

Ordinance No. 20-40

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTIES, ILLINOIS, APPROVING THE PLAT OF EASEMENT, VACATION AND ABROGATION FOR THE PROPERTY COMMONLY KNOWN AS 401 CHRISTINA DRIVE, PIN 30-25-201-004

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, PAL 401 LLC, 201 CHRISTINA DR EAST DUNDEE, IL, 60118, (the “OWNER”) has filed an application for approval of a **PLAT OF EASEMENT, VACATION AND ABROGATION** for the property legally described on said plat and located at 401 Christina Dr, 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 standards set forth in Section 155.029 of the Subdivision Chapter for approval of the final plat of subdivision and find that said subdivision meet those standards.

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 final **PLAT OF EASEMENT, VACATION AND ABROGATION** for the property known as **401 Christina Dr.** prepared by SURVEY SYSTEMS OF AMERICA, INC. dated **APRIL 20, 2020**, attached hereto and made a part hereof by reference as Exhibit A, of the Subject Property, with Property Index Number of **30-25-201-004**

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

ADOPTED this 2nd day of Nov, 2020 pursuant to a roll call vote as follows:

AYES: Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze

NAYS: None

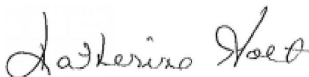
ABSENT: None

APPROVED by me this 2nd day of November, 2020



Village President

Attest:

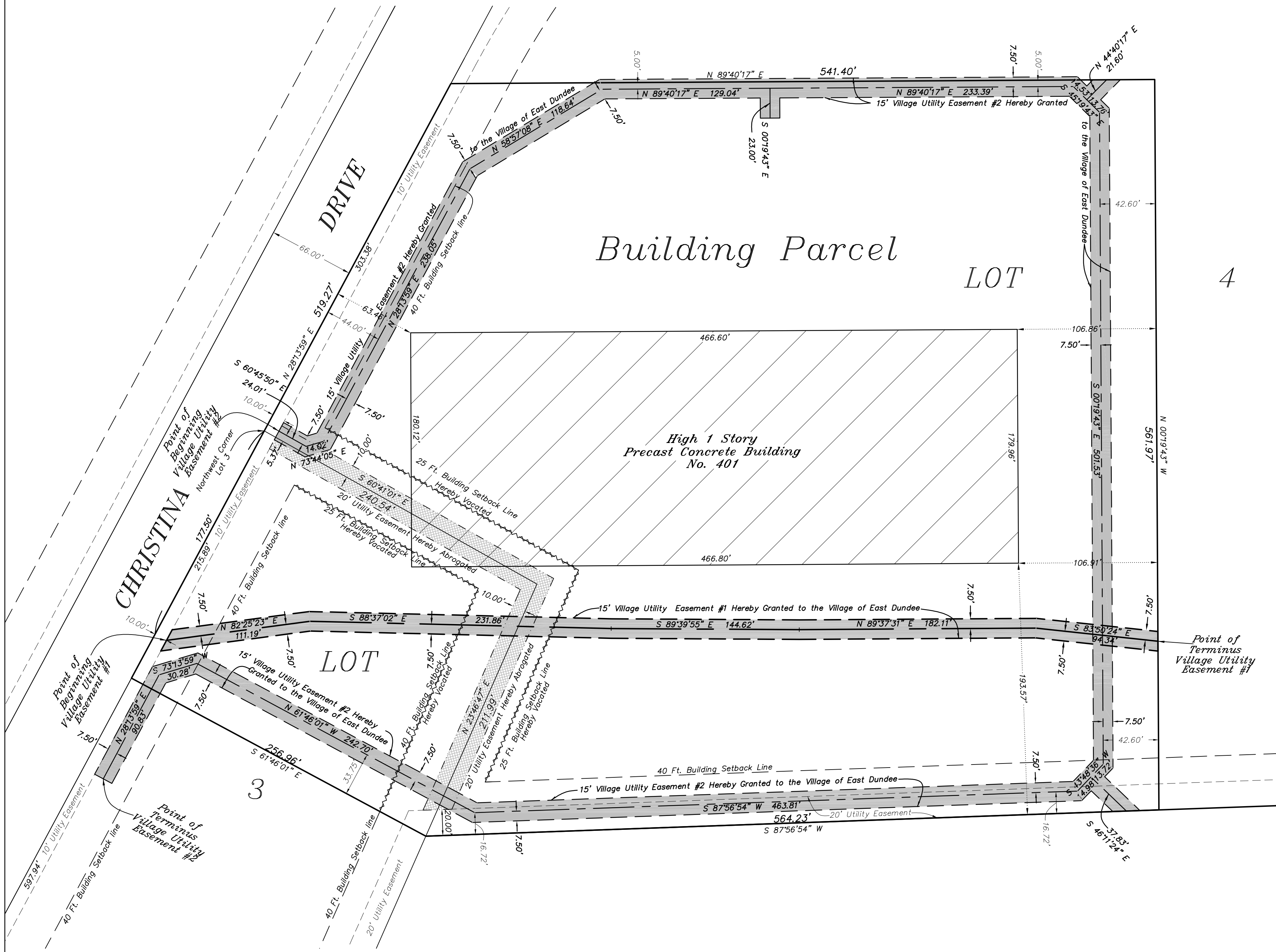
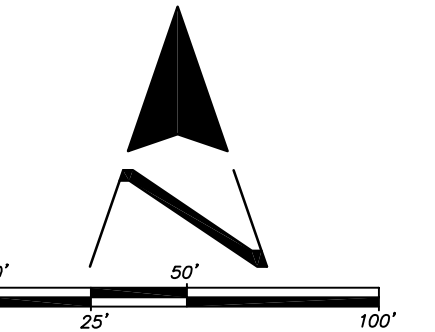


