

PARCEL INDEX NUMBERS
 11-04-09-100-003-0000
 11-04-09-200-001-0000

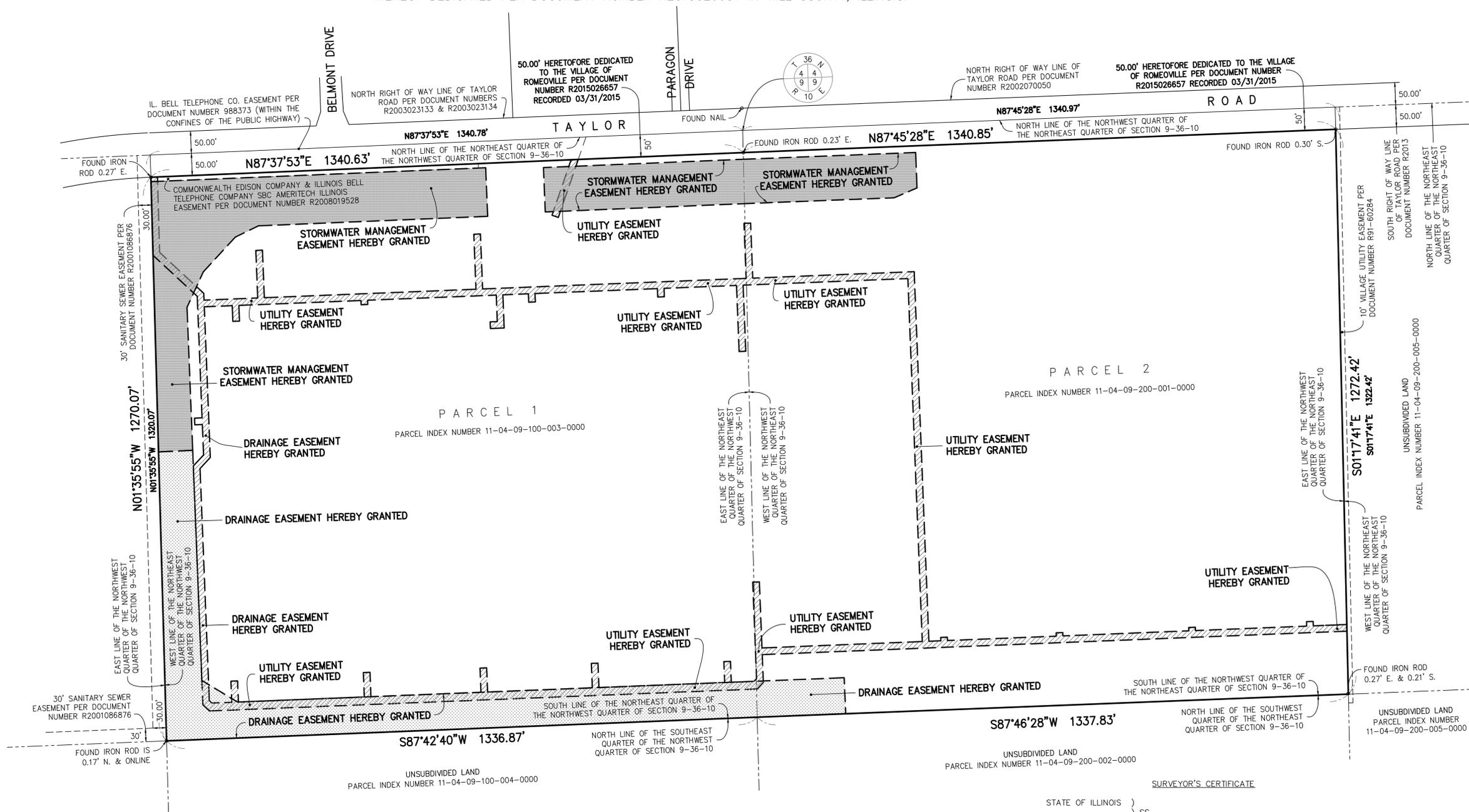
PLAT OF EASEMENT GRANT

0 60' 120' 240'

Scale 1" = 120'

PARCEL 1:
 THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 50.00 FEET THEREOF DEDICATED PER DOCUMENT NUMBER R2015026657, IN WILL COUNTY, ILLINOIS.

