

GRANT OF EASEMENT

THIS INDENTURE WITNESSETH, that the Grantor, **Joliet Park District**, with an address at 3000 W. Jefferson Street, Joliet IL, for good and valuable consideration the receipt of which is hereby acknowledged, does by these premises hereby **GRANT and CONVEY** unto the Grantee, the **CITY OF JOLIET**, an Illinois Municipal Corporation, 150 West Jefferson Street, Joliet, Illinois 60432, a permanent non-exclusive public water utility easement for the construction, operation, maintenance of a watermain, valves and related appurtenances (the “**Permitted Improvements**”), in, under, over, and upon the real property legally described as follows (the “**Public Utility Easement Tract**”):

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF INTERSTATE 80 (I-80) WITH THE WEST RIGHT-OF-WAY LINE OF WHEELER AVENUE AS IT CURRENTLY EXISTS ON JANUARY 27, 2025; THENCE SOUTH 01 DEGREES 29 MINUTES 22 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY OF WHEELER AVENUE, 70.28 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 38 SECONDS WEST, 20.00 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 22 SECONDS ALONG A LINE 20.00 FEET WEST OF AND PARALLEL WITH SAID RIGHT-OF-WAY LINE OF WHEELER AVENUE, 70.00 FEET TO THE SOUTH LINE OF SAID INTERSTATE 80 (I-80); THENCE NORTH 87 DEGREES 42 MINUTES 58 SECONDS EAST ALONG SAID SOUTH LINE OF INTERSTATE 80 (I-80), A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING, IN WILL COUNTY, ILLINIOS.

PIN: 30-07-17-408-002-0000 (partial)

An exhibit depicting the Public Utility Easement Tract is attached hereto as Exhibit “A” and incorporated herein by reference

Unless otherwise set forth herein, the easements granted herein shall be subject to the following conditions:

1. All work undertaken by the Grantee or its licensees shall be at no expense to the Grantors. The Grantee and its licensees shall not permit or suffer any mechanic’s lien or similar encumbrance to be claimed against Grantors’ property in connection with the project, and its maintenance and operation.

2. The rights granted herein shall include, but not be limited to, the removal or relocation of landscaping, fencing, brush, debris or similar material which conflict with the construction, maintenance or operation of Permitted Improvements installed in the Public Utility Easement Tract.

3. Full and complete title, ownership and use of the Public Utility Easement Tract are hereby reserved to Grantors subject only to the right, permission and authority expressly granted to the Grantee in this instrument.

4. Title to the Permitted Improvements installed within the Public Utility Easement Tract by or on behalf of the Grantee or its successors, assigns and licensees shall vest solely in the Grantee.

5. Upon completion of construction or maintenance activities the Grantee shall restore the surface of the Public Utility Easement Tract to its original grade and condition.

6. The covenants of this easement shall, by its grant, acceptance and use, bind and inure to the benefit of the Grantors, and Grantors' heirs, successors, assigns and subsequent grantees and the Grantee and its successor corporate authorities, successor municipal corporations, agents, licensees, successors and assigns.

7. To the maximum extent permitted under applicable law, the Grantee agrees to defend with competent counsel and indemnify the Grantors from and against any and all losses, costs, damages, liabilities, expenses (including, without limitation, reasonable attorneys' fees) and/or injuries (including, without limitation, damage to property and/or personal injuries) suffered or incurred by the Grantors (regardless of whether contingent, direct, consequential, liquidated or unliquidated), and any and all claims, demands, suits and causes of action brought or raised against the Grantors, arising out of, resulting from, relating to or connected with: (i) any act or omission of the Grantee or its officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns at, on or about the Grantors' Property, and/or (ii) any breach or violation of this Easement on the part of the Grantee, and notwithstanding anything to the contrary in this Easement, such obligation to indemnify and hold harmless the Grantors shall survive any termination of this Easement. This indemnification shall include, but not be limited to, claims made under any workers compensation law or under any plan for employee's disability and death benefits (including without limitation claims and demands that may be asserted by employees, agents, contractors and subcontractors).

