



• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

SCHOMIG LAND SURVEYORS, LTD.

GRANT OF EASEMENT FOR PUBLIC UTILITIES & DRAINAGE TO THE VILLAGE OF ROMEOVILLE

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS:

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, SBC, NICOR GAS COMPANY, AT&T CABLE COMPANY AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITY AND 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 STORM AND/OR 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 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 UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE OWNER'S RISK FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR THE VILLAGE AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE OTHER ORDINANCES OF 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.

COMMON ADDRESS: 651 NORTH INDEPENDENCE BOULEVARD

A PARCEL OF LAND IN BLOCK 6 OF THE RESUBDIVISION OF HAMPTON PARK INDUSTRIAL DISTRICT, A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 27 AND THE NORTH 1/2 OF SECTION 34, IN TOWNSHIP 37 NORTH, AND IN RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1969 AS DOCUMENT NO. R69-18893 IN THE RECORDER'S OFFICE IN WILL COUNTY, ILLINOIS, AND CERTIFICATE OF CORRECTION RECORDED JULY 10, 1970 AS DOCUMENT R70-11810 AND RECORDED JULY 28, 1970 AS DOCUMENT R70-13059, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 AND PHELPS AVENUE, ACCORDING TO THE PLAT OF SAID RESUBDIVISION OF HAMPTON PARK INDUSTRIAL DISTRICT; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 53, ACCORDING TO THE SAID PLAT OF RESUBDIVISION OF HAMPTON PARK INDUSTRIAL DISTRICT ON A CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS IS 1860.08 FEET, WHOSE ARC IS 125.00 FEET AND WHOSE CHORD BEARS NORTH 3 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 124.98 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 17 SECONDS EAST, A DISTANCE OF 135.06 FEET; THENCE SOUTH 3 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 125.00 FEET TO THE NORTHERLY LINE OF PHELPS AVENUE ACCORDING TO THE SAID PLAT; THENCE SOUTH 89 DEGREES 00 MINUTES 50 SECONDS WEST ALONG SAID NORTHERLY LINE OF PHELPS AVENUE, A DISTANCE OF 135.01 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM A STRIP OF LAND 10 FEET IN WIDTH, AS DEFINED IN CASE NUMBER W69G2317H, THE WESTERLY LINE OF SAID 10 FOOT STRIP BEING CONTIGUOUS WITH THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 53, ACCORDING TO THE SAID PLAT OF THE RESUBDIVISION OF HAMPTON PARK INDUSTRIAL DISTRICT IN THE CIRCUIT COURT, IN WILL COUNTY, ILLINOIS.

OWNERS CERTIFICATE - A PARCEL OF LAND IN BLOCK 6
COMMON ADDRESS: 651 NORTH INDEPENDENCE BOULEVARD, ROMEOVILLE.

PRELIMINARY PDF FOR REVIEW

STATE OF ILLINOIS)
COUNTY OF WILL)

I, BABAR RAZA OF BFR PROPERTY HOLDING LLC. DO HEREBY CERTIFY THAT BFR PROPERTY HOLDINGS LLC. IS THE OWNER OF THE PROPERTY DESCRIBED AS:

A PARCEL OF LAND IN BLOCK 6 AS DESCRIBED HEREIN ABOVE.

AND AS SUCH OWNER, I HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND THIS GRANT OF EASEMENT TO THE VILLAGE OF ROMEOVILLE, FOR PUBLIC UTILITIES & DRAINAGE PURPOSES DESCRIBED AS THE WEST 15 FEET, THE SOUTH 15 FEET, THE EAST 5 FEET AND THE NORTH 5 FEET OF THE HEREIN ABOVE DESCRIBED PARCEL, AS SHOWN HEREON SHOWN TO BE PREPARED AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS _____ DAY OF _____ A.D. 20____. OWNER: _____

OWNERS NOTARY - A PARCEL OF LAND IN BLOCK 6
COMMON ADDRESS: 651 NORTH INDEPENDENCE BOULEVARD, ROMEOVILLE.

