

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTIES, ILLINOIS, APPROVING THE PLAT OF EASEMENT RELEASE AND PLAT OF EASEMENT GRANT

WHEREAS, the Village of East Dundee (the "Village") is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, AG-HS ROCK ROAD PROPERTY OWNER LLC, UNICORN PARK DR STE 208, WOBURN, MA, 01801-3343, (the "*OWNERS*") has filed an application for approval of a plat of easement of the property legally described on said PLAT OF EASEMENT RELEASE AND PLAT OF EASEMENT GRANT, attached as Exhibit A, in East Dundee, Illinois, (the "Subject Property") zoned in the M-1 LIMITED MANUFACTURING DISTRICT; and,

WHEREAS, the Village President and Board of Trustees have reviewed the plat of easement and find that the plat complies with the requirements of the Village Code and it is in the best interest of the Village to approve the plat.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the President and Board of Trustees hereby approve and authorize the execution of the PLAT OF EASEMENT RELEASE AND PLAT OF EASEMENT GRANT prepared by HAEGER ENGINEERING. dated last revised 4/20/2022, attached hereto and made a part hereof by reference as Exhibit A, for the Subject Property, with Property Index Number 03-25-426-010, 03-25-426-012 and 03-25-426-013.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

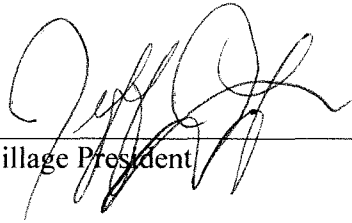
ADOPTED this 17th day of July, 2023 pursuant to a roll call vote as follows:

AYES: Mahony, Kunze, Brittin, Saviano, Treiber and Sauder

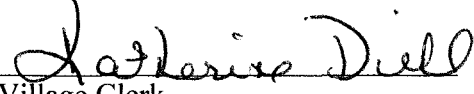
NAYS: Ø

ABSENT: Ø

APPROVED by me this 17th day of July, 2023


Village President

Attest:


Village Clerk

Published in pamphlet form:

July 24, 2023

P.I.N. 03-25-426-010
03-25-426-012
03-25-426-014

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

PLAT PREPARED FOR:

HIGH STREET LOGISTICS PROPERTIES
245 PARK AVENUE
24TH FLOOR
NEW YORK CITY, NY 10167

SUBMITTED BY

VILLAGE OF EAST DUNDEE
120 BARRINGTON AVENUE
EAST DUNDEE, IL 60118

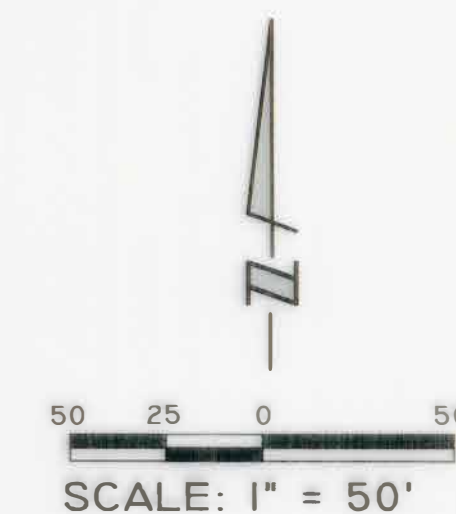
SEND NEW TAX BILL TO:

HIGH STREET LOGISTICS PROPERTIES
245 PARK AVENUE
24TH FLOOR
NEW YORK CITY, NY 10167

EXHIBIT A

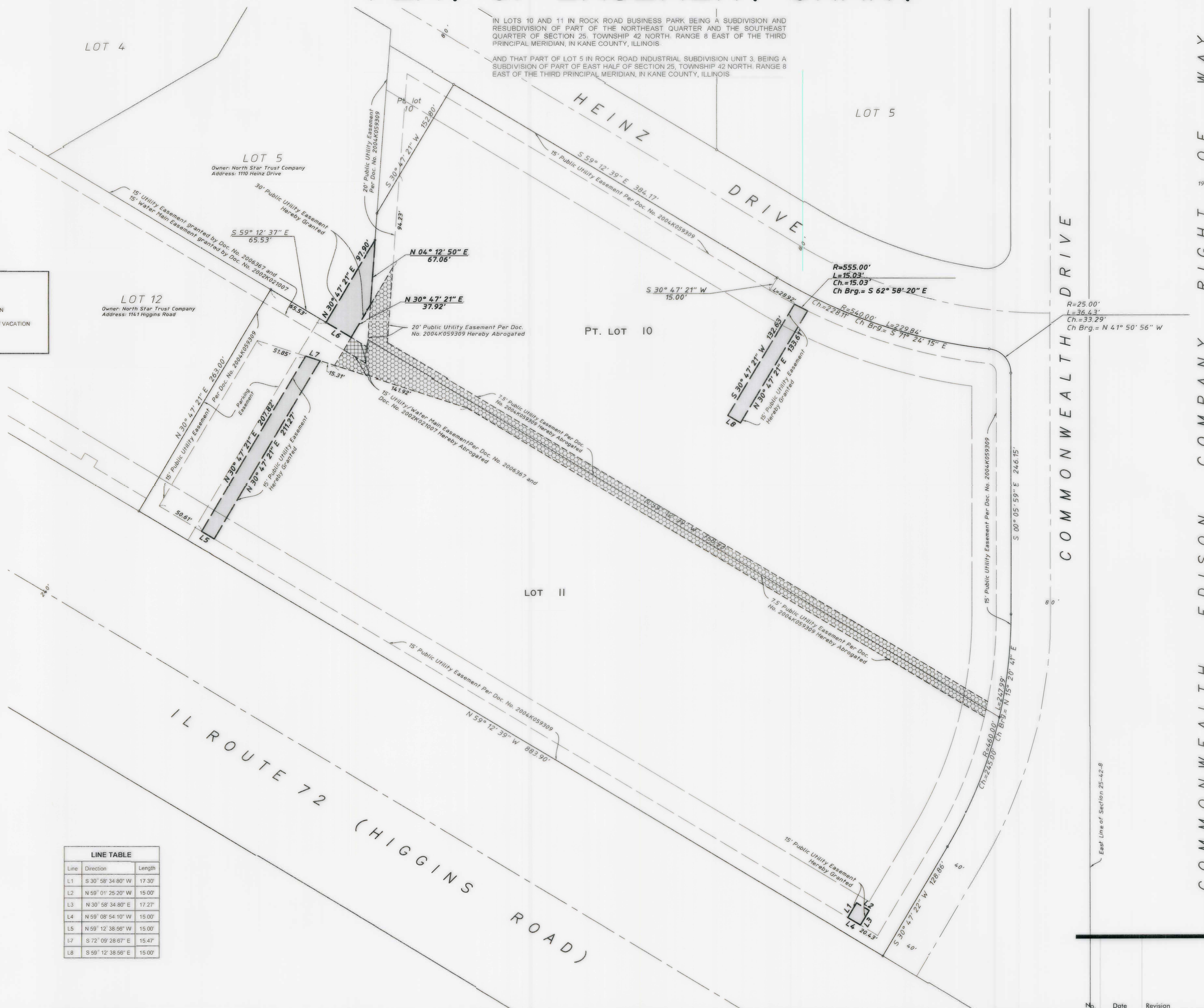
PLAT OF EASEMENT RELEASE AND PLAT OF EASEMENT GRANT

SHEET 1 OF 2



EASEMENT LEGEND

	PUBLIC UTILITY EASEMENT VACATION
	UTILITY AND WATERMAIN EASEMENT VACATION
	PUBLIC UTILITY GRANTED



LINE TABLE		
Line	Direction	Length
L1	S 30° 58' 34.80" W	17.30'
L2	N 59° 01' 25.20" W	15.00'
L3	N 30° 58' 34.80" E	17.27'
L4	N 59° 08' 54.10" W	15.00'
L5	N 59° 12' 38.56" W	15.00'
L7	S 72° 09' 28.67" E	15.47'
L8	S 59° 12' 38.56" E	15.00'

