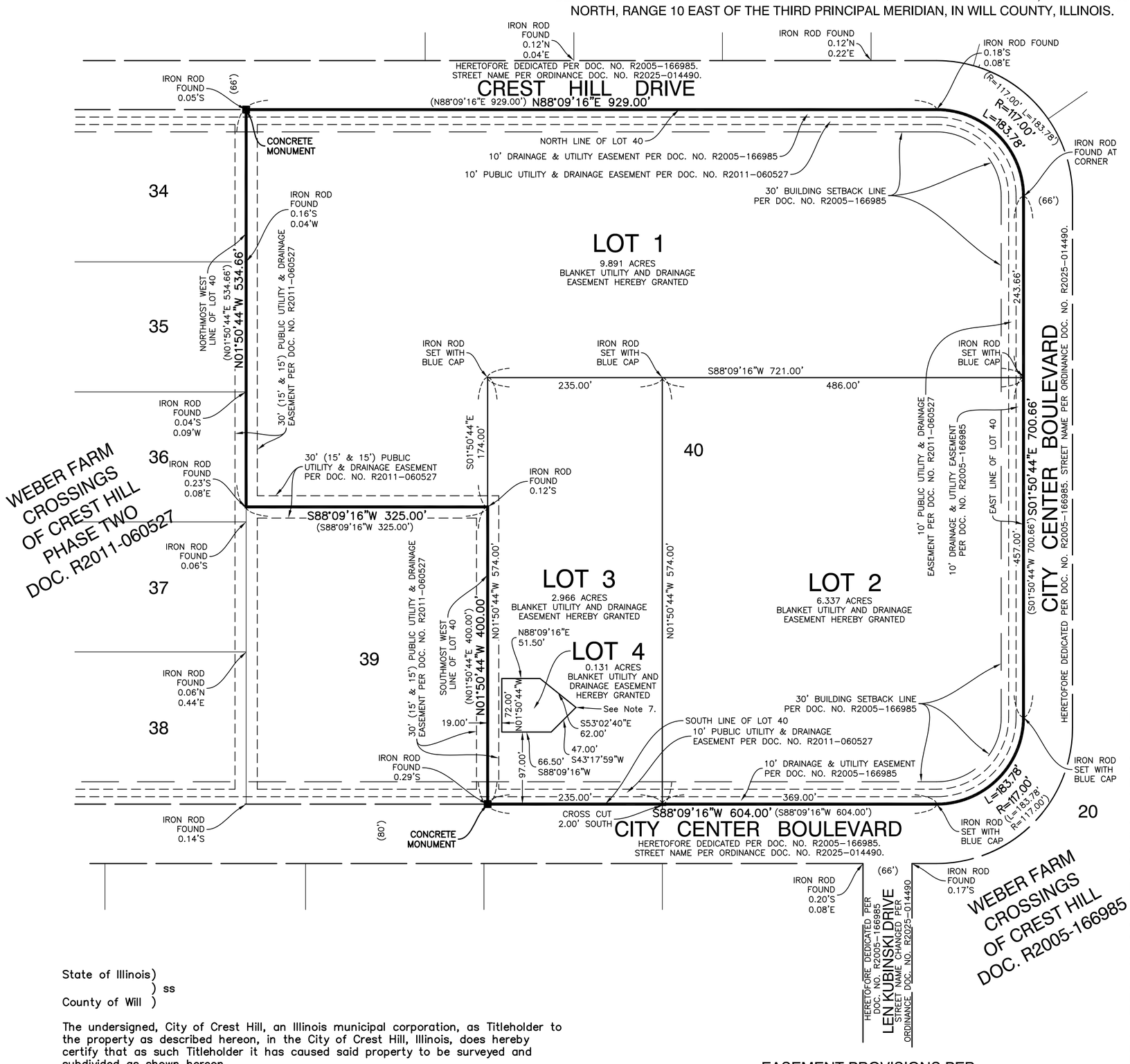
PIN: 11-04-29-302-013-0000

CITY CENTER AND PARK SUBDIVISION

of

AREA IN THIS RESUBDIVISION = 841,776 SQ. FT. OR 19.325 ACRES

BEING A RESUBDIVISION OF LOT 40 IN WEBER FARM CROSSINGS OF CREST HILL PHASE TWO, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



N

50 0 50

SCALE 1" = 100'

State of Illinois)
) ss
County of Will)

We, Robinson Engineering, Ltd., Illinois Professional Design Firm Number 184001128, do hereby certify that a land survey has been made under our direction of the following described property:

Lot 40 in Weber Farm Crossings of Crest Hill Phase Two, being a subdivision of part of the Southwest Quarter of Section 29, Township 36 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 29, 2011, as Document No. R2011-060527, situated in Will County, Illinois.

We have resubdivided said property into lots all of which is 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 Federal Emergency Management Agency Maps of Will County, Illinois and Incorporated Areas Panel 153 of 585, Map Number 17197C0153G with a Map Revised Date of February 15, 2019, the lots included in this plat do not lie in a Special Flood Hazard Area, subject to uncertainties, inaccuracies, and scale of said map and the uncertainties and inaccuracies associated with scaling from said map.

We hereby designate the City of Crest Hill, Will County, Illinois, 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 found or set per 765 ILCS 205/1.

Dated at Frankfort, Illinois, this 24th day of June, 2026.

