

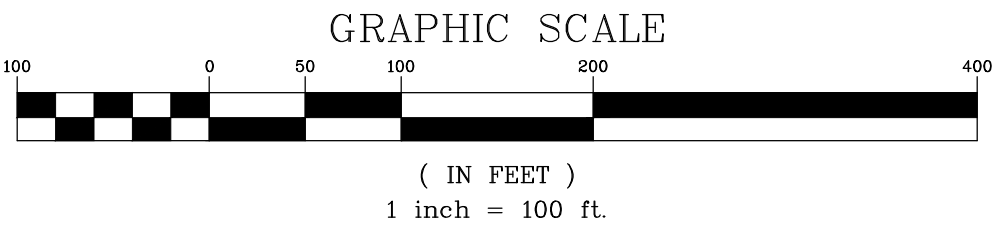
P.I.N.'S

11-04-19-400-007-0000
11-04-19-400-008-0000
11-04-19-400-009-0000

PLAT OF EASEMENT

FOR THE PURPOSE OF GRANTING
DETENTION, MUNICIPAL, AND PUBLIC
UTILITY & DRAINAGE EASEMENTS

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19,
TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES,
AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

PLAT PREPARED FOR

HEIDNER PROPERTY MANAGEMENT, INC.
5277 TRILLIUM BLVD.
HOFFMAN ESTATES, IL 60192

EASEMENT AREA

DETENTION AREA: 163,976 SQ. FT. (3.764 ACRES)
P.U. & D.E.: 1,952 SQ. FT. (0.045 ACRES)
M.U.E.: 15,065 SQ. FT. (0.346 ACRES)

