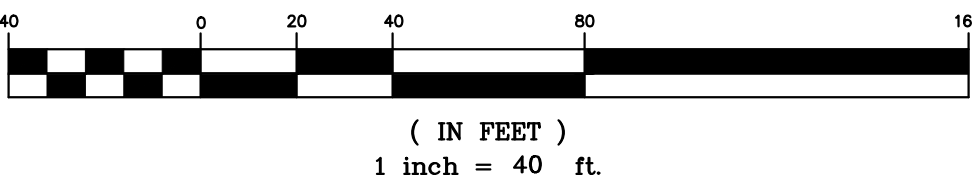


GRANT OF EASEMENT
FOR DRAINAGE, PUBLIC UTILITIES AND ACCESS TO
THE VILLAGE OF ROMEOVILLE, ILLINOIS
OVER

PART OF LOT 1 AND LOT 2 OF TROUTMAN DAMS SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 23RD, 2016, AS DOCUMENT R2016075593, IN WILL COUNTY, ILLINOIS.

P.I.N. 12-02-34-308-017-0000
P.I.N. 12-02-34-308-018-0000

GRAPHIC SCALE



JULIET AVENUE

INDEPENDENCE

(ILLINOIS ROUTE 53)

BOULEVARD

MIKANS

ROMEO

ESTATES

UNIT 2

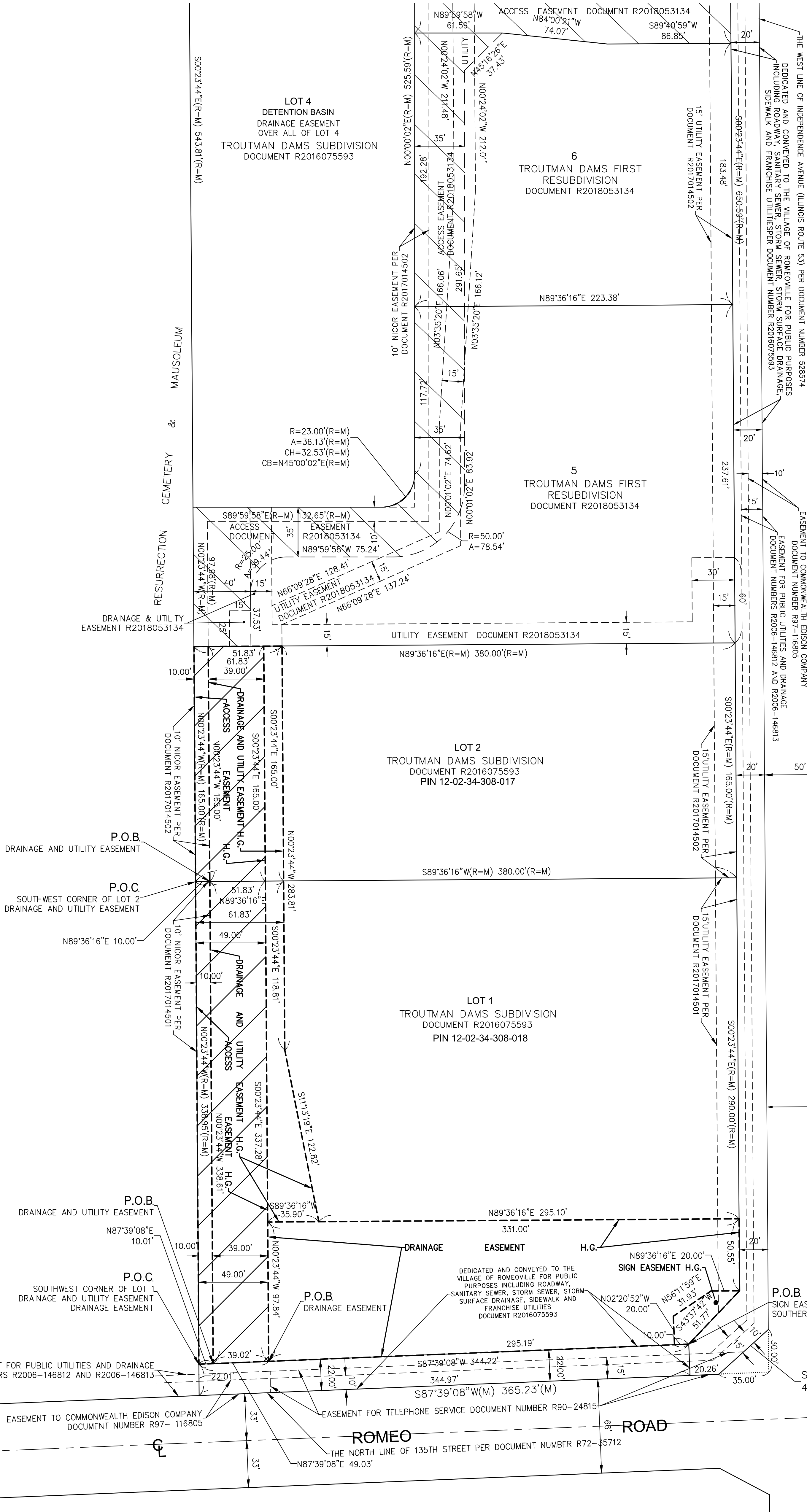
39

38

MIKAN LANE

1

347 NORTH INDEPENDENCE
BOULEVARD RESUBDIVISION
DOCUMENT R2008-131865



ABBREVIATIONS

(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
H.G. = HEREBY GRANTED

LINE LEGEND

BOUNDARY LINE
ADJACENT LAND PARCEL LINE
EXISTING EASEMENT LINE
EASEMENT HEREBY GRANTED
CENTERLINE
LIMITS OF ACCESS
EASEMENT HEREBY GRANTED
LIMITS OF ACCESS
EASEMENT DOCUMENT
R2018053134

J:\Pdata\2019 Projects\19.0203\19.0203 Easement Grant (L1_L2).dwg

PROJ. NO. 19.0203

1 OF 2

SCALE: 1" = 40'

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

Romeo Road & Route 53 - Romeoville

CLIENT

Troutman & Dams
2211 N. Elston Avenue, Suite 304
Chicago, IL 60614

DATE: 06-26-19

PC N/A

DRAWN BY MP

CHECKED BY SK

BOOK N/A PG N/A

NO.

REVISIONS

DATE

BY

1.

PER VILLAGE COMMENT LETTER DATED 7-11-2019

7-25-19

MP

2.

PER VILLAGE COMMENT LETTER DATED 8-14-2019

8-20-19

MP

GRANT OF EASEMENT
FOR DRAINAGE, PUBLIC UTILITIES AND ACCESS TO
THE VILLAGE OF ROMEOVILLE, ILLINOIS
OVER

PART OF LOT 1 AND LOT 2 OF TROUTMAN DAMS SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF, RECORDED SEPTEMBER 23RD, 2016, AS DOCUMENT R2016075593, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE (LOT 1 – PIN 12–02–34–308–018)

STATE OF _____)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT _____, LLC, A
LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE
PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED HEREON, AND DOES
HEREBY CONSENT TO THE GRANTS OF EASEMENT DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D., 20____

BY: _____
SIGNATURE

NAME: _____

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN AND
FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE
FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN
TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND
DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE LIMITED
PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE
AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC SIGNATURE

PRINT NAME

