

PLAT OF EASEMENT FOR DETENTION

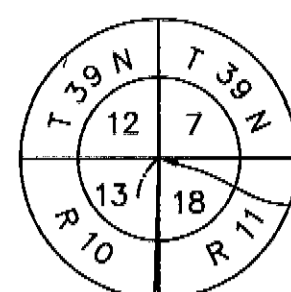
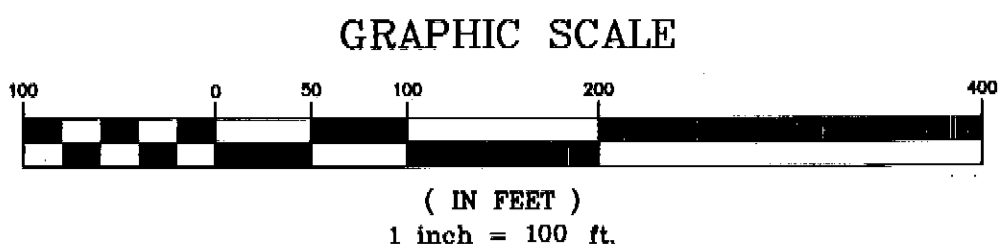
P.I.N.: 06-18-106-008

BY

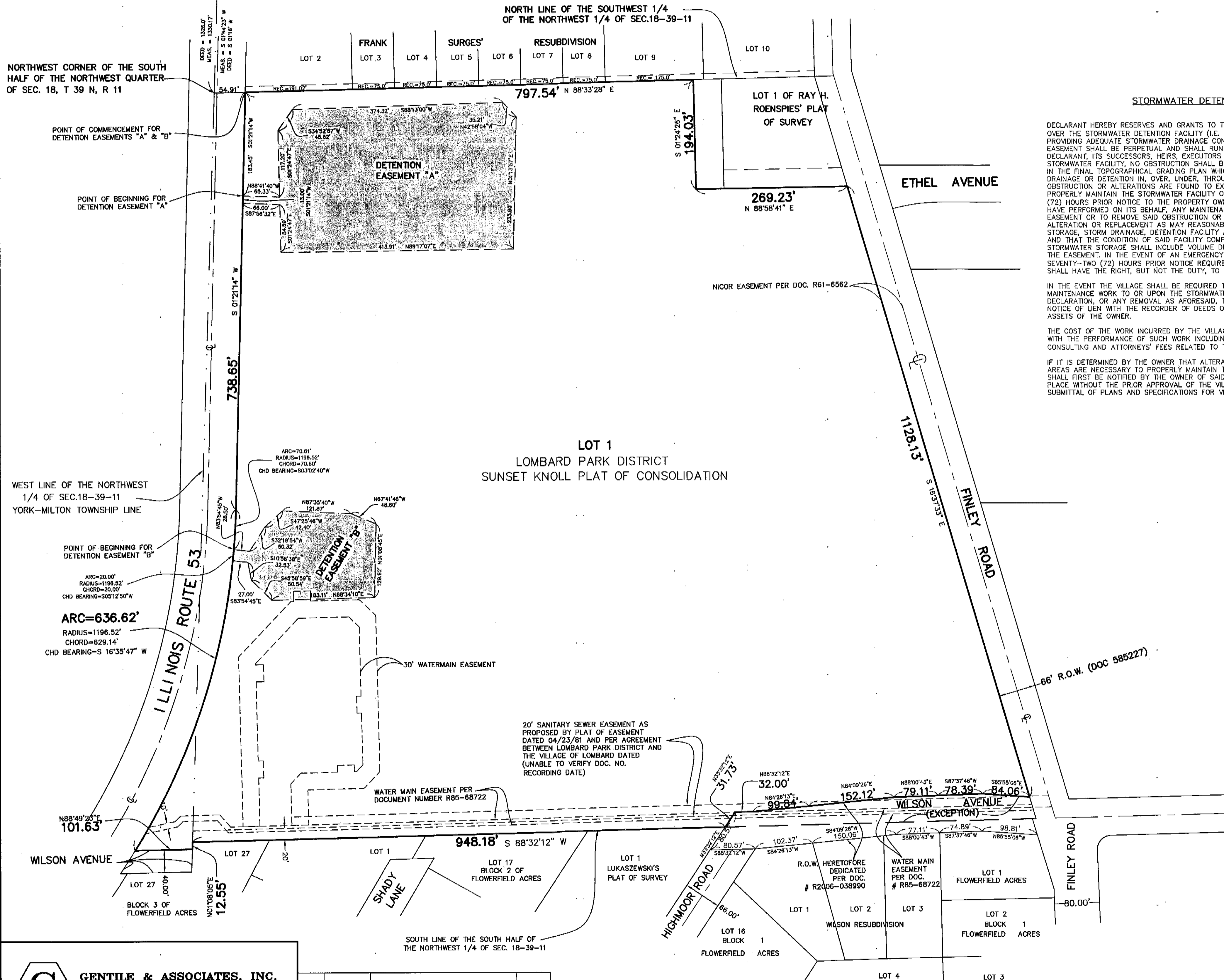
GENTILE AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LOT 1 IN LOMBARD PARK DISTRICT SUNSET KNOLL PLAT OF CONSOLIDATION, BEING THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



FOUND CAPPED IRON PIPE
NORTHWEST CORNER OF SECTION 18-39-11



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 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 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 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 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 DISCRETION, REQUIRE THE SUBMITTAL OF PLANS AND SPECIFICATIONS FOR VILLAGE APPROVAL BEFORE SAID ALTERATION MAY TAKE PLACE.

