

APPROVING A PLAT OF DEDICATION FOR THE GURLER ROAD RIGHT-OF-WAY FROM MIDLAND TRUST COMPANY (PIN 08-34-300-063 AND PIN 08-34-300-064), DEKALB, ILLINOIS.

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, Midland Trust Company (the "Owner") is the record title owner of property described by property index numbers 08-34-300-063 and 08-34-300-064 (the "Property"); and

WHEREAS, Owner desires to donate a portion of the Property to the City to be used as public right-of-way as further described in the Plat of Road Dedication attached and incorporated as Exhibit A (the "Plat of Road Dedication"); and

WHEREAS, the City's corporate authorities find that approving the Plat of Road Dedication is in the City's best interests for the protection of the public health, safety, and welfare; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The recitals to this Ordinance are true, material, adopted and incorporated as Section 1 to this Ordinance.

SECTION 2: The City's corporate authorities adopt, approve and accept the Plat of Road Dedication. The City's corporate authorities further authorize and direct the City Manager or designee to record this Ordinance and the Plat of Dedication in the DeKalb County Clerk and Recorder's Office.

SECTION 4: This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this Ordinance is inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard in the City's jurisdiction.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 26th day of June 2023 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None.

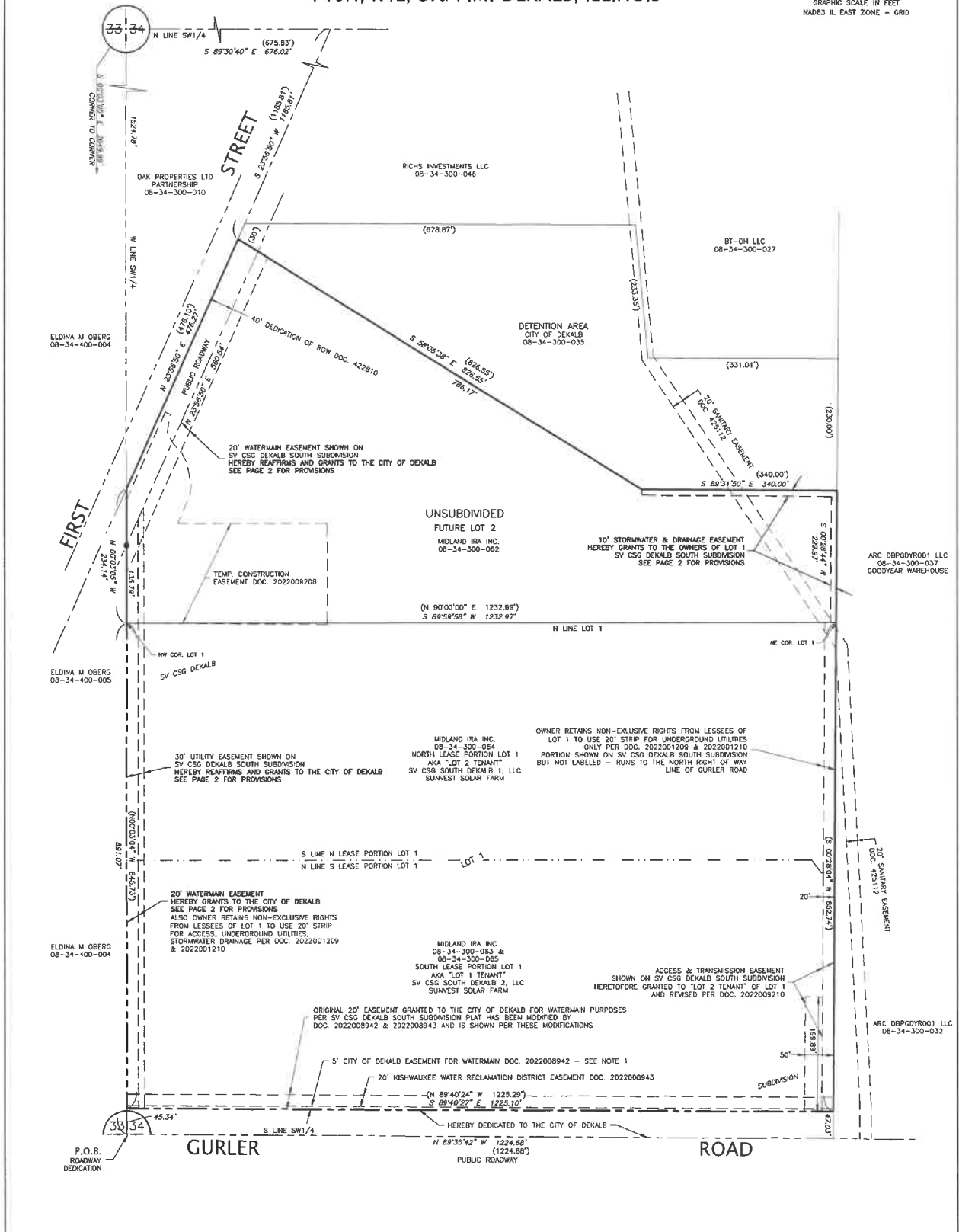
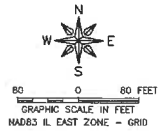