MORTGAGEE'S CERTIFICATE (LOT 1 – PIN 12–02–34–308–018)

STATE OF _____)
COUNTY OF _____)SS

_____, AS MORTGAGEE
UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED _____

AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY,
ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY
CONSENTS TO RECORDING OF THIS PLAT FOR THE USES AND PURPOSES HEREON
SHOWN.

DATED AT _____, THIS
_____ DAY

OF _____, A.D., 20____.

BY: _____ BY: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC
IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, (TITLE) AND _____

(TITLE) OF _____ (COMPANY), WHO ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE
FOREGOING MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE
FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN
DEED OF SAID CORPORATION.

LEGAL DESCRIPTION OF EASEMENT GRANT OVER LOT 1
(LOT 1 – PIN 12–02–34–308–018)

ACCESS EASEMENT:
THE WEST 49.00 FEET OF LOT 1 IN TROUTMAN DAMS SUBDIVISION, BEING A
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 23RD, 2016, AS
DOCUMENT R2016075593, IN WILL COUNTY, ILLINOIS.

DRAINAGE AND UTILITY EASEMENT:
THAT PART OF LOT 1 IN TROUTMAN DAMS SUBDIVISION, BEING A SUBDIVISION
OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF, RECORDED SEPTEMBER 23RD, 2016, AS DOCUMENT R2016075593,
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87
DEGREES 39 MINUTES 08 SECONDS EAST ALONG THE SOUTH LINE OF SAID
LOT 1; A DISTANCE OF 10.01 FEET TO A LINE PARALLEL WITH AND 10.00 FEET
EAST OF, AS MEASURED AT RIGHT ANGLES TO THE TO THE WEST LINE OF
SAID LOT 1 FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 23
MINUTES 44 SECONDS WEST ALONG SAID PARALLEL LINE, 338.61 FEET TO THE
NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES 16
SECONDS EAST ALONG SAID NORTH LINE, 51.83 FEET TO A LINE PARALLEL
WITH AND 61.83 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE
WEST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 23 MINUTES 44
SECONDS EAST ALONG SAID PARALLEL LINE, 118.81 FEET; THENCE SOUTH 11
DEGREES 13 MINUTES 19 SECONDS EAST, 122.82 FEET TO A LINE PARALLEL
WITH THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 36
MINUTES 16 SECONDS WEST ALONG SAID PARALLEL LINE, 35.90 FEET TO A
LINE PARALLEL WITH AND 49.00 EAST OF, AS MEASURED AT RIGHT ANGLES
TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 23 MINUTES
44 SECONDS EAST ALONG SAID PARALLEL LINE, 97.84 FEET TO THE SOUTH
LINE OF SAID LOT 1; THENCE SOUTH 87 DEGREES 39 MINUTES 08 SECONDS
WEST ALONG SAID SOUTH LINE 39.02 FEET TO THE POINT OF BEGINNING, ALL
IN WILL COUNTY.

