

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4h
	Title:	Recommendation to approve Plat of Easement for Kiddie Academy, 2651 Woodward Dr.	
Presenter:	Simona Hawk		
Meeting: Planning & Development Committee		Date: August 14, 2023	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain):			
<p>Plats of Easement have been submitted as required for improvements associated with the Kiddie Academy building project.</p> <p>A Plat of Easement has been provided for public sidewalk. The blanket utility easement is being vacated and separate public utility and drainage easements are being dedicated around the perimeter of the site for public sanitary sewer and electric.</p> <p>Construction is complete. The Plat of Easement is required to be recorded prior to the City granting final occupancy for the building project.</p>			
Attachments (please list):			
Plats of Easement			
Recommendation/Suggested Action (briefly explain):			
Recommendation to approve Plats of Easement for Kiddie Academy, 2651 Woodward Drive			

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF TARRANT }

THIS IS TO CERTIFY THAT KA ST CHARLES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER HAS AS SUCH PROPERTY PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

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

KA ST CHARLES PROPERTY LLC
BY: BCL-WOODMONT ST. CHARLES JV LLC, ITS MANAGER
BY: WOODMONT KA ST CHARLES GP LLC, ITS MANAGER

BY: STEPHEN COSLIK, MANAGER

NOTARY'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF TARRANT }

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT STEPHEN COSLIK, MANAGER OF WOODMONT KA ST CHARLES GP, LLC, THE MANAGER OF SAID LIMITED LIABILITY COMPANY, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH MANAGER RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/HIS SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC SIGNATURE _____

MORTGAGEE'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }

AMERICAN BANK AND TRUST, N.A., AS MORTGAGEE UNDER PROVISIONS OF A CERTAIN MORTGAGE DATED OCTOBER 22, 2021

AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO RECORDING OF THE PLAT HEREIN SHOWN.

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

BY: _____
TITLE: _____
ADDRESS: _____

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) AND _____ (TITLE) OF _____ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION.

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

BY: _____
NOTARY PUBLIC

PUBLIC UTILITY AND DRAINAGE 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 GRANTS THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERTHECH 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 AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HERON 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 THROUGH THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BEESING SHALL BE PLACED ON OR IN SAID EASEMENTS, EXCEPT AS OTHERWISE APPROVED BY THE CITY, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, 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. FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE SHALL 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.

SURVEYORS STATEMENT

STATE OF ILLINOIS }
COUNTY OF KANE }

I HAVE PREPARED THIS PLAT FROM EXISTING MAPS, PLATS AND RECORDS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: DANIEL W. WALTER DATE: 07/06/2021

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3565
LICENSE EXPIRES 11-30-22

PLAT OF EASEMENT

OVER
LOT 4 OF PINE RIDGE PARK PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 2006 AS DOCUMENT NUMBER 2006K011887, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT VACATION AND GRANT SHOWN HERON IS APPROVED AND ACCEPTED BY

ComEd
BY: _____ DATE _____
TITLE: _____
AT&T
BY: _____ DATE _____
TITLE: _____
NICOR
BY: _____ DATE _____
TITLE: _____
METRONET
BY: _____ DATE _____
TITLE: _____
VERIZON
BY: _____ DATE _____
TITLE: _____
EVERSTREAM
BY: _____ DATE _____
TITLE: _____
COMCAST
BY: _____ DATE _____
TITLE: _____
COUNTY OF KANE
BY: _____ DATE _____
TITLE: _____

