

VILLAGE OF NORTH AURORA



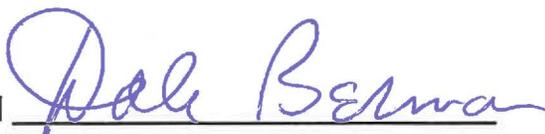
VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

RESOLUTION NO. R19-04-01-02

RESOLUTION ACCEPTING A GRANT OF EASEMENT
IN THE LIBERTY BUSINESS CENTER
IN THE VILLAGE OF NORTH AURORA

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this 15th day of April, 2019

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this ___ day of _____, 2019
by _____.

Signed 

VILLAGE OF NORTH AURORA

RESOLUTION NO. R19-04-01-02

**RESOLUTION ACCEPTING A GRANT OF EASEMENT IN THE
LIBERTY BUSINESS CENTER IN THE VILLAGE OF NORTH AURORA**

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

1. The Plat of Easement for a public utility and drainage easement from Liberty Illinois, LP the form attached hereto and incorporated herein by reference as Exhibit "A" (the "Easement") granting an easement for public utility and drainage purposes is hereby accepted over, on, through and in the property legally described as follows:

PART OF LOT 6 IN LIBERTY BUSINESS CENTER NORTH AURORA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2007 AS DOCUMENT NO. 2007K125658, IN KANE COUNTY, ILLINOIS.

2. Village staff is hereby directed and authorized to record the Plat of Easement and to take any and all actions necessary and appropriate to accept and take ownership and control over the Easement and to maintain it in perpetuity.

3. This Resolution shall take immediate force and effect from and after its passage and approval as provided by law.

¹⁵⁷ Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ___ day of April, 2019 A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ¹⁵⁷ ___ day of April, 2019 A.D.

Mark Carroll yes
Mark Gaffino yes
Michael Lowery yes

Laura Curtis absent
Mark Guethle yes
Tao Martinez absent

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this ___ day of _____, 2019 A.D.

Dale Berman
Dale Berman, Village President

ATTEST:
Lou Murray
Village Clerk

VILLAGE OF NORTH AURORA

EXHIBIT A

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE }

THIS IS TO CERTIFY THAT LIBERTY BLINDS, LP, AN ILLINOIS LIMITED PARTNERSHIP, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THROUGH SET FORTH, AND SAID LIMITED PARTNERSHIP DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED BY A.D. 20 THIS DAY OF

BY: LIBERTY BLINDS VENTURE, LLC, ITS SOLE GENERAL PARTNER

BY: LIBERTY PROPERTY LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: LIBERTY PROPERTY TRUST, ITS SOLE GENERAL PARTNER

BY: SIGNATURE TITLE PRINT TITLE

ADDRESS:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE }

I, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PARTIES WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH RESPECTFULLY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY FREELY ENTERED AND DELIBERATED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED PARTNERSHIP, FOR THE USES AND PURPOSES THROUGH SET FORTH.

GIVEN UNDER MY HAND AND NOONAL SEAL THIS DAY OF A.D. 20

NOTARY PUBLIC SIGNATURE

(PRINT NAME)

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH Edison AND SBC AMERICA ILLINOIS A.S.A., AN ILLINOIS BELL TELEPHONE COMPANY, AND ITS GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE FROM TIME TO TIME, POLES, CABLES, WIRELESS DEVICES, CONDUITS, MANHOLES, TRANSMISSIONS, PEGS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THE PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL, RELOCATE SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND BRANCHES AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND UNDERGROUND AS MAY BE REASONABLY REQUIRED IN CONNECTION WITH THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE UNDERGROUND PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 78.150 ICS, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN AN APPROPRIATION TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND DRIVEWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

