



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Plat of Easement Release for Part of Parcel 1 Pine Ridge Park by and between The City of St. Charles and Real Property Holding – St. Charles, IL, LLC.
Presenter:	Christopher Tiedt

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (1-12-15)		City Council

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

In 2011, City Council approved an Application for a Special Use to amend the Pine Ridge Business Park and the Application for a Final Plat of Subdivision to create a 19th commercial lot from a portion of Parcel 1. The Parcel 1 resubdivision plat was recorded in December of 2012 which created Lot 19 within the Pine Ridge Business Park.

The original Pine Ridge Park Phase I subdivision plat included wetland conservation areas, conservation easements and utility easements over all of Parcel 1, including that portion of Parcel 1 now known as Lot 19. To facilitate any future development on said Lot 19, these original easements must be vacated. The attached Plat of Easement Release will accomplish this.

Staff has reviewed the attached Plat of easement release and finds it acceptable.

The Plat of Easement Release is also being reviewed by NICOR, SBC, and Comcast. Pending resolution of any comments resulting from these reviews, staff recommends approval.

Attachments: *(please list)*

Plat of Easement Release for Part of Parcel 1 Pine Ridge Park PUD Phase I

Recommendation / Suggested Action *(briefly explain):*

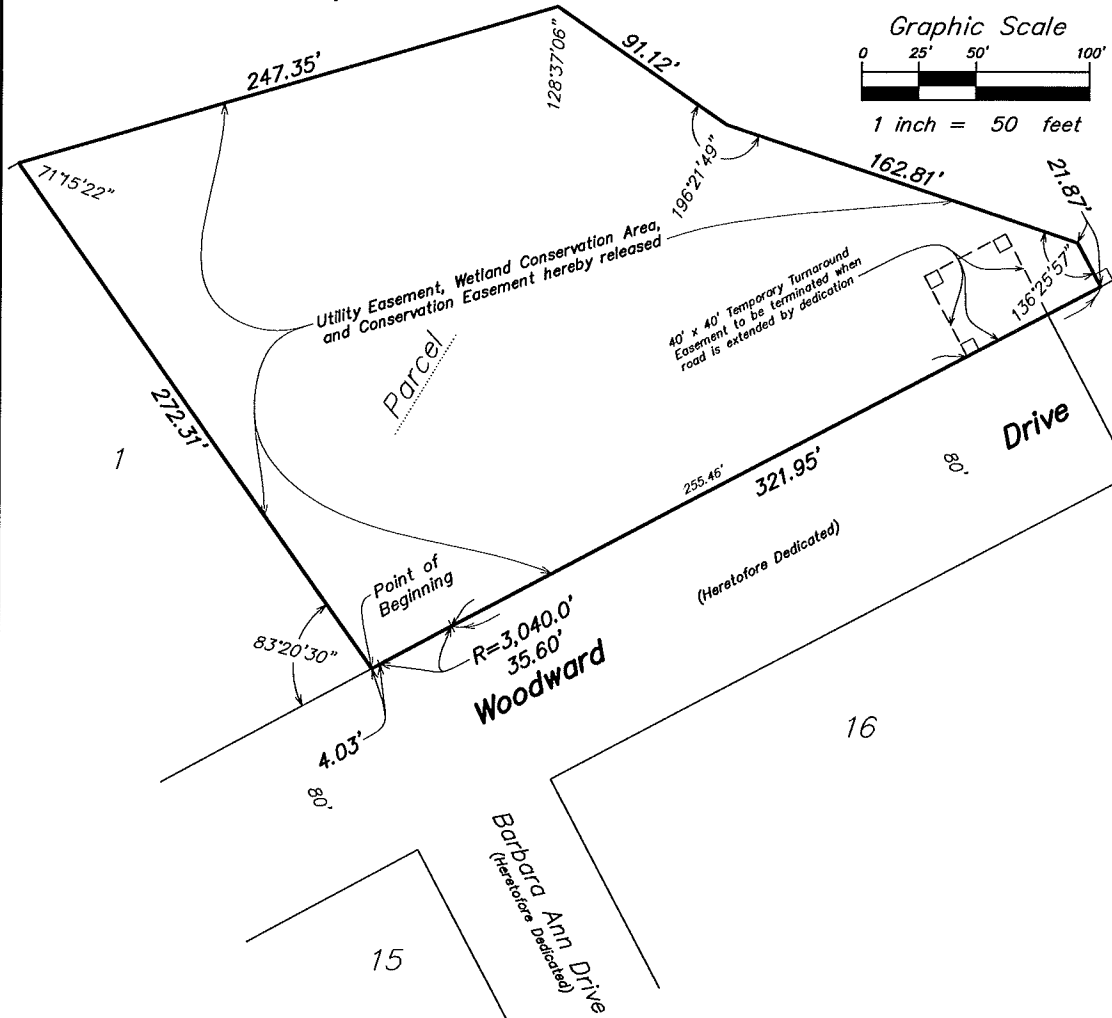
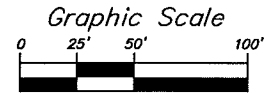
Staff recommends approval of the Plat of Easement Release for Part of Parcel 1 Pine Ridge Park by and between The City of St. Charles and Real Property Holding – St. Charles, IL, LLC.