Village Clerk

Published in pamphlet form: November 3, 2020

PLAT OF EASEMENT, VACATION AND ABROGATION IN THE VILLAGE OF EAST DUNDEE

Being part of the East Half Section 24 and the Northeast Quarter of Section 25, Township 42 North, Range 8 East of the Third Principal Meridian, in the Village of East Dundee, Kane County, Illinois



Building Parcel:

That part of Lots 3 and 4 in TERRA BUSINESS PARK SUBDIVISION, being a subdivision of part of Section 24 and Section 25, Township 42 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded December 26, 2007 as Document Number 2007K124883 and bounded by a line described as follows: Beginning at a point 215.89 feet Southwesterly of the Northwest corner of Lot 3 (as measured along the Northwest line of said Lot 3, said line also being the Southeasterly line of Christina Drive); thence North 28 Degrees 13 Minutes 59 Seconds East, along said Northwesterly line of Lots 3 and 4, as aforesaid, a distance of 519.27 feet; thence North 89 Degrees 40 Minutes 17 Seconds East, 541.40 feet; thence South 00 Degrees 19 Minutes 43 Seconds East, 561.97 feet to the South line of Lot 4, as aforesaid; thence South 87 Degrees 56 Minutes 54 Seconds West along the South line of said Lot 4, a distance of 564.23 feet to the Southwest corner thereof; thence North 61 Degrees 46 Minutes 01 Seconds West, 256.96 feet to the point of beginning, all in Kane County, Illinois.

Village Utility Easement #1:

A 15 foot wide easement for village utility services, over, under, across and through that part of Lots 3 and 4 in TERRA BUSINESS PARK SUBDIVISION, being a subdivision of part of Section 24 and Section 25, Township 42 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded December 26, 2007 as Document Number 2007K124883 being the above described Building Parcel and parts of aforesaid Lots 3 and 4 adjacent thereto, said easement lying 7.50 feet on either side of the following described centerline, to wit: Beginning at a point 177.50 feet southwesterly and 10.00 feet southeasterly of the northwest corner of aforesaid Lot 3, also being a southwest corner of aforesaid Lot 4, as measured parallel with and perpendicular to the northerly and westerly lines of said Lot 3 respectively; thence North 82 Degrees 25 Minutes 23 Seconds East, 111.19 feet; thence South 88 Degrees 37 Minutes 02 Seconds East, 231.86 feet; thence South 89 Degrees 39 Minutes 55 Seconds East, 144.62 feet; thence North 89 Degrees 37 Minutes 31 Seconds East, 182.11 feet; thence South 83 Degrees 50 Minutes 24 Seconds East, 94.34 feet to the point of terminus at the east line of the aforesaid Building Parcel.

Village Utility Easement #2:

