

THE TOWNES OF BRAIDWOOD

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF BRAIDWOOD, WILL COUNTY, ILLINOIS.

PC2 Date 07/15/2005 Time 11:35:54
Recording Fee: 58.00

304-1439-U1R

Lot Areas	
Lot No.	Square Footage
1	23,264
2	25,023
3	22,373
4	22,373
5	22,173
6	24,058
7	24,058
8	22,173
9	22,173
10	31,373
11	20,700
12	20,700
13	20,700
14	25,383
15	26,875
16	20,700
17	23,000
18	27,544
19	17,300
20	32,144
21	12,144
22	12,144
23	17,144
24	15,248
SUBTOTAL	1,291,653

STATE OF ILLINOIS
COUNTY OF WILL
BERNARD P. HAM
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURFACE WATERS WILL NOT BE DAMAGED BY THE CONSTRUCTION OF THIS DAM OR ANY PART THEREOF. I HAVE BEEN FULLY ADVISED OF THE REASONABLENESS OF SUCH SURFACE WATERS FOR THE PURPOSES OF THE DAM, WHICH THE UNDERSIGNED HAS A RIGHT TO CONSTRUCT, AND I HAVE BEEN FULLY ADVISED OF THE FACT IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AS TO THE LIKELIHOOD OF UNLAWFUL ACQUISITION OF PROPERTY BECAUSE OF THE CONSTRUCTION OF THE DAM.

1578
PROFESSIONAL
ENGINEER
JAN 20 1964
JAN 20 1964

SHEET 1 OF 1
304-1439-111R

SHEET 1 OF 1
304-1439-111R

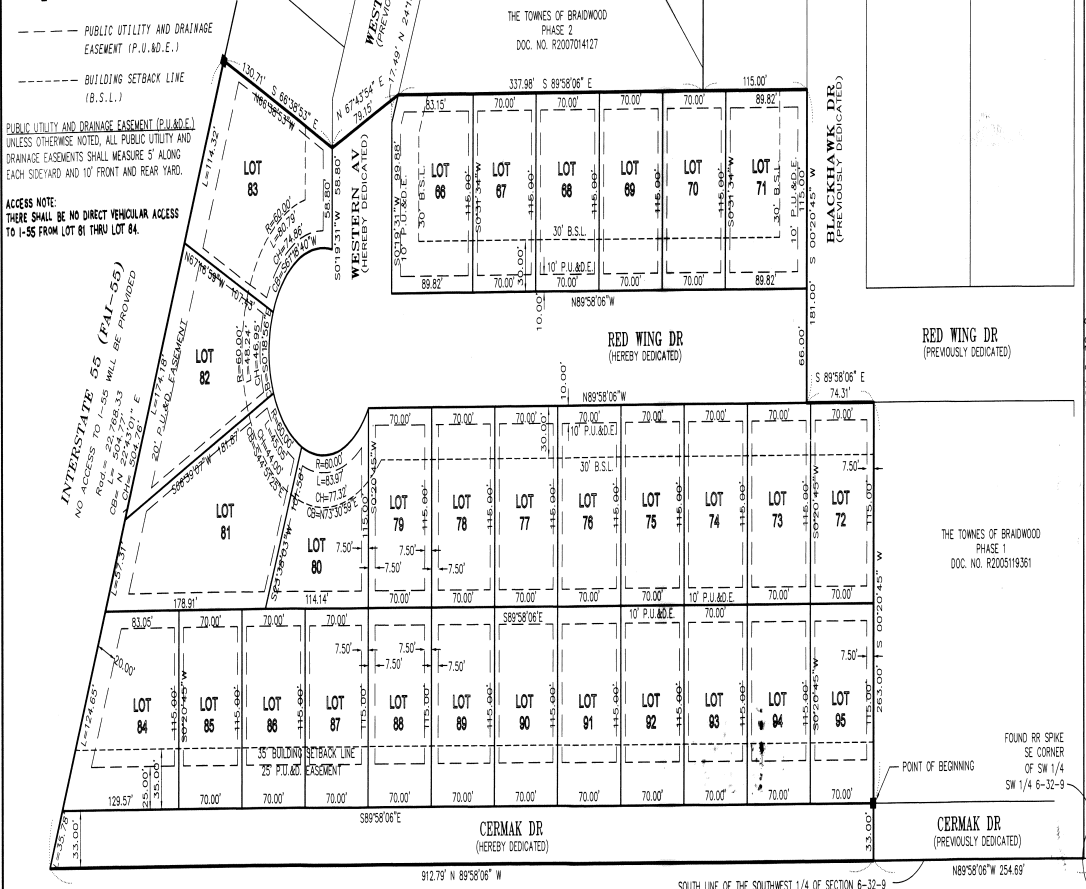
10A.3

PLAT OF SUBDIVISION
THE TOWNES OF BRAIDWOOD
PHASE 2A P.U.D.

