 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: *4a
	Title:	<b>Recommendation to approve Plats of Easement for Tiger Drylac, 707 Kautz Rd., 3945 Swenson Ave. and 3855-65 Swenson Ave.</b>	
Presenter:	<b>Monica Hawk</b>		
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> April 10, 2023	
<b>Proposed Cost:</b> \$		<b>Budgeted Amount:</b> \$	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> None			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p>Plats of Easement have been submitted as required for improvements associated with the Tiger Drylac building expansion project.</p> <p>A Plat of Easement has been provided for each of the three impacted parcels, which are under common ownership:</p> <ul style="list-style-type: none"> <li>• Lot 16 (707 Kautz Rd) – Stormwater Detention Easement over detention basin and permeable paver parking lot; Public Utility Easement along west property line for watermain.</li> <li>• Lot 17 (3945 Swenson Ave) – Public Utility Easement along east property line and at west side of the property over watermain.</li> <li>• Lot 18 (3855-65 Swenson Ave) – Public Utility and Public Access easements at SE corner for storm sewer and fire access to Lot 17.</li> </ul> <p>Construction is underway. The Plats of Easement are required to be recorded prior to the City granting final occupancy for the building project.</p>			
<b>Attachments</b> (please list):			
Plats of Easement			
<b>Recommendation/Suggested Action</b> (briefly explain):			
Recommendation to approve Plats of Easement for Tiger Drylac, 707 Kautz Rd., 3945 Swenson Ave. and 3855-65 Swenson Ave.			

# PLAT OF EASEMENT

THAT PART OF LOT 16 IN UNIT NUMBER 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

### LEGEND / ABBREVIATIONS

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- P.U.E. HEREBY GRANTED
- S.D.E. HEREBY GRANTED
- SETBACK
- MEASURED OR CALCULATED DISTANCE XXX.XX'
- DEED OR RECORD DISTANCE (XXX.XX)
- POINT OF COMMENCEMENT P.O.C.
- POINT OF BEGINNING P.O.B.
- FOUND FND
- PUBLIC UTILITY EASEMENT P.U.E.
- STORMWATER DETENTION EASEMENT S.D.E.

### SURVEYOR'S NOTES

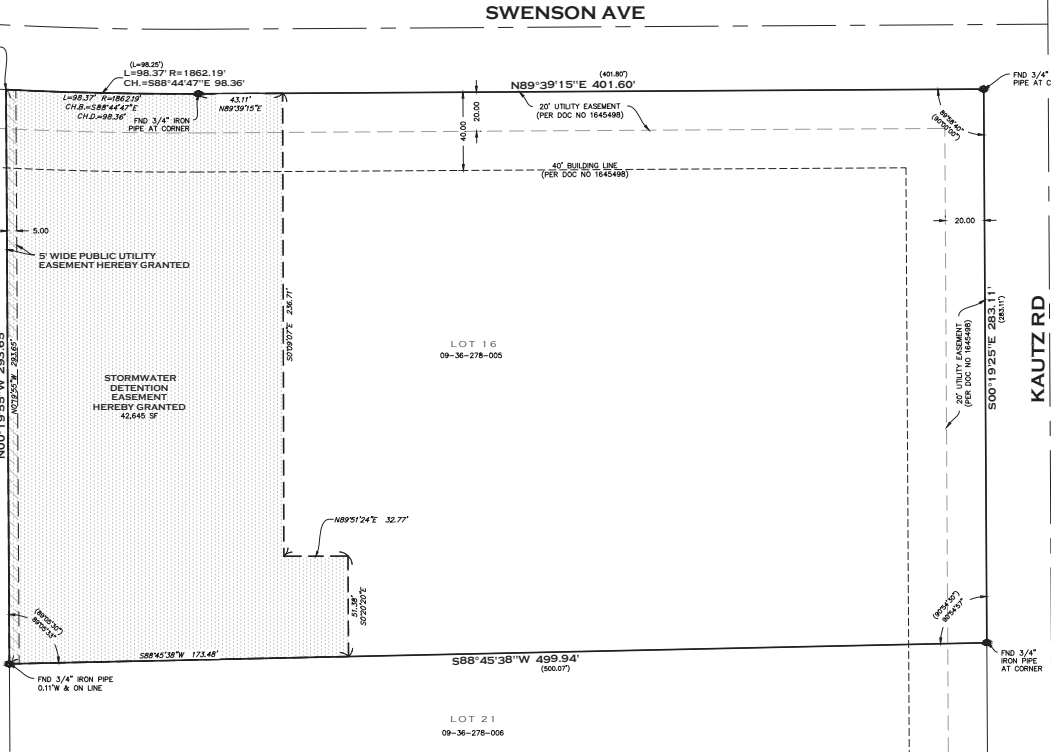
1. BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD 83.
2. ONLY THOSE RECORD EASEMENTS PROVIDED BY CLIENT ARE SHOWN HEREON. REFER TO DEED, TITLE INSURANCE POLICY, AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
5. IMPROVEMENTS ARE NOT SHOWN HEREON. PLEASE CONSULT A CURRENT PLAT OF SURVEY FOR CURRENT SITE CONDITIONS.