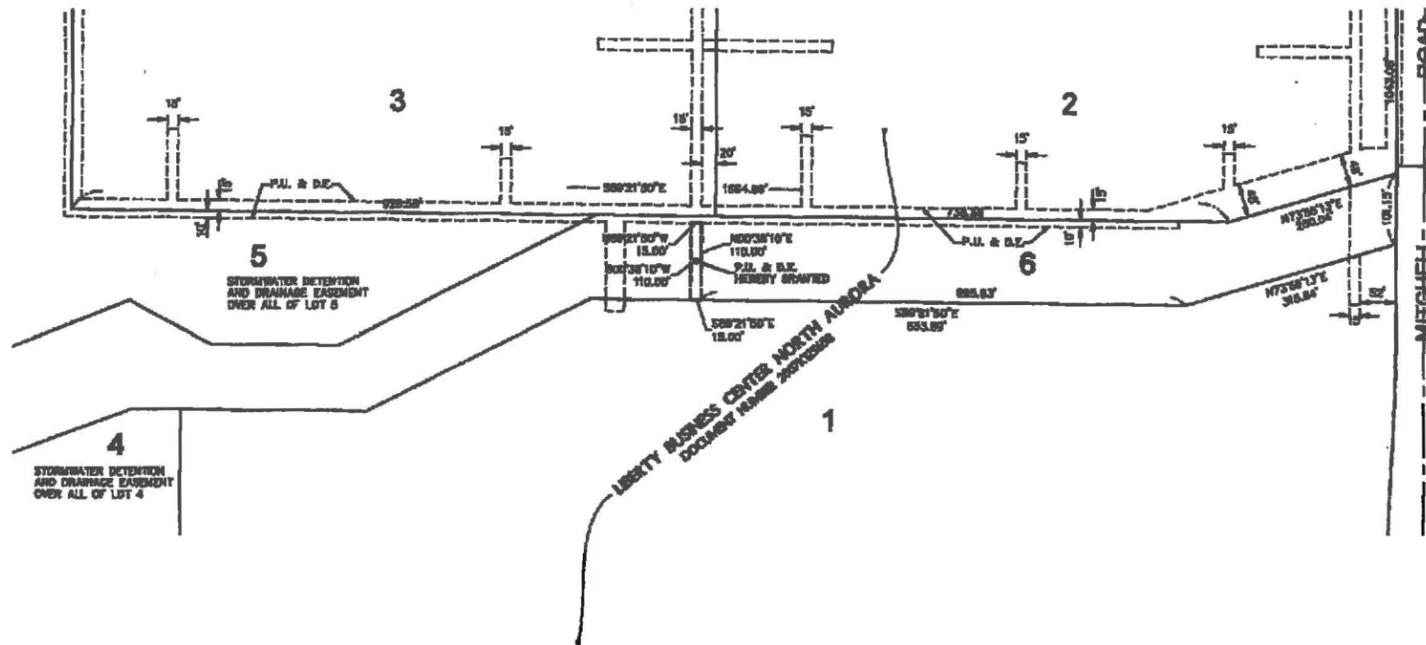
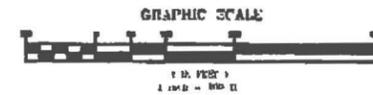
PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NORTH AURORA AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTED THEM EASEMENT RIGHTS FROM THE VILLAGE, INCLUDING, BUT NOT LIMITED TO JONES SPACELINE TELEVISION, ILLINOIS BELL TELEPHONE COMPANY, COMMONWEALTH Edison COMPANY AND HOUSHELD ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS IN, OVER, UNDER, ACROSS, ALONG AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED PUBLIC UTILITIES AND DRAINAGE EASEMENT (P.U.E. & D.E.) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, CABLE TELEVISION, COMMUNICATION, OR TELEPHONE, OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY, STORM SEWERS, DRAINAGE WALES, STORMWATER NETWORK, AND RETENTION, WATERWAYS, AND ANY AND ALL MANHOLES, HYDRANTS, FITTINGS, CONNECTIONS, CATCH BASINS, BUFFALO BONES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS HERETO AS SAID VILLAGE AND UTILITIES MAY DEEM NECESSARY TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL, AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID VILLAGE AND UTILITIES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWER OR WASTEWATER UTILITY INSTALLATIONS IN, ON, UNDER, ACROSS, UNDER, OR THROUGH SAID EASEMENTS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR PAVED PARKING AREAS AND DRIVEWAYS, GARDENS, TREES, SIGNS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS HEREIN. AN EASEMENT IS GRANTED TO SAID VILLAGE AND UTILITIES TO INSTALL, MAINTAIN, REPAIR, REPLACE, OR REMOVE ANY UTILITY INSTALLATIONS, IT SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID VILLAGE SO AS NOT TO INTERFERE WITH OTHER UTILITY LINES AND DRAINAGE AFTER INSTALLATION OF SAID UTILITIES. THE FINAL SURFACE OF THE EASEMENT SHALL BE RESTORED IN A MANNER SO AS NOT TO INTERFERE WITH PROPER OPERATION AND DRAINAGE THEREOF. FENCES SHALL NOT BE ERRECTED UPON SAID EASEMENT EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY OF THE VILLAGE OF NORTH AURORA.

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NORTH AURORA AND COUNTYWIDE FIRE PROTECTION DISTRICT AND THEIR RESPECTIVE OFFICERS, EMPLOYEES AND AGENTS WITHIN PRIVATE DRIVE AND PARKING AREAS WITHIN THE PROPERTY FOR ACCESS FOR POLICE PROTECTION TOGETHER WITH RELATED EMERGENCY AND SERVICE VEHICLES AND EQUIPMENT AND PUBLIC WORKS.

PLAT OF EASEMENT OVER

PART OF LOT 6 IN LIBERTY BUSINESS CENTER NORTH AURORA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2007 AS DOCUMENT NUMBER 2007K125688, IN KANE COUNTY, ILLINOIS.



NOTE:

ALL EASEMENTS SHOWN HEREON WERE GRANTED BY LIBERTY BUSINESS CENTER-NORTH AURORA SUBDIVISION RECORDED DECEMBER 28, 2007 AS DOCUMENT NUMBER 2007K125688, IN KANE COUNTY, ILLINOIS.

ABBREVIATIONS

- (S) = RECORD DRAWING OR SURFACE
(S) = RECORD SURFACE OR BENCH
(S) = CALCULATED SURFACE OR SURFACE
(S) = BENCH SURFACE
A = AND SURFACE
R = ROAD
SI = SURFACE
SI = SURFACE
SIL = RECORD SURFACE LINE
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
UL = UTILITY EASEMENT

LINE LEGEND

- SOLID LINE PUBLIC LINE
DASHED LINE EASEMENT BOUNDARY LINE
DOTTED LINE SURFACE
DOTTED LINE SURFACE
DOTTED LINE SURFACE

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS }
COUNTY OF KANE }
APPROVED AND ACCEPTED THIS DAY OF A.D. 20
BOARD OF TRUSTEES, VILLAGE OF NORTH AURORA, ILLINOIS (PRESIDENT) (VILLAGE CLERK)

RECORDER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE }
THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE DAY OF 20 AT O'CLOCK H, AND RECORDED IN PLAT ENVELOPE NO.

COUNTY RECORDER



For details below, Call before you dig.

Table with columns for utility lines and their status.

LIBERTY BUSINESS CENTER NORTH AURORA, ILLINOIS
WATKINS ENGINEERING CONSULTANTS, LTD.

COMPASS SURVEYING LTD.
3801 GERRARD STREET EAST, SUITE 100
SCOTT KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3899