PLAT OF EASEMENT

LOT 6

TROUTMAN DAMS SUBDIVISION

PER DOC.#R2016075593

N89°36'16"E

N89°36'16"E 115.00' 223.38'

S89°36'16"W

N89°36'16"E

N0°23'44"W

15' UTILITY EASEMENT

68.38

S89°36'16"W √

30.00

H.B.G.

S89°36'16"W 38.38'

PER DOC. R2017014502

CROSS-ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE PATRONS, CUSTOMERS AND TO ALL PERSONS REQUIRING INGRESS AND EGRESS ACROSS ALL OF THE AREA MARKED "CROSS-ACCESS EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO TRAVERSE THE ENTIRE EASEMENT AREA AS PEDESTRIANS AND AS OPERATORS OF MOTORIZED VEHICLES. THE EASEMENT AREA SHALL NOT BE CLOSED FOR ANY REASON EXCEPT EMERGENCY REPAIRS. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY OF THE PRIVATE STREETS, SIDEWALKS, STORM SEWER, STREET LIGHTS, AND APPURTENANCES THERETO WITHIN SUCH EASEMENT AREAS.

DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND THEIR SUCCESSORS AND ASSIGNS OVER ALL OF LOT 5 IN TROUTMAN DAMS FIRST RESUBDIVISION. EXCEPT THOSE AREAS LABELED "NON-EASEMENT AREA" AS SHOWN HEREON, 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 AND 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 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 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 THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NO 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.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS) COUNTY OF _____

THIS IS TO CERTIFY THAT, IS THE OWNER OF THE LAND DESCRIBED ON THIS PLAT. AND THAT AS SUCH THEY DO HEREBY CONSENT TO SAID PROPERTY BEING GRANTED FOR EASEMENTS AS SHOWN ON THE PLAT HEREON DRAWN.

_ DAY OF _____

OWNFR

NOTARY CERTIFICATE

STATE OF ILLINOIS) COUNTY OF _____)SS

SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE EASEMENT PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN _____ COUNTY, ILLINOIS

NOTARY PUBLIC

UTILITY EASEMENT #1 DESCRIPTION

THAT PART OF LOT 5 IN TROUTMAN DAMS FIRST RESUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST A DISTANCE OF 32.61 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 44 SECONDS EAST A DISTANCE OF 32.61 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 16 SECONDS EAST A DISTANCE OF 110.00 FEET, TO THE POINT OF BEGINNING. UTILITY EASEMENT #2 DESCRIPTION

THAT PART OF LOT 5 IN TROUTMAN DAMS FIRST RESUBDIVISION **DESCRIBED AS FOLLOWS:** COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST A DISTANCE OF 163.61 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 15.00

FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 44 SECONDS EAST A DISTANCE OF 25.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 16 SECONDS EAST A DISTANCE OF 30.00 FEET. TO THE POINT OF BEGINNING.

NON- EASEMENT AREA DESCRIPTION

THAT PART OF LOT 5 IN TROUTMAN DAMS FIRST

RESUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST A DISTANCE OF 237.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 68.38 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 23 MINUTES — 44 SECONDS EAST A DISTANCE OF 190.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 115.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST A DISTANCE OF 131.93 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 16 SECONDS EAST A DISTANCE OF 16.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 16.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST

A DISTANCE OF 43.07 FEET; NORTH 89 DEGREES 36 MINUTES 16 SECONDS EAST A DISTANCE OF 115.00 FEET, TO THE POINT OF BEGINNING.

ACCESS FASEMENT PER DOC. R2018053134 (S89°59'58"E 132.65') DRAINAGE & CROSS-ACCESS

(S89°36'16"W 380.00')

LOT 2 TROUTMAN DAMS SUBDIVISION

PER DOC.#R2016075593

40.00'

, A NOTARY PUBLIC, IN AND FOR

15' NICOR EASEMENT PER DOC. R2017014502

WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO PURPOSES THEREIN SET FORTH.

THIS ______, A.D. 20_____.

NOTE: ALL AREAS OUTSIDE NON-EASEMENT AREA HEREBY DEDICATED WITH THIS PLAT TO BE DRAINAGE AND CROSS-ACCESS EASEMENT WITHIN REMAINING LOT 5 AREA.

POINT OF

COMMENCEMENT

STATE OF ILLINOIS COUNTY OF WILL

WE, M. GINGERICH, GEREAUX AND ASSOCIATES DO HEREBY CERTIFY THAT WE PREPARED THIS PLAT OF EASEMENT AND THAT IS A TRUE AND CORRECT REPRESENTATION OF SAME BASED ON OFFICIAL PLATS AND RECORDS, DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF NOVEMBER, A.D. 2019.

ROBERT F. SLUIS ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3558 LICENSE EXPIRES NOVEMBER 30, 2020



PROPERTY DESCRIPTION

EASEMENT HEREBY GRANTED

1.57 Ac

DRAINAGE & UTILITY EASEMENT

15' UTILITY EASEMENT PER DOC. R2018053134

15' NICOR EASEMENT

LOT 5 IN TROUTMAN DAMS FIRST RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED ON JULY 31, 2018 AS DOCUMENT NUMBER R2018053134 IN WILL COUNTY, ILLINOIS

PIN #12-02-34-308-021-0000

STATE OF ILLINOIS) COUNTY OF WILL) SS

UTILITY EASEMENT #1

HEREBY GRANTED

S89°36'16"W 110.00'

APPROVED BY THE VILLAGE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, AT A MEETING HELD

THIS ______, 20______,



SCALE: 1" = 30'__LEGEND

MEASURED DATA RECORDED DATA BUILDING SETBACK LINE UTILITY EASEMENT H.B.G. HEREBY GRANTED

NON-EASEMENT AREA

UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "UTILITY EASEMENT" AS SHOWN HEREON, 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, CATCH BASINS, CONNECTIONS AND 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 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 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 THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NO 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.

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

COMMONWEALTH EDISON COMPANY, COMCAST, A.T. & T., THE VILLAGE OF ROMEOVILLE AND THOSE UTILITIES OPERATING UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF ROMEOVILLE, ILLINOIS

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, 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 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 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(C). AS AMENDED FROM 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 GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR GAS CO.") 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 GAS CO.' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS CO .. 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, 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 DESIGNED ON THIS PLAT BY OTHER TERMS

MAIL TO:

JOB NO.:17-547 | PG: 1 of 1

REVISIONS			CIVIL ENGINEERING
DATE	BY	DESCRIPTION	SURVEYING
10/29/2019	BPH	PER VILLAGE REVIEW	M GINGERICH GEREAUX & ASSOCIATES
11/14/2019	BPH	PER VILLAGE REVIEW	Professional Design Firm License # 184.005003
11/20/2019	BPH	PER VILLAGE REVIEW	P. 815-478-9680 www.mg2a.com F. 815-478-968
			25620 S. GOUGAR RD MANHATTAN, IL. 60442
			ORDERED BY: CARDINAL LIQUORS
			DATE ISSUED: 07-25-2018 DR. BY:NIB CK. BY:RFS FILE: