	AGENDA ITEM EXECUTIVE SUMMARY						
	Title:	Recommendation to Approve a Plat of Easement for Stormwater Detention between the St. Charles Partners, LLC and the City of St. Charles.					
	Presenter:	Christopher Tiedt					
<i>Please check appropriate box:</i>							
	Government Operations				Government Services		
X	Planning & Development (9/8/2014)				City Council		
Estimated Cost:		N/A		Budgeted:	YES		NO
If NO, please explain how item will be funded:							
Executive Summary:							
<p>The demolition and construction of a new building and associated parking lot, located at 1405 W. Main Street, required that a stormwater management system also be constructed to comply with the Kane County Stormwater Ordinance. This stormwater detention easement being granted will give the City of St. Charles the rights, but not the obligation, to access or maintain the constructed stormwater facility should the property owner fail to do so at any point in the future.</p> <p>Staff has reviewed the attached Plat of Easement and finds it acceptable.</p>							
Attachments: <i>(please list)</i>							
Grantor approved and executed Plat of Easement for Stormwater Detention							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Staff recommends approval of a plat of easement between the St. Charles Partners, LLC. and the City of St. Charles and authorize the Mayor and Clerk to execute the same.							
<i>For office use only:</i>		<i>Agenda Item Number:</i> 5i					

THIS PLAT PREPARED FOR:
ST. CHARLES PARTNERS, LLC
PO BOX 1500
WASHINGTON, CT 06793

PLAT OF EASEMENT

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST, AT THE THIRD PRINCIPAL MERIDIAN

STORMWATER MANAGEMENT EASEMENT

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF MAIN STREET (ILLINOIS ROUTE 64) AND THE WEST LINE OF 14TH STREET, AS PRESENTLY Laid OUT, THENCE SOUTH 01 DEGREE 31 MINUTES 38 SECONDS EAST ALONG SAID WEST LINE OF 14TH STREET, 228.77 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01 DEGREE 31 MINUTES 38 SECONDS EAST ALONG SAID WEST LINE OF 14TH STREET, 200.00 FEET, THENCE SOUTH 87 DEGREE 10 MINUTES 00 SECONDS WEST, 13.08 FEET, THENCE SOUTH 02 DEGREE 40 MINUTES 51 SECONDS EAST, 33.42 FEET TO A POINT OF CURVATURE, THENCE 21.54 FEET SOUTHWESTERLY ALONG A CURVE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AND A CHORD BEARING OF 111° 11' 59" DEGREE, 02 MINUTES 29 SECONDS WEST, 10.54 FEET, THENCE SOUTH 07 DEGREE 56 MINUTES 12 SECONDS EAST, 14.81 FEET, THENCE SOUTH 00 DEGREE 52 MINUTES 29 SECONDS WEST, 42.67 FEET, THENCE SOUTH 35 DEGREE 40 MINUTES 06 SECONDS WEST, 11.77 FEET, THENCE SOUTH 85 DEGREE 44 MINUTES 04 SECONDS WEST, 50.20 FEET, NORTH 88 DEGREE 41 MINUTES 52 SECONDS WEST, 45.57 FEET, THENCE NORTH 23 DEGREE 19 MINUTES 01 SECONDS WEST, 12.48 FEET, NORTH 05 MINUTES 02 SECONDS WEST, 29 SECONDS WEST, 35.31 FEET, THENCE NORTH 00 DEGREE 42 MINUTES 42 SECONDS WEST, 16.90 FEET, THENCE NORTH 53 DEGREE 30 MINUTES 02 SECONDS WEST, 11.71 FEET, THENCE NORTH 75 DEGREE 50 MINUTES 52 SECONDS WEST, 19.90 FEET, THENCE NORTH 23 DEGREE 18 MINUTES 53 SECONDS WEST, 19.20 FEET, THENCE NORTH 00 DEGREE 10 MINUTES 48 SECONDS EAST, 23.97 FEET, THENCE NORTH 80 DEGREE 20 MINUTES 49 SECONDS EAST, 30.18 FEET, THENCE NORTH 00 DEGREE 21 MINUTES 31 SECONDS EAST, 14.71, 16.49 FEET, THENCE NORTH 30 DEGREE 15 MINUTES 05 SECONDS EAST, 12.46 FEET, THENCE NORTH 11 DEGREE 13 MINUTES 25 SECONDS EAST, 16.43 FEET, THENCE NORTH 87 DEGREE 10 MINUTES 19 SECONDS EAST, 92.80 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF ST. CHARLES, FANE COUNTY, ILLINOIS.

