

**EASEMENT AGREEMENT FOR
UTILITY FACILITIES (ELECTRIC/FIBEROPTIC)**

LEGAL DESCRIPTION PREPARED BY:

Willet Hoffman and Associates
809 East 2nd Street
P.O. Box 367
Dixon, IL 61021

RETURN TO:

Blake Toliver
Rochelle Municipal Utilities
420 N 6th St
Rochelle, IL 61068

KNOW ALL MEN BY THESE PRESENTS, that

Rochelle Hub, LLC ("Grantor"), located at 1663 South Main Street in the County of Ogle and State of Illinois, for good and valuable consideration in the amount of Twenty-Nine Thousand Ninety-Four (\$29,094.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, hereby gives, grants, conveys and warrants to

the City of Rochelle, an Illinois municipal corporation

("Grantee"), a permanent non-exclusive easement for underground and/or above-ground electric utility facilities (including underground duct packages, underground transmission/distribution wires and associated attachments) and fiberoptic facilities ("Facilities"), including the right to construct, maintain and make all necessary repairs to said Facilities, as may be reasonable and proper, together with the right of ingress and egress for the purpose of constructing and maintaining said Facilities, and the right to construct and maintain the necessary appurtenances for said Facilities over, under, along, upon and through said permanent easement hereinafter described; the said Grantor further gives and grants to Grantee, as part of said consideration, the right and privilege to use such additional ground as may be necessary in the construction of said Facilities, not exceeding 20 feet in width on each side of said permanent easement hereinafter described, said right and easement to be temporary and to be effective only during the construction of said Facilities.

The permanent easement ("Easement") as more particularly described as:

A part of the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Forty (40) North, Range One (1) East of the Third (3rd) Principal Meridian, City of Rochelle, Ogle County, Illinois, described as follows:

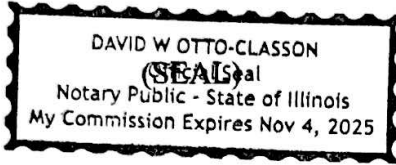
Beginning at the southwest corner of an existing 4.38 acre tract conveyed to DC Rochelle, LLC; thence North 26 degrees 49 minutes 04 seconds West, along the west line of said 4.38 acre tract, a distance of 98.25 feet; thence North 0 degrees 53 minutes 33 seconds East, continuing along said west line, a distance of 468.08 feet; thence North 7 degrees 49 minutes 36 seconds East, a distance of 116.80 feet; thence South 9 degrees 19 minutes 48 seconds East, a distance of 70.95 feet; thence southeasterly along the arc of a curve to the left having a radius of 327.13, a chord bearing of South 16 degrees 56 minutes 32 seconds East, an arc distance of 86.92 feet; thence South 0 degrees 26 minutes 13 seconds East, a distance of 517.85 feet to a point on the south line of said 4.38 acre tract; thence South 88 degrees 02 minutes 43 seconds West, along said south line, a distance of 19.59 feet to the Point of Beginning, containing 0.746 acres, more or less.

PIN #: 25-31-100-003-0000

Common Address: 1663 South Main Street, Rochelle, Illinois 61068

BEFORE ME, the undersigned notary public, on this day personally appeared Vytautas Zizmiskas and Darius Vaitiekus personally known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes and in the capacities therein set forth, including the release and waiver of the right of homestead rights.

Given under my hand and notarial seal this 23rd day of October, 2025.



[Handwritten Signature]
NOTARY PUBLIC

STATE OF ILLINOIS)
 Kane) ss.
COUNTY OF ~~OGLE~~)

BEFORE ME, the undersigned notary public, on this day personally appeared Jeff Fiegenschuh and Rose Hueramo, the City Manager and City Clerk, respectively, of the City of Rochelle, an Illinois municipal corporation, and acknowledged that they signed and delivered the said instrument in said capacity, pursuant to authority of the governing body of the City.

Given under my hand and notarial seal, this _____ day of _____, 2025.

(SEAL)

NOTARY PUBLIC

Prepared By:

DOMINICK L. LANZITO
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
1804 North Naper Boulevard, Suite 350
Naperville, IL 60563
(630) 614-7611

