



PLAT OF EASEMENT GRANT

TO THE VILLAGE OF ROMEOVILLE FOR VILLAGE UTILITY EASEMENTS

PART OF LOT 1 IN THE FINAL PLAT OF SEASONS AT ROMEOVILLE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17. TOWNSHIP 36 NORTH. RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN WILL COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2020 AS DOCUMENT R2020080266.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED THE VILLAGE OF ROMEOVILLE AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "VILLAGE 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, WATERMAINS, STORM SEWERS,

TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS BE BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON ALONG, UNDER, AND THROUGH,

SAID INDICATED EASEMENT, TOGETHER WITH THE 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 AN TREES, SHRUBS, PLANTS OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH

THE OPERATION OF THE UTILITIES. NO PERMANENT PERMANENT STRUCTURES SHALL BE PLACED ON SAID

EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING AND

OTHER PURPOSES THAT DO NOT THEN AND 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

APPROVED AND ACCEPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE

VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2022.

SIGNATURE

Z	זכ	7 /	١.
I	1	1	V

11-04-17-101-012

SUBMITTED BY/RETURN TO:

FRED-ROMEOVILLE HC, LLC, A WISCONSIN LIMITED LIABILITY COMPANY 789 NORTH WATER STREET, SUITE 200 MILWAUKEE, WISCONSIN 53202

PROPERTY AREA

LOT 1 AREA: 947,918 SQ. FT. (21.761 ACRES)

GRANTOR'S LEGAL DESCRIPTION

LOT 1 IN SEASONS AT ROMEOVILLE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 21, 2020 AS DOCUMENT NUMBER R2020080266, IN WILL COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. THIS PLAT WAS PREPARED FOR FRED-ROMEOVILLE HC, LLC A WISCONSIN LIMITED LIABILITY COMPANY. BOUNDARY LINES HAVE BEEN SHOWN HEREON BASED ON THE FINAL PLAT SEASONS AT ROMEOVILLE SUBDIVISION RECORDED AS DOCUMENT NUMBER

5. LOT 1 IS SUBJECT TO BLANKET UTILITY EASEMENT OVER ALL OF LOT 1 (EXCEPT WITHIN BUILDING AREAS) PER PLAT OF EASEMENT GRANT RECORDED AS DOCUMENT NUMBER

6. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

PERMISSION TO RECORD

STATE OF ILLINOIS) COUNTY OF LAKE)

I, ERIC R. VESELY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO _ TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2022. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

FOR REVIEW ONLY

DATED THIS 3RD DAY OF JUNE, A.D. 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855 LICENSE EXPIRES NOVEMBER 30, 2022



SURVEYOR'S CERTIFICATE

COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING LTD., HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF JUNE, A.D., 2022.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855 LICENSE EXPIRES: NOVEMBER 30, 2022



STATE OF WISCONSIN COUNTY OF MILWAUKEE)

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER(S) OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE PLATTED FOR THE PURPOSES OF GRANTING CERTAIN EASEMENTS, 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.

FRED-ROMEOVILLE HC, LLC, A WISCONSIN LIMITED LIABILITY COMPANY

DATED THIS _____, A.D., 2022.

A WISCONSIN LIMITED LIABILITY COMPANY, ITS MANAGER

BY: FRED-ROMEOVILLE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, ITS SOLE MEMBER AND MANAGER BY: FRED-ROMEOVILLE PARTNERS, LLC,

BY: FIDUCIARY DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, MEMBER AND ITS MANAGER BY: FIDUCIARY REAL ESTATE DEVELOPMENT, INC., A WISCONSIN CORPORATION, SOLE MEMBER AND ITS MANAGER

STEVEN J. BERSELL, VICE PRESIDENT & COO

NOTARY PUBLIC STATE OF WISCONSIN)

COUNTY OF MILWAUKEE)

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT STEVEN J. BERSELL, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE MET THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THIS PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 2022.

NOTARY PUBLIC

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

MORTGAGEE CONSENT

COUNTY OF WAUKESHA)

TOWN BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT, DOCUMENTATION ADMINISTRATIVE AGENT ON BEHALF OF LENDERS, LEAD ARRANGER, AND A LENDER, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AUGUST 17, 2020 AND RECORDED IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS AS DOCUMENT NUMBER R2020067987, HEREBY CONSENTS TO THE

OWNER'S ADDRESS

789 NORTH WATER STREET, SUITE 200

MILWAUKEE, WISCONSIN 53202

MORTGAGEE NOTARY PUBLIC

STATE OF WISCONSIN COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE ABOVE COUNTY AND STATE, DOES HEREBY CERTIFY THAT JOHN JOHANNES, AS THE EXECUTIVE VICE PRESIDENT OF TOWN BANK, N.A., A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

PRINTED NAME: _____

MY COMMISSION EXPIRES: ______

COUNTY RECORDER CERTIFICATE

VILLAGE CLERK

VILLAGE UTILITY EASEMENT PROVISIONS

VILLAGE OF ROMEOVILLE CERTIFICATE

EXEMPT FROM TRANSFER TAX BY ______NAME

STATE OF ILLINOIS)

COUNTY OF WILL)

BY THE LAND OWNER.

STATE OF ILLINOIS) COUNTY OF WILL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID ON THE ___ DAY OF _____, A.D., 2022, AT____ O'CLOCK. __M.,

AND RECORDED IN BOOK _____, PAGE_____

WILL COUNTY RECORDER

SUBDIVISI ILLINOIS

ROMEOVILLE, ONS

S OT

PROJ. MGR.: JP PROJ. ASSOC.: ERV DRAWN BY: AAS 05/24/22

SCALE: NA SHEET OF

FRDRVIL01