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**THE VILLAGE OF BLOOMINGDALE**  
DUPAGE COUNTY, ILLINOIS

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**RESOLUTION**  
**NUMBER 2020-R-18**

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**A RESOLUTION VACATING EXISTING PUBLIC UTILITY  
EASEMENTS AND ACCEPTING GRANT OF EASEMENT  
FOR CERTAIN PUBLIC UTILITIES OVER PORTIONS OF  
LOT 1 IN BLOOMINGDALE WALK CONDOMINIUM  
COLLECTION SUBDIVISION FROM THE OWNERS OF  
CERTAIN PRIVATE PROPERTY LOCATED AT 280-294  
STONINGTON DRIVE IN THE VILLAGE OF  
BLOOMINGDALE, ILLINOIS**

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Franco A. Coladipietro, Village President  
Jane E. Michelotti, Village Clerk

Vince Ackerman  
William Belmonte  
Bill Bolen  
Frank Bucaro  
Patrick Shannon  
Judi Von Huben

Village Board

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Published in pamphlet form by authority of the  
President and the Board of Trustees of the Village of Bloomingdale  
On this the 14<sup>th</sup> day of September, 2020

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RESOLUTION NO. 2020-R-18

**A RESOLUTION VACATING EXISTING PUBLIC UTILITY EASEMENTS AND  
ACCEPTING GRANT OF EASEMENT FOR CERTAIN PUBLIC UTILITIES IN  
BLOOMINGDALE WALK CONDOMINIUM COLLECTION SUBDIVISION FROM THE  
OWNERS OF CERTAIN PRIVATE PROPERTY LOCATED AT 280-294 STONINGTON  
DRIVE IN THE VILLAGE OF BLOOMINGDALE, ILLINOIS**

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**WHEREAS**, the Village of Bloomingdale (the "Village") is a home rule unit of local government under Article VII, Section 6 of the 1970 Illinois Constitution and, except as limited by such Section, it may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, NOAH Properties, LLC., (the "Grantors") have obtained site plan approval for an apartment building project on real property at 280-294 Stonington Drive, Bloomingdale, IL 60108, formerly planned as Bloomingdale Walk Condominium project; and

**WHEREAS**, the Village agreed to vacate certain existing easements as depicted in the Plat of Vacation described in Exhibit A for the purpose of accommodating the new Apartment Building layout so that the easement area is consistent with the revised site plan; and

**WHEREAS**, Grantors are willing to grant to the Village permanent easements (the "Easements") over a portion of their property (the "Grantor's Property"), which is legally described on the Plat of Easement Grant attached hereto and made a part hereof as Exhibit "B", for purposes described therein, together with any and all necessary rights of access across the Grantors' Property for necessary construction, reconstruction, maintenance, labor, equipment and materials to do any work as deemed necessary by the Village; and

**WHEREAS**, the Village and the Grantor have agreed to terms and conditions established in the Plat of Easement Vacation and the Plat of Easement Grant; and

**WHEREAS**, the Village has determined that it is necessary and in the best interests of the Village to vacate the existing Easements and accept the Easements granted to the Village by the Grantor for the uses and purposes therein set forth.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village President and Board of Trustees of the Village of Bloomingdale, DuPage County, Illinois, as follows:

**Section One. – Recitals:** The Village Board of Trustees hereby finds that all of the recitals hereinbefore stated as contained in the preamble to the Resolution are full, true and correct and do hereby, by reference, incorporate and make them part of this Resolution as legislative findings.

**Section Two. – Easements Vacated:** The Village hereby vacates the Easements granted to the Village by previous owners as depicted on the Bloomingdale Walk Condominium Collection Plat of Subdivision recorded in DuPage County as document R2006-150512, for the uses and purposes therein set forth. The Village President and Village Clerk are authorized to execute the Plat of Easement Vacation in substantially the form attached hereto as Exhibit "A".

**Section Three. – Easements Accepted:** The Village hereby accepts the Easements granted to the Village by the Grantors pursuant to the Plat of Easement Grant, for the uses and purposes therein set forth. The Village President and Village Clerk are authorized to execute the Plat of Easement Grant in substantially the form attached hereto as Exhibit "B".