8. The Grantee acknowledges that it has physically inspected the Public Utility Easement Tract and accepts the easement with full knowledge of their condition. Furthermore, the Grantee assumes sole and entire responsibility for any loss of life, injury to persons, or damage to property that may be caused by the Grantee's use of the Easement Tracts. The Grantee agrees to provide the Grantor a plat of survey showing the Grantors lots and the granted utility easement.

9. The Grantee agrees, upon completion of the installation of the Permitted Improvements, the Grantee will replace all backfilling material in a neat, clean and workmanlike manner, with the topsoil on the surface of the Grantors' Property, together with the removal of all excess soils, including any rocks, debris or unsuitable fill from the Grantors' Property that has been displaced by the placement of the Permitted

Improvements. The Grantee shall require its contractor to compact the clay that is replaced in the excavated area and to improve or return the topography of the land to its original condition. The depth of topsoil after any construction activities shall be restored to its existing depth.

10. The Grantee agrees to pay the Grantor a fee of \$3,500 in exchange for the granted public utility easement.

IN WITNESS WHEREOF, the Grantor hereunto sets its hand and seal this _____ day of _____, 2025.

Joliet Park District

BY: _____

ATTEST:

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

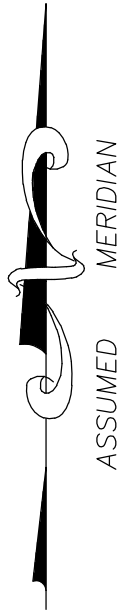
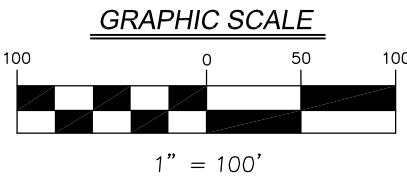
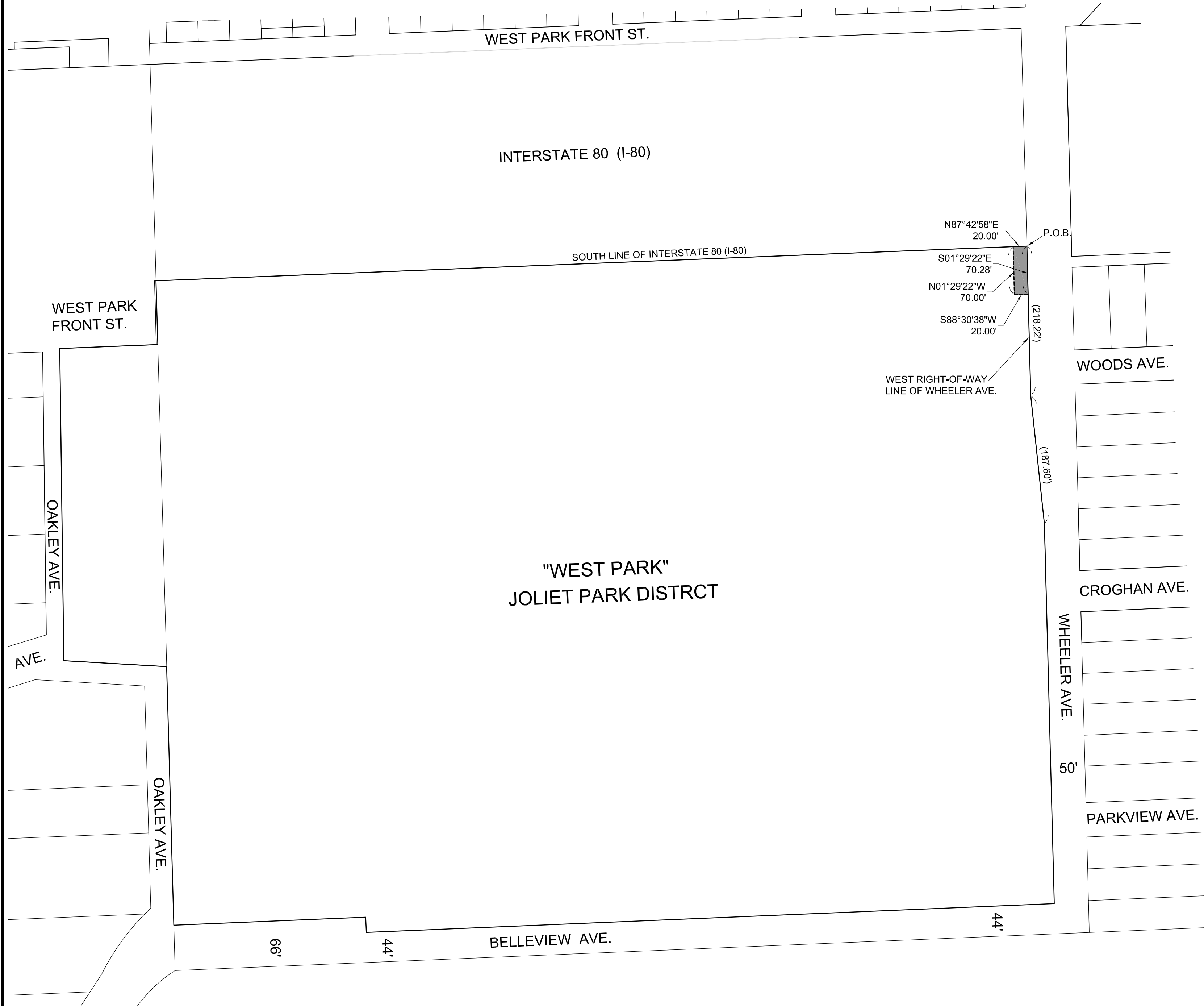
I, the undersigned, a Notary Public in and for the above County and State, do hereby certify that _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act for the uses and purposes therein set forth.

