



# FINAL SUBDIVISION PLAT FOR WHISPER CREEK

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.

### ABBREVIATIONS

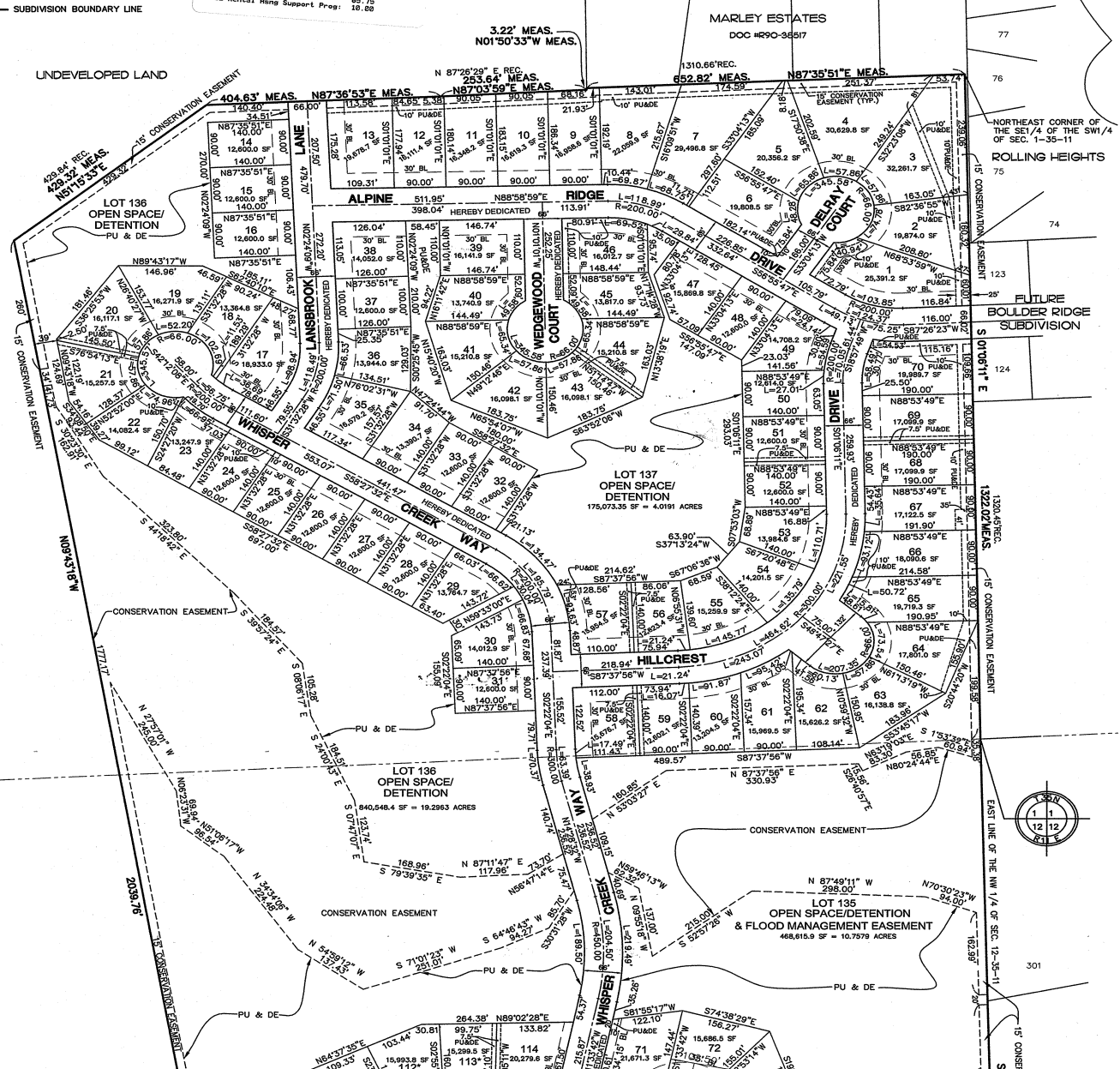
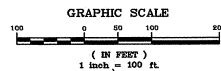
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- R - RADIUS
- CB - CHORD BEARING
- CH - CHORD
- BL - BUILDING LINE

### LEGEND

- CONCRETE MONUMENT SET
- BUILDING LINE
- - - EASEMENT LINE
- PROPERTY LINE
- SUBDIVISION BOUNDARY LINE

Laurie McPhillips 4P R 2006106466  
 Will County Recorder Page 2 of 4

PC2 Date 05/28/2008 Time 13:35:37  
 Recording Fees 11.00  
 IL Rental Hang Support Prog: 10.00



NOTE: THERE SHALL BE NO VEHICULAR ACCESS TO OR WITHIN 50 FEET OF WHISPER CREEK WAY FROM LOTS 57, 58, 71, 76, 77, 87, 88, 96, 97, 103 AND 114.

**EASEMENT PROVISIONS FOR DETENTION AREA (LOTS 135, 136 AND 137)**  
 ALL EASEMENTS INDICATED AS "EASEMENT FOR DETENTION PURPOSES" ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF MOKENA, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREAS.