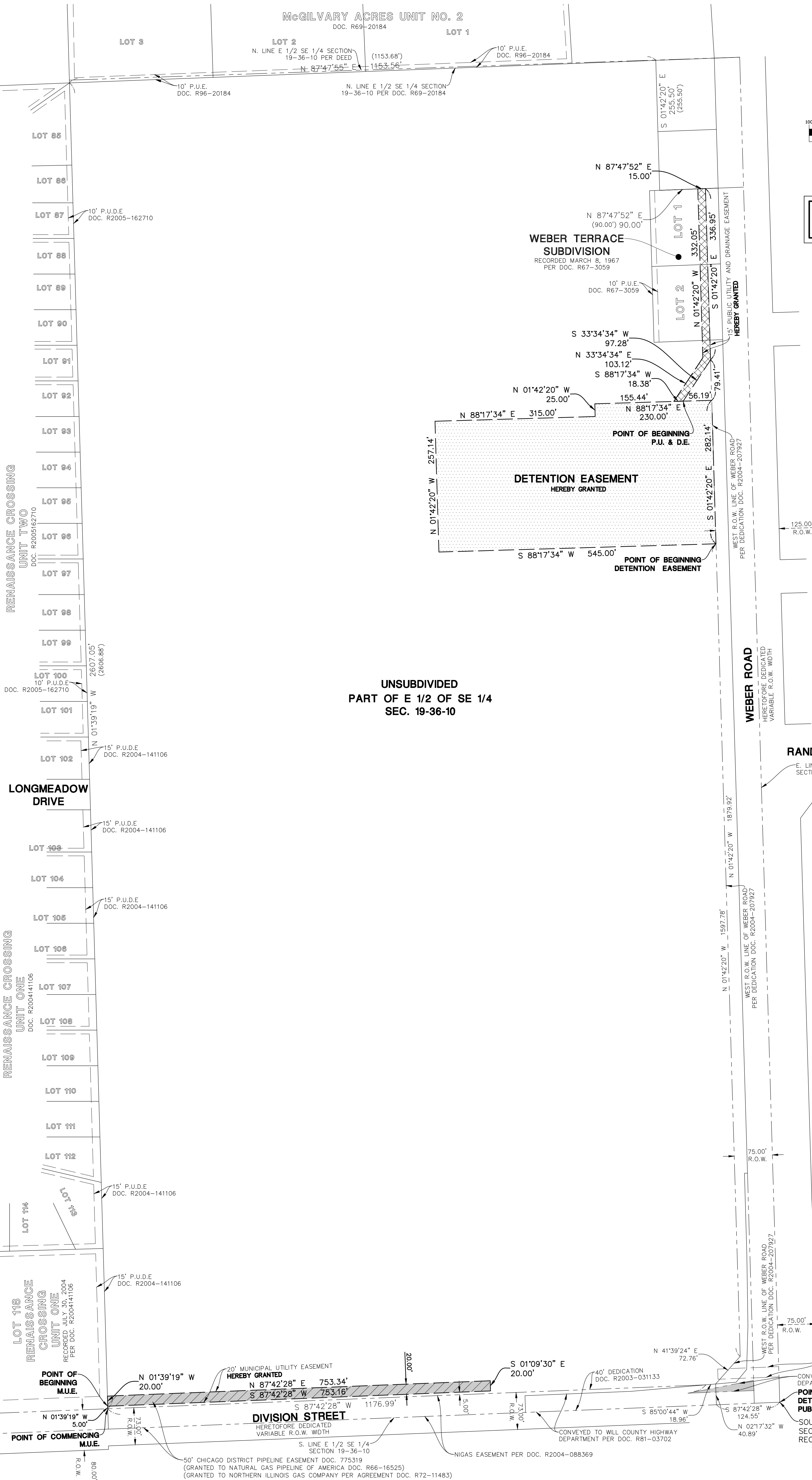
LEGEND

--- EXISTING EASEMENT LINE
--- PROPOSED EASEMENT LINE
--- SECTION LINE
--- EXISTING RIGHT-OF-WAY LINE
--- EXISTING LOT LINE
xxx.xx = MEASURED DISTANCE
(xxx.xx) = RECORD DISTANCE
0.00 = BOUNDARY DIMENSION
M.U.E. = MUNICIPAL UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

= 20' MUNICIPAL UTILITY EASEMENT
 = 15' PUBLIC UTILITY & DRAINAGE EASEMENT
 = DETENTION EASEMENT

SURVEYOR'S NOTE

DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT
HEREON.



HPCIRL01	1 OF 2	SHEET	HEIDNER SUBDIVISION		
			CREST HILL, ILLINOIS		
			PLAT OF EASEMENT		
PROJ. MGR.	BAS				
PROJ. ASST.	STP				
DRAWN BY	STP				
DATE	09-30-21				
SCALE	1" = 100'				



Manhard
CONSULTING

700 Springer Drive, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	DRAWN BY
08/30/22	REVISED EASEMENT GEOMETRY	MGS

PLAT OF EASEMENT

FOR THE PURPOSE OF GRANTING DETENTION, MUNICIPAL, AND PUBLIC UTILITY & DRAINAGE EASEMENTS

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19,
TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

OWNER'S CERTIFICATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT HEIDNER PROPERTY MANAGEMENT, INC. IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT OF EASEMENT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH.

THE OWNER HEREBY IRREVOCABLY OFFERS GRANTS TO THE VILLAGE OF CREST HILL, ILLINOIS A 20' MUNICIPAL UTILITY EASEMENT MARKED OR NOTED ON THIS PLAT OF EASEMENT AS MUNICIPAL UTILITY EASEMENT OR "M.U.E.", A 15' PUBLIC UTILITY & DRAINAGE EASEMENT OR "P.U. & D.E." AND DETENTION EASEMENT MARKED OR NOTED ON THIS PLAT OF EASEMENT FOR THE USE AND PURPOSE NAMED THEREIN OR INTENDED AND FOR NO OTHER USE OR PURPOSE, IN THE CORPORATE NAME THEREOF, IN TRUST.

DATED THIS DAY OF A.D.,

HEIDNER PROPERTY MANAGEMENT, INC. ATTESTED:

BY: _____

NOTARY PUBLIC

STATE OF)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESaid, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC _____

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/ OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF CREST HILL AND ALSO AS A NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF CREST HILL INCLUDING, BUT NOT LIMITED TO, AT&T/SBC/AMERITECH COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTED) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE "THE PUBLIC UTILITY" TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF CREST HILL, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE "PUBLIC UTILITY". THE GRANTEE OR GRANTEE'S PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE, TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT SHALL NOT BE LIABLE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE. THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF CREST HILL.

DETENTION EASEMENTS PROVISIONS

ALL EASEMENTS INDICATED AS DETENTION EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF CREST HILL AND ITS SUCCESSOR'S AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER OF DETENTION EASEMENT IN THIS SUBDIVISION AND ANY SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF CREST HILL.

IN THE EVENT THE OWNER OF DETENTION EASEMENT IN THIS SUBDIVISION OR ANY SUBSEQUENT PURCHASER (FUTURE OWNER) FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE VILLAGE OF CREST HILL, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION EASEMENT REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE, FREE/FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE VILLAGE OF CREST HILL ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE VILLAGE OF CREST HILL, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN(10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF DETENTION EASEMENTS IN THIS SUBDIVISION, ITS SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF CREST HILL.

