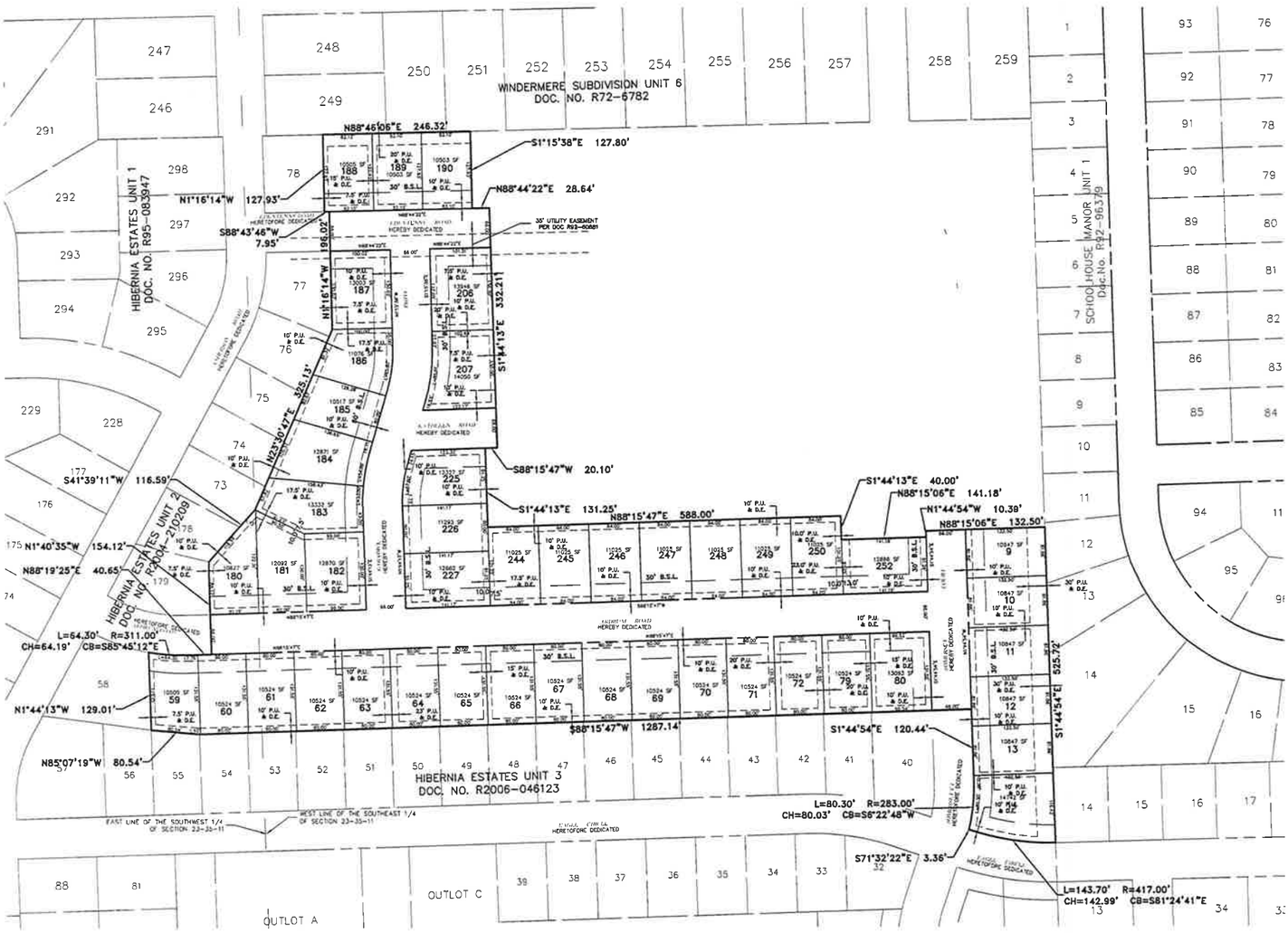
FINAL PLAT OF SUBDIVISION
FOR
HIBERNIA ESTATES UNIT 6

BEING A SUBDIVISION IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



RECEIVED
JUN 24 2016
BY:

LEGEND

77.77	–	MEASURED DATA
(77.77)	–	RECORDED DATA
P.U.E.	–	PUBLIC UTILITY EASEMENT
D.E.	–	DRAINAGE EASEMENT
B.S.L.	–	BUILDING SETBACK LINE
○	–	CONCRETE MONUMENT
■	–	SET IRON ROD
▲	–	SET PK NAIL
□	–	FOUND IRON ROD
○	–	FOUND IRON PIPE
△	–	FOUND MAG NAIL

N

SCALE: 1" = 100'

REVISIONS		
DATE	BY	DESCRIPTION
6/16/2016	JWP	ISSUE FOR REVIEW

M. GINGERICH, GEREAUX & ASSOCIATES | MANHATTAN OFFICE
ENGINEERING • PLANNING • SURVEYING

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Bradley, Illinois 60915
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MGa
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Professional Design Firm # 184.000002

HARTZ CONSTRUCTION CO. INC

6/16/2016	JWP	BPH
16-285	1 OF 2	

FINAL PLAT OF SUBDIVISION
FOR
HIBERNIA ESTATES UNIT 6

BEING A SUBDIVISION IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT, CHICAGO TITLE AND TRUST COMPANY, f/k/a FIFTH THIRD BANK AND TRUST, f/k/a OLD KENT BANK, f/k/a FIRST NATIONAL BANK OF EVERGREEN PARK, AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT, DATED 1998 AND KNOWN AS TRUST NO. 16056, IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ______ DAY OF ______________, A.D. 20______.