PARCEL 2:
 THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 50.00 FEET THEREOF DEDICATED PER DOCUMENT NUMBER R2015026657 IN WILL COUNTY, ILLINOIS.



Drainage Easement Provisions

Easements are reserved for and granted to the Village of Romeoville and their successors and assigns over all the areas marked "Drainage Easement" on the Plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain, and operate various transmission and distribution systems including overland flood routes, detention facilities, storm sewers, together with any and all necessary manholes, catch basins, connections, appliances, and other structures and appurtenances as may be deemed necessary by said Village over, upon, along, under, and through, said indicated easement, together with right of access across the property for necessary workers and equipment to do any of the above work. The right is also granted to cut down, trim, or remove any trees, shrubs, plants, or other appurtenances on the easement that interfere with the operation of the sewers, or other drainage facilities. No permanent structures shall be placed on said easement but same may be used at the risk of the owner for gardens, shrubs, landscaping, or other purposes that do not then or later interfere with the aforesaid uses or rights. These provisions grant certain rights to the Village of Romeoville; however the maintenance responsibility for these improvements is borne by the land owner.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
 COUNTY OF DUPAGE } SS

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF GRANTING EASEMENTS.

DATED THIS 24th DAY OF APRIL, 2020.

Carl J. Cook
 Jacob & Hefner Associates, Inc.
 Illinois Professional Land Surveyor No. 035-003543
 jacobandhefner.com
 cook@jacobandhefner.com
 My License Expires November 30, 2020



Survey No.:	C 0 8 5 c 1
Ordered By.:	Romeo Pinnacle 24 LLC
Description:	Plat of Easement Grant
Date Prepared:	April 24th, 2020
Scale:	1" = 120'
Field Work:	KW/SC/TM
Prepared By:	LB

REVISED 09-21-20
 REVISED 05-20-20

PREPARED BY/RETURN TO:

JACOB & HEFNER ASSOCIATES
 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
 PHONE: (630) 652-4600, FAX: (630) 652-4601
 www.jacobandhefner.com
 Illinois Professional Design Firm
 License No. 184-003073 Exp. 4/30/21

