

# PLAT OF EASEMENT

**PARCEL:** LOT 1 IN ROUTE 38 AUTOWASH & DETAIL RESUBDIVISION OF LOT 1, BEING A RESUBDIVISION OF PART OF LOT 1 IN ROOSEVELT CREST, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 2010 AS DOCUMENT R2010-159765, DUPAGE COUNTY, ILLINOIS.

**EASEMENT:** THAT PART OF LOT 1 IN ROUTE 38 AUTOWASH & DETAIL RESUBDIVISION OF LOT 1, BEING A RESUBDIVISION OF PART OF LOT 1 IN ROOSEVELT CREST, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 2010 AS DOCUMENT R2010-159765, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 01 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 177.63 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 17.96 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS WEST, 9.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 39 SECONDS WEST, 2.83 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS WEST, 32.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 39 SECONDS EAST, 30.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS EAST, 32.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 39 SECONDS WEST, 9.21 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS EAST, 9.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.026 ACRES MORE OR LESS, ALL IN DUPAGE COUNTY, ILLINOIS.

## STORMWATER DETENTION EASEMENT PROVISIONS

Declarant hereby reserves and grants to the Village of Lombard (i.e. the Village) an easement over the stormwater detention facility (i.e. "Stormwater Detention Easement") for the purposes of providing adequate stormwater 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 ensure the integrity of the stormwater facility, no obstruction shall be placed, nor alterations made, including alterations in the final topographical grading plan which in any manner impede or diminish stormwater drainage or detention in, over, through or upon said easement area. In the event such obstructions or alterations are found to exist, or if the property owner otherwise fails to properly maintain the stormwater facility on the easement, the Village shall, upon seventy-two (72) hours prior notice to the property owner, have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the stormwater facility on the easement or to remove said obstruction or alterations or to perform other maintenance, repair, alteration or replacement as may be reasonably be necessary to ensure that adequate stormwater storage, storm drainage, detention facility and appurtenances thereto remain fully operational and that the condition of said facility complies with all applicable Village codes. Such stormwater storage shall include volume detained in storm sewers and above ground outside of the easement. 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 property owner.

In the event the Village shall be required to perform, or have performed on its behalf, any maintenance work to or upon the stormwater facility on the easement as set forth in this declaration, or any removal as aforesaid, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of DuPage County, Illinois, constitute a lien against the assets of the owner.

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 stormwater facility within the easement areas are necessary to properly maintain the integrity of the stormwater facility, 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.

### Owner's Certificate:

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

200 WEST ROOSEVELT, LLC

This is to certify that the undersigned, JAMES M. STUCKMANN is [are] the legal owner[s] of record of the land described on the attached plat, and has caused the same to be surveyed and subdivided as indicated thereon for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under style and title thereon indicated.

Dated this 19<sup>th</sup> day of MAY, 2011.

200 WEST ROOSEVELT, LLC  
Owner(s)

### Notary Certificate:

STATE OF ILLINOIS )  
COUNTY OF MOHAWK )

I, hereby certify that JAMES M. STUCKMANN whose name(s) are subscribed to the foregoing certification be known to me as such owner(s).  
Given under my hand and notarial seal, this 20<sup>th</sup> day of MAY of 2011.

(SEAL)

Daniel Fusilli  
Notary Public

### VILLAGE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 2011.

SIGNED: \_\_\_\_\_  
VILLAGE PRESIDENT

SIGNED: \_\_\_\_\_  
VILLAGE CLERK

### RECORDER'S CERTIFICATE:

STATE OF ILLINOIS )  
COUNTY OF DUPAGE)SS

This instrument no. \_\_\_\_\_ was filed for record in the Recorder's Office of DuPage County, Illinois, this \_\_\_ day of \_\_\_\_\_, 2011 at \_\_\_ o'clock \_\_\_ M. in Map Book \_\_\_\_\_, Page \_\_\_\_\_

By: \_\_\_\_\_  
Recorder of Deeds

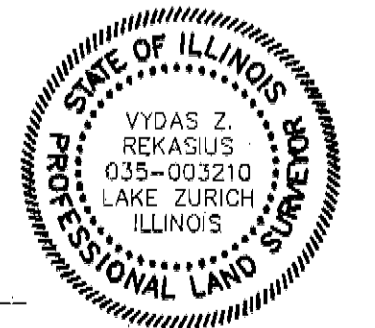
STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 5th DAY OF MAY, A.D. 2011.