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THIS DAY ,

20____ AT ____ O'CLOCK ____M., AND WAS RECORDED IN BOOK _____ OF PLATS

ON PAGE _____

BY: _____
RECORDER OF DEEDS

P.U. & D.E. LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 124.55 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 40.89 FEET TO THE NORTH LINE OF DIVISION STREET PER DOCUMENT NUMBER R2004-207927; THENCE NORTH 41 DEGREES 39 MINUTES 24 SECONDS EAST ALONG THE NORTHWEST TRANSITIONAL RIGHT-OF-WAY LINE OF SAID WEBER ROAD PER AFOREMENTIONED DOCUMENT NUMBER R2004-207927; A DISTANCE OF 72.76 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 1879.92 FEET ALONG THE WEST LINE OF WEBER ROAD; THENCE SOUTH 88 DEGREES 17 MINUTES 34 SECONDS WEST A DISTANCE OF 56.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 17 MINUTES 34 SECONDS WEST A DISTANCE OF 18.38 FEET; THENCE NORTH 33 DEGREES 34 MINUTES 34 SECONDS EAST, A DISTANCE OF 103.12 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 332.05 FEET TO THE NORTH LINE OF LOT 1 OF WEBER TERRACE SUBDIVISION RECORDED MARCH 8 1967 PER DOCUMENT R67-3059; THENCE NORTH 87 DEGREES 47 MINUTES 52 SECONDS EAST, ALONG SAID NORTH LINE A DISTANCE OF 15.00 FEET TO THE WEST LINE OF SAID WEBER ROAD; THENCE SOUTH 01 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 336.95 FEET; THENCE SOUTH 33 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 97.28 FEET TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

M.U.E. LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 118 OF RENAISSANCE CROSSING UNIT ONE SUBDIVISION RECORDED JULY 30, 2004 PER DOCUMENT R2004141106; THENCE NORTH 01 DEGREES 39 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 118, A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01 DEGREES 39 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 87 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 753.34 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 753.16 FEET TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

DETENTION EASEMENT LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 124.55 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 40.89 FEET TO THE NORTH LINE OF DIVISION STREET PER DOCUMENT NUMBER R2004-207927; THENCE NORTH 41 DEGREES 39 MINUTES 24 SECONDS EAST ALONG THE NORTHWEST TRANSITIONAL RIGHT-OF-WAY LINE OF SAID WEBER ROAD PER AFOREMENTIONED DOCUMENT NUMBER R2004-207927; A DISTANCE OF 72.76 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 1597.78 FEET ALONG THE WEST LINE OF WEBER ROAD, TO THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 545.00 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 257.14 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 315.00 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 282.14 FEET TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

MUNICIPAL UTILITY AND DRAINAGE EASEMENTS (M.U.E.)

A PERPETUAL NON-EXCLUSIVE EASEMENT APPURTENANT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF CREST HILL AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE PROPERTY DESIGNATED AS MUNICIPAL UTILITY AND/OR DRAINAGE EASEMENT (M.U.E.) ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER LINES, FORCE MAIN LINES, STORM SEWER LINES, IRRIGATION LINES, PIPES, STREET LIGHTS, DITCHES, SWALES AND APPURTENANCES, POLES, WIRES, CABLES, CONDUCT, MANHOLES, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF MUNICIPAL UTILITY SERVICES AND DRAINAGE OF STORMWATER, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTING EQUIPMENT AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE PROPERTY WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER MANAGEMENT, IRRIGATION, STREET LIGHTING AND OTHER MUNICIPAL SERVICES. ALL INSTALLATION OF MUNICIPAL UTILITIES SHALL BE UNDERGROUND OR ON THE SURFACE BUT NOT OVERHEAD.

NO OBSTRUCTIONS SHALL BE PLACED IN THE M.U.E. AREAS, BUT THE M.U.E. AREAS MAY BE USED FOR FENCES, GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED.

CREST HILL CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE CREST HILL CITY COUNCIL AT A MEETING HELD ON

THE DAY OF 20____, A.D.

MAYOR _____

CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF GRANTING AN EASEMENT FOR THE PURPOSES SHOWN HEREON.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS,

THIS DAY OF A.D.,

FOR REVIEW ONLY

BRADLEY A. STROHL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE No. 184003350
LICENSE EXPIRES APRIL 30, 2023



HPICRIL01	2 OF 2	SHEET	PROJ. NO. _____	HEIDNER SUBDIVISION		
			PROJ. ASSOC. _____		CREST HILL, ILLINOIS	
			DRAWN BY _____			PLAT OF EASEMENT
			DATE _____			
SCALE _____						

	700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com Civil Engineers Surveyors Water Resource Engineers Water & Waste Water Engineers Construction Managers Environmental Scientists Landscape Architects Planners

DATE	REVISIONS	DRAWN BY
08/30/22	REVISED EASEMENT GEOMETRY	MGS