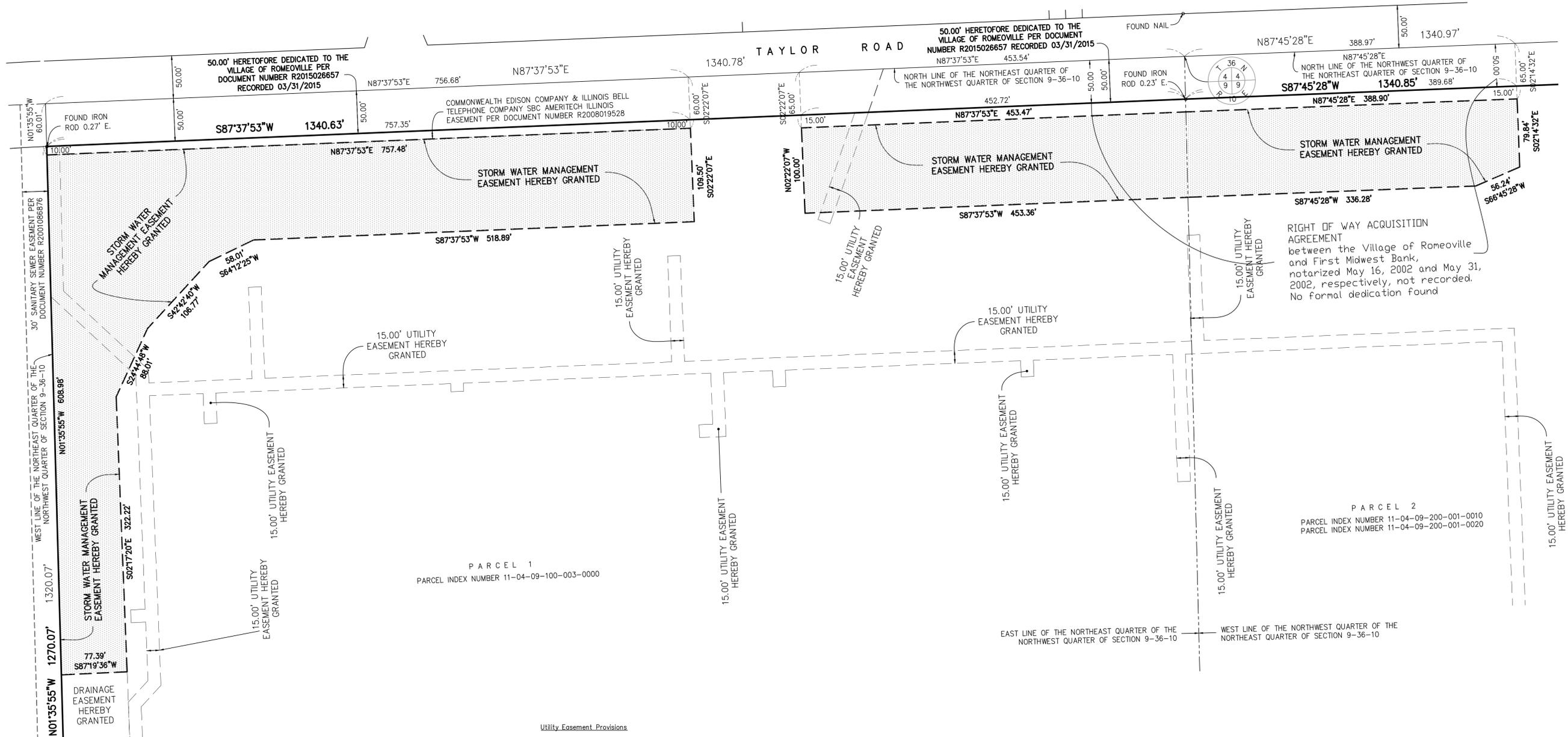
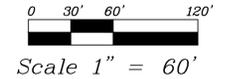
SHEET 1 OF 6
 OVERALL LIMITS OF PROPOSED EASEMENTS

11-04-09-200-001-0000 (Easement) (0882) Easement.dwg

PLAT OF EASEMENT GRANT

PARCEL 1:
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 50.00 FEET THEREOF DEDICATED PER DOCUMENT NUMBER R2015026657, IN WILL COUNTY, ILLINOIS.

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RIGHT OF WAY ACQUISITION AGREEMENT between the Village of Romeoville and First Midwest Bank, notarized May 16, 2002 and May 31, 2002, respectively, not recorded. No formal dedication found.

Utility Easement Provisions

Easements are reserved for and granted to the Village of Romeoville and their successors and assigns over all the areas marked "Utility Easement" on the Plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain, and operate various utility lines, including but not limited to, sanitary sewers, water mains, storm sewers, together with any and all necessary manholes, connections, appliances, and other structures and appurtenances as may be deemed necessary by said Village over, upon, along, under, and through, said indicated easement, together with right of access across the property for necessary workers and equipment to do any of the above work. The right is also granted to cut down, trim, or remove any trees, shrubs, plants, or other appurtenances on the easement that interfere with the operation of the utilities. No permanent structures shall be placed on said easement but some may be used at the risk of the owner for gardens, shrubs, landscaping, or other purposes that do not then or later interfere with the aforesaid uses or rights, without prior written authorization from the Village of Romeoville. These provisions grant certain rights to the Village of Romeoville; however the maintenance responsibility for these improvements is borne by the land owner.