DRAINAGE EASEMENT:
THAT PART OF LOT 1 IN TROUTMAN DAMS SUBDIVISION, BEING A SUBDIVISION
OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF, RECORDED SEPTEMBER 23RD, 2016, AS DOCUMENT R2016075593,
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 87
DEGREES 39 MINUTES 08 SECONDS EAST, ALONG THE SOUTH LINE OF SAID
LOT 1 A DISTANCE OF 49.03 TO A LINE PARALLEL WITH AND 49.00 FEET
EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 1
FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 23 MINUTES 44
SECONDS WEST ALONG SAID PARALLEL LINE, 97.84 FEET TO A LINE PARALLEL
TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 36 MINUTES
16 SECONDS EAST ALONG SAID PARALLEL LINE, 331.00 FEET TO THE EAST
LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 23 MINUTES 44 SECONDS
EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 50.55 FEET
TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH
43 DEGREES 37 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF
SAID LOT 1 A DISTANCE OF 51.77 FEET TO THE SOUTHEASTERLY CORNER OF
SAID LOT 1; THENCE SOUTH 87 DEGREES 39 MINUTES 08 SECONDS WEST
ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE 295.19 FEET TO THE
POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

SIGN EASEMENT:
THAT PART OF LOT 1 IN TROUTMAN DAMS SUBDIVISION, BEING A SUBDIVISION
OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF, RECORDED SEPTEMBER 23RD, 2016, AS DOCUMENT R2016075593,
BEGINNING AT THE SOUTHERN MOST SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 87 DEGREES 39 MINUTES 08 SECONDS WEST ALONG THE
SOUTH LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET; THENCE NORTH 02
DEGREES 20 MINUTES 2 SECONDS WEST AT RIGHT ANGLES TO THE LAST
DESCRIBED COURSE, 20.00 FEET; THENCE NORTH 56 DEGREES 11 MINUTES 59
SECONDS EAST, 31.93 FEET; THENCE 89 DEGREES 36 MINUTES 16 SECONDS
EAST, 20.00 FEET TO THE NORTHERN MOST SOUTHEAST CORNER OF SAID LOT
1; THENCE SOUTH 43 DEGREES 37 MINUTES 42 SECONDS WEST ALONG THE
SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 51.77 FEET TO THE
POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE (LOT 2– PIN 12–02–34–308–017)

STATE OF _____)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT _____, LLC, A
LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE PROPERTY
DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED HEREON, AND DOES HEREBY
CONSENT TO THE GRANTS OF EASEMENT DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D., 20____

BY: _____
SIGNATURE

NAME: _____

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN AND
FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE
FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN
TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID
INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE LIMITED PARTNERSHIP,
FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID
INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC SIGNATURE

PRINT NAME

MORTGAGEE'S CERTIFICATE (LOT 2– PIN 12–02–34–308–017)

STATE OF _____)
COUNTY OF _____)SS

_____, AS MORTGAGEE
UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED _____

AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY,
ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY
CONSENTS TO RECORDING OF THIS PLAT FOR THE USES AND PURPOSES HEREON SHOWN.

DATED AT _____, THIS
_____ DAY

OF _____, A.D., 20____.

BY: _____ BY: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN
THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, (TITLE) AND _____

(TITLE) OF _____ (COMPANY), WHO ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE
FOREGOING MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE
FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN
DEED OF SAID CORPORATION.

LEGAL DESCRIPTION OF EASEMENT GRANT OVER LOT 2
(LOT 2– PIN 12–02–34–308–017)

ACCESS EASEMENT:
THE WEST 49.00 FEET OF LOT 2 IN TROUTMAN DAMS SUBDIVISION, BEING A
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 23RD, 2016, AS
DOCUMENT R2016075593, IN WILL COUNTY, ILLINOIS.