Notary Public

PREPARED BY/RETURN TO THE GRANTEE:

City of Joliet, Legal Department, 150 West Jefferson Street, Joliet, Illinois 60432

EASEMENT EXHIBIT




PROPOSED EASEMENT

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF INTERSTATE 80 (I-80) WITH THE WEST RIGHT-OF-WAY LINE OF WHEELER AVENUE AS IT CURRENTLY EXISTS ON JANUARY 27, 2025; THENCE SOUTH 01 DEGREES 29 MINUTES 22 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF WHEELER AVENUE, 70.28 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 38 SECONDS WEST, 20.00 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 22 SECONDS WEST ALONG A LINE 20.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE OF WHEELER AVENUE, 70.00 FEET TO THE SOUTH LINE OF SAID INTERSTATE 80 (I-80); THENCE NORTH 87 DEGREES 42 MINUTES 58 SECONDS EAST ALONG SAID SOUTH LINE OF INTERSTATE 80 (I-80), A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING, IN WILL COUNTY, ILLINOIS.

GENERAL NOTES

THIS DOCUMENT WAS PREPARED FROM RECORD MAPS, PLATS AND DEEDS.

 <div>Engineers Scientists Surveyors</div>	7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com	PREPARED FOR: CITY OF JOLIET 150 WEST JEFFERSON JOILET, ILLINOIS 60432-4158 815.724.4220	REVISIONS			EASEMENT EXHIBIT			Project No: 230955
			NO.	DATE	DESCRIPTION	WEST PARK - JOILET, ILLINOIS			Group No: T01
						DRAFTING COMPLETED:	01/27/2025	DRAWN BY: CWB	PROJECT MANAGER: JH
						FIELD WORK COMPLETED:	N/A	CHECKED BY: CWB	SCALE: 1" = 100'
									SHEET NO. 1 of 1