

PLAT OF EASEMENT GRANT

LOTS 1, 2, 3, 8, 9 AND 10 IN PARAGON BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 2008 AS DOCUMENT NUMBER R2008056175 IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE	MORTGAGEE'S CERTIFICATE		
TATE OF)	STATE OF WISCONSIN)) SS		
TATE OF)	COUNTY OF MILWAUKEE)		
OUNTY OF)			
nis is to certify that the undersigned is the owner of the land in the innexed plat and has caused the same to be surveyed and subdivided as dicated hereon, for the uses and purposes therein set forth, and does ereby acknowledge and adopt the same under the style and title hereon dicated. The undersigned hereby dedicates for public use, the lands nown on this plat for the thoroughfares, streets and public services; and ereby also reserves for the Illinois Bell Telephone Company, the Northern inois Gas Company, the Commonwealth Edison Company, American Cable ystems Midwest, and the Village of Romeoville, easement provisions which here stated in their standard form which is attached hereto.	HEREBY CERTIFIES THAT AS MORTGAGEE'S OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE AT, ILLINOIS RECORDED ON (DATE) AS DOCUMENT IT CONSENTS TO THE DEDICATION AND SUBDIVISION AS HEREON DRAWN. THIS, DAY OF, 20		
ursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this Document nall serve as the School District Statement. To the best of the owner's nowledge, the School District(s) in which the tract of land lies, is in the blowing School District(s):		ITLE:	
ALLEY VIEW SCHOOL DISTRICT 365—U 55 DALHART AVENUE OMEOVILLE, ILLINOIS 60446 15—886—2700	ATTEST: TIT	LE:	
PUS DEVELOPMENT COMPANY, LLC	NOTARY CERTIFICATE STATE OF WISCONSIN)) SS		
y <u></u>	COUNTY OF MILWAUKEE)		
it's manager	I HEREBY CERTIFY THAT THE PERSON('S)/CORPORATION('S) WHO	OSE NAMES	
ddress: 9700 W. HIGGINS ROAD, SUITE 900 ROSEMONT, IL 60018	ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH MORTGAGEE('S). GIVEN UNDER MY HAND AND NOTARY SEAL		
ated this day of in the Year 20	THIS DAY OF, 20		
CERTIFICATE OF NOTARY	(Notary Public) (Commiss	sion Expires)	
TATE OF)) SS			
) 55 DUNTY OF)			
, Notary Public in and for the State foresaid,			
ereby certify that, whose name is			
ubscribed the foregoing certificate is known to me as such owner.			
ven under my Hand and Notary Seal this day of			
the Year 20			
otary Public Commission Expires			

EASEMENT PROVISIONS An easement for serving the subdivision and other property with electric and communications 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, 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 —————————— under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Public Utility Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements" and the property designated on the plat as a "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 lines marked "Public Utility Easement" 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.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

such as a pool or retention pond, or mechanical equipment.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NICOR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right 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, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Complied Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other

UTILITY EASEMENT PROVISIONS

Easements are reserved for and granted to the Village of Romeoville and their successors and assigns over all the areas marked "Village Utility Easement" (or "V.U.E."), "Watermain Easement," "Sanitary Sewer Easement" or "Public 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 interferes with the operation of the utilities. No permanent structures shall be placed on said easement but same may be used for gardens, shrubs, landscaping, or other purposes that do not then or later interfere with the aforesaid uses or rights.