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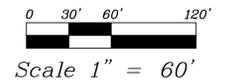
SHEET 2 OF 6
PROPOSED STORMWATER MANAGEMENT EASEMENT

REVISED 09-21-20
REVISED 05-20-20

Survey No.:	C 0 8 5 c 1
Ordered By.:	Romeo Pinnacle 24 LLC.
Description:	Plat of Easement Grant
Date Prepared:	April 24th, 2020
Scale:	1" = 60'
Field Work:	KW/SC/TM
Prepared By:	LB

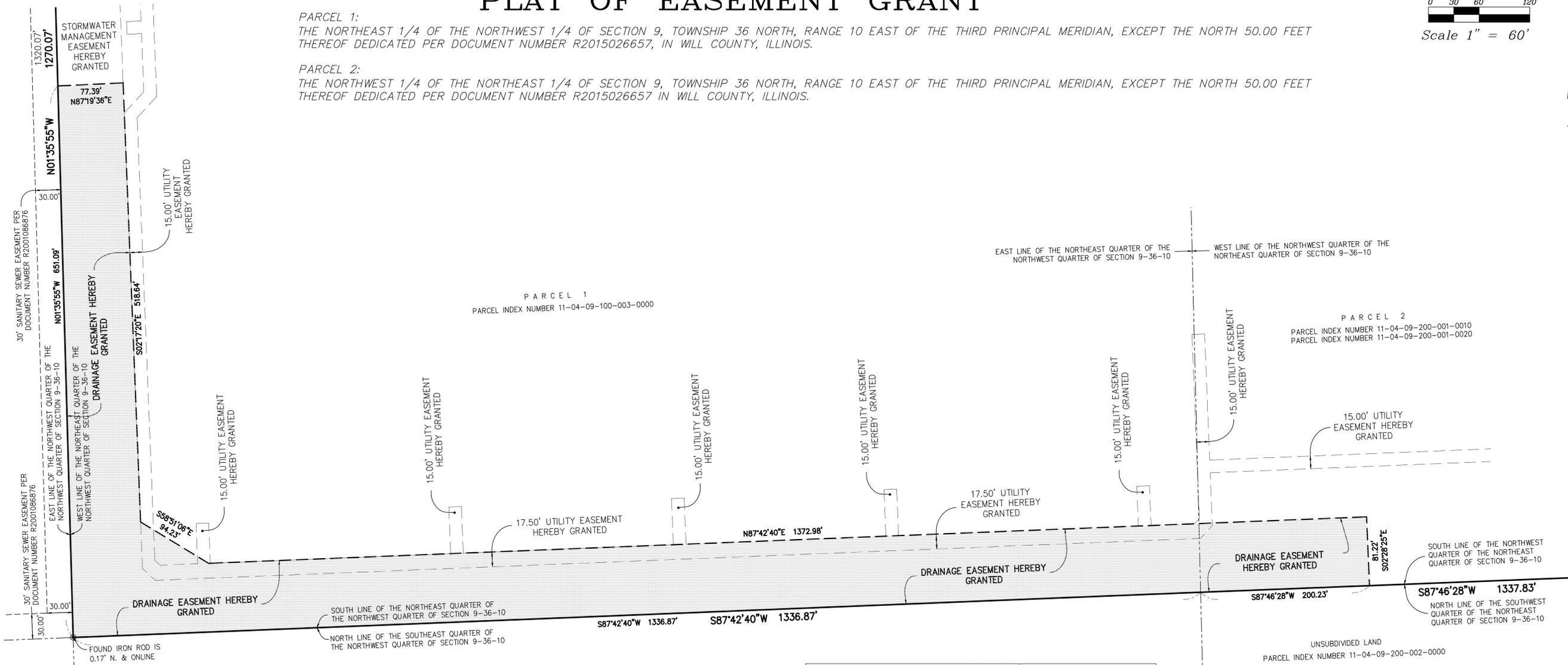
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PLAT OF EASEMENT GRANT