**Section Four. - Other Actions Authorized:** The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Resolution and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

**Section Five. - Acts of Village Officials:** That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

**Section Six.** All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed to the extent of the conflict.

**Section Seven:** This Resolution shall be in full force and effect after its passage and approval as required by law.

**DECIDED** pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Vince Ackerman	X			
William Belmonte	X			
Bill Bolen	X			
Frank Bucaro	X			
Patrick Shannon			X	
Judi Von Huben	X			
Franco Coladipietro (if necessary)				
<b>TOTAL</b>	<b>5</b>	<b>0</b>	<b>1</b>	

**PASSED AND APPROVED** by the Village of Bloomingdale Board of Trustees on the 14<sup>th</sup> day of September, 2020.

  
 Franco A. Coladipietro, Village President

**ATTEST:**

  
 Jane E. Michelotti, Village Clerk

**Exhibit "A"**

**Plat of Vacation**

EXHIBIT A

PIN 02-20-206-037

# PLAT OF VACATION

OF NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT,  
PUBLIC UTILITY EASEMENT AND A SHARED PARKING EASEMENT  
OVER LOT 1 OF BLOOMINGDALE WALK CONDOMINIUM COLLECTION SUBDIVISION  
RECORDED AS DOCUMENT R2006-150512, IN DUPAGE COUNTY, ILLINOIS.

### RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR \_\_\_\_\_ COUNTY DO  
HEREBY CERTIFY THAT INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR  
RECORD IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M.

RECORDER OF DEEDS  
PLEASE TYPE/PRINT NAME

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS  
THIS IS TO CERTIFY THAT \_\_\_\_\_ CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED  
IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO THE VACATION OF  
THE EASEMENT DEPICTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

*[Signature]*  
BY: \_\_\_\_\_  
PRINT NAME  
TITLE  
\_\_\_\_\_  
COMPANY NAME  
\_\_\_\_\_  
ADDRESS

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE,  
DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE  
IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED  
TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID  
INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT  
SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN  
OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION  
TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE  
AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES  
THEREIN SET FORTH IN AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_\_\_

BY: *[Signature]*  
NOTARY  
*[Signature]*  
PRINT NAME

### FRANCHISE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS  
THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN SUBJECT  
EASEMENT AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND  
EASEMENTS CURRENTLY EXISTING WITHIN SAID RIGHT OF WAY ARE HEREBY RELINQUISHED AND  
VACATED.

NICOR:  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

TITLE WITNESS

AT&T  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

TITLE WITNESS

COMMONWEALTH EDISON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

TITLE WITNESS

COMCAST  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

TITLE WITNESS

### VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL  
ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED  
AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.  
DATED AT \_\_\_\_\_ DUPAGE COUNTY, ILLINOIS, THIS DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

