PLAT OF EASEMENT

200 E. OGDEN AVE.
WESTMONT, ILLINOIS 60559

09-03-105-049

RETURN TO: VILLAGE OF WESTMONT
ECONOMIC DEVELOPMENT
31 WEST QUINCY STREET
WESTMONT, IL 60559

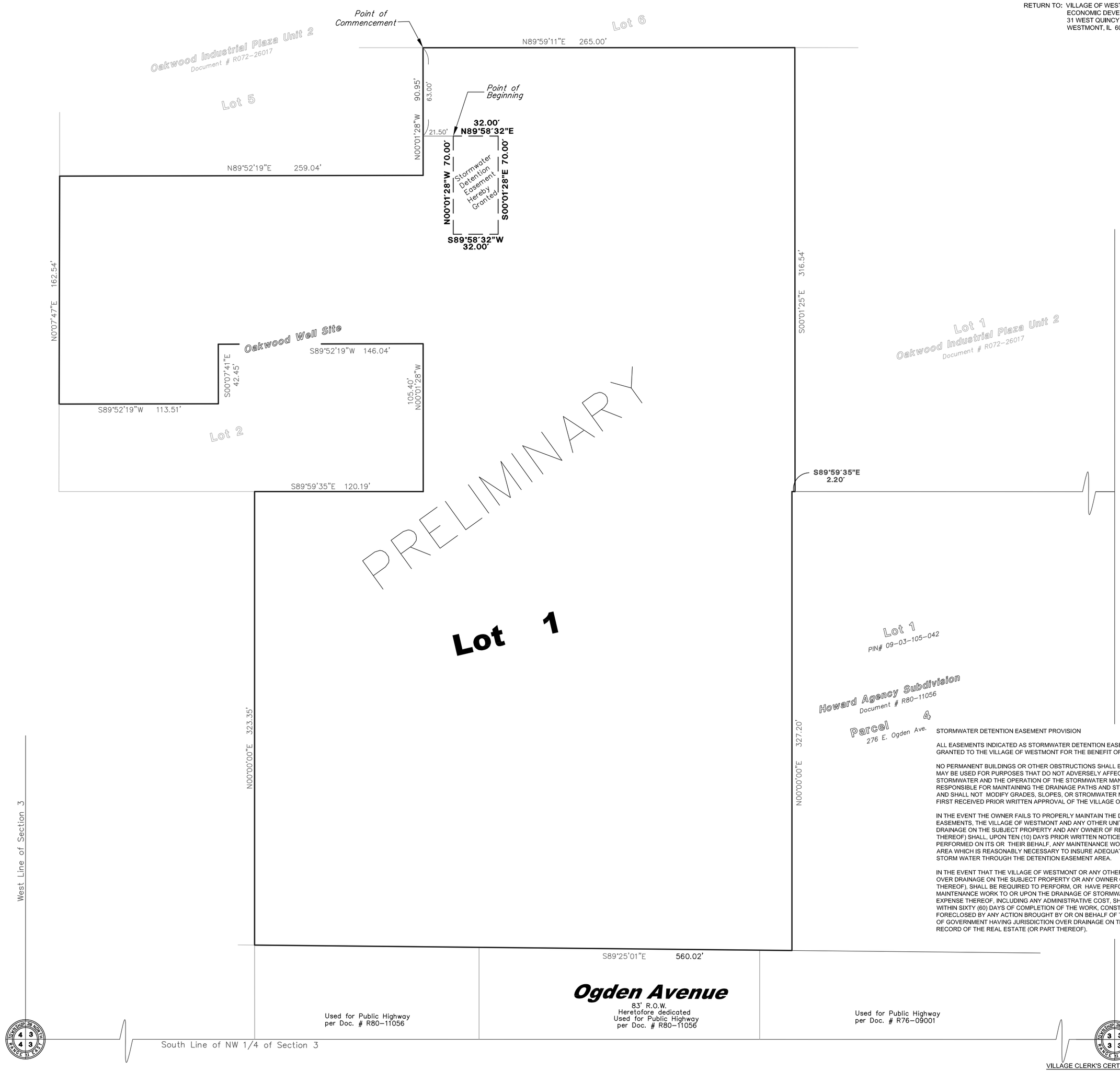
Legal Description of Parent Parcel

LOT 1 IN FORREST SUBDIVISION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Legal Description of Stormwater Detention Easement

THAT PART OF LOT 1 IN FORREST SUBDIVISION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 5 IN OAKWOOD INDUSTRIAL PLAZA UNIT 2; THENCE SOUTH 00 DEGREES 01 MINUTES 28 SECONDS WEST, 63.00 FEET ALONG THE EAST LINE OF SAID LOT 5; THENCE NORTH 89 DEGREES 58 MINUTES 32 SECONDS EAST, 21.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 32 SECONDS EAST 32.00 FEET; THENCE SOUTH 00 DEGREES01 MINUTES 28 SECONDS EAST, 70.00 FEET PARALLEL WITH SAID EAST LINE OF LOT 5; THENCE SOUTH 89 DEGREES 58 MINUTES 32 SECONDS WEST, 32.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 28 SECONDS WEST PARALLEL WITH SAID EAST LINE, TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



STORMWATER DETENTION EASEMENT PROVISION

ALL EASEMENTS INDICATED AS STORMWATER DETENTION EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT FOR THE BENEFIT OF THE PUBLIC.