By: Vydas Z. Rekasius

Illinois Professional Land Surveyor No. 3210  
License Renewal Date : 11/30/2012

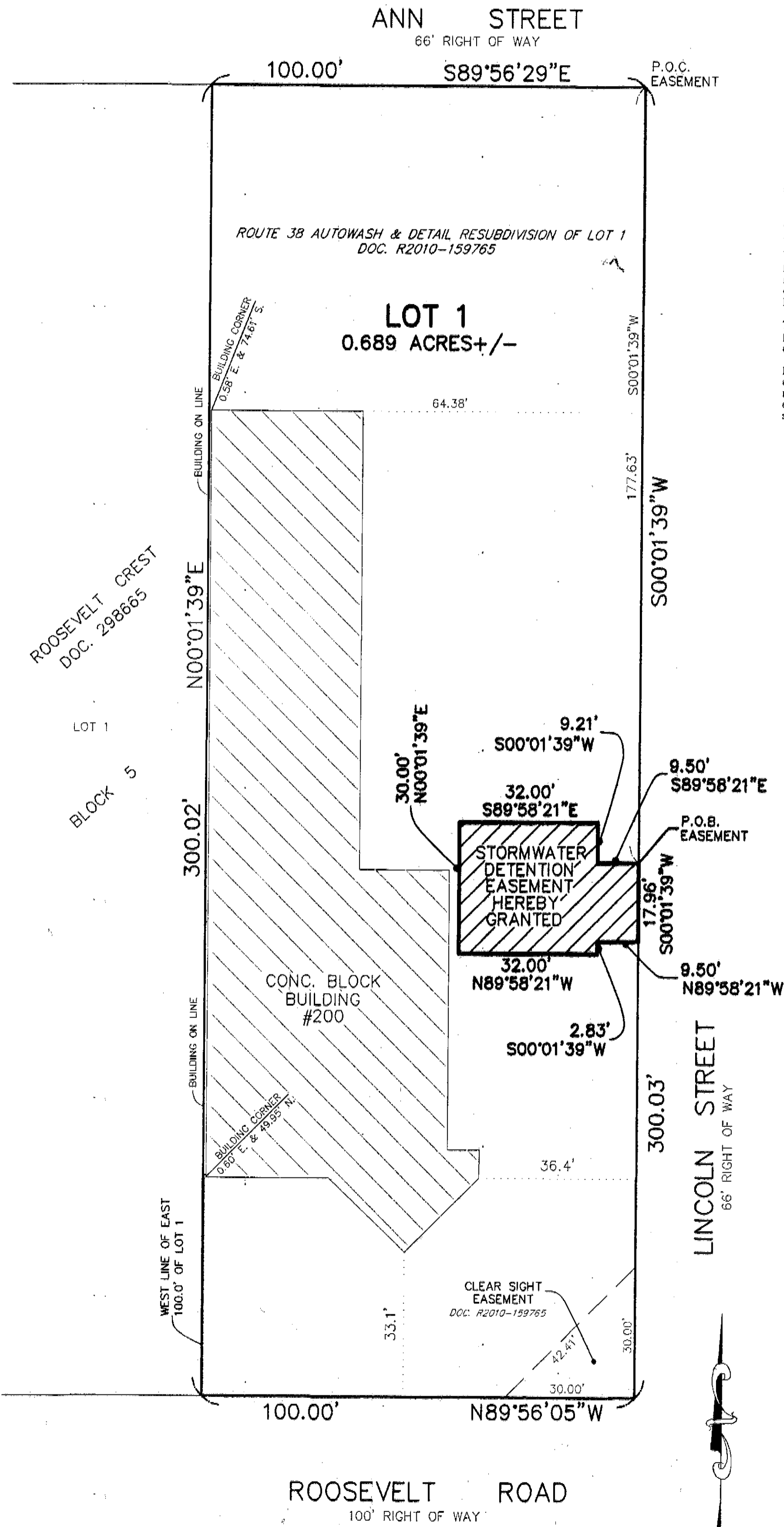


**TERRA TECHNOLOGY  
LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047  
PH: (847) 540-8606 E-MAIL: TTL.S.1@SBCGLOBAL.NET

JOB NO. : 10-0045 SURVEY DATE : 4/20/11  
DRAWING FILE : DATA/10/0045/SITE-EASEMENT.DWG

SCALE: 1" = 20'



ROOSEVELT CREST  
DOC. 298665

LOT 1  
BLOCK 5

ROOSEVELT ROAD  
100' RIGHT OF WAY

LINCOLN STREET  
66' RIGHT OF WAY

ANN STREET  
66' RIGHT OF WAY

ROUTE 38 AUTOWASH & DETAIL RESUBDIVISION OF LOT 1  
DOC. R2010-159765

LOT 1  
0.689 ACRES +/-

STORMWATER  
DETENTION  
EASEMENT  
HEREBY  
GRANTED

CONC. BLOCK  
BUILDING  
#200

CLEAR SIGHT  
EASEMENT  
DOC. R2010-159765