A 15 foot wide easement for village utility services, over, under, across and through that part of Lots 3 and 4 in TERRA BUSINESS PARK SUBDIVISION, being a subdivision of part of Section 24 and Section 25, Township 42 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded December 26, 2007 as Document Number 2007K124883 being the above described Building Parcel and parts of aforesaid Lots 3 and 4 adjacent thereto, said easement lying 7.50 feet on either side of the following described centerline, to wit: Beginning at a point 5.37 feet northerly and 10.00 feet easterly from a southwest corner of aforesaid Lot 4, also being the northwest corner of aforesaid Lot 3, as measured parallel with and perpendicular to the southerly and westerly lines of said Lot 4 respectively; thence South 60 Degrees Minutes 50 Seconds East, 24.01 feet; thence North 73 Degrees 44 Minutes 05 Seconds East, 14.02 feet; thence North 28 Degrees 13 Minutes 59 Seconds East, 238.05 feet; thence North 58 Degrees 57 Minutes 08 Seconds East, 118.64 feet; thence North 89 Degrees 40 Minutes 17 Seconds East, 129.04 feet; thence South 00 Degrees 19 Minutes 43 Seconds East, 23.00 feet; thence North 00 Degrees 19 Minutes 43 Seconds West, 23.00 feet; thence North 89 Degrees 40 Minutes 17 Seconds East, 233.39 feet; thence South 45 Degrees 19 Minutes 43 Seconds East, 14.53 feet; thence North 44 Degrees 40 Minutes 17 Seconds East, 21.60 feet to the north line of the aforesaid Building Parcel described above; thence South 44 Degrees 40 Minutes 17 Seconds West, 21.60 feet; thence South 45 Degrees 19 Minutes 43 Seconds East, 13.76 feet; thence South 00 Degrees 19 Minutes 43 Seconds East, 501.53 feet; thence South 43 Degrees 48 Minutes 36 Seconds West, 13.72 feet; thence South 46 Degrees 11 Minutes 24 Seconds South, 37.83 feet to a point on the south line of the aforesaid Building Parcel; thence North 46 Degrees 11 Minutes 24 Seconds West, 37.83 feet; thence South 43 Degrees 48 Minutes 36 Seconds West, 14.98 feet; thence South 87 Degrees 56 Minutes 54 Seconds West, 463.81 feet; thence North 61 Degrees 46 Minutes 01 Seconds West, 242.70 feet; thence South 73 Degrees 13 Minutes 59 Seconds West, 30.28 feet; thence South 28 Degrees 13 Minutes 59 Seconds West, 90.83 feet to the point of terminus.

VILLAGE EASEMENT PROVISIONS

The Village of East Dundee is hereby given easement rights to the platted easements designated "Village Utility Easement #1 and Village Utility Easement #2". Easements shall be used solely to install, operate, maintain and remove from time to time above ground and underground facilities and appurtenances used in connection with the sanitary sewer and water systems of the Village of East Dundee. No permanent buildings or trees shall be placed on said easements, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

UTILITY EASEMENT ABROGATION

The Village of East Dundee hereby abrogates all easement rights to that portion of the 20 foot Utility Easement within the aforesaid Building Parcel depicted and highlighted hereon.

25 FOOT AND 40 FOOT BUILDING SETBACK LINE VACATION

The Village of East Dundee hereby vacates that portion of the 25 ft. Building Setback line within the aforesaid Building Parcel depicted and highlighted hereon.

VILLAGE BOARD CERTIFICATE

State of Illinois } s.s.
County of Kane

Approved and accepted by the President and Board of Trustees of the Village of East Dundee, Kane County, Illinois at a meeting held on this _____ day of _____, A.D. 2020 at _____ o'clock _____ m.

Signed: _____
President

Attest: _____

State of Illinois } ss.
County of Kane }

This instrument No. _____ was filed for record in the Recorder's Office of Kane County, Illinois on the _____ day of _____, 2020 at _____ o'clock _____ m., and recorded in Plat Envelope No. _____

County Recorder

State of Illinois } ss.
County of Kane }

This is to certify that Pal 401, LLC, an Illinois limited liability company, and Pal Land, LLC, an Illinois limited liability company are the fee simple owners of the property described in the plat, have caused the same to be platted as shown hereon for the uses and purposes herein set forth as allowed and provided for by statute, and hereby acknowledges and adopts the same under style and title aforesaid.

The undersigned hereby grants for public use the lands shown on this plat for Utility and Water Main Easements according to the Easement Provisions stated hereon.

Dated at Kane County, Illinois this _____ day of _____, 2020.

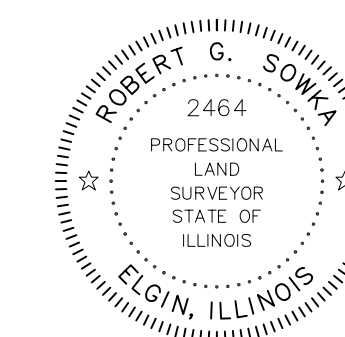
by: _____
Joseph L. Palumbo, Manager
Pal 401, LLC and Pal Land, LLC

State of Illinois } ss.
County of Kane }

I, _____, a Notary Public in and for County and State aforesaid, do hereby certify that Joseph L. Palumbo, Manager of Pal 401, LLC and Pal Land, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Manger appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D. 2020.
My Commission expires _____

Notary Public



Expires 11/30/2020
PLAT VALID ONLY WITH EMBOSSED SEAL AND ORIGINAL SIGNATURE

State of Illinois } s.s.
County of Kane }

SURVEY SYSTEMS OF AMERICA, INC., does hereby certify that the plat hereon drawn was prepared from other surveys and instruments of record for the uses and purposes therein set forth.
Elgin, Illinois. Dated this 20th day of April, A.D. 2020.

by: **PRELIMINARY for REVIEW**
Robert G. Sowka I.P.L.S. No. 2464

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
Professional Design Firm—License No. 184-002797
P.O. Box 6174
Elgin, Illinois 60121-6174
Phone : (847) 428-5775

ORDER NO: 203-2094.3-4pt GE