STATE OF ILLINOIS)
COUNTY OF WILL)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT BABAR RAZA OF BFR PROPERTY HOLDINGS LLC. IS PERSONALLY KNOWN BY ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE. DID APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT BFR PROPERTY HOLDINGS LLC. IS THE OWNER OF THE PROPERTY DESCRIBED AND THAT AS SUCH OWNER, HAS CAUSED SAID PROPERTY TO BE SURVEYED AND THIS GRANT OF EASEMENT TO BE PREPARED AT HIS OWN FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AFORESAID.

DATED THIS _____ DAY OF _____ A.D. 20____. BY: _____
NOTARY PUBLIC

VILLAGE CLERK AND TRUSTEES.

STATE OF ILLINOIS)
COUNTY OF WILL)

APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, ILLINOIS.

AT A MEETING HELD THE _____ DAY OF _____ A.D. 20____.

BY: _____
VILLAGE PRESIDENT

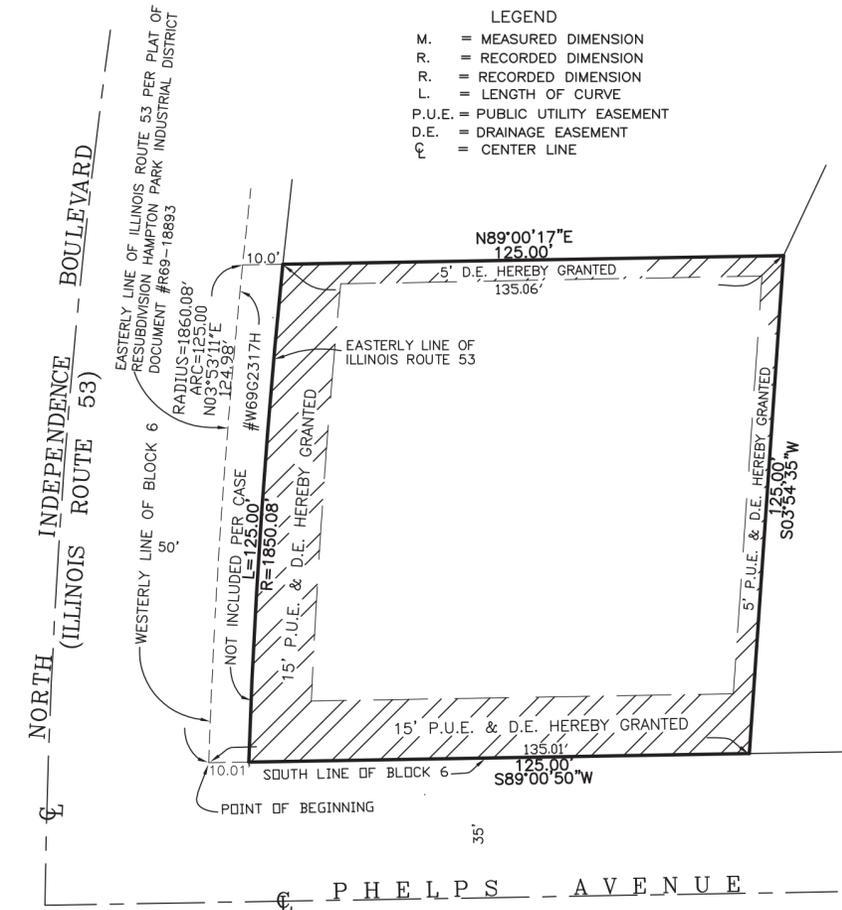
ATTEST: _____
VILLAGE CLERK

AFTER RECORDATION RETURN DOCUMENT TO:
THE VILLAGE OF ROMEOVILLE
JOHN NOAK VILLAGE PRESIDENT
1050 WEST ROMEO ROAD
ROMEOVILLE ILLINOIS 60446

AS PER VILLAGE MANAGER ABHI VEER: WE ASSUME THAT THERE ARE NO CURRENT MORTGAGES AGAINST THE PROPERTY DESCRIBED HEREON.

PLAT OF EASEMENT: APRIL 30TH, 2018.

PLAT NUMBER: 009859-E & H14-52



LEGEND
M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
R. = RECORDED DIMENSION
L. = LENGTH OF CURVE
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C. = CENTER LINE



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED TO THIS PLAT.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED, AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

PRELIMINARY PDF FOR REVIEW

BY: _____ 5/30/2018
PROFESSIONAL ILLINOIS LAND SURVEYOR DATED
LICENSE # 035-002446

SCALE: 1" = 30'