R2014103897
Record # 7204480574
Karen A. Skelton Will County Recorder
Date: 11/24/2014 Time: 11:45:42
Recording Fee: \$75.00
1. Rental Hrg. Support Program: \$ 9.00

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF BRAIDWOOD, WILL COUNTY, ILLINOIS

LEGEND
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
SIP = SET IRON PIPE
SIR = SET IRON ROD
D = DEED DISTANCE
M = MEASURED DISTANCE
R = RECORD DISTANCE
■ = CONCRETE MONUMENT



PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BRAIDWOOD, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF BRAIDWOOD, INCLUDING, BUT NOT LIMITED TO, COMMERCE BANK, FIRST TELEPHONE COMPANY, ILLINOIS BELL TELEPHONE COMPANY, AMERITECH ILLINOIS, MOOR GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT FOR THE PERPETUAL RIGHT, PRIMA FACIE EASEMENT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY SYSTEMS AND INCLUDING STORM AND SANITARY SEWERS, 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, UNDER AND THROUGH SAID IMPOVED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTOR'S PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT TO THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF BRAIDWOOD.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BRAIDWOOD AND OTHER GOVERNMENT AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF PLAT OF SUBDIVISION OF THE TOWNES OF BRAIDWOOD PHASE 2A P.U.D., OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATERS DRAINAGE, WITHIN THE BOUNDARIES OF SAID SUBDIVISION, WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO EXISTING PUBLIC DRAINAGE WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AND STATE AND LOCAL DRAINAGE ORDINANCES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. WE FURTHER STATE THAT NO PORTIONS OF SAID DEVELOPMENT ARE WITH A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DESIGN ENGINEER
No. 019
City of Braidwood
Illinois Registered Professional Engineer
OWNER
Municipal Corporation
TITLE

SURVEYORS/ENGINEERS
ROBERT E. HAMILTON
CONSULTING ENGINEERS, INC.
3830 EXECUTIVE DRIVE
JOLIET, IL 60431
(815) 458-2333
OWNER/DEVELOPER
CITY OF BRAIDWOOD
141 W. MAIN STREET
BRAIDWOOD, IL 60408
(815) 458-2333

STATE OF ILLINOIS
S.S.
COUNTY OF WILL
I, LEE R. KOEHLER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, THE CITY OF BRAIDWOOD, I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN UNDER MY DIRECT SUPERVISION OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION SIX (6) IN TOWNSHIP 32 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ON AN ASSUMED BEARING OF NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 254.69 FEET TO THE SOUTHWEST CORNER OF THE TOWNS OF BRAIDWOOD PHASE 1; BEING A SUBDIVISION OF PART OF THE SAID SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SAID SECTION 6 RECORDED AS DOCUMENT NUMBER R2005119361 IN WILL COUNTY, ILLINOIS BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION SIX, A DISTANCE OF 912.79 FEET TO A POINT ON A CURVE ON THE SOUTHEASTERN RIGHT OF WAY LINE OF I-55; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERN RIGHT OF WAY LINE OF I-55 BEING A CURVE CONCAVE EASTWARD AND HAVING A RADIUS OF 32,749.33 FEET, AN ARC LENGTH OF 504.77 FEET AND A CHORD BEARING OF NORTH 82 DEGREES 43 MINUTES 01 SECONDS EAST, A CHORD LENGTH OF 504.76 FEET TO A POINT ON THE SOUTHWEST CORNER OF LOT 34 IN THE TOWNS OF BRAIDWOOD PHASE 1; BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 6 RECORDED AS DOCUMENT NUMBER R200704427 IN WILL COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TOWNS OF BRAIDWOOD PHASE 2 FOR THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 68 DEGREES 38 MINUTES 53 SECONDS EAST, A DISTANCE OF 130.71 FEET; (2) THENCE NORTH 47 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 79.15 FEET; (3) THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.38 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 11 IN SAID THE TOWNS OF BRAIDWOOD PHASE 1; THENCE SOUTHERLY AND SOUTHERLY ALONG THE SOUTH LINE OF SAID THE TOWNS OF BRAIDWOOD PHASE 1 FOR THE FOLLOWING 4 COURSES: (1) THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 115.00 FEET; (2) THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 181.00 FEET; (3) THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.31 FEET; (4) THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 635.00 FEET TO THE POINT OF BEGINNING; CONTAINING 8.039 ACRES OF LAND MORE OR LESS.

SAID PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF BRAIDWOOD, WILL COUNTY, ILLINOIS.

SAID PROPERTY IS LOCATED WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS INDICATED PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 171001015E, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 1995.

ROBERT E. HAMILTON CONSULTING ENGINEERS
3830 EXECUTIVE DRIVE
JOLIET, ILLINOIS 60431

LEE R. KOEHLER
ILLINOIS PROFESSIONAL LAND SURVEYOR #217
EXPIRES 11-30-2014
PROFESSIONAL DESIGN FIRM NO. 184-003025

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

NOTES:
1. ALL LOT CORNERS AND POINTS OF CURVATURE HAVE BEEN MONUMENTED WITH A 1" X 4" X 24" BEAM, UNLESS OTHERWISE NOTED ACCORDING TO THE PLAT ACT AS MONUMENT.
2. THIS SUBDIVISION IS MONUMENTED ACCORDING TO EXISTING STATE AND LOCAL ORDINANCES.
3. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
4. THIS SUBDIVISION CONTAINS 8.039 ACRES OF LAND MORE OR LESS.
5. THE BASIS OF BEARING IS ASSUMED SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6-32-9.

