

VICINITY MAP (NOT TO SCALE)



PLAT SHALL BE RETURNED TO AFTER RECORDATION:  
VILLAGE OF ROMEOVILLE  
ENGINEERING DEPARTMENT  
615 ANDERSON DRIVE  
ROMEOVILLE, IL 60446

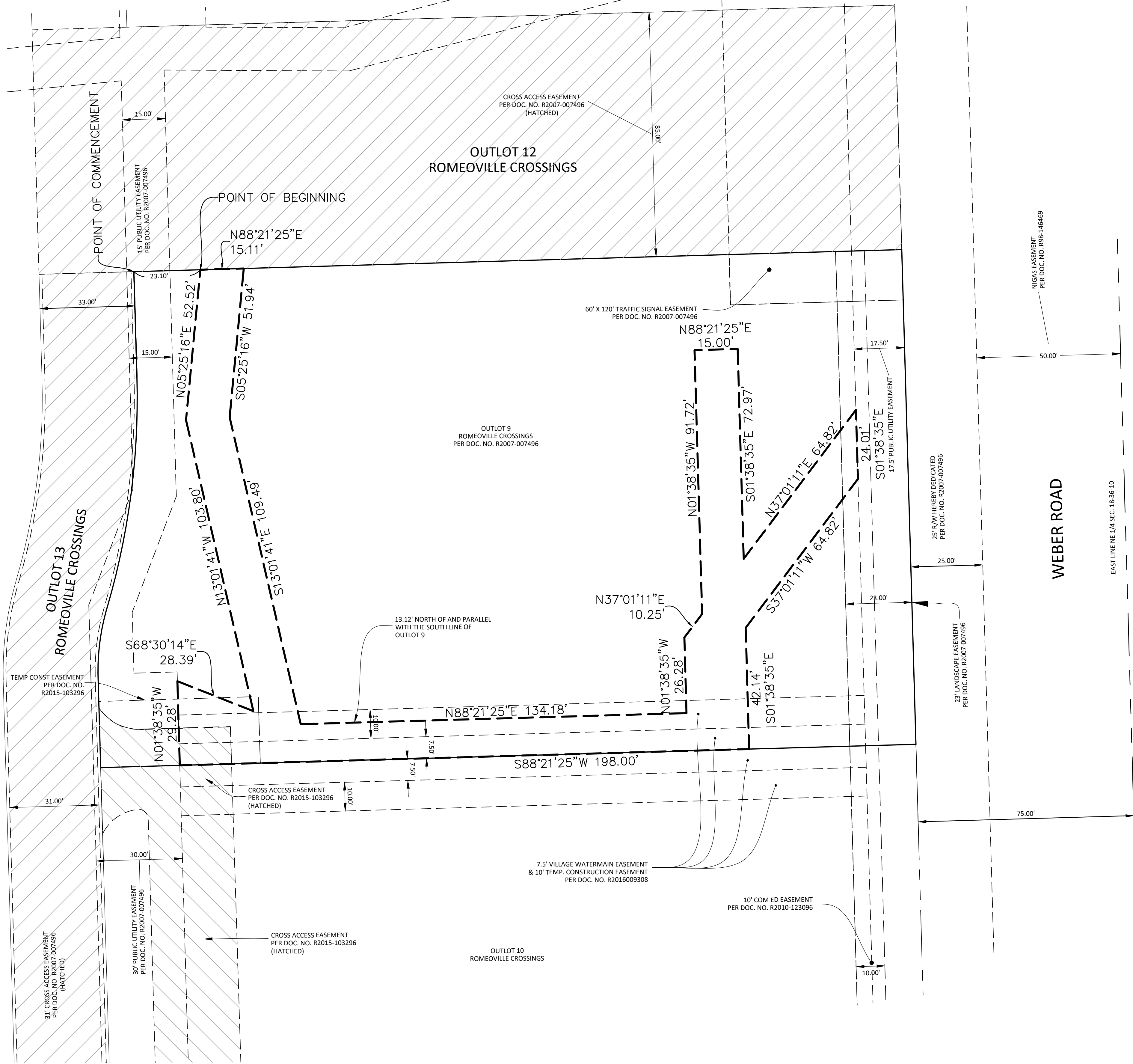
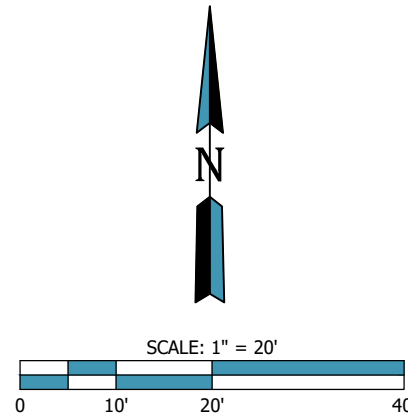
# GRANT OF EASEMENT