VILLAGE CLERK'S CERTIFICATE				
STATE OF ILLINOIS)	CERTIFICATE OF COUNTY RECORDER			
) SS COUNTY OF WILL)	STATE OF ILLINOIS)) SS			
I, Village Clerk of the Village of Romeoville, Will County, Illinois, hereby certify that this plat was presented to and by Resolution duly approved by the Village President and Board of Trustees of	COUNTY OF WILL) This Instrument Number was filed for record in the			
said Village at its meeting held on the day of				
in the Year 20, and that the required bond or other guarantee has been posted for the completion of the improvements required by the	Recorder's Office of Will County, Illinois, on this day of			
regulations of said Village.	in the Year 20 atO'Clock M .			
In witness whereof, I have hereto set my hand and seal of the Village of				
Romeoville, Will County, Illinois, this day of in the Year 20	Will County Recorder			
rear 20				
Village Clerk	CERTIFICATE OF PLANNING AND ZONING COMMISSION			
CERTIFICATE AS TO SPECIAL ASSESSMENTS	STATE OF ILLINOIS)			
STATE OF ILLINOIS)) SS COUNTY OF WILL)			
COUNTY OF WILL)	I, Chairman of the Village Planning & Zoning			
I, Village Treasurer of the Village of	Commission, certify that on the day of in the Ye			
Romeoville, Illinois, hereby certify that there are no delinquent or unpaid current or forfeited special assessments and special service area assessments or any deferred installments thereof that have been apportioned against the tract of land included in this plat.	20, this plat of subdivision was duly approved by the Planning & Zoning Commission.			
Dated at the Village of Romeoville, Will County, Illinois, this day of				
in the Year 20	Chairman, Planning & Zoning Commission			
 Village Treasurer	Attest:Secretary			
WILL COUNTY CLERK CERTIFICATE	VILLAGE BOARD CERTIFICATE			
STATE OF ILLINOIS) SS COUNTY OF WILL)	STATE OF ILLINOIS)			
COUNTY OF WILL)) SS COUNTY OF WILL)			
I,, County Clerk of Will County, Illinois, do hereby certify that there are no delinquent general taxes, no				
unpaid current general taxes, no unpaid special taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the property described	Approved by the Mayor and the Village Board of the Village of Romeoville Will County, Illinois, in accordance with the Subdivision Regulations, at a			

hereon. I further certify that I have received all statutory fees in

Given under my hand and seal at Joliet, Will County, Illinois, this_____

WILL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

Mapping and Platting Office of Will County, do hereby certify that I have

checked the property description of the plat against available county

records and find said description to be true and correct. The property

Dated this _____, A.D. 20___.

herein described is located on Tax Map _____ and

____, Director of the Tax

SS

connection with the property described hereon.

day of_____, in the year 20___.

identified as Permanent Index Numbers (P.I.N.)

STATE OF ILLINOIS

COUNTY OF WILL

SURVEYOR'S CERTIFICATE

meeting held this _____ day of _____ In the Year 20___.

Village President

State of Illinois County of DuPage)

SHEET

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

DATED THIS _____, A.D. 2017.

Illinois Professional Land Surveyor No. 35-3543



	Survey No	·.:	C085AP.05		
	Ordered By	r.:	DUKE REALTY		
	Description	n:	PLAT OF EASEMENT GRANT		GRANT
	Date Prepare	d:	SEPTEMBER 8, 2017		017
2 OF 2	Scale:	1" = 6	30'	Field Work: Prepared By:	KM TLA

IACOB & HEFNER ASSOCIATES 33 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. 4/30/19

with the aforesaid uses or rights.

DRAINAGE EASEMENT PROVISIONS

Easements are reserved for and granted to the Village of Romeoville and their

for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain, and operate various transmission and distribution systems

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

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

access across the property for necessary workers and equipment to do any of 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

successors and assigns over all the areas marked "Drainage Easement" on the Plat

including overland flood routes, detention facilities, storm sewers, together with any