VILLAGE CLERK

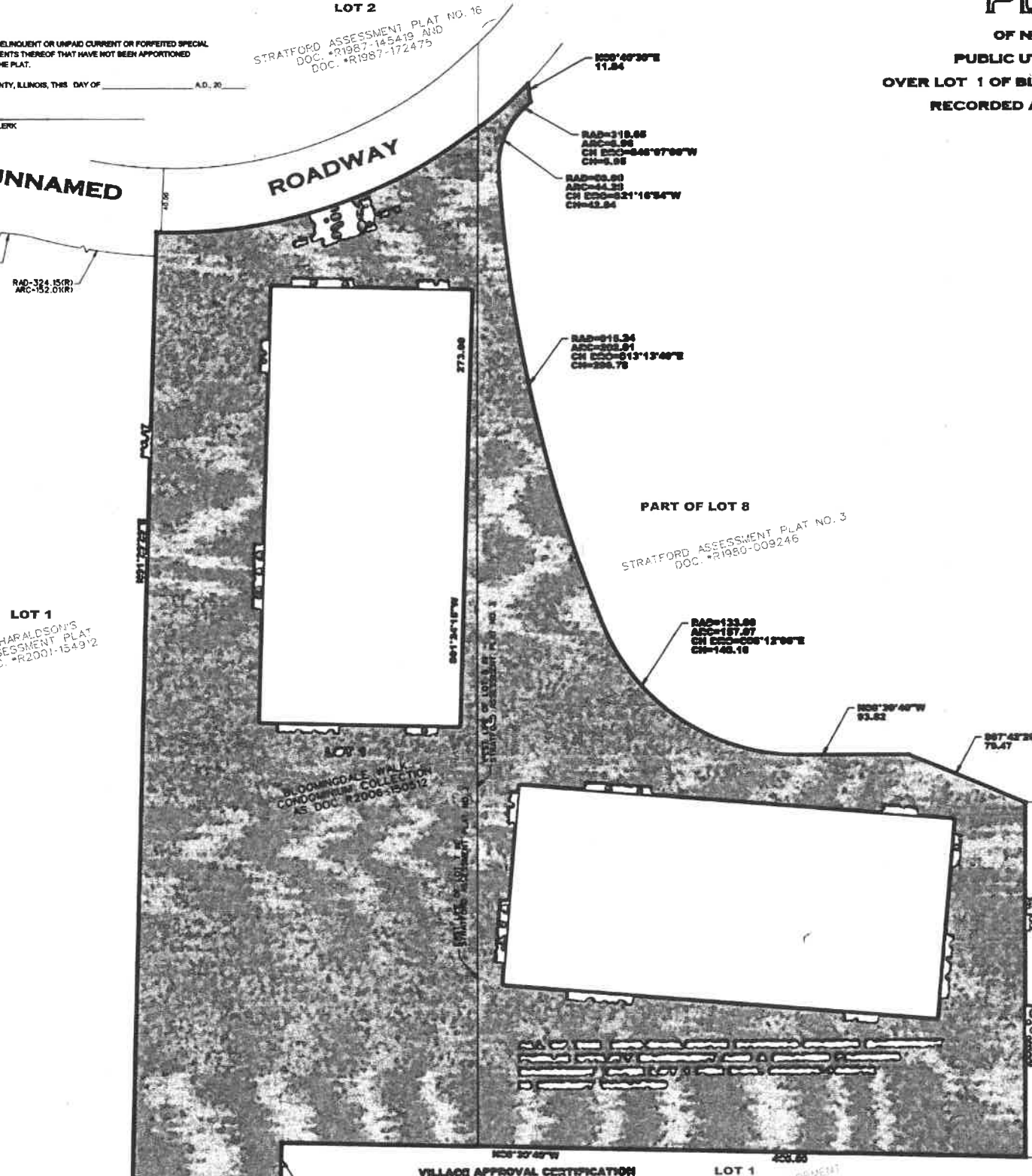
KNOLLWOOD DRIVE

UNNAMED ROADWAY

ROADWAY

SPRINGFIELD DRIVE

ARMY TRAIL ROAD

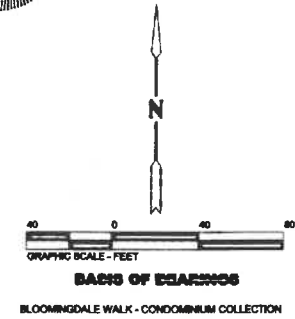


### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE  
SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE  
PURPOSE OF VACATING SAID PROPERTY FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF  
VACATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
*[Signature]*  
SIGNATURE

ILLINOIS PROF. LAND SURVEYOR NO. 3561  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2020  
207 SOUTH HANOVERVILLE STREET  
WHEATON, ILLINOIS 60187  
(830) 868-7603



RETURN TO  
NAME: VILLAGE OF BLOOMINGDALE  
201 S. BLOOMINGDALE ROAD  
BLOOMINGDALE, IL 60108

LINE LEGEND  
- - - VACATION BOUNDARY LINE  
- - - LOT LINE

EASEMENT HEREBY VACATED EXCEPT THE  
CROSS-ACCESS EASEMENT SHOWN ON  
DOCUMENT R2006-150512

### VILLAGE APPROVAL CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF ) SS  
PLAT APPROVED AND EASEMENTS SHOWN HEREON ACCEPTED BY THE VILLAGE OF BLOOMINGDALE, ILLINOIS AT  
THE MEETING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