FOR STORM SEWER, SANITARY SEWER AND WATER MAIN TO THE VILLAGE OF ROMEOVILLE, ILLINOIS

PARENT TRACK LEGAL DESCRIPTION

OUTLOT 9 IN ROMEOVILLE CROSSINGS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT NUMBER R2007-007496 IN WILL COUNTY, ILLINOIS.

P.I.N.: 11-04-18-202-017-0000



## LINE LEGEND

	BOUNDARY
	EXISTING LOTS
	RIGHT-OF-WAY
	EXISTING EASEMENT
	SECTION LINE
	VILLAGE UTILITY EASEMENT - HEREBY GRANTED

PREPARED FOR:

**FAISAL MERCHANT**  
**MAMZ ROMEOVILLE PROPERTY, LLC**  
16545 W 159th STREET, LOCKPORT, IL

## GRANT OF EASEMENT

SOUTHWEST CORNER OF ROMEOVILLE CROSSINGS ENTRY ROAD  
AND SOUTH WEBER ROAD  
ROMEOVILLE, WILL COUNTY, ILLINOIS

No.	DATE	REVISION DESCRIPTION
1	07/30/21	ORIGINAL ISSUE
2	08/03/21	REVISED PER CIVIL REVIEW
3	09/13/21	REVISED PER REVIEW

**Weaver Consultants Group**



WEAVER CONSULTANTS GROUP  
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NAPERVILLE, ILLINOIS 60563  
(630)-717-4848

[www.wcgrp.com](http://www.wcgrp.com)

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DRAWN BY: JTB  
REVIEWED BY: MB  
DATE: 07/30/2021  
FILE: 5232-300-09

VC200 02 Arty's Easement Romeoville.dwg

SHEET 1 OF 2



# GRANT OF EASEMENT

FOR STORM SEWER, SANITARY SEWER AND WATER MAIN TO THE VILLAGE OF ROMEOVILLE, ILLINOIS

## PARENT TRACK LEGAL DESCRIPTION

OUTLOT 9 IN ROMEOVILLE CROSSINGS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT NUMBER R2007-007496 IN WILL COUNTY, ILLINOIS.

P.I.N.: 11-04-18-202-017-0000

## OWNER'S CERTIFICATE

STATE OF ILLINOIS) ) SS  
COUNTY OF \_\_\_\_\_)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_\_.

SIGNED: \_\_\_\_\_  
OWNER

PRINTED NAME AND TITLE \_\_\_\_\_

## NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) ) SS  
COUNTY OF \_\_\_\_\_)

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS (ARE) PERSONNALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) (THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AT HIS (HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH,

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY REPUBLIC \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

## MORTGAGEE CERTIFICATE

STATE OF \_\_\_\_\_) ) SS  
COUNTY OF \_\_\_\_\_)

BYLINE BANK, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_, A.D., 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

PRINT MORTGAGEE NAME: \_\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

## NOTARY PUBLIC CERTIFICATE

STATE OF \_\_\_\_\_) ) SS  
COUNTY OF \_\_\_\_\_)

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

(NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_

OF \_\_\_\_\_ AND (NAME) \_\_\_\_\_

(TITLE) \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) \_\_\_\_\_ AND (TITLE) \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY

ACT OF SAID \_\_\_\_\_, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

## VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS) ) SS  
COUNTY OF WILL)

APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

VILLAGE PRESIDENT \_\_\_\_\_

VILLAGE CLERK \_\_\_\_\_

## VILLAGE UTILITY EASEMENT LEGAL DESCRIPTION

THAT PART OF OUTLOT 9 IN ROMEOVILLE CROSSINGS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2007 AS DOCUMENT NUMBER R2007-007496 IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT 9 IN ROMEOVILLE CROSSINGS;