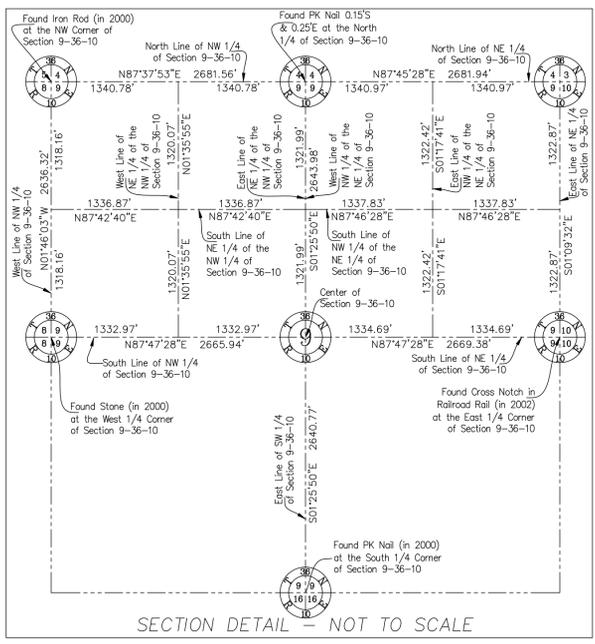
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UNSUBDIVIDED LAND
PARCEL INDEX NUMBER 11-04-09-100-004-0000

UNSUBDIVIDED LAND
PARCEL INDEX NUMBER 11-04-09-200-002-0000



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SHEET 3 OF 6
PROPOSED DRAINAGE EASEMENT

Survey No.:	C 0 8 5 c 1