### STORMWATER DETENTION EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND UNDERGROUND ELECTRICAL SYSTEMS, AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION, THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

### PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NUCOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OR ACCESS TO SAID UTILITY INSTALLATIONS WITH NO LIMITATION ON THE NUMBER OF TREES, SHRUBS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED. HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON, IN, OR ACROSS ANY EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.



**OWNER**  
BERGHOFFER IMMOBILIEN GMBH  
110 SOUTHGATE DR  
GUELPH, ONTARIO N1G 4P5

**SURVEYOR**  
MERITCORP GROUP, LLC  
4222 MERIDIAN PKWY, SUITE 112  
AURORA, ILLINOIS 60504  
TEL: (630) 554-6655

### CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.  
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS.  
BY: \_\_\_\_\_ MAYOR  
ATTEST: \_\_\_\_\_ CITY CLERK

### OWNERSHIP CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.  
DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY: \_\_\_\_\_ OWNER

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNERS CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY: \_\_\_\_\_ NOTARY PUBLIC

### MORTGAGEE'S CERTIFICATE

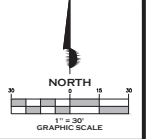
THIS IS TO CERTIFY THAT I, \_\_\_\_\_ AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON \_\_\_\_\_ IN KANE COUNTY IN THE STATE OF ILLINOIS AS DOCUMENT \_\_\_\_\_ DO HEREBY CERTIFY THAT BANK IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE AFFIXED HEREON.  
DATED AT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
SIGNATURE \_\_\_\_\_

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE MORTGAGEE'S CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS AN AUTHORIZED AGENT FOR THE MORTGAGE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID BANK, FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
(PRINT NAME)

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
WE, MERITCORP GROUP LLC, HEREBY CERTIFY THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF GRANTING EASEMENTS FOR PURPOSES SHOWN HEREON, AND THAT THIS PLAT ACCURATELY DEPICTS SAID PROPERTY.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
JONATHAN D. SPINAZZOLA  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3868  
CURRENT LICENSE EXPIRES NOVEMBER 30, 2022  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DATE: 7/26/2022  
DESCRIPTION: ISSUED TO CLIENT

**MeritCorp**  
PROFESSIONAL LAND SURVEYING CORPORATION  
4222 Meridian Parkway, Suite 112  
Aurora, IL 60504  
Office: (630) 554-6655  
Lic. No. 184-005860  
www.meritcorp.com  
Other Office Locations: Gurnee, IL