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT
STATE OF ILLINOIS
COUNTY OF WILL

THIS IS TO CERTIFY THAT THE CITY OF BRAIDWOOD IS THE OWNER OF THE LAND DESCRIBED IN THIS PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ANNEKED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE. THE SUBDIVISION TO BE KNOWN AS "THE TOWNS OF BRAIDWOOD PHASE 2A SUBDIVISION," CITY OF BRAIDWOOD, WILL COUNTY, ILLINOIS, AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID STYLE AND TITLE.

PURSUANT TO 165 ILCS 205/1, THE UNDERSIGNED STATES THAT, TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE RAILROAD STREET SUBDIVISION PLAT LIES WITHIN THE BOUNDARIES OF THE REED OSTER COMMUNITY UNIT SCHOOL DISTRICT #255 OF WILL COUNTY, ILLINOIS.

WILL COUNTY RECORDERS CERTIFICATE
STATE OF ILLINOIS
COUNTY OF WILL

NOTARY'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF WILL

1. Mark B. Rausch NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT MAYOR WILLIAM HOLLER, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME REPRESENTS THE CITY OF BRAIDWOOD IS SUBDIVISION TO THE FOREGOING CERTIFICATE AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEKED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OWN FREE AND VOLUNTARY ACT.

TAX MAPPING AND PLATTING OFFICE CERTIFICATE
STATE OF ILLINOIS
COUNTY OF WILL

I, Theresa Novak, 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 PAGE # 1 AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) # 1.

DATED THIS 24th DAY OF November, 2014.
BY: Theresa Novak
SIGNATURE

WILL COUNTY RECORDERS CERTIFICATE
STATE OF ILLINOIS
COUNTY OF WILL

NOTARY'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF WILL

1. Mark B. Rausch NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT MAYOR WILLIAM HOLLER, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME REPRESENTS THE CITY OF BRAIDWOOD IS SUBDIVISION TO THE FOREGOING CERTIFICATE AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEKED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OWN FREE AND VOLUNTARY ACT.

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS
COUNTY OF WILL

THE UNDERSIGNED, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID REALTAXES, NO UNPAID CURRENT TAXES OR UNPAID DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK OF WILL COUNTY, ILLINOIS.
THIS 24th DAY OF November, 2014.
BY: Dorey Schultz, Vice
WILL COUNTY CLERK

TAX PARCEL NO. (PIN)
02-24-06-300-008

LI.D.T. CERTIFICATE
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO HIGHWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS TO HIGHWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENTS.

NOTE: NO DIRECT ACCESS TO ILLINOIS ROUTE 64-55 FROM LOT 66-95 SHALL BE ALLOWED.
John A. Fortmann, P.E.
11-18-2014
DEPUTY DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

CITY ENGINEER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF WILL

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO CITY OF BRAIDWOOD STANDARDS AND REQUIREMENTS, WORKING DRAWINGS AND SPECIFICATIONS FOR REDEVELOPMENT OF THE SITE AS A RESIDENTIAL SUBDIVISION BEING PREPARED IN SUBSTANTIAL CONFORMANCE WITH CITY OF BRAIDWOOD STANDARDS AND REQUIREMENTS.

ENGINEER: Lee R. Koehler DATE: 8-11-14

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS
COUNTY OF WILL

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRAIDWOOD, WILL COUNTY, ILLINOIS.

THIS 19th DAY OF May, 2014.
BY: William Patis VILLAGE CLERK

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS
COUNTY OF WILL

1. Tim Bauer, CHAIRMAN OF THE CITY OF BRAIDWOOD PLAN COMMISSION DO CERTIFY THAT ON THIS 5th DAY OF May, 2014, THAT THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE CITY OF BRAIDWOOD.

BY: Tim Bauer ATTEST: William Patis
PLAN COMMISSION CHAIRMAN SECRETARY

PREPARED BY AND RETURNED TO: ENGINEERS
5230 EXECUTIVE DRIVE, JOLIET, IL 60431
ROBERT E. HAMILTON
CONSULTING ENGINEERS, INC.
Engineers, Surveyors - Planners
JOLIET, ILLINOIS (815) 730-3444
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PLAT OF SUBDIVISION
THE TOWNS OF BRAIDWOOD
PHASE 2A P.U.D.

CITY OF BRAIDWOOD
141 W. Main Street
Braidwood, IL 60408

Scale: 1" = 100'
Date: 5-5-2014
Drawn: LKH
Check: DRK
CWS
Project No: 14252
Sheet: 1 of 1