SITE

LOCATION MAP

EASEMENT AREA

17.645 SQUARE FEET (0.4007 ACRES)

STORMWATER DETENTION EASEMENT PROVISIONS

A PERMANENT EASEMENT IN 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 LINE AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT OF EASEMENT HEREIN DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, MAINTAINING, ALTERING, IMPROVING, REPAIRING, CLEARING, AND MAINTAINING "STORMWATER DETENTION EASEMENT" STORMWATER DETENTION AND RETENTION AND ANY AND ALL MANHOLE, HILLS, GULLIES, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATED 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.

LINE	BEARING	LENGTH
11	S 87° 10' 00" W	22.31
12	S 87° 10' 00" W	13.08
13	S 02° 40' 51" E	33.42
14	S 07° 56' 12" E	14.81
15	S 00° 52' 29" W	42.67
16	S 35° 40' 06" W	11.77
17	S 85° 44' 04" W	50.20
18	N 88° 41' 52" W	45.57
19	N 23° 19' 01" W	12.48
20	N 05° 02' 29" W	29.00
21	N 00° 42' 42" W	16.90
22	N 53° 30' 02" W	11.71
23	N 75° 50' 52" W	19.90
24	N 23° 18' 53" W	19.20
25	N 00° 10' 48" E	23.97
26	N 80° 20' 49" E	30.18
27	N 00° 21' 31" E	14.71
28	N 30° 15' 05" E	12.46
29	N 11° 13' 25" E	16.43
30	N 87° 10' 19" E	92.80

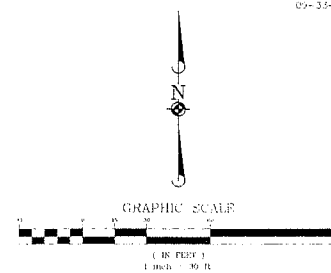
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30.00	21.54	S 111° 11' 59" W	11.71

STORMWATER DETENTION EASEMENT AREA

STORMWATER DETENTION EASEMENT HEREBY GRANTED

S 88° 25' 22" W 168.00'

ST. CHARLES, ILLINOIS



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADAPTED TO REGIONAL VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS FROM TRIMBLE MINIMAL REFERENCE STATION #050905036242

OWNERS CERTIFICATE

STATE OF **ILLINOIS**
COUNTY OF **ST. CHARLES**
I, **ST. CHARLES PARTNERS, LLC**, DO hereby certify that **ST. CHARLES PARTNERS, LLC** IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE PLATED AS SHOWN HEREON FOR THE AFORESAID PURPOSES. APPROVED AND ATTEST: **ST. CHARLES PARTNERS, LLC**
DATE: **14** DAY OF **AUGUST**, 2014
ST. CHARLES PARTNERS, A LIMITED LIABILITY COMPANY
ST. CHARLES PARTNERS, LLC
Tom Marino

NOTARY PUBLIC

STATE OF **ILLINOIS**
COUNTY OF **ST. CHARLES**
I, **NOTARY PUBLIC**, DO hereby certify that **ST. CHARLES PARTNERS, LLC** IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE PLATED AS SHOWN HEREON FOR THE AFORESAID PURPOSES. APPROVED AND ATTEST: **NOTARY PUBLIC**
DATE: **14** DAY OF **AUGUST**, 2014
GIVEN UNDER MY HAND AND NOTARIAL SEAL IN THE CITY OF **ST. CHARLES**, ILLINOIS.

NOTARY PUBLIC

OFFICE OF THE NOTARY PUBLIC
NOTARY PUBLIC
ST. CHARLES, ILLINOIS

CITY COUNCIL CERTIFICATE

APPROVED AND ADOPTED: **14** DAY OF **AUGUST**, 2014
CITY COUNCIL OF CITY OF **ST. CHARLES**, ILLINOIS

SURVEYORS NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY VISUAL MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, ENCUMBRANCES AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, SURVEYS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- CONVENE ALL PARTS BEFORE BUILDING OR LATE AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

SURVEYORS CERTIFICATE

STATE OF **ILLINOIS**
COUNTY OF **ST. CHARLES**
I, **PROFESSIONAL LAND SURVEYOR**, DO hereby certify that **ST. CHARLES PARTNERS, LLC** IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE PLATED AS SHOWN HEREON FOR THE AFORESAID PURPOSES. APPROVED AND ATTEST: **PROFESSIONAL LAND SURVEYOR**
DATE: **14** DAY OF **AUGUST**, 2014
GIVEN UNDER MY HAND AND NOTARIAL SEAL IN THE CITY OF **ST. CHARLES**, ILLINOIS.



Manhard

O'REILLY AUTO PARTS
1405 WEST MAIN STREET CITY OF ST. CHARLES, ILLINOIS

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GROSS