PARCEL INDEX NUMBERS: 11-04-04-301-013-0000 11-04-04-301-010-0000	PLAT OF EASEMEN	NT GRANT	
PAR SOUTR	RT OF LOT 1 IN PARAGON BUSINESS PARK, BEING A SUBDIVISION OF HEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTE E 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE 22, 2016 AS DOCUMENT NUMBER R2016075043 IN WI	E PLAT THEREOF RECORDED SEPTEMBER	
THIS IS TO CERTIFY THAT, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.			
DATED THIS DAY OF, 2017.			Scale 1" = 30'
BY:	l ! l · · · · · · · · · · · · · · · · ·	LOT 1 PARAGON BUSINESS PARK RESUBDIVISION NO. 2 PER DOC. NO. R2016075043 P.I.N. 11-04-04-301-010-0000	BASIS OF BEARINGS ILLINOIS STATE PLANE EAST ZONE (WILL COUNTY DATUM)
NAME: MOST Name: Lot 2 TITLE: AUTHORIZED SIGNATORY	NORTHWEST CORNER OF 94.32' IN PARAGON BUSINESS RESUBDIVISION NO. 2 IN PARAGON BUSINESS RESUBDIVISION NO. 2	276.31' 52 N87°41'07"E	6 7 1 T
STATE OF) SS	N87*41'07"E N87*41'07"E 113.94' 59.08' N87*41'07"E 113.94' 10' S87*41'07"W	00 3	9 7 7
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, AS AUTHORIZED SIGNATORY OF, AS, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH MANAGER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.	DRAINAGE AND ACCESS EASEMENT ON WITH A CONTROL OF THE CONTROL OF T	2 (2) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	LOT 3 SINESS PARK RESUBDIVISION NDC. NO. R2016075043 11-04-04-301-014-0000 VILLAGE UTILITY GE AND ACCESS EASEMENT" C DOC. NO. R2008056175
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF 2017.	DEDICATED ILITY, DRAIN R DOC. NO.	PRACT BISTROCT ON PERIL.	PARAGON BUS PER "NOT IN " DRAINAG
MORTGAGEE'S CERTIFICATE	HER HER SLUDED IN VIL WILLAGE UTIL VICCESS EASEN		NOTE: A PERPETUAL, NON-EXCLUSIVE BLANKET EASEMENT FOR VILLAGE UTILITIES, DRAINAGE AND ACCESS UPON, OVER,
STATE OF) SS COUNTY OF)			UNDER AND THROUGH ANY PORTION OF THE PROPERTY LOCATED IN THE PARAGON BUSINESS PARK SUBDIVISION IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF ROMEOVILLE, EXCEPT IN THOSE AREAS DESIGNATED FOR THE LOCATION OF BUILDING PADS AS SHOWN HEREON,
		30' SANITARY SEWER EASEMENT—PER DOC. NO. R2001126129	ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 2008 AS DOCUMENT NUMBER R2008056175.
BY: TITLE:		370.91' (143rd Street) RETOFORE DEDICATED PER DOC. NO. R2003-23133	
ATTEST: TITLE:			
STATE OF) SS COUNTY OF)			SURVEYOR'S CERTIFICATE STATE OF ILLINOIS) SS
I HEREBY CERTIFY THAT THE PERSON('S)/CORPORATION('S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH MORTGAGEE('S). GIVEN UNDER MY HAND AND NOTARY SEAL	ROMEOVILLE PLAT CERTIFICATE	CERTIFICATE OF ROMEOVILLE PLANNING & ZONING COMMISSION	COUNTY OF DUPAGE) 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 DAY OF, A.D. 2017.
THIS	STATE OF ILLINOIS)) SS COUNTY OF WILL)	STATE OF ILLINOIS)) SS COUNTY OF WILL)	The state of the s
(Notary Public) (Commission Expires)	APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, AT A MEETING HELD	I,, CHAIRMAN OF THE VILLAGE PLANNING & ZONING COMMISSION, CERTIFY THAT ON THE DAY OF 2017 THIS PLAT OF FASEMENT	CARL J. COOK JACOB & HEFNER ASSOCIATES, INC. Illinois Professional Land Surveyor No. 35-3543 jacobandhefner.com ccook@jacobandhefner.com
IACOB & HEFNER	THIS DAY OF, 2017.	THE DAY OF, 2017, THIS PLAT OF EASEMENT WAS DULY APPROVED BY THE PLANNING & ZONING COMMISSION.	My License Expires November 30, 2018 Survey No.: C085ce Ordered By.: First American Properties
A S S O C I A T E S 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601	SIGNED:	SIGNED:CHAIRMAN, PLANNING & ZONING COMMISSION	Description: Plat of Easement Grant Date Prepared: July 19th, 2017 Scale: 1" = 30' Field Work: N/A Prepared By: LB