<i>For office use only:</i>	<i>Agenda Item Number: 5c</i>
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Plat of Easement Release for Part of Parcel 1 Pine Ridge Park Phase I Planned Unit Development City of St. Charles Kane County Illinois

⊥ Indicates 90° angle.

Note: Utility Easement, Wetland Conservation Area, and Conservation Easement being released was originally granted by Document 2006K011887 and recorded January 31, 2006.



Utility Easement, Wetland Conservation Area, and Conservation Easement to be Released

That part of Parcel 1, Pine Ridge Park, Phase I, Planned Unit Development, City of St. Charles, Kane County, Illinois described as follows: Beginning at the easterly corner of Lot 1 of said Pine Ridge Park; thence northeasterly along a southeasterly line of said Parcel 4.03 feet to a point of curvature therein; thence northeasterly along a southeasterly line of said Parcel being along a curve to the right having a radius of 3040.0 feet tangent to the last described course 35.60 feet to a point of tangency; thence northeasterly along a southeasterly line tangent to the last described curve at the last described point 321.95 feet; thence northwesterly along a line perpendicular to the last described course 21.87 feet; thence westerly along a line forming an angle of 136°25'57" from the last described course (measured clockwise therefrom) 162.81 feet; thence northwesterly along a line forming an angle of 196°21'49" from the last described course (measured clockwise therefrom) 91.12 feet; thence westerly along a line forming an angle of 128°37'06" from the last described course (measured clockwise therefrom) 247.35 feet to the northerly corner of said Lot 1; thence southeasterly along the northeasterly line of said Lot forming an angle of 71°15'22" from the last described course (measured clockwise therefrom) 272.31 feet to the point of beginning in the City of St. Charles, Kane County, Illinois.

Prepared by:
Western Surveying & Engineering, P.C.
321 Stevens Street, Suite A
Geneva, Illinois 60134
(630) 845-0600 (630) 845-0601 Fax

Ordered by & Prepared for:
Pine Ridge Park, L.L.C.

Exhibit "A"
November 4, 2014
Sheet 1 of 2

File Name: Lot 19 Ease Release	Drawn by: MLF
Directory: CAD4\366001	Job No.: 366.002

*Plat of Easement Release for
Part of Parcel 1 Pine Ridge Park Phase I
Planned Unit Development
City of St. Charles Kane County Illinois*

State of Illinois)

)ss
County of Kane)

This is to certify that Real Property Holding – St. Charles, IL, LLC, is the owner of the
aforementioned tract and has requested the City of St. Charles to release the Utility
Easement, Wetland Conservation Area, and Conservation Easement as indicated on Sheet 1
of 2 of the plat hereon drawn.

Dated at St. Charles, Illinois this _____ day of _____, 2014.

_____ Attest: _____
President Secretary

State of Illinois)

)ss
County of Kane)

I, _____, a Notary Public in and for the County and State
aforesaid, hereby certify that _____, President and
_____, Secretary who are personally known to me to be the same
persons whose names are subscribed to the accompanying instrument, appeared before me this day in person
and acknowledged the execution of said instrument as their free and voluntary act and the free and voluntary
act of the corporation.

Given under my hand and Notarial Seal, this _____ day of _____, 2014.

Notary Public

State of Illinois)

)ss
County of Kane)

Accepted and approved by the City of St. Charles, Kane County, Illinois this
_____ day of _____, 2014.

By: _____ Attest: _____
Mayor City Clerk

State of Illinois)

)ss
County of _____)

Accepted and approved by AT&T, _____ County, Illinois
this _____ day of _____, 2014.

Name: _____ Title: _____

State of Illinois)

)ss
County of DuPage)

Accepted and approved by Nicor, Inc., DuPage County, Illinois this
_____ day of _____, 2014.

Name: _____ Title: _____

State of Illinois)

)ss
County of _____)

Accepted and approved by Comcast, _____ County, Illinois
this _____ day of _____, 2014.

Name: _____ Title: _____

Exhibit "A"
November 4, 2014
Sheet 2 of 2

Prepared by:
Western Surveying & Engineering, P.C.
321 Stevens Street, Suite A
Geneva, Illinois 60134
(630) 845-0600 (630) 845-0601 Fax

Ordered by & Prepared for:
Pine Ridge Park, L.L.C.

File Name: Lot 19 Ease Release	Drawn by: MLF
Directory: CAD4\366001	Job No.: 366.002