BY: ______________

ATTEST: ______________

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, ______________, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, 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 ANNEXED 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 ______ DAY OF ______________, A.D. 20______.

____
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPERTY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOW AS THE "HIBERNIA ESTATES UNIT 6", IS LOCATED WITHIN THE BOUNDARIES OF THE ___LINCOLN WAY HIGH SCHOOL DISTRICT 210___ HIGH SCHOOL DISTRICT AND THE ___NEW LENOX SCHOOL DISTRICT 122___ ELEMENTARY SCHOOL DISTRICT IN WILL COUNTY, ILLINOIS.

DATED THIS ______ DAY OF ______________, A.D., 20______.

____
OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, ______________, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "SCHOOL DISTRICT 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 ANNEXED 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 ______ DAY OF ______________, A.D. 20______.

____
NOTARY PUBLIC

PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF WILL)SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS, ON THIS ______ DAY OF ______________, A.D. 20___.

____
CHAIRMAN

____
SECRETARY

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF WILL)SS

APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS. ON THIS ______ DAY OF ______________, A.D. 20___.

BY: ______________
MAYOR

ATTEST: ______________
VILLAGE CLERK

WILL COUNTY TAX MAPPING

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I ______________ DIRECTOR OF TAX MAPPING AND PLOTTING 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 IS IDENTIFIED AS PERMANENT REAL ESTATES TAX INDEX NUMBER (PIN) ______________.

DATED ______ DAY OF ______________ A.D. 20______.

____
DIRECTOR

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON

THE ____ DAY OF ______________, 20______, AT ______O'CLOCK ____M. , AS DOCUMENT

NUMBER ______________.

____
WILL COUNTY RECORDER OF DEEDS

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, ______________ COUNTY CLERK OF WILL COUNTY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL 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 THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF WILL COUNTY, ILLINOIS,

THIS ______ DAY OF ______________, A.D., 20______.

____
COUNTY CLERK

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

Commonwealth Edison Company, Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

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 property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", 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 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, 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 subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) 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. Further, any utility company at fault of creating or causing damage to existing field tile drainage systems, damage or disruption of other neighboring utilities, etc. shall be responsible for returning and performing repair or replacement work, at the sole expense of the utility company at fault. No expense or compensation will be provided by the developer for damage or repairs caused by the installation or maintenance of said utilities.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

In addition, an Ingress/Egress Easement is hereby created and granted for the benefit of the Village of Mokena, the Public, and the owners of all lots within the subdivision, their successors, and or assigns and customers, the right of pedestrian and vehicular access across and over all parking, road(s), alley(s), streets and other ingress and egress easements shown on the attached plat.

EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NEW LENOX, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW REPLACE, OPERATE, INSPECT, REPAIR, AND MAINTAIN WATERMAINS, FIRE HYDRANTS, VALVES, AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, AND STORM SEWER SERVICE CONNECTIONS, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, AND SUCH OTHER APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENTLY RELATED TO SAID WATERMAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS, SAID EASEMENT BEING DESIGNATED BY THE DASHED LINES AND DESIGNATION OF WIDTH ARE HEREBY GRANTED.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, ILLINOIS LAND SURVEYOR NUMBER 35-3558 HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVSION; ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

PIN: 15-08-23-400-029-0000

I DO FURTHER CERTIFY THAT:

1. AN EXAMINATION HAS BEEN MADE OF THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF WILL COUNTY, ILLINOIS, BEING COMMUNITY PANEL NUMBER 17197C0190 E EFFECTIVE DATE SEPTEMBER 6, 1995, COMMUNITY PANEL NUMBER 17197C0195 E EFFECTIVE DATE MARCH 17, 2003, COMMUNITY PANEL NUMBER 17197C0305 E EFFECTIVE DATE SEPTEMBER 6, 1995, AND COMMUNITY PANEL NUMBER 17197C0310 E EFFECTIVE DATE SEPTEMBER 6, 1995, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA DESCRIBED IS DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) & ZONE "A" (AREA DETERMINED TO BE WITHIN 1% ANNUAL CHANCE FLOOD PLAIN LIMITS)

2. ALL LOT CORNERS HAVE BEEN STAKED WITH 5/8 x 24" IRON RODS, MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.

3. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

4. THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

5. THE PROPERTY DESCRIBED ABOVE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NEW LENOX, ILLINOIS.

6. THIS SUBDIVISION CONTAINS ___ ACRES MORE OR LESS.

DATED AT MANHATTAN, ILLINOIS, THIS ______ DAY OF ______, A.D., 2016.

____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3558
LICENSE EXPIRES NOVEMBER 30, 2016

REVISIONS		
DATE	BY	DESCRIPTION
6/16/2016	JWP	ISSUE FOR REVIEW

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HARTZ CONSTRUCTION CO., INC.

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