ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: *5.c
	Title:	Recommendation to Approve Permanent Easements for 111 S. 10th Avenue
	Presenter:	Ken Jay

Meeting: Government Services Committee	Date: January 25, 2021	
Proposed Cost: $4,693	Budgeted Amount: $10,000	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

As part of the 7th Avenue Creek project, it was determined that easements would be required for the proposed creek re-grading and re-alignment. Staff worked with the property owners, Jose and Lisa Addun, to secure the necessary easement, which will allow the City to re-grade, re-align and maintain the creek.

The City has agreed to pay $4,692.78 to the property owners for the easement rights. This is equal to $1.86 per square foot of easement.

Attachments (*please list*)**:**

* Plat of Easement

Recommendation/Suggested Action (*briefly explain*)**:**

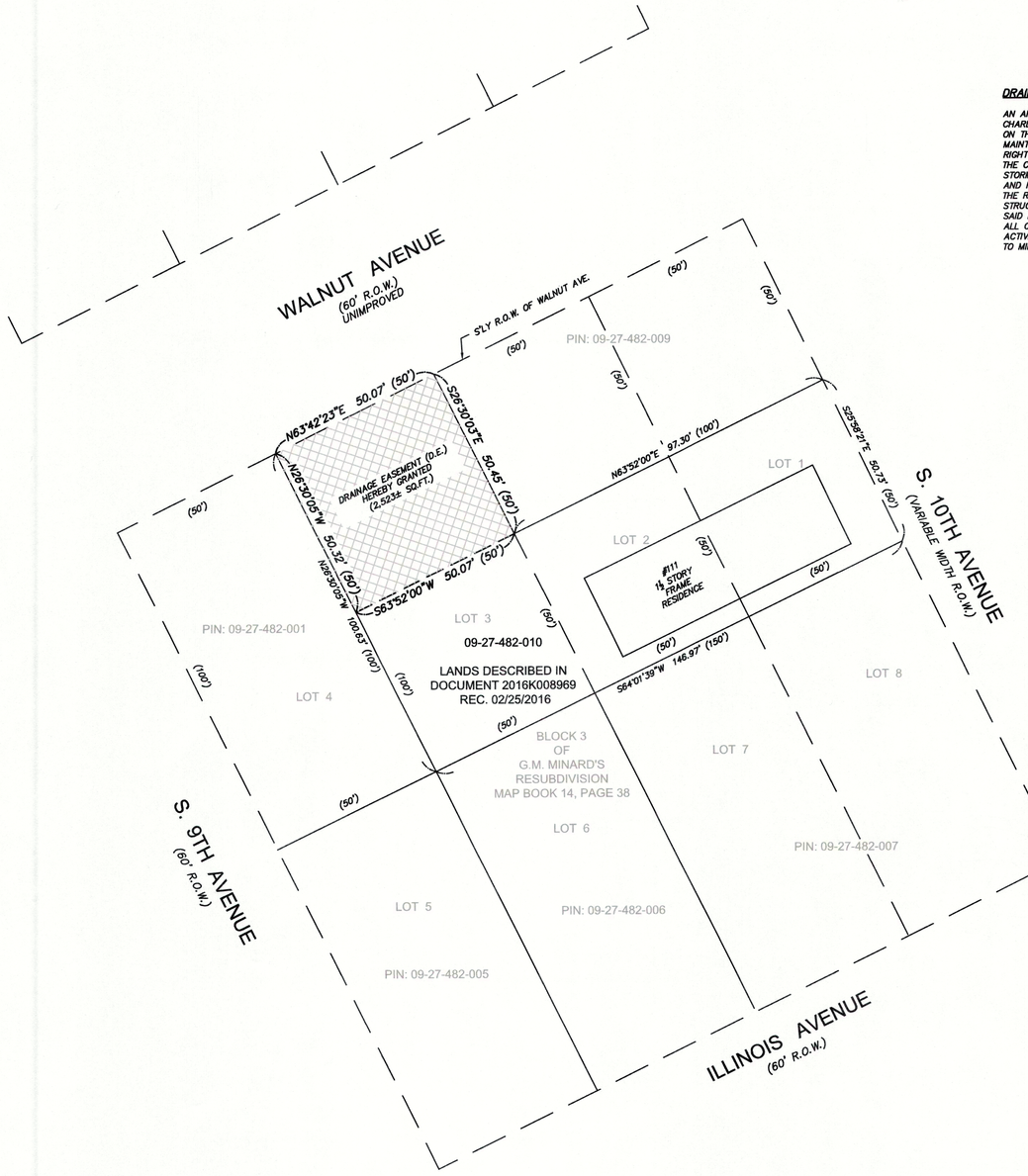
Recommendation to approve Permanent Easement for 111 S. 10th Avenue.

PLAT OF EASEMENT

PIN: 09-27-482-010 (PART OF)

DRAINAGE EASEMENT LEGAL DESCRIPTION

THE NORTHERLY HALF OF LOT 3 IN BLOCK 3 OF G.W. MINARD'S RESUBDIVISION OF BLOCK 5 OF MRS. SARAH E. PERKINS ADDITION TO ST. CHARLES IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19TH, 1899 IN MAP BOOK 14, PAGE 38, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



DRAINAGE EASEMENT PROVISIONS

AN APPURTENANT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED DRAINAGE EASEMENT FOR THE PURPOSE OF PROVIDING THE MAINTENANCE OF DRAINAGE AND STORM SEWER AND APPURTENANT FACILITIES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF SAID DRAINAGE AND STORM SEWER FACILITIES, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS OVER OR THROUGH SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. GRANTEE FURTHER AGREES ALL CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REMOVAL AND ANY OTHER ACTIVITIES WHICH DISTURB THE EASEMENT PROPERTY WILL BE COORDINATED WITH GRANTOR SO AS TO MINIMIZE ANY DISRUPTION TO GRANTOR'S PROPERTY.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R.O.W.	= RIGHT-OF-WAY
(XXX.XX)	= RECORD DIMENSION
	= DRAINAGE EASEMENT (D.E.) HEREBY GRANTED

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF Kane)

THIS IS TO CERTIFY THAT UNDERSIGNED IS (ARE) THE HOLDER OF RECORD TITLE TO THE LAND DESCRIBED HEREIN AND DOES HEREBY GRANT THE EASEMENT HEREON DRAWN FOR THE USES AND PURPOSES HEREON SET FORTH.

DATED AT 111 S. 10TH Ave. St. Charles, THIS 11TH DAY OF January 20 21

Lisa Addum — OWNER
Jose — OWNER

Lisa Addum — PRINTED NAME
JOSE ADDUM — PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF Kane)

"OFFICIAL SEAL"
KRISTI L. DOBBS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/1/2023

I, Kristi L. Dobbs, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT Lisa Addum AND Jose Addum PERSONALLY KNOWN TO ME TO BE THE Owner AND _____ OF 111 S. 10th Ave, St. Charles PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11th DAY OF Janary, 2021

Kristi L Dobbs
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 20____.

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS

_____
MAYOR

ATTEST: _____
CITY CLERK

NOTES:
* This map was created for use as a Plat of Easement.
* This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
* This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
* No underground improvements have been located unless shown and noted.
* No distance should be assumed by scaling.
* This map is void without original embossed or red colored seal and signature affixed.

1/4/2021 2:13:27 PM
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SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3799, DO HEREBY CERTIFY THAT THE PLAT OF EASEMENT HEREON DRAWN WAS PREPARED USING PREVIOUS SURVEY INFORMATION AND MAPS, PLATS AND OTHER INSTRUMENTS OF RECORD FOR THE USES AND PURPOSES HEREIN SET FORTH, OF THE HEREON DESCRIBED PROPERTY.

DATED AT AURORA, KANE COUNTY, ILLINOIS
JANUARY 4TH, A.D. 2021.

PROFESSIONAL LAND SURVEYOR — BERNARD J. BAUER 035-003799 — AURORA ILLINOIS — STATE OF ILLINOIS

BERNARD J. BAUER, PLS (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2022

NO.	DATE	BY	REVISION DESCRIPTION
1	03/30/20	BJB	PER CITY COMMENTS
2	08/24/20	BJB	REVISED MORTGAGEE CERT.
3	01/04/21	BJB	REMOVED MORT./NOTARY CERTS

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www.hrgreen.com
HRGreen

PLAT OF EASEMENT
OF
PART OF 111 S. 10TH AVENUE
CITY OF ST. CHARLES
KANE COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 ——— 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: NAB
APPROVED: BJB
JOB DATE: 02/05/2020
JOB NO: 170818

SHEET
1 OF 1

Xrefs: 170818-Topo; 170818-Bndy_Calc; 170818-xr-survey; xc-1-row; 170818-Aquisitions