**PLAT OF EASEMENT**  
707 KAUTZ RD  
ST. CHARLES, IL 60174

PROJECT NO. M22015  
DRAWN BY: TCH  
CHECKED BY: JDS  
SHEET NO. 1 / 1

LEGEND / ABBREVIATIONS

- PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING EASEMENT LINE
EASEMENT HEREBY GRANTED
SETBACK
MEASURED OR CALCULATED DISTANCE
DEED OR RECORDED DISTANCE
POINT OF COMMENCEMENT
POINT OF BEGINNING
FOUND

SURVEYOR'S NOTES

- 1. BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD83.
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OWNER
KURT BERGHOFER
110 SOUTHGATE DR
QUELPH, ILLINOIS 60131 4P5
SURVEYOR
MERITCORP GROUP, LLC
4222 MERIDIAN PKWY STE 112
AURORA, ILLINOIS 60004
TEL: (630) 554-6655

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS DAY OF 2022

BY: MAYOR
ATTEST: CITY CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAN HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL, SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS, UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

5' WIDE PUBLIC UTILITY EASEMENT HEREBY GRANTED

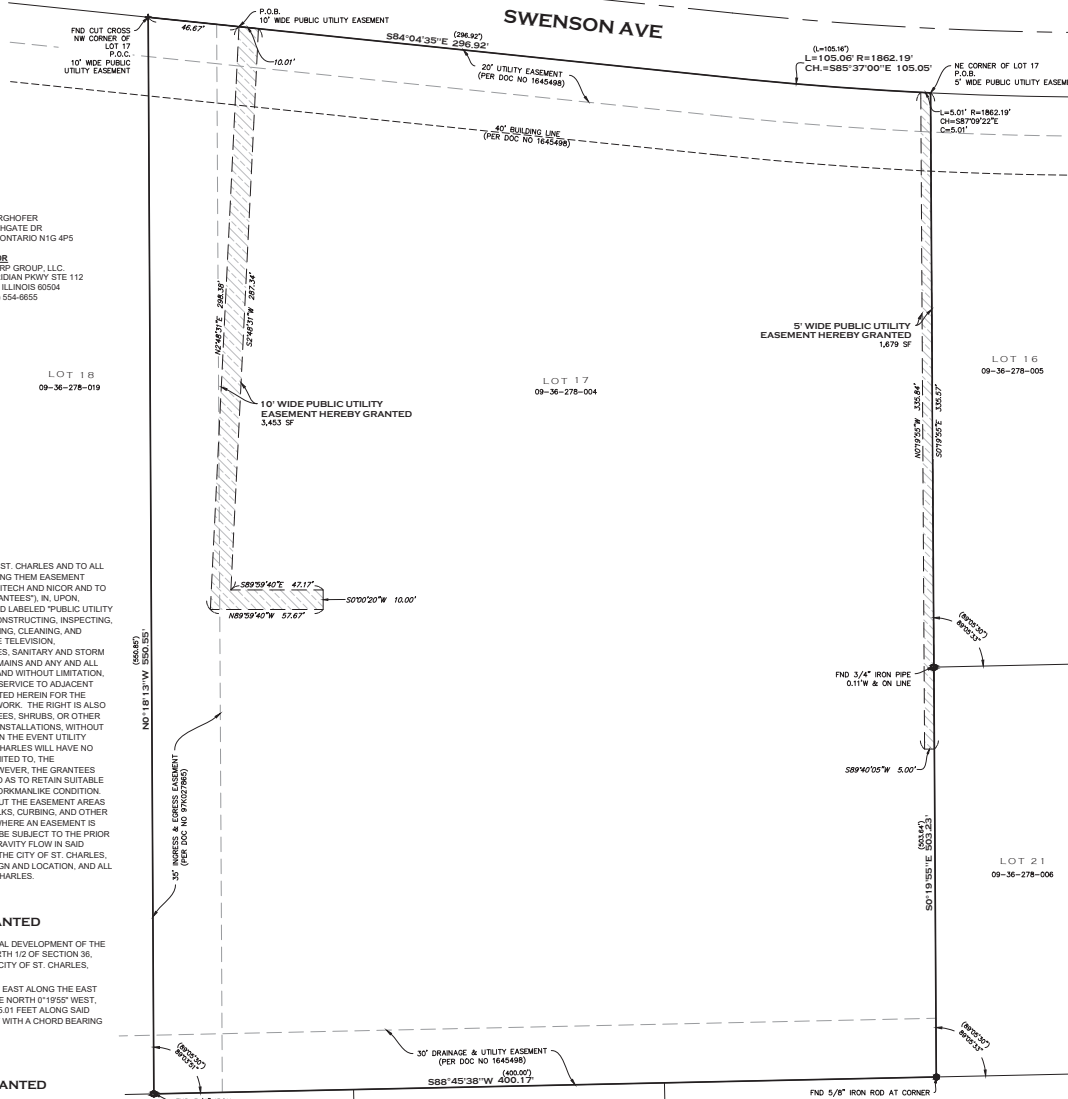
THAT PART OF LOT 17 IN UNIT NUMBER 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 0°19'55" EAST ALONG THE EAST LINE OF SAID LOT, 336.57 FEET; THENCE SOUTH 89°40'05" WEST, 5.00 FEET; THENCE NORTH 0°19'55" WEST, 335.84 FEET TO THE NORTHERLY LINE OF AFORESAID LOT 17; THENCE EASTERLY 5.00 FEET ALONG SAID NORTHERLY LINE, BEING AN 1882.19 FOOT RADIUS CIRCULAR CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 87°09'22" EAST, 5.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1.679 SQUARE FEET (0.039 ACRES), MORE OR LESS.