COHEN BARNES, Mayor

ATTEST:


Ruth A. Scott, Executive Assistant

PLAT OF EASEMENTS AND ROADWAY DEDICATION PART OF THE SW 1/4, SECTION 34, T40N, R4E, 3rd P.M. DEKALB, ILLINOIS



NOTES:
1) THIS EASEMENT IS DIRECTLY ADJACENT TO THE HEREBY DEDICATED CURLER ROAD RIGHT OF WAY. THE DESCRIPTION LISTED IN DOCUMENT 2022008942 IS IN ERROR AND IS ACTUALLY A MIS-TYPE OF THE NEW EASEMENT GRANTED TO THE KISHWAUKEE WATER RECLAMATION DISTRICT PER DOCUMENT 2022008943 NOT THE ORIGINAL EASEMENT AREA PER THE PLAT OF SV CSG DEKALB SUBDIVISION

FEHR GRAHAM		ILLINOIS
ENGINEERING & ENVIRONMENTAL		IOWA
LICENSE NUMBER IOWA NO. 164-000008		WISCONSIN
515 LINDOLA HWY, ROCHELLE, IL 61068 P:815-562-9007		
MIDLAND TRUST CO.		JOB NUMBER: 22-1015
DATE: 05/01/2023	FIELD WORK COMPLETED:	SHEET NUMBER:
DRAWN: TAJ	DATE: 05/01/2023	1 of 2

**PLAT OF EASEMENTS AND ROADWAY DEDICATION
PART OF THE SW 1/4, SECTION 34,
T40N, R4E, 3rd P.M. DEKALB, ILLINOIS**

SURVEYOR'S CERTIFICATE

State of Illinois) SS
County of Ogle)

This is to certify that at the request of the Midland IRA I, Scott I. Immler, an Illinois Professional Land Surveyor, have prepared this Plat for the uses and purposes indicated herein, and that this plat correctly represents the facts found at the time of the work. Dimensions are given in feet and decimals of a foot, unless otherwise specified. This is not a boundary survey.

Given under my hand and seal this 1st day of May, 2023.

Scott I. Immler, Illinois Professional Land Surveyor No. 35-3462
Current Expiration: 11/30/24

OWNER'S CERTIFICATE

State of _____)
County of _____) SS

This is to certify that the undersigned is/are the holder of Title of all of the property described herein and that He/She/They has/have caused the same to be granted as shown herein.

ALSO That part of the lands described hereafter are hereby dedicated to the City of DeKalb, for use as streets/roadways by the public in accordance with the laws of the State of Illinois, governing and controlling the dedication and uses of ordinance adopted by the City of DeKalb, State of Illinois and those described as follows:

Part of the Southwest Quarter of Section 34, Township 40 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, bound and described as follows:
Beginning at the Southwest corner of said Section 34; thence North 00 degrees 03 minutes 05 seconds West (assumed bearing) on and along the West line of said Section 34, a distance of 45.34 feet; thence South 89 degrees 40 minutes 27 seconds East, a distance of 1225.10 feet; thence South 00 degrees 28 minutes 44 seconds West, a distance of 47.03 feet to the South line of said Section 34; thence North 89 degrees 35 minutes 42 seconds West on and along lost named line, a distance of 1224.88 feet to the Point of Beginning, containing 1.30 acres, more or less.

Dated this _____ day of _____ 20____.

Signature _____

Printed name and Title _____

NOTARY PUBLIC

State of _____)
County of _____) SS

I, _____ a Notary Public In and for the County of _____ in the State of _____ do

hereby certify that _____ personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledge that he (they) signed, sealed and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____ 20____.

Notary Public _____

STORMWATER MANAGEMENT EASEMENT PROVISIONS

STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 1 OF SV 005 DEKALB SOUTH SUBDIVISION AND THEIR SUCCESSORS AND ASSIGNS WITHIN THE AREAS ON THE PLAT MARKED "DRAINAGE EASEMENT" TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN DRAINAGE, CONVEYANCE, AND DETENTION/RETENTION SYSTEMS, PIPES, STORM SEWERS, MANHOLES AND OTHER APPURTENANCES AND EQUIPMENT REQUIRED FOR THE PURPOSES OF STORM WATER MANAGEMENT AND DRAINAGE. THE RIGHT IS HEREBY GRANTED TO ENTER UPON THE TRACT AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREAS, SAID DRAINAGE SYSTEM AND ALL OTHER EQUIPMENT, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED AND TREE, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID DRAINAGE SYSTEM. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIGNAGE AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES HEREIN GRANTED. UPON COMPLETION OF ANY WORK, GRANTEE SHALL REASONABLY RESTORE ANY IMPROVEMENTS OR LAND DISTURBED BY THE GRANTEE WORK TO THE CONDITION EXISTING PRIOR TO SUCH WORK.