PARK DISTRICT PRESIDENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED BY THE PRESIDENT OF THE BOARD OF PARK COMMISSIONERS OF LOMBARD, ILLINOIS, THIS 21st DAY OF October, A.D. 2011

SIGNED Janis C. Miller
PARK DISTRICT PRESIDENT

PARK DISTRICT SECRETARY

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED BY THE SECRETARY OF THE BOARD OF PARK COMMISSIONERS OF LOMBARD, ILLINOIS, THIS 31st DAY OF October, A.D. 2011

SIGNED Paul J. [Signature]
PARK DISTRICT SECRETARY

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

DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS)
COUNTY OF Du PAGE) S.S.

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE VILLAGE OF LOMBARD, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

DIRECTOR OF COMMUNITY DEVELOPMENT

VILLAGE PRESIDENT

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE PREPARED THIS PLAT FROM AVAILABLE RECORDS FOR THE PURPOSE OF GRANTING THE FOLLOWING DESCRIBED EASEMENT IN THE VILLAGE OF LOMBARD, ILLINOIS.

DETENTION EASEMENT "A"

THAT PART OF LOT 1 IN LOMBARD PARK DISTRICT SUNSET KNOLL PLAT OF CONSOLIDATION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01 DEGREES 21 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 (ALSO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 53), 183.45 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE OF LOT 1, 13.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 32 SECONDS EAST, 66.00 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 47 SECONDS EAST, 84.69 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 07 SECONDS EAST, 413.91 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 57 SECONDS EAST, 233.90 FEET; THENCE NORTH 42 DEGREES 58 MINUTES 04 SECONDS WEST, 35.21 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 02 SECONDS WEST, 374.32 FEET; THENCE SOUTH 34 DEGREES 52 MINUTES 57 SECONDS WEST, 45.62 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 47 SECONDS EAST, 117.20 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 40 SECONDS WEST, 65.33 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

DETENTION EASEMENT "B"

THAT PART OF LOT 1 IN LOMBARD PARK DISTRICT SUNSET KNOLL PLAT OF CONSOLIDATION, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01 DEGREES 21 MINUTES 14 SECONDS WEST ALONG WEST LINE OF SAID LOT 1 (ALSO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 53), 738.65 FEET TO A POINT OF CURVE; THENCE ALONG THE CURVE TO THE RIGHT, HAVING A RADIUS OF 1196.52 FEET, WHOSE CHORD BEARS SOUTH 03 DEGREES 02 MINUTES 40 SECONDS WEST, FOR CHORD DISTANCE OF 70.60 FEET, ARC 70.61 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG WESTERLY LINE OF SAID LOT 1 (ALSO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 53), HAVING A RADIUS OF 1196.52 FEET, WHOSE CHORD BEARS SOUTH 05 DEGREES 12 MINUTES 50 SECONDS WEST, CHORD DISTANCE 20.00 FEET, ARC DISTANCE 20.00 FEET; THENCE SOUTH 83 DEGREES 54 MINUTES 45 SECONDS EAST, 27.00 FEET; THENCE SOUTH 10 DEGREES 56 MINUTES 38 SECONDS EAST, 32.53 FEET; THENCE SOUTH 45 DEGREES 58 MINUTES 59 SECONDS EAST, 50.54 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 10 SECONDS EAST, 183.11 FEET; THENCE NORTH 01 DEGREES 08 MINUTES 45 SECONDS EAST, 129.92 FEET; THENCE NORTH 67 DEGREES 41 MINUTES 46 SECONDS WEST 48.60 FEET; THENCE NORTH 47 DEGREES 35 MINUTES 40 SECONDS WEST, 121.87 FEET; THENCE SOUTH 47 DEGREES 25 MINUTES 46 SECONDS WEST, 42.40 FEET; THENCE SOUTH 32 DEGREES 19 MINUTES 54 SECONDS WEST, 50.32 FEET; THENCE NORTH 83 DEGREES 54 MINUTES 45 SECONDS WEST, 28.50 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF.

DATED AT LOMBARD THIS 17th DAY OF October, A.D. 2011

BY: Joseph F. Gentile
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2925
MY LICENSE EXPIRES ON NOVEMBER 30, 2012

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
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LOMBARD, ILLINOIS 60148
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FAX (630) 916-6264

PREPARED FOR: LOMBARD PARK DISTRICT
DRAWN BY: MMG
ORDER NO. 90-10226-11 DET-ESMT-REV1

NO.	DATE	DESCRIPTION	BY
1	10/02/2011	EASEMENT PROVISION LANGUAGE REVISED	MMG

