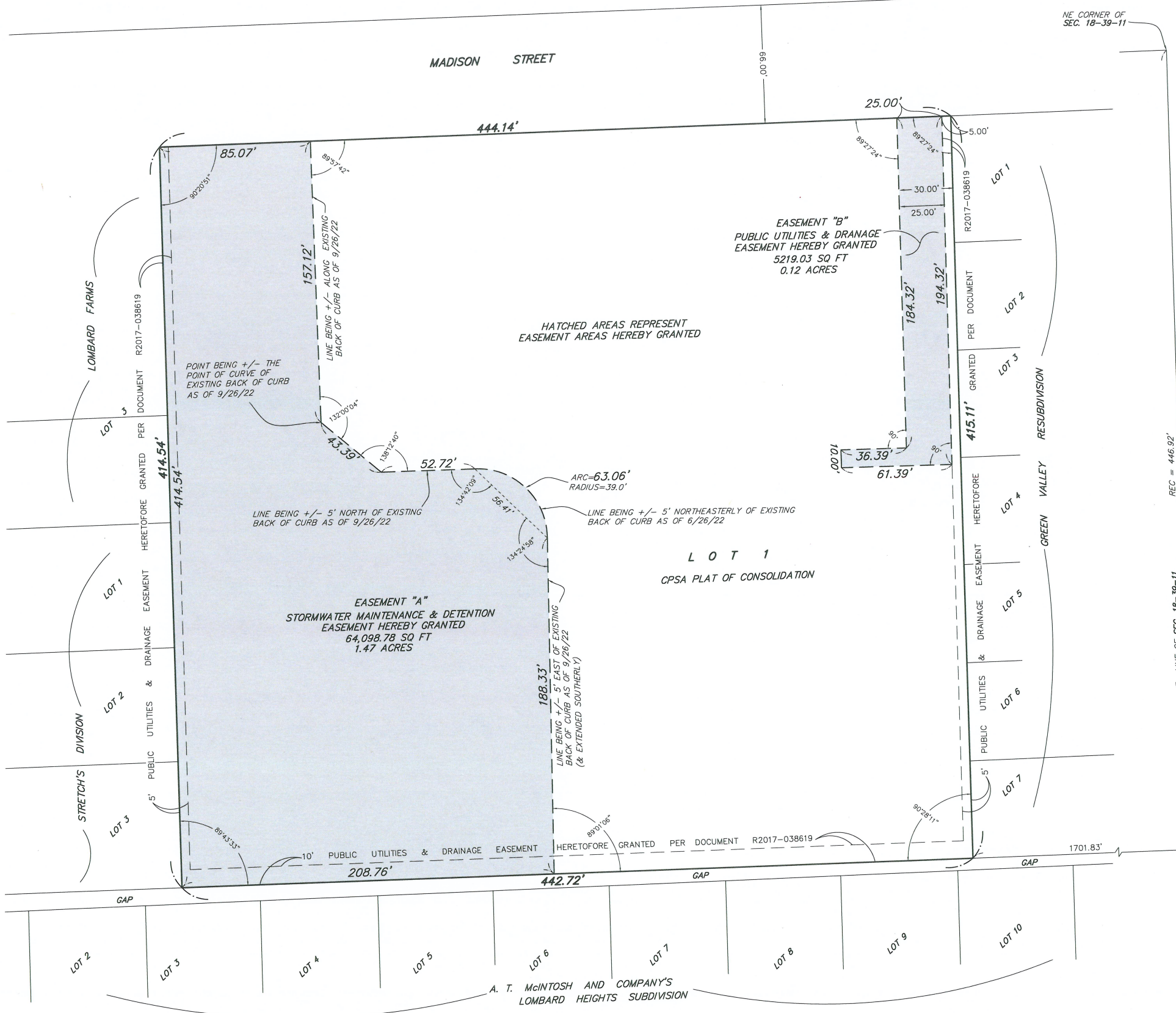
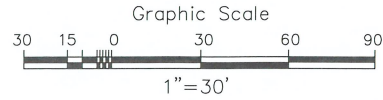


PLAT OF EASEMENT

GRANTING EASEMENTS WITHIN PORTIONS OF LOT 1 IN CPSA PLAT OF CONSOLIDATION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 2017 AS DOCUMENT R2017-038619, IN DUPAGE COUNTY, ILLINOIS.



EASEMENT PROVISIONS
 AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS, IS HEREBY RESERVED FOR AND GRANTED TO
Commonwealth Edison Company
Ameritech Illinois a.k.a. Illinois Bell Telephone Company, AT&T, Comcast, Grantees
 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, sound and signals in, over, under, across, along and upon the surface of the property shown with the dashed or dotted lines (or similar designation) on the plat 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 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 the term in the "Condominium Property Act", Chapter 765 ILCS 605/2, 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 in an apportionment 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.

Northern Illinois Gas Company, dba Nicor Gas Company
 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 (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 "PUBLIC UTILITIES AND DRAINAGE EASEMENT", together with reasonable right of access thereto and the right to install required service connections to serve improvements thereon, or on adjacent lots 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.