**CONSERVATION EASEMENT PROVISIONS**  
 CONSERVATION EASEMENTS TO PRESERVE THE OPEN SPACE AND TO PRESERVE TREES IS HEREBY GRANTED TO THE VILLAGE OF MOKENA, ILLINOIS AND SAID VILLAGE SHALL HAVE AUTHORITY TO ENFORCE THE PROVISIONS IDENTIFIED HEREON. THE OWNERS SHALL PROTECT TREES AND PROVIDE PERMANENT MARKERS TO DENOTE THE BOUNDARIES OF THE CONSERVATION EASEMENTS. OWNERS SHALL PROVIDE ADEQUATE TREE PRESERVATION MEASURES, SUCH AS SNOW FENCING, DURING CONSTRUCTION, SUCH THAT TREES WILL NOT BE KILLED, DAMAGED OR REMOVED WITHOUT THE PRIOR APPROVAL OF THE VILLAGE ENGINEER. NO PERMANENT STRUCTURES, IMPERVIOUS SURFACES, FENCES, SHEDS, OTHER ACCESSORY STRUCTURES OR FILL ARE TO BE PLACED IN THE CONSERVATION EASEMENT AREA. NO CHANGES OF GRADE WILL BE PERMITTED WITHIN THE CONSERVATION EASEMENTS WITHOUT THE PERMISSION OF THE VILLAGE ENGINEER. PROPERTY OWNERS SHALL MAINTAIN ALL EASEMENTS FREE OF OBSTRUCTIONS. THE VILLAGE OF MOKENA SHALL HAVE THE RIGHT TO ACCESS THE CONSERVATION EASEMENT FOR EMERGENCY MAINTENANCE OR ANY OTHER PRACTICAL PURPOSES. ANY PERSON OR ENTITY WHO IS IN VIOLATION OF THE ABOVE NOTED PROVISIONS OF CONDITIONS SHALL BE SUBJECT TO A FINE PURSUANT TO VILLAGE CODE FOR EACH OFFENSE AND ANY OTHER REMEDY AVAILABLE AT LAW OR AT EQUITY. EACH DAY ANY VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE OFFENSE. REPRESENTATION ON PLATS - THE ABOVE - NOTED CONSERVATION EASEMENT SHALL BE CLEARLY ILLUSTRATED ALONG WITH THE LANGUAGE PERTAINING TO CONDITIONS AND PENALTIES. NOTED IN THIS EXHIBIT ON BOTH THE FINAL PLAT OF SUBDIVISION FOR EACH PHASE AS WELL AS INDIVIDUAL PLATS OF SURVEY FOR EACH LOT. IT SHALL BE FURTHER NOTED ON THE FINAL PLAT THAT THE CONSERVATION EASEMENT BE INDICATED ON INDIVIDUAL PLATS OF SURVEYS FOR INDIVIDUAL LOTS. THE COVENANTS SET FORTH IN THESE PROVISIONS SHALL BE RECORDED AGAINST ALL LOTS WITHIN THIS SUBDIVISION.

**EASEMENT PROVISIONS FOR DETENTION AREA (LOT 130)**  
 THE EASEMENT INDICATED AS "EASEMENT FOR DETENTION PURPOSES" ON THIS PLAT IS RESERVED FOR AND GRANTED TO THE WHISPER CREEK HOME OWNERS ASSOCIATION AND TO ITS SUCCESSORS AND ASSIGNS. NO BUILDINGS SHALL BE PLACED ON SAID DETENTION EASEMENT AREA, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORM WATER. EACH OWNER OR SUCCESSOR PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE DETENTION EASEMENT AREA AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF MOKENA.

IN THE EVENT ANY OWNER OR SUCCESSOR PURCHASER FAILS TO PROPERLY MAINTAIN THE EASEMENT AREA, THE VILLAGE OF MOKENA, ILLINOIS, OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREA.

*Thomas E. Downers*  
 10/16/05 #25-2126



**INTECH CONSULTANTS, INC.**  
 ENGINEERS / SURVEYORS  
 5413 WALNUT AVE. DOWNERS GROVE, IL (630) 864-5555

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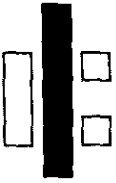
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WHISPER CREEK





**INTECH CONSULTANTS, INC.**  
CONSULTING ENGINEERS / SURVEYORS

JUNE 15<sup>TH</sup> 2006

RECORDER OF DEEDS  
COUNTY OF WILL  
ILLINOIS

DEAR RECORDER,

PURSUANT TO P.A. 87-0705, EFFECTIVE DATE OF JANUARY 1, 1992,  
RESPONSIBILITY OF RECORDATION OF PLATS FALLS UPON THE LAND SURVEYOR  
PREPARING THE PLAT OR THE DESIGNEE OF THE SURVEYOR.

PLEASE BE INFORMED THAT Christine Klinckman  
11900 Southwest Highway Palos Park, Il. 60464, IS HEREBY NAMED AS  
"DESIGNEE" FOR THE PURPOSE OF RECORDING "FINAL SUBDIVISION PLAT FOR  
"WHISPER CREEK" IN SECTION 12, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

BY: THOMAS E. FAHRENBACH, IPLS #35-2126  
THIS 15 TH DAY OF JUNE 2006

*Thomas E. Fahrenbach*

THOMAS E. FAHRENBACH, PLS

*My LICENSE EXPIRES/RENEWS 11-30-2006*



4