FOR REVIEW

Illinois Professional Land Surveyor No. 035-003406
License Expiration Date: November 30, 2026

BRADLEY K. LUEDERS
035-003406
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
FRANKFORT, ILLINOIS

Notes:

1 The ground coordinate system used and bearings provided for on this plat are derived from Global Navigation Satellite System (GNSS) measurements. The values shown on the hereon drawn plat are estimated Illinois State Plane Eastern Zone North American Datum 1983 (GEOID18) GROUND coordinates based upon the following project location information:

41°34'22.224244805" North Latitude (WGS '84)
88°07'06.345563070" West Longitude (WGS '84)
538.695 Ellipsoid Height U.S. Survey Feet (WGS '84)
647.427 Elevation

Use of the above information should yield a combined factor of 1.0000467548.

Ground distances should be divided by the combination factor to arrive at grid distances. Grid distances should be multiplied by the combination factor to arrive at ground distances.

2 Compare all points before building and report any difference at once.

3 This subdivision plat was prepared with the benefit of Fidelity National Title Insurance Company Commitment issued by Wheatland Title Company, File Number ROB-2024-9570.0 with an Effective Date of June 11, 2024.

4 The property included in this subdivision is subject to covenants, conditions, restrictions and easements contained in Declaration of Reciprocal Easements and Restrictive Covenants recorded October 21, 2005 as Document Number R2005-184961. See document for particulars.

5 Per Note #11 on the plat of subdivision for Weber Farm Crossings of Crest Hill Phase Two, recorded as Doc. No. R2011-060527, stormwater detention has been provided off-site on Lot 20 in Weber Farm Crossings of Crest Hill, recorded as Doc. No. R2005-166985.

6 Per Note #12 on the plat of subdivision for Weber Farm Crossings of Crest Hill Phase Two, recorded as Doc. No. R2011-060527, if any individual lot site plan exceeds 85% impervious coverage, extra on-site detention shall be provided.

7. IRON ROD SET WITH BLUE CAP at all corners of Lot 4.

8. (XXX.XX') Denotes record dimensions or dimension computed from record dimension values

XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.

State of Illinois)
) ss
County of Will)

Robinson Engineering 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 Frankfort, Illinois, this 26th day of June, 2026.

_____
Engineer

State of Illinois)
) ss
County of Will)

Approved by the City of Crest Hill Planning Commission at a meeting held on the _____ day of _____, 20 ____.

_____
CHAIRPERSON

_____
MAYOR

State of Illinois)
) ss
County of Will)

Approved by the City Council of the City of Crest Hill at a meeting held on the _____ day of _____, 20 ____.

_____
MAYOR

_____
CITY CLERK

State of Illinois)
) ss
County of Will)

The undersigned, City of Crest Hill, an Illinois municipal corporation, 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 205
Joliet Junior College Community College District 525

Dated this _____ day of _____ 20 ____.

By: _____
MAYOR

Attest: _____
CITY CLERK

State of Illinois)
) ss
County of Will)

I,_____ a Notary Public in and for said County in the State aforesaid do hereby certify that

_____ and _____, of the City of Crest Hill, 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 he/she, as Custodian of the Corporate Seal of said city, did affix said Seal of said city to the said instrument as his/her 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 _____, 20_____.

_____
NOTARY PUBLIC

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 _____, 20_____ .

_____
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 #_____and Identified as Permanent Real Estate Tax Index

Number (P.I.N.) _____,

Dated this _____ day of _____, 20 ____.

_____
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 _____, 20 ____, at____o'clock ____ .m.

_____
WILL COUNTY RECORDER

EASEMENT PROVISIONS PER DOC. NO. R2005-166985 & DOC. NO. R2011-060527

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.

THE EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF CREST HILL AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER ALL PUBLIC UTILITY, DRAINAGE AND DETENTION EASEMENTS FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER MAIN, STORM AND SANITARY SEWER AND RELATED MAINTENANCE OPERATIONS, INCLUDING RELOCATION, RENEWAL, AND REMOVAL OF THESE FACILITIES.

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, 2, 3, AND 4 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.

ACCESS EASEMENT PROVISIONS

AN EASEMENT FOR ACCESS OF PEDESTRIANS AND MAINTENANCE TO PUBLICLY ACCESSIBLE AREAS IS GRANTED OVER LOTS 2, 3, AND 4 FOR THEIR MUTUAL BENEFIT.

PARKING EASEMENT PROVISIONS

AN EASEMENT FOR VEHICULAR PARKING IN DESIGNATED PARKING AREAS IS GRANTED OVER LOTS 2 AND 3 FOR THE BENEFIT OF LOTS 2, 3, AND 4.

Do not fold original plat.

Upon recordation of this document, return signed original or copy thereof to the following:

Robinson Engineering, Ltd.
10045 W. Lincoln Highway
Frankfort, Illinois
(815) 806-0300

Attention: Survey Department

ROBINSON ENGINEERING, LTD.
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS
10045 W. LINCOLN HIGHWAY, FRANKFORT, ILLINOIS 60423
(815) 806-0300 Web: www.reltd.com
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ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128.

FOR:
CITY OF CREST HILL
20600 CITY CENTER BOULEVARD
CREST HILL, ILLINOIS 60403

Drawn by: B.K.L.	Date: 4-18-2025
Checked by: B.K.L.	Scale: 1" = 100'
Sheet 1 of 1	Project No. 24-R0443

24-R0443-SUBD-01.DWG

REVISIONS

No.	Date	Remarks
1	9-23-2025	ACCESS EASEMENT PROVISIONS REVISED PER CITY REQUEST
2	6-24-2026	CERTIFICATION DATES REVISED PER CITY REQUEST