10' WIDE PUBLIC UTILITY EASEMENT HEREBY GRANTED

THAT PART OF LOT 17 IN UNIT NUMBER 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 0°43'35" EAST ALONG THE NORTHERLY LINE OF SAID LOT, 46.67 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 84°04'35" EAST ALONG SAID NORTHERLY LINE, 10.01 FEET; THENCE SOUTH 2°49'31" WEST, 287.34 FEET; THENCE SOUTH 89°59'49" EAST, 47.17 FEET; THENCE SOUTH 0°10'20" WEST, 10.00 FEET; THENCE NORTH 89°59'40" WEST, 57.67 FEET; THENCE NORTH 2°49'31" EAST, 298.38 FEET TO THE POINT OF BEGINNING, CONTAINING 3.453 SQUARE FEET (0.079 ACRES), MORE OR LESS.

PLAT OF EASEMENT

THAT PART OF LOT 17 IN UNIT NUMBER 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



LOT 3
SHANAHAN INDUSTRIAL PARK
09-36-429-003

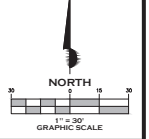
LOT 4
SHANAHAN INDUSTRIAL PARK
09-36-429-004

PUBLIC UTILITY EASEMENT FOR STORM WATER DETENTION
(PER DOC NO 1999R048450)

LOT 5
SHANAHAN INDUSTRIAL PARK
09-36-429-005

P.I.N. 09-36-278-004

COPYRIGHT © 2022 MeritCorp



OWNERSHIP CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )
THIS IS TO CERTIFY THAT IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.
DATED AT ILLINOIS, THIS DAY OF 20 BY: OWNER

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )
I, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNERS CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF 20 BY: NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON IN KANE COUNTY IN THE STATE OF ILLINOIS AS DOCUMENT HEREBY CERTIFY THAT BANK IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.
DATED AT THIS DAY OF A.D. 20 SIGNATURE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )
I, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE MORTGAGEE'S CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS AN AUTHORIZED AGENT FOR THE MORTGAGE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID BANK, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D. 20 NOTARY PUBLIC SIGNATURE (PRINT NAME)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
WE, MERITCORP GROUP LLC, HEREBY CERTIFY THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF GRANTING EASEMENTS FOR PURPOSES SHOWN HEREON, AND THAT THIS PLAT ACCURATELY DEPICTS SAID PROPERTY.
GIVEN UNDER MY HAND AND SEAL THIS DAY OF 2022.
JONATHAN D. SPINAZZOLA
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3868
CURRENT LICENSE EXPIRES NOVEMBER 30, 2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DATE: 7/26/2022