Ordered By.:	Romeo Pinnacle 24 LLC.
Description:	Plat of Easement Grant
Date Prepared:	April 24th, 2020
Scale:	1" = 60'
Field Work:	KW/SC/TM
Prepared By:	LB

REVISED 09-21-20
REVISED 05-20-20

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PLAT OF EASEMENT GRANT

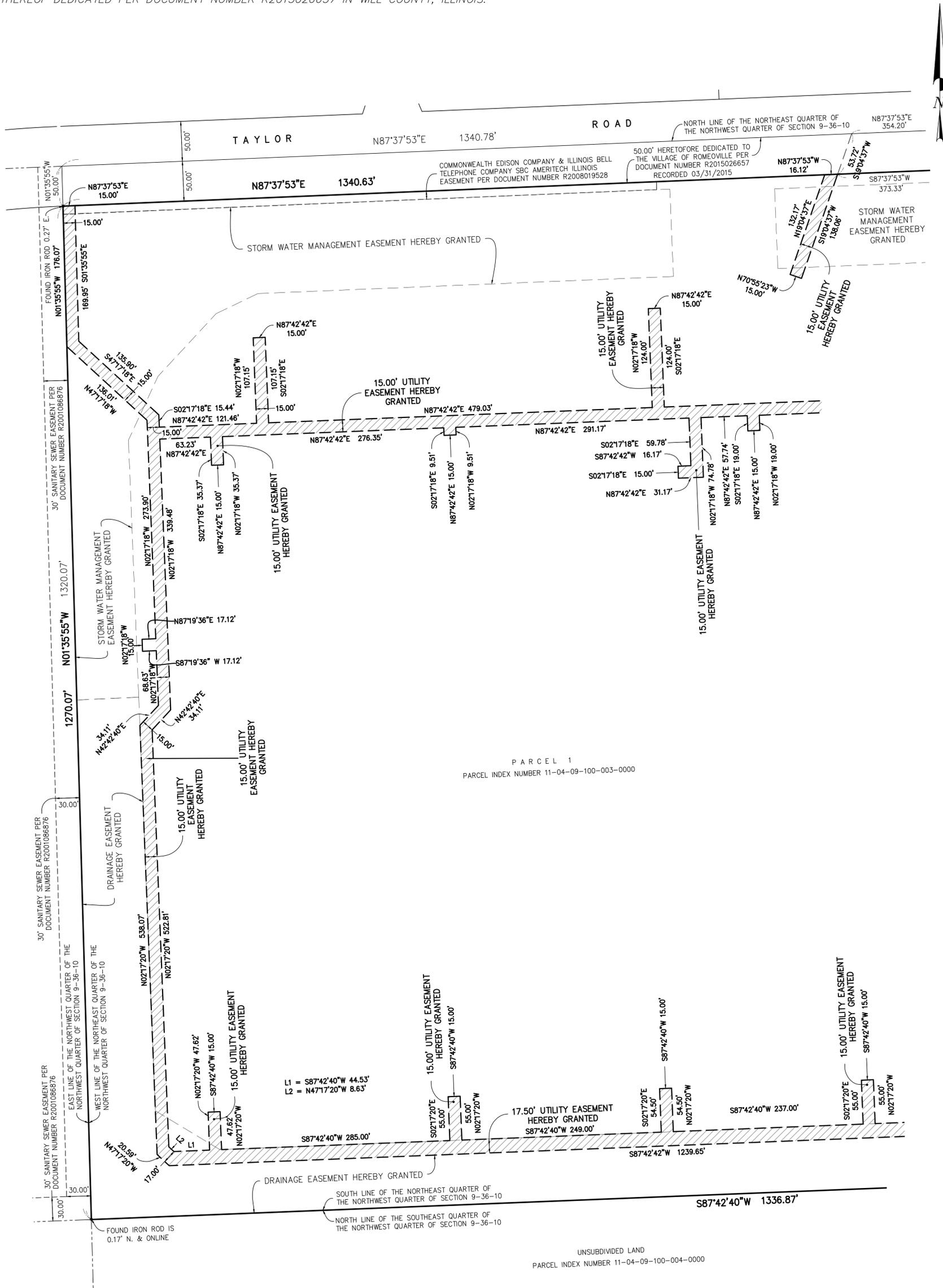
0 30' 60' 120'
Scale 1" = 60'

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At 1"=60' (2008) 13 Day Easements (2008) Easement.dwg

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Ordered By.:	Romeo Pinnacle 24 LLC.
Description:	Plat of Easement Grant
Date Prepared:	April 24th, 2020
Scale:	1" = 60'
Field Work:	KW/SC/TM
Prepared By:	LB

SHEET 4 OF 6
PROPOSED UTILITY EASEMENT

REVISED 09-21-20
REVISED 05-20-20

PREPARED BY/RETURN TO:



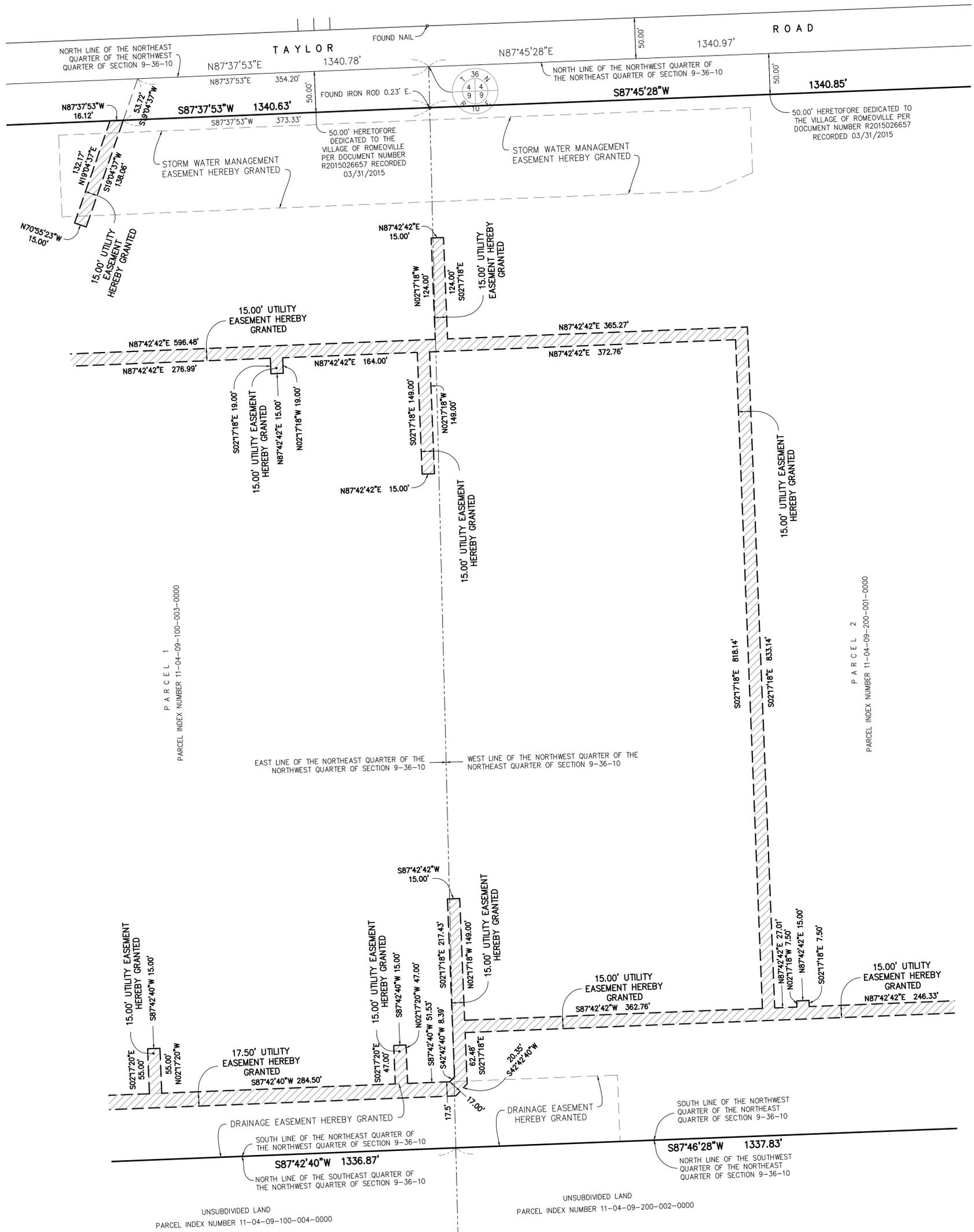
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P A R C E L 1
PARCEL INDEX NUMBER 11-04-09-100-003-0000

P A R C E L 2
PARCEL INDEX NUMBER 11-04-09-200-001-0000

UNSUBDIVIDED LAND
PARCEL INDEX NUMBER 11-04-09-100-004-0000

UNSUBDIVIDED LAND
PARCEL INDEX NUMBER 11-04-09-200-002-0000

Survey No.:	C 0 8 5 c 1
Ordered By.:	Romeo Pinnacle 24 LLC.
Description:	Plat of Easement Grant
Date Prepared:	April 24th, 2020
Scale:	1" = 60'
Field Work:	KW/SC/TM
Prepared By:	LB

SHEET 5 OF 6
PROPOSED UTILITY EASEMENT

PREPARED BY/RETURN TO:

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REVISED 09-21-20
REVISED 05-20-20