DRAINAGE AND UTILITY EASEMENT:
THE EAST 51.83 FEET OF THE WEST 61.83 FEET OF LOT 2 IN TROUTMAN
DAMS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED
SEPTEMBER 23RD, 2016, AS DOCUMENT R2016075593, IN WILL COUNTY,
ILLINOIS.

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE
RECORDER OF DEEDS OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID,

ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK ____M.

WILL COUNTY RECORDER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS PLAT AND THIS GRANT SHOWN HEREON ARE HEREBY APPROVED BY THE VILLAGE
PRESIDENT AND THE VILLAGE BOARD OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY,
ILLINOIS, IN ACCORDANCE WITH SUBDIVISION REGULATIONS, AT A MEETING HELD THIS
_____ DAY OF _____, A.D. 20____.

BY: _____ VILLAGE PRESIDENT ATTEST: _____ VILLAGE CLERK

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY _____ AND RETURN TO:
NAME: TROUTMAN & DAMS
ADDRESS: 2211 N. Elston Avenue, Suite 304
Chicago, IL 60614

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.

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 SAME MAY BE USED AT THE
RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT
DO NOT THEM 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.

ACCESS EASEMENT PROVISIONS

A PERMANENT EASEMENT OVER PART OF LOT 1 AND LOT 2, AS SHOWN BY DASHED
LINES ON THE PLAT AND LABELED 'ACCESS EASEMENT' IS HEREBY GRANTED FOR THE
USE AND BENEFIT BY THE PUBLIC, OWNERS AND OCCUPANTS.

SIGN EASEMENT PROVISIONS

A SIGN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF
ROMEOVILLE ("VILLAGE") OVER THE AREA HEREON PLATTED AND DESIGNATED 'SIGN
EASEMENT' FOR THE INSTALLATION, REPAIR AND MAINTENANCE OF A MONUMENTAL SIGN
AND NECESSARY UTILITY SERVICE LINES REQUIRED TO OPERATE SAID MONUMENTAL
SIGN, TOGETHER WITH THE RIGHT TO PLANT TREES, SHRUBS, BUSHES AND OTHER
FORMS OF VEGETATION FOR THE PURPOSES OF INFORMATION AND AESTHETICS,
TOGETHER WITH THE RIGHT OF ACCESS THERETO.

THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND
HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS
WITHIN THE AREAS DESIGNATED "SIGN EASEMENT" WHICH ENCROUGH ON AND
INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR,
REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF THE MONUMENTAL SIGN
AND SUCH FACILITIES APPURTENANT THERETO.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC
AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO
CONSTRUCT, OPERATE, REPAIR, 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 AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS,
SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF
THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR
DESIGNATION) ON THE PLAT AND MARKED 'EASEMENT', 'UTILITY EASEMENT', 'PUBLIC
UTILITY EASEMENT', 'P.U.E.' (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN
THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS 'COMMON
ELEMENTS', AND THE PROPERTY DESIGNATED ON THE PLAT AS '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, 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 GRANTEEES' FACILITIES OR
IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR
DESIGNATION) MARKED 'EASEMENT', 'UTILITY EASEMENT', 'PUBLIC UTILITY
EASEMENT', 'P.U.E.' (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT
OF GRANTEEES. 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(C), 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 OR 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
TERM 'COMMON AREA OR AREAS', AND 'COMMON ELEMENTS' INCLUDE REAL PROPERTY
SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY
PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES
SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE
GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS
COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS
SUCCESSORS AND ASSIGNS (HEREINAFTER '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', 'UTILITY EASEMENT', 'PUBLIC UTILITY
EASEMENT', 'P.U.E.', 'PUBLIC UTILITY & DRAINAGE EASEMENT', 'P.U. & D.E.', 'COMMON
AREA OR AREAS' (OR SIMILAR DESIGNATIONS), 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 COMPILED
STATUTES, CH. 765, SEC. 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 PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY
OTHER TERMS.

SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM
EXISTING RECORDS, MAPS AND PLATS.

BY: _____ DATE: _____
SCOTT C. KREBS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES: 11/30/2020

PROJ. NO. 2 OF 2 19.0203	SCALE: 1" = 40'	<div>COMPASS SURVEYING LTD</div> <div>ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING</div> <div>2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60009</div> <div>PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM</div>	PROJECT	DATE: 06–26–19	PC N/A	DRAWN BY MP	CHECKED BY SK	BOOK N/A	PG N/A
			Romeo Road & Route 53 - Romeoville	NO.		REVISIONS		DATE	BY
				1.		PER VILLAGE COMMENT LETTER DATED 7–11–2019		7–25–19	MP
				2.		PER VILLAGE COMMENT LETTER DATED 8–14–2019		8–20–19	MP
CLIENT	Troutman & Dams 2211 N. Elston Avenue, Suite 304 Chicago, IL 60614								