DESCRIPTION: ISSUED TO CLIENT

MeritCorp
4222 Meridian Parkway, Suite 112
Aurora, IL 60096
Office: (630) 554-6655
Lic. No. 184-005860
www.meritcorp.com



PLAT OF EASEMENT
3945 SWENSON AVE
ST. CHARLES, IL 60114

PROJECT NO. M22015

DRAWN BY: TCH

CHECKED BY: JDS

SHEET NO. 1/1

**LEGEND / ABBREVIATIONS**

- PROPERTY LINE \_\_\_\_\_
- ADJACENT PROPERTY LINE \_\_\_\_\_
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**SURVEYOR'S NOTES**

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5. IMPROVEMENTS ARE NOT SHOWN HEREON. PLEASE CONSULT A CURRENT PLAT OF SURVEY FOR CURRENT SITE CONDITIONS.

**PUBLIC UTILITY EASEMENT PROVISIONS**

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NUCOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT HEREOF DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE-GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

**PUBLIC ACCESS EASEMENT PROVISIONS**

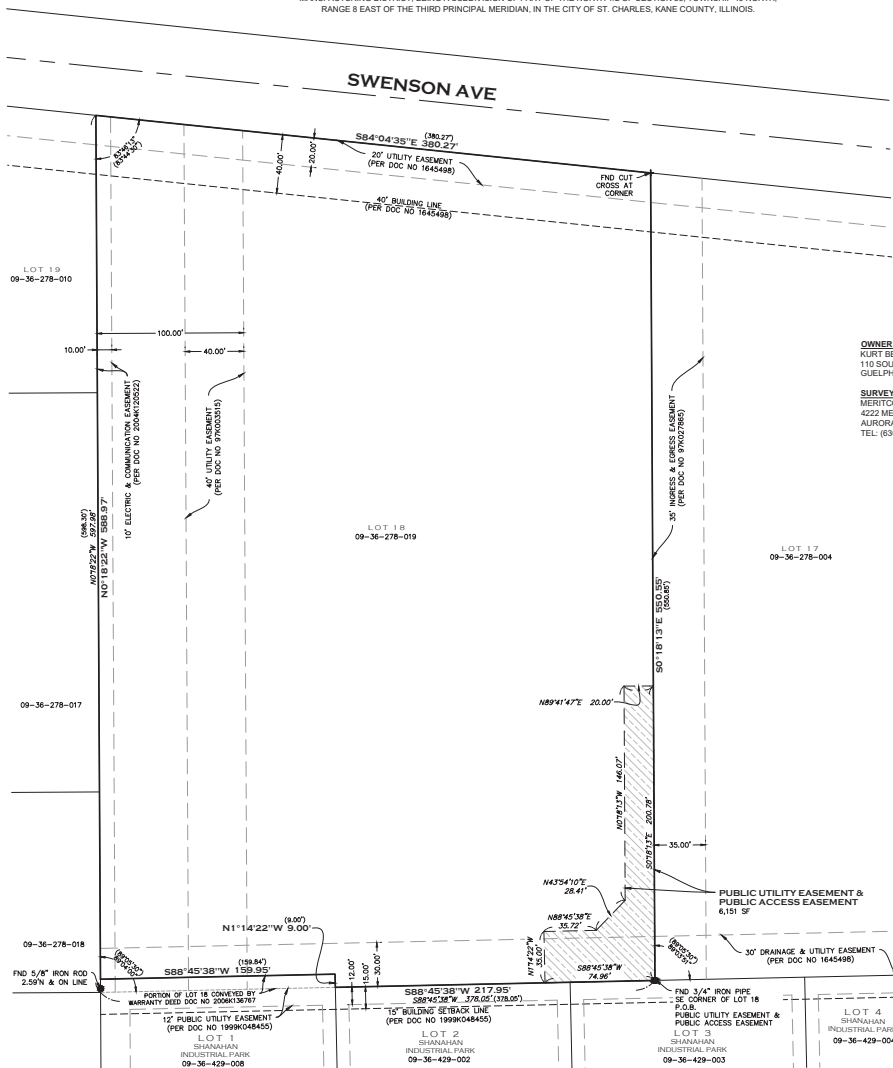
PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC ACCESS EASEMENT" ON THE PLAT HEREOF DRAWN, FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER GRANTED EASEMENTS, AS DEEMED NECESSARY BY THE CITY OF CHARLES. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY OR EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENT, BUT SAME MAY BE USED FOR SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