VILLAGE PRESIDENT  
VILLAGE CLERK

THIS PLAT HAS BEEN SUBMITTED FOR  
RECORDING BY  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_

Date	Description	By
5-16-2020	REVISED PER REVIEW	JCV

**PLAT OF VACATION**

LOCATION: LOT 1 BLOOMINGDALE WALK CONDOMINIUM COLLECTION

PREPARED FOR: NOAH PROPERTIES 3801 25TH AVE. SCHLEIER PARK, IL 60178 PHONE: 773.302.8919

JOB #: 44225 DATE: 08/08/2019 SCALE: 1"=40'

SERV: CLB DRAWN: CLB DESIGN: XXX

FILE #: D-23805-VACATION SHEET #: 1 of 1

WEBSTER, McGRATH & AHLBERG LTD. WMA LAND SURVEYORS - CIVIL, ENGINEERING - LANDSCAPE ARCHITECTURE Over a Century of Service to our Clients 207 South Hanoverville Road - Wheaton, Illinois 60187 PH: 830.868.7603 FAX: 830.868.7604 Website: www.wmaill.com

**Exhibit "B"**

**Plat of Easement**

EXHIBIT B

RECORDERS CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE)85
I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COUNTY, ILLINOIS, ON THE DAY OF A.D. 20 AT O'CLOCK A.M.

RECORDER OF DEEDS
PLEASE TYPEPRINT NAME

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF )85
THIS IS TO CERTIFY THAT [Signature] CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON AND DOES HEREBY CONSENT TO THE EASEMENT DEPICTED HEREON.
DATED THIS 09 DAY OF SEPTEMBER A.D. 2020

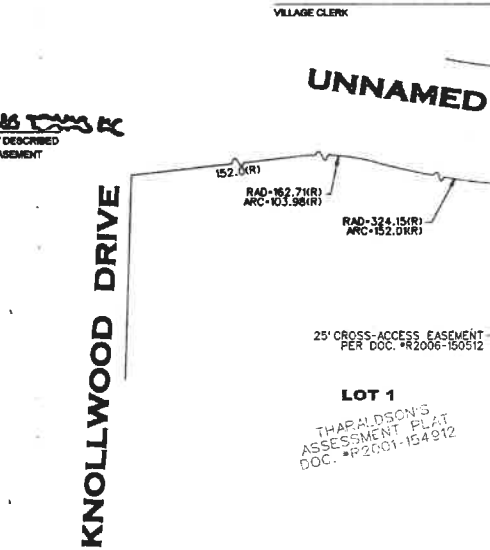
NOTARY'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF )85
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT OF SAID INDIVIDUAL AND THAT SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CLERK OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH IN AFORESAID INSTRUMENT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 09 DAY OF SEPTEMBER A.D. 2020



VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE)85
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
DATED AT \_\_\_\_\_ DUPAGE COUNTY, ILLINOIS, THIS DAY OF \_\_\_\_\_ A.D. 20



SURVEYOR CERTIFICATE - EASEMENT

STATE OF ILLINOIS
COUNTY OF DUPAGE)85
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSES STATED HEREON, AND THAT THIS PLAT OF EASEMENT ACCURATELY DEPICTS SAID PROPERTY.
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF SEPTEMBER A.D. 2020



LICENSE EXPIRATION DATE: NOVEMBER 30, 2020
WEBSTER, McGRATH & AHLBERG, LTD.
207 S. ASHVILLE STREET
WHEATON, ILLINOIS 60167
(630) 908-7803

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE)85
PLAT AND EASEMENTS SHOWN HEREON APPROVED AND ACCEPTED BY THE VILLAGE OF BLOOMINGDALE, ILLINOIS AT A MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_
BY: VILLAGE PRESIDENT
ATTEST: VILLAGE CLERK

NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U. E.", "PUBLIC UTILITY'S DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED 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, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE 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 THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 805(2) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILATED STATUTES, CH. 785, SEC. 805(2)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

STORMWATER MANAGEMENT AND DRAINAGE PROVISIONS

ALL EASEMENTS INDICATED AS DETENTION AND/OR STORMWATER MANAGEMENT EASEMENTS OR DRAINAGE EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF BLOOMINGDALE, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORING AND FLOW OF STORMWATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF BLOOMINGDALE.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO MAINTAIN ANY SUCH EASEMENT STORMWATER MANAGEMENT OR DRAINAGE FACILITY, THE VILLAGE OF BLOOMINGDALE, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINED THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE PRESERVE FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE VILLAGE OF BLOOMINGDALE ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

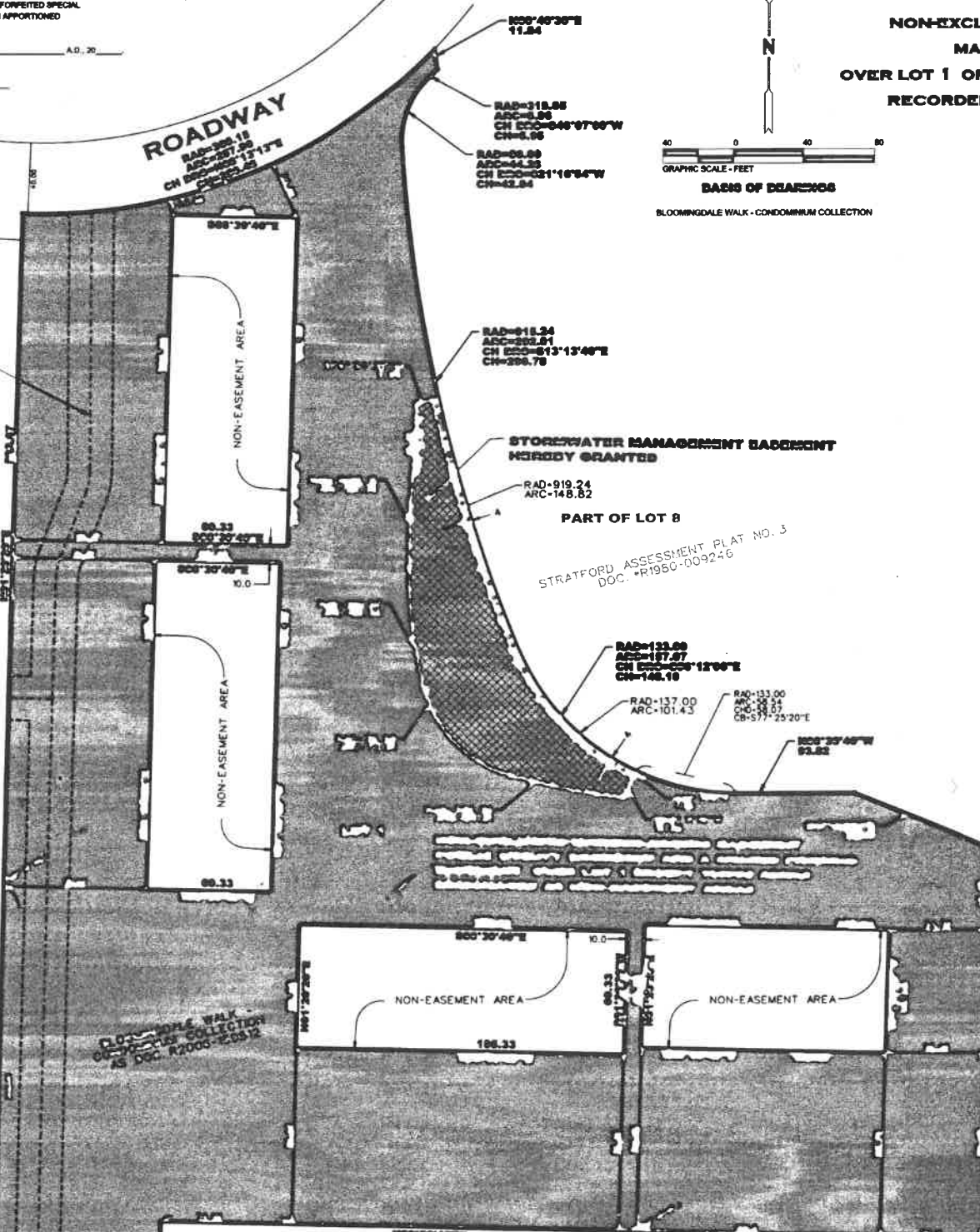
IN THE EVENT THE VILLAGE OF BLOOMINGDALE, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK UPON ANY SUCH FACILITY THE COST TOGETHER WITH AN ADDITIONAL SLIM OF TEN (10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF ITS SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF BLOOMINGDALE.