Originally Prepared: 4/20/2022 Project No. 21-009

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No. Date Revision

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HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

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PLAT OF EASEMENT RELEASE AND PLAT OF EASEMENT GRANT

OWNER'S CERTIFICATE

STATE OF Georgia
ILLINOIS)
COUNTY OF Cobb) SS:
COUNTY OF KANE)

THIS IS TO CERTIFY THAT AG-HS ROCK ROAD PROPERTY OWNER, LLC IS THE HOLDER OF RECORD TITLE OF THE PROPERTY DELINEATED AND DEPICTED HEREON AND THAT IT HAS CAUSED THIS PLAT OF EASEMENT GRANT TO BE PREPARED AS SHOWN HEREON AND THAT IT DOES HEREBY GRANT THE EASEMENT HERESON SHOWN, SUBJECT TO THE EASEMENT PROVISIONS FOR SAME HEREIN STATED FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED AT Atlanta, Georgia THIS 18th DAY OF January, A.D. 20 23
BY: [Signature]

NOTARY CERTIFICATE

STATE OF Georgia
ILLINOIS)
COUNTY OF Cobb) SS:
COUNTY OF KANE)

I, Rebecca Petty, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS HOLDER OF RECORD TITLE AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 18th DAY OF January, A.D. 20 23
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/18/2024

MORTGAGEE'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D. 20 _____, AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20 _____, AS DOCUMENT NO. _____, HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

BY: _____ ATTEST: _____
ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ AND _____

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH _____ AND _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

KANE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY.

GIVEN UNDER MY HAND AND SEAL AT GENEVA, KANE COUNTY, ILLINOIS.

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

COUNTY CLERK

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, COUNTY RECORDER OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY.

GIVEN UNDER MY HAND AND SEAL AT GENEVA, KANE COUNTY, ILLINOIS.

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

COUNTY RECORDER

VILLAGE CERTIFICATE OF APPROVAL

STATE OF ILLINOIS)
COUNTY OF KANE) SS

UNDER THE AUTHORITY PROVIDED BY ORDINANCE NO. _____ ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF EAST DUNDEE, ILLINOIS, THIS PLAT WAS APPROVED BY THE VILLAGE OF EAST DUNDEE AND MUST BE RECORDED WITHIN SIXTY (60) DAYS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____, 20 _____.

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE ENGINEER

VILLAGE ENGINEER

PUBLIC UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION WITH WATERMAIN, ELECTRICAL, AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY,
AND
AT&T TELEPHONE COMPANY,
AND
COMCAST CABLE COMMUNICATION, INC.,
AND
NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION,
DOING BUSINESS AS NICOR GAS COMPANY
AND
THE VILLAGE OF EAST DUNDEE
COLLECTIVELY THE "GRANTEE",

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATER MAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS, TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PROPERTY DESIGNATED ON THE PLAT AS A COMMON AREA OR AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS 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 THE GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLY RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. 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 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 AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS OUT LOTS, COMMON ELEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING AND COMMON AREA. THE TERM COMMON AREA OR AREAS AND COMMON ELEMENTS INCLUDES 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 OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695 HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, FROM SURVEYS AND OFFICIAL RECORDS, FOR THE USE AND PURPOSES HEREIN SET FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREON CAPTIONED PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES F.

SCHAUMBURG, ILLINOIS JANUARY 4, 2023

BY: [Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-24

No. Date Revision

Originally Prepared: 4/20/2022

Project No. 21-009

HAEGER ENGINEERING
consulting engineers • land surveyors

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