**PUBLIC UTILITY EASEMENT & PUBLIC ACCESS EASEMENT DESCRIPTION**

THAT PART OF LOT 18 IN UNIT NUMBER 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18, THENCE SOUTH 88°45'38" WEST ALONG THE SOUTH LINE OF SAID LOT 18, 74.98 FEET, THENCE NORTH 1°14'22" WEST, 35.00 FEET; THENCE NORTH 89°43'58" EAST, 35.72 FEET; THENCE NORTH 43°54'10" EAST, 28.41 FEET; THENCE NORTH 0°18'13" WEST, 146.07 FEET; THENCE NORTH 89°41'47" EAST, 20.00 FEET TO THE EAST LINE OF SAID LOT 18, THENCE SOUTH 0°18'13" EAST ALONG SAID EAST LINE, 200.78 FEET TO THE POINT OF BEGINNING. CONTAINING 6.151 SQUARE FEET (0.141 ACRES), MORE OR LESS.

# PLAT OF EASEMENT

THAT PART OF LOT 18 IN UNIT NUMBER 3-B, THE "ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



**OWNER**  
KURT BERGHOFER  
110 SOUTHGATE DR  
GUELPH, ONTARIO N1G 4P5

**SURVEYOR**  
MERITCORP GROUP, LLC  
4222 MERIDIAN PKWY STE 112  
AURORA, ILLINOIS 60504  
TEL: (630) 554-6655

**OWNERSHIP CERTIFICATE**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
OWNER

**NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNERS CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

**MORTGAGEE'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, \_\_\_\_\_, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON \_\_\_\_\_ IN KANE COUNTY IN THE STATE OF ILLINOIS AS DOCUMENT \_\_\_\_\_, HEREBY CERTIFY THAT BANK IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE AFFIXED HEREON.

DATED AT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

SIGNATURE \_\_\_\_\_

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATURE OF THE MORTGAGEE'S CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS AN AUTHORIZED AGENT FOR THE MORTGAGE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID BANK, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
(PRINT NAME)

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF DUPAGE )

WE, MERITCORP GROUP LLC, HEREBY CERTIFY THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF GRANTING EASEMENTS FOR PURPOSES SHOWN HEREON, AND THAT THIS PLAT ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

JONATHAN D. SPINAZZOLA  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3868  
CURRENT LICENSE EXPIRES NOVEMBER 30, 2022

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

**CITY COUNCIL CERTIFICATE**

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS.

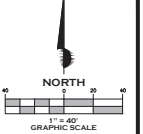
BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

P.I.N. 09-36-278-019

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**MeritCorp**



DATE: 7/26/2022  
DESCRIPTION: ISSUED TO CLIENT

**MeritCorp**  
PROFESSIONAL PLANNING, SURVEYING, ENGINEERING  
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Aurora, IL 60506  
Office: (630) 554-6655  
Lic. No. 184-005860  
www.meritcorp.com  
Other Office Locations: Gurnee, IL



**PLAT OF EASEMENT**  
3855-3865 SWENSON AVE  
ST. CHARLES, IL 60174

PROJECT NO. M22015  
DRAWN BY: TCH  
CHECKED BY: JDS  
SHEET NO. 1 / 1