THENCE NORTH 88 DEGREES 21 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT 9, A DISTANCE OF 23.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 15.11 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 05 DEGREES 25 MINUTES 16 SECONDS WEST, A DISTANCE OF 51.94 FEET;

THENCE SOUTH 13 DEGREES 01 MINUTES 41 SECONDS EAST, A DISTANCE OF 109.49 FEET TO A POINT ON A LINE THAT IS 13.12 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF AFORESAID OUTLOT 9;

THENCE NORTH 88 DEGREES 21 MINUTES 25 SECONDS EAST ALONG SAID PARALLEL LINE; A DISTANCE OF 134.18 FEET;

THENCE NORTH 01 DEGREES 38 MINUTES 35 SECONDS WEST, A DISTANCE OF 26.28 FEET;

THENCE NORTH 37 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 10.25 FEET;

THENCE NORTH 01 DEGREES 38 MINUTES 35 SECONDS WEST, A DISTANCE OF 91.72 FEET;

THENCE NORTH 88 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 01 DEGREES 38 MINUTES 35 SECONDS EAST, A DISTANCE OF 72.97 FEET;

THENCE NORTH 37 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 64.82 FEET TO THE WEST LINE OF AN EXISTING 17.50 FEET PUBLIC UTILITY EASEMENT PER DOCUMENT R2007-007496;

THENCE ALONG SAID WEST LINE SOUTH 01 DEGREES 38 MINUTES 35 SECONDS EAST, A DISTANCE OF 24.01 FEET;

THENCE SOUTH 37 DEGREES 01 MINUTES 11 SECONDS WEST; A DISTANCE OF 64.82 FEET;

THENCE SOUTH 01 DEGREES 38 MINUTES 35 SECONDS EAST, A DISTANCE OF 42.14 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID OUTLOT 9;

THENCE SOUTH 88 DEGREES 21 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 198.00 FEET TO THE EAST LINE OF A TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT R2015-103296;

THENCE NORTH 01 DEGREES 38 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 29.28 FEET;

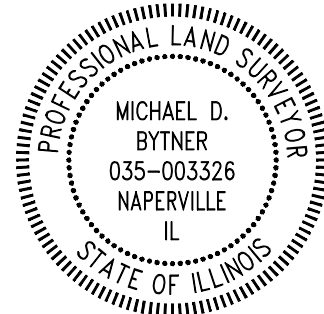
THENCE SOUTH 68 DEGREES 30 MINUTES 14 SECONDS EAST, A DISTANCE OF 28.39 FEET;

THENCE NORTH 13 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 103.80 FEET;

THENCE NORTH 05 DEGREES 25 MINUTES 16 SECONDS EAST, A DISTANCE OF 52.52 FEET TO THE POINT OF BEGINNING ALL IN WILL COUNTY, ILLINOIS, CONTAINING 8,353 SQUARE FEET (0.1918 ACRES) OF LAND MORE OR LESS, SUBJECT TO ANY EASEMENT OF RECORD AND RIGHTS OF THE PUBLIC.

## VILLAGE 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" 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 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 SOLELY BY THE LAND OWNER.



STATE OF ILLINOIS ) ) SS  
COUNTY OF DUPAGE )

I, MICHAEL D. BYTNER, A PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 13th DAY OF SEPTEMBER, 2021.

*Michael D. Bytner*  
PROFESSIONAL LAND SURVEYOR NUMBER 035-003326.  
LAND SURVEYOR LICENSE EXPIRES NOVEMBER 30, 2022.  
DESIGN FIRM NUMBER 184004465

PREPARED FOR:

**FAISAL MERCHANT**  
**MAMZ ROMEOVILLE PROPERTY, LLC**  
16545 W 159th STREET, LOCKPORT, IL

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REVIEWED BY: MDB  
DATE: 07/30/2021  
FILE: 5232-300-09-01  
WCA2012 Art's Easement RomeoVill.docx

SHEET 2 OF 2