NO PERMANENT BUILDINGS OR OTHER OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE OR FREE FLOW OF STORMWATER AND THE OPERATION OF THE STORMWATER MANAGEMENT SYSTEM. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATHS AND STROMWATER DETENTION APPLICABLE TO HIS LOT AND SHALL NOT MODIFY GRADES, SLOPES, OR STROMWATER MANAGEMENT FACILITIES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WESTMONT.

IN THE EVENT THE OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE OF STROMWATER DETENTION AREA EASEMENTS, THE VILLAGE OF WESTMONT AND ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF) SHALL, UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, HAVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STROMWATER DETENTION AREA WHICH IS REASONABLY NECESSARY TO INSURE ADEQUATE STROMWATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREA.

IN THE EVENT THAT THE VILLAGE OF WESTMONT OR ANY OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF), SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS OR THEIR BEHALF, ANY MAINTENANCE WORK TO OR UPON THE DRAINAGE OF STORMWATER DETENTION AREA EASEMENT, THE EXPENSE THEREOF, INCLUDING ANY ADMINISTRATIVE COST, SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY (60) DAYS OF COMPLETION OF THE WORK, CONSTITUTES A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF WESTMONT AND/OR OTHER UNIT OF GOVERNMENT HAVING JURISDICTION OVER DRAINAGE ON THE SUBJECT PROPERTY AND/OR ANY OWNER OF RECORD OF THE REAL ESTATE (OR PART THEREOF).

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS
)SS
COUNTY OF DUPAGE

I _____, Village Clerk of te Village of Westmont, Illinois, hereby certify that this plat was presented to and by resolution duly approved by the board of trustees of said Village at its last meeting held on _____, and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulation of said Village.
In witness where of I have hereto set my hand and seal of the Village of Wstmont, Illois this _____day of _____, _____.

_____
Village Clerk

VILLAGE ENGINEER

STATE OF ILLINOIS)
SS)
COUNTY OF DUPAGE)

I_____, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, DU PAGE COUNTY, ILLINOIS, THIS_____DAY OF_____, _____.

_____
VILLAGE ENGINEER

DU PAGE COUNTRY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS)
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS _____ DAY OF _____ A.D., 20____ O'CLOCK _____.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS)
COUNTY OF DUPAGE)

_____, A/AN _____
CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER AND TITLE HOLDER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AND EASEMENT GRANTED AS SHOWN HEREON FOR THE USES AND PURPOSES SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND THAT AS SUCH OWNER AND TITLE HOLDER DOES HEREBY ADOPT THE SAME UNDER STYLE AND TITLE OF "GRANT OF EASEMENT".

DATED THIS _____DAY OF _____, A.D. 2011.

BY:_____

ATTEST:_____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS
)SS
COUNTY OF DUPAGE

I HEREBY CERTIFY THAT _____, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOW TO ME AS SUCH OWNERS. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF_____, A.D. 2011.

SIGNED:_____
NOTARY PUBLIC

NOTARY PUBLIC MY COMMISSION EXPIRES:_____

PLAT SUBMITTAL CERTIFICATE

STATE OF ILLINOIS)
SS)
COUNTY OF COOK)

I, GLORIA JEAN KOTER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY GRANT PERMISSION TO THE VILLAGE OF WESTMONT TO RECORD THIS PLAT OF EASEMENT & VACATION AND PROVIDE THIS SURVEYOR WITH A RECORD COPY OF THE SAME.

DATED AND GIVEN UNDER MY HAND AND SEAL AT PALATINE, ILLINOIS,

THIS _____ DAY OF _____ A.D.

SIGNED:_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3323

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME: _____

BUSINESS: _____

ADDRESS: _____

CITY: _____STATE:_____ZIP CODE:_____

DATE: _____

STATE OF ILLINOIS)
SS)
COUNTY OF COOK)

WE, LAND SURVEYING SERVICES, INC. DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PARCEL FOR THE PURPOSES INDICATED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____TH DAY OF _____ A.D. 2016 IN PALATINE, ILLINOIS

GLORIA JEAN KOTER, AN AGENT FOR LAND SURVEYING SERVICES, INC.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323
LICENSE EXPIRATION DATE 11-30-16

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Drawn by:	MFS	Date:	12-22-2015
Revision:	Date	Drawn	Checked

Land Surveying Services, Inc.
574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Field Work Completed:	N/A	Scale:	1" = 40'	Date:	12-22-2015

Site Address:
200 E. Ogden Ave.
Westmont, Illinois

Job Number
LS100661-2

Sheet Name
PLAT OF EASEMENT & VACATION

Sheet Number
E-1