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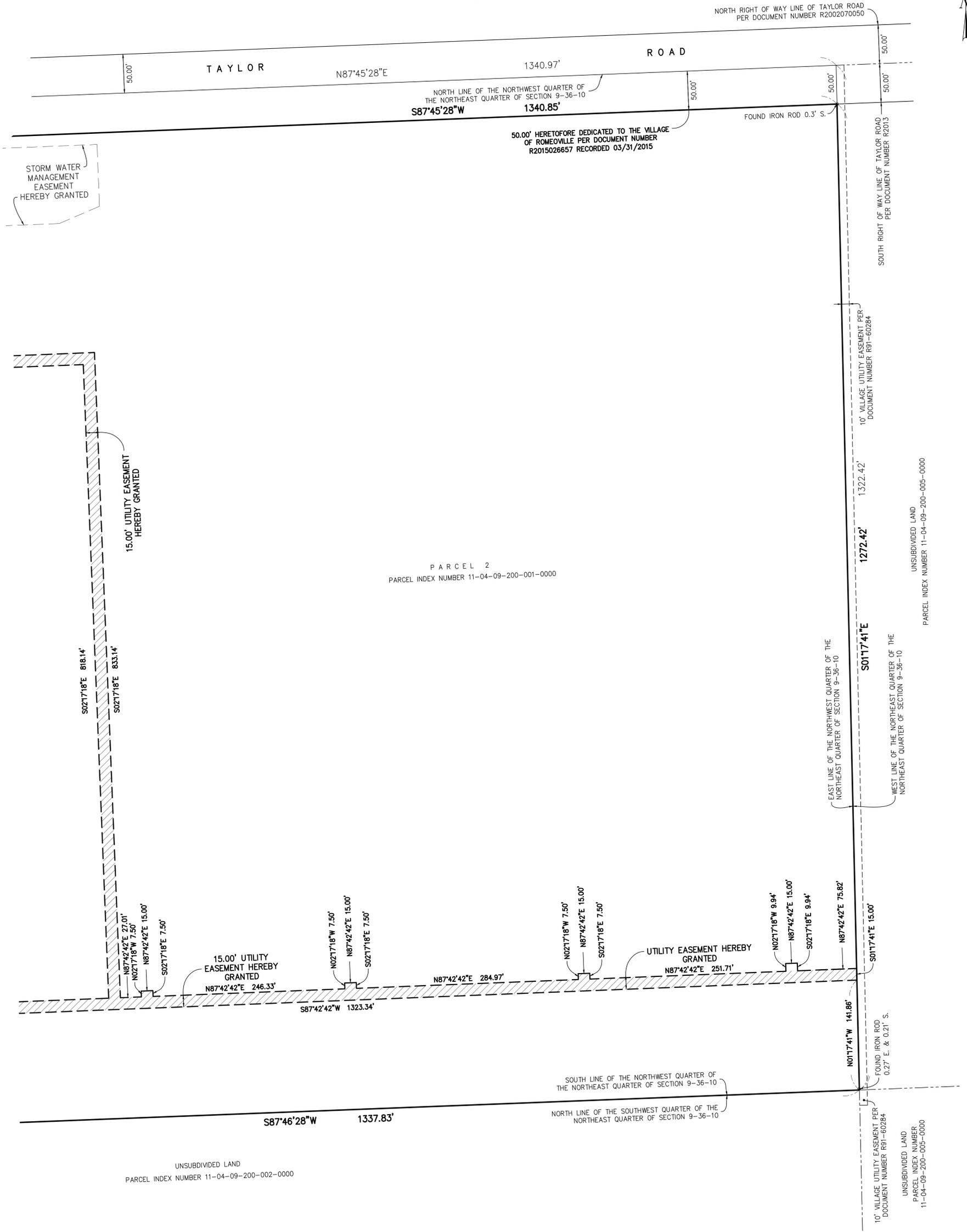
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NORTH RIGHT OF WAY LINE OF TAYLOR ROAD
PER DOCUMENT NUMBER R2002070050



PARCEL 2
PARCEL INDEX NUMBER 11-04-09-200-001-0000

UNSUBDIVIDED LAND
PARCEL INDEX NUMBER 11-04-09-200-002-0000

UNSUBDIVIDED LAND
PARCEL INDEX NUMBER 11-04-09-200-005-0000

UNSUBDIVIDED LAND
PARCEL INDEX NUMBER 11-04-09-200-005-0000

At: C:\Users\jacobh\OneDrive\Documents\11-04-09-200-002-0000\11-04-09-200-002-0000.dwg

Survey No.:	C 0 8 5 c 1
Ordered By.:	Romeo Pinnacle 24 LLC.
Description:	Plat of Easement Grant
Date Prepared:	April 25th, 2020
Scale:	1" = 60'
Field Work:	KW/SC/TM
Prepared By:	LB

SHEET 6 OF 6
PROPOSED UTILITY EASEMENT

REVISED 09-21-20
REVISED 05-20-20

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