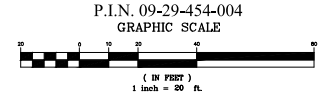
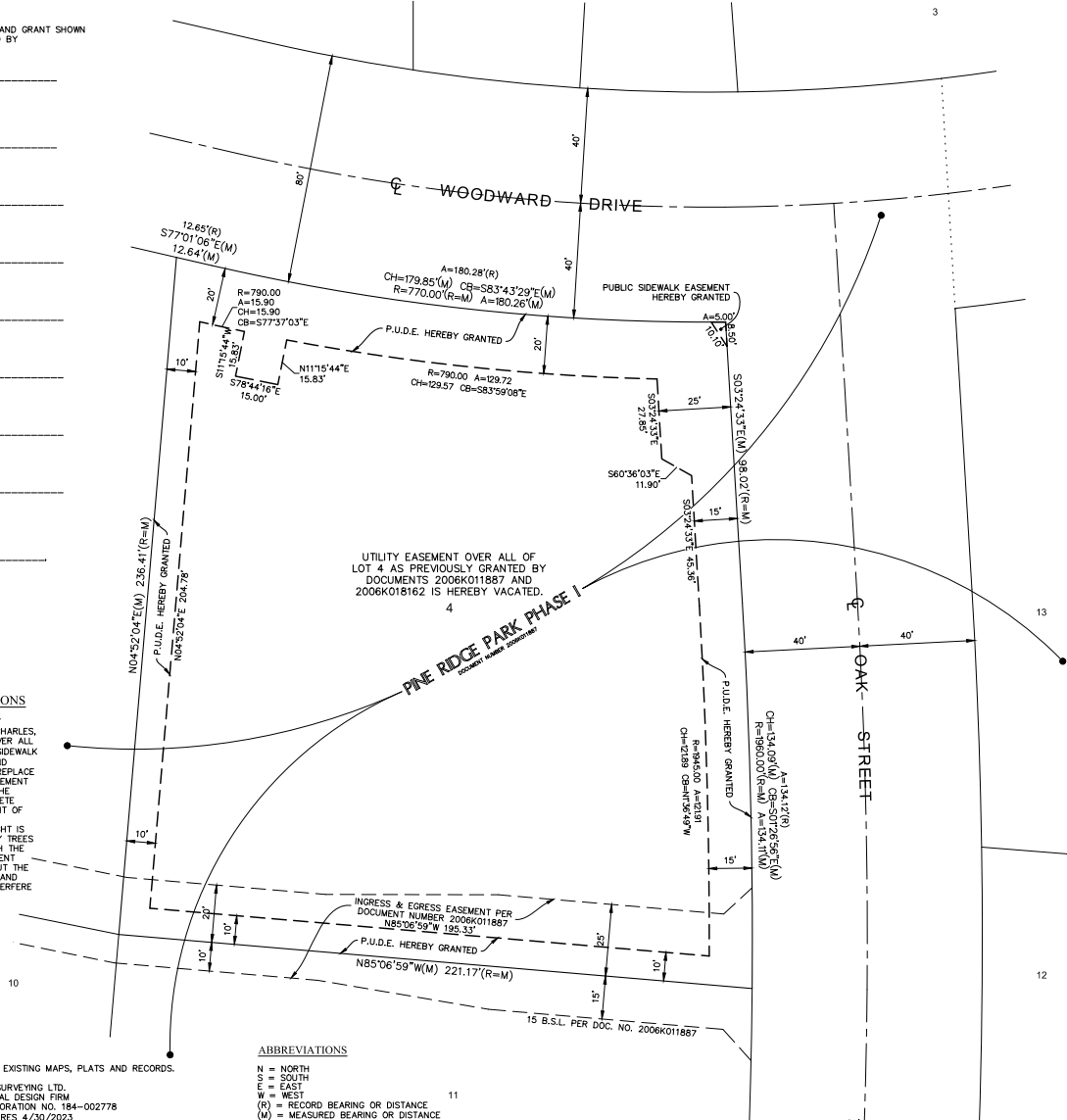
CITY COUNCIL CERTIFICATE
APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 20____
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS
MAYOR _____
ATTEST:
CITY CLERK _____

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, ILLINOIS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OVER ALL AREAS HERON PLATTED AND DESIGNATED "PUBLIC SIDEWALK EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE AND MAINTAIN A PATHWAY WITHIN THE SUBJECT EASEMENT AREA, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONS AND OR EQUIPMENT TO COMPLETE ANY OF THE ABOVE WORK, TOGETHER WITH THE RIGHT OF TRANSFER FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC ALONG THE EASEMENT. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES OR SHRUBS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC PATHWAYS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

- ABBREVIATIONS**
- N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - (R) = RECORD BEARING OR DISTANCE
 - (M) = MEASURED BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (D) = DEED BEARING OR DISTANCE
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING

- LINE LEGEND**
- PARENT PARCEL BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - CENTERLINE
 - SECTION LINE



NO.	DATE	07-02-21	PCN/A	DRAWN BY	RM	CHECKED BY	DM	BOOK	589/74	BY
1	REVISION									
2	REVISION									
3	REVISION									
4	REVISION									

PROJECT: Kiddie Academy - St. Charles
CLIENT: The Woodmont Company
DATE: 07-02-21
DRAWN BY: RM
CHECKED BY: DM

281 GUNGER WOODS PARKWAY - STE. 100
ALTOONA, IL 60901
PHONE: 618-240-0400 FAX: 618-240-0405
WWW.COMPASSSURVEYING.COM