



PLAT OF EASEMENT

OWNER'S CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF _____ }

GRANT OF STORM DETENTION, DRAINAGE AND PUBLIC UTILITY EASEMENTS

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, _____, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES BY THESE PRESENTS HEREBY GRANT AND CONVEY UNTO THE CITY OF JOLIET, AN ILLINOIS MUNICIPAL CORPORATION, A PERMANENT NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF DRAINAGE, PUBLIC UTILITIES AND INSTALLING, OPERATING, MAINTAINING, REPLACING AND REPAIRING AND STORMWATER SEWER COLLECTION AND TRANSMISSION MAINS, MANHOLES, CATCH BASINS AND RELATED APPURTENANCES, AND FOR ALL OTHER PUBLIC PURPOSES IN, UNDER, OVER AND UPON A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008, AS DOCUMENT NUMBER R2008-086954; THENCE SOUTH 01 DEGREES 39 MINUTES 41 SECONDS EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 88.99 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 19 SECONDS EAST 5.90 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES 41 SECONDS EAST 88.41 FEET; THENCE SOUTH 58 DEGREES 16 MINUTES 11 SECONDS WEST 205.45 FEET; THENCE SOUTH 83 DEGREES 58 MINUTES 00 SECONDS WEST 243.03 FEET; THENCE SOUTH 64 DEGREES 05 MINUTES 51 SECONDS WEST 62.35 FEET; THENCE SOUTH 34 DEGREES 25 MINUTES 29 SECONDS WEST 45.54 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES 41 SECONDS EAST 65.42 FEET; THENCE SOUTH 59 DEGREES 05 MINUTES 07 SECONDS WEST 395.13 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES 41 SECONDS EAST 379.86 FEET TO A POINT ON THE NORTH LINE OF SPENCER ROAD; THENCE SOUTH 87 DEGREES 59 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 657.00 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST 986.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 901.64 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 26.04 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 592.36 FEET, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

P.I.N.: 15-08-19-400-005-0000 (PART OF)

COMMONLY KNOWN AS: VACANT LAND, JOLIET, ILLINOIS

IN WITNESS WHEREOF, THE GRANTO HEREUNTO SETS ITS HAND AND SEAL

THIS _____ DAY OF _____, 20____.

OWNER _____

NOTARY CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF _____ } SS

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 PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT _____ SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS _____ FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY _____

STORMWATER MANAGEMENT AND DETENTION EASEMENT PROVISIONS - CHERRY HILL BUSINESS PARK ASSOCIATION AND THE CITY OF JOLIET
EASEMENTS ARE RESERVED FOR AND GRANTED TO CHERRY HILL BUSINESS PARK ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE & DETENTION EASEMENT HEREBY GRANTED TO ASSOCIATION" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS, AND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLE, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID ASSOCIATION, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR THE NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, CURBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.
MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN CHERRY HILL BUSINESS PARK. MAINTENANCE SHALL INCLUDE BANK STABILIZATION, BANK REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF GRANTING AN EASEMENT AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID EASEMENT.
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 20____ IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2022

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 09/09/2021

JOB NO: 3943.21

FILENAME:
3943.21EASE-01

SHEET
1 OF 1

PREPARED FOR/MAIL TO:

northern

NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

FOR REVIEW
PURPOSES ONLY