LOT 2
STRATFORD ASSESSMENT PLAT NO. 18
DOC. #R1987-145419 AND
DOC. #R1987-172475

PIN 02-20-206-037

PLAT OF EASEMENT

FOR
NON-EXCLUSIVE INGRESS AND EGRESS, DRAINAGE AND STORMWATER
MANAGEMENT, PUBLIC UTILITIES AND SHARED PARKING
OVER LOT 1 OF BLOOMINGDALE WALK CONDOMINIUM COLLECTION
RECORDED AS DOCUMENT R2006-150512 IN DUPAGE COUNTY, ILLINOIS.



EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER, SANITARY SEWER, CABLE TELEVISION AND OTHER PUBLIC UTILITIES IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF BLOOMINGDALE. ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH PROVIDING WATER, SANITARY SEWER, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF ANY OF LOT 1, EXCEPT THE "NON-EASEMENT AREAS", TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN THE ABOVE DESCRIBED EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. AFTER INSTALLATION OF ANY FACILITIES, THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN ANY MANNER, SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH SURFACE DRAINAGE THEREON.

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 COMPANY AND ILLINOIS BELL TELEPHONE COMPANY LLC, 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, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH 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", "P.U." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS 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 REQUIRED 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 SAPPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' 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." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED 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 785 ILCS 805(2)(C), 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 AS AN APPURTENANCE 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 "LOT LOTS", "COMMON ELEMENTS", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY ACCORD BY THE GRANTEE, 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.

CROSS-ACCESS EASEMENT PROVISIONS

A PERMANENT CROSS-ACCESS EASEMENT IS HEREBY GRANTED OVER THAT PART OF LOT 1 INDICATED ON THIS PLAT AS CROSS ACCESS EASEMENT TO ALL PARTIES ALLOWING ACCESS IN AND TO AND ACROSS THE DESIGNATED AREAS. NO BUILDINGS OR STRUCTURE SHALL BE ERRECTED ON THE EASEMENT WHICH INTERFERE WITH THE FREE AND UNIMPROVED USE AND ENJOYMENT OF THE RIGHT OF ACCESS HEREON CONVEYED.

NON-EXCLUSIVE INGRESS-EGRESS EASEMENT / PUBLIC UTILITY AND DRAINAGE EASEMENT / A SHARED PARKING EASEMENT OVER LOT 1 EXCEPT THOSE AREAS DESIGNATED AS NON-EASEMENT AREAS

RETURN TO
NAME: VILLAGE OF BLOOMINGDALE
207 S. BLOOMINGDALE ROAD
BLOOMINGDALE, IL 61008

VILLAGE APPROVAL CERTIFICATION

STATE OF ILLINOIS
COUNTY OF )85
PLAT APPROVED AND EASEMENTS SHOWN HEREON ACCEPTED BY THE VILLAGE OF BLOOMINGDALE, ILLINOIS AT THE MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_
VILLAGE PRESIDENT
VILLAGE CLERK

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:
NAME
ADDRESS

Table with columns: No., Date, Description, By. Includes entries for 1-15-2020 REVISED PER REVIEW and 2-18-2020 ADDED NICOR EASEMENT PROVISIONS. Also includes project information for Webster, McGrath & Ahlberg Ltd.