UTILITY AND DRAINAGE EASEMENT PROVISIONS
 EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, AMERITECH, NICOR GAS, MEDIANE, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY 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 AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFOR ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS AND /OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARAGES, SHEDS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD.
 EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.
 EASEMENTS ALSO ARE RESERVED FOR CABLE COMMUNICATIONS COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED.
 NOTHING SET FORTH ABOVE IS INTENDED TO SUPERSEDE ANY REQUIREMENTS CONTAINED IN ANY FRANCHISE AGREEMENT BETWEEN THE GRANTEEES AND THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, WHERE A CONFLICT EXISTS BETWEEN THE GRANT OF EASEMENT AND ANY SUCH FRANCHISE AGREEMENT, OR WHERE THE PROVISIONS OF ANY SUCH FRANCHISE AGREEMENT ARE MORE RESTRICTIVE THAN THE LANGUAGE OF THIS GRANT OF EASEMENT, THE LANGUAGE OF SAID FRANCHISE AGREEMENT SHALL BE CONTROLLING UPON EACH OF THE GRANTEEES.

EASEMENT TO THE VILLAGE FOR DRAINAGE AND DETENTION MAINTENANCE
 DECLARANT HEREBY RESERVES AND GRANTS TO THE VILLAGE EASEMENT OVER EASEMENT "A" FOR PURPOSES OF PROVIDING ADEQUATE STORM WATER DRAINAGE CONTROL, TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS TO INSURE THE INTEGRITY OF THE STORM WATER FACILITIES ON EASEMENT "A", NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN, WHICH IN ANY MANNER IMPEDS OR DIMINISHES STORM WATER DRAINAGE OR DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, OR IF THE OWNER OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORM WATER FACILITIES ON EASEMENT "A", THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER FACILITIES ON EASEMENT "A" OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS, OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY BE REASONABLY NECESSARY TO INSURE THAT DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID EASEMENT "A" COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE OWNER. IN THE EVENT THE VILLAGE SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER FACILITIES ON OUTLOT A AS SET FORTH IN THIS DECLARATION, OR ANY REMOVAL AS AFORESAID, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE OWNER AND AGAINST EASEMENT "A".
 THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS' FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.
 IF IT IS DETERMINED BY THE OWNER THAT ALTERATIONS TO THE STORM WATER FACILITIES ON EASEMENT "A" ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORM WATER FACILITIES, THE VILLAGE SHALL FIRST BE NOTIFIED BY THE OWNER OF SAID PROPOSED ALTERATION. NO SUCH ALTERATION SHALL TAKE PLACE WITHOUT THE PRIOR APPROVAL OF THE VILLAGE. THE VILLAGE MAY, IN ITS DIRECTION, REQUIRE THE SUBMITTAL OF PLANS AND SPECIFICATIONS FOR VILLAGE APPROVAL BEFORE SAID ALTERATION MAY TAKE PLACE.

REC = 446.92
E. LINE OF SEC. 18-39-11

GENTILE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 550 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS 60148
 PHONE (630) 916-6262

SUBMITTED BY AND RETURN TO:
 VILLAGE OF LOMBARD
 255 E. WILSON ROAD
 LOMBARD, ILLINOIS 60148

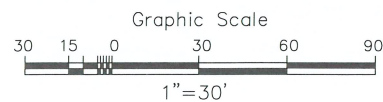
PREPARED FOR: CPSA
 DRAWN BY: VAF
 ORDER NO.: 19431-22 ESMT
 SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN
 FIRM LICENSE NO. 184.002870

NO.	DATE	DESCRIPTION	BY

PLAT OF EASEMENT

GRANTING EASEMENTS WITHIN PORTIONS OF LOT 1 IN CPSA PLAT OF CONSOLIDATION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 2017 AS DOCUMENT R2017-038619, IN DUPAGE COUNTY, ILLINOIS.



OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE AUTHORIZED REPRESENTATIVE/S OF COMMUNITY EXCELLENCE IN EDUCATION, INC., WHICH IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE/HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED HEREIN, AND DO/DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

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

BY: _____
(NAME AND TITLE)

ATTEST: _____
(NAME AND TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY

CERTIFY THAT _____ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING SCHOOL DISTRICT STATEMENT AND OWNERS' CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

COMMISSION EXPIRES

VILLAGE CLERK

STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, ILLINOIS.

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

PRESIDENT

VILLAGE CLERK

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.

APPROVED BY THE VILLAGE OF LOMBARD DIRECTOR OF COMMUNITY DEVELOPMENT, THIS

_____ DAY OF _____, A.D. 20____

DIRECTOR OF COMMUNITY DEVELOPMENT

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____, A.D. 20____

AT _____ O'CLOCK _____M.

DUPAGE COUNTY RECORDER OF DEEDS

LAND SURVEYOR'S AUTHORIZATION

STATE OF ILLINOIS }
COUNTY OF DU PAGE } S.S.

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE

NUMBER 2925, DO HEREBY AUTHORIZE THE _____, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 21ST DAY OF OCTOBER, 2020.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } S.S.

THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 2925, HAVE SURVEYED AND PREPARED THIS PLAT FOR THE PURPOSE OF GRANTING EASEMENTS WITHIN PORTIONS OF LOT 1 IN CPSA PLAT OF CONSOLIDATION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 2017 AS DOCUMENT R2017-038619, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), IDENTIFIED FOR THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0157J DATED AUGUST 1, 2019, COMMUNITY NO. 170212.

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF SEPTEMBER, A.D. 2022.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022

G GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6282

SUBMITTED BY AND RETURN TO:

VILLAGE OF LOMBARD
255 E. WILSON ROAD
LOMBARD, ILLINOIS 60148

NO.	DATE	DESCRIPTION	BY