WATERMAIN EASEMENT PROVISIONS

WATERMAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, IN, ON, UPON, ACROSS, OVER, UNDER, THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "WATERMAIN EASEMENT" ON THIS PLAT, SUCH EASEMENTS GRANTING AND RESERVING FOR THE GRANTEE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, REPAIR, ALTER, ENLARGE, REMOVE, CLEAN AND MAINTAIN WATER SUPPLY DISTRIBUTION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, AND ANY AND ALL NECESSARY MANHOLES, PIPES, CONNECTIONS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH SIMILAR SERVICE TO THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEE MAY DEEM NECESSARY, USEFUL OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT FOR THE NECESSARY PERSONS AND EQUIPMENT TO DO ANY OR ALL THE ABOVE WORK, THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE AND TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHEN AN EASEMENT IS USED FOR MUNICIPAL-WATER SUPPLY-OWNED UTILITIES, OTHER INSTALLATION OR UTILITIES AND OTHER ENTITIES SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, TO THE CITY OF DEKALB SO AS NOT TO INTERFERE WITH THE MUNICIPAL UTILITIES. UPON COMPLETION OF ANY WORK, GRANTEE SHALL REASONABLY RESTORE ANY IMPROVEMENTS OR LAND DISTURBED BY ANY GRANTEE WORK TO THE CONDITION EXISTING PRIOR TO SUCH WORK.

DEKALB COUNTY RECORDER'S CERTIFICATE

State of Illinois) SS
County of DeKalb)

This instrument No. _____ was filed for record in the Recorder's Office of DeKalb County,

Illinois, on the _____ day of _____ 20____ at _____ o'clock ____M.

and recorder in Plat Envelope No. _____

DeKalb County Recorder _____

CITY ENGINEER CERTIFICATE

State of Illinois) SS
County of DeKalb)

I, _____ City Engineer for the City of DeKalb, Illinois, hereby certify that the Easements depicted and described herein are accepted and approved by the City of DeKalb.

Dated this _____ day of _____ 20____.

City Engineer _____

CERTIFICATE OF CITY COUNCIL

State of Illinois) SS
County of DeKalb)

This is to certify that the attached plat was approved by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois

on this _____ day of _____ 20____.

By: _____ Attest: _____

Mayor
(SIGN & PRINT)

Executive Assistant
(SIGN & PRINT)

UTILITY EASEMENT PROVISIONS

UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, AND TO THOSE UTILITY AND OTHER ENTITIES OPERATING NOW, OR IN THE FUTURE, UNDER FRANCHISE FROM THE CITY OF DEKALB (COLLECTIVELY, THE "GRANTEES", INCLUDING BUT NOT LIMITED TO VERIZON, COMCAST, NICOR, COMMONWEALTH EDISON COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER, THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "UTILITY EASEMENT" ON THIS PLAT, SUCH EASEMENTS GRANTING AND RESERVING FOR THE GRANTEE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, REPAIR, ALTER, ENLARGE, REMOVE, CLEAN AND MAINTAIN VARIOUS UTILITY AND SIMILAR TRANSMISSION, RECEIVING AND DISTRIBUTION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, STORM SEWERS, AND ANY AND ALL NECESSARY MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH UTILITY AND SIMILAR SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEE MAY DEEM NECESSARY, USEFUL OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT FOR THE NECESSARY PERSONS AND EQUIPMENT TO DO ANY OR ALL THE ABOVE WORK, THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE AND TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH INSTALLATION IN, ON, UPON, ACROSS, OVER, UNDER OR THROUGH SUCH EASEMENT AREAS, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHEN AN EASEMENT IS USED FOR MUNICIPAL-OWNED UTILITIES, OTHER INSTALLATION OR UTILITIES AND OTHER ENTITIES SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, TO THE CITY OF DEKALB SO AS NOT TO INTERFERE WITH THE MUNICIPAL UTILITIES. UPON COMPLETION OF ANY WORK, GRANTEE SHALL REASONABLY RESTORE ANY IMPROVEMENTS OR LAND DISTURBED BY ANY GRANTEE WORK TO THE CONDITION EXISTING PRIOR TO SUCH WORK.

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL ILLINOIS IOWA WISCONSIN	ILLINOIS IOWA WISCONSIN
	515 LINCOLN HWY, ROCKFELL, IL 61088 P.815.562.9087
MIDLAND TRUST CO.	JOB NUMBER: 22-1015
DATE: 04/17/2023 FIELD WORK COMPLETED: FIELD: SJJ DRAWING: SJJ QA/QC: SJJ	SHEET NUMBER: 2 of 2



2023004494

TASHA SIMS
RECORDER - DEKALB COUNTY, IL

RECORDED: 7/3/2023 10:24 AM
REC FEE: 75.00
PAGES: 4

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

note - plat of easements and plat of dedication recorded separately as required by County clerk see [unclear] following pp.

CERTIFICATION

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

ORDINANCE 2023-024

APPROVING A PLAT OF DEDICATION FOR THE GURLER ROAD RIGHT-OF-WAY FROM MIDLAND TRUST COMPANY (PIN 08-34-300-063 AND PIN 08-34-300-064), DEKALB, ILLINOIS.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 26th day of June 2023.

WITNESS my hand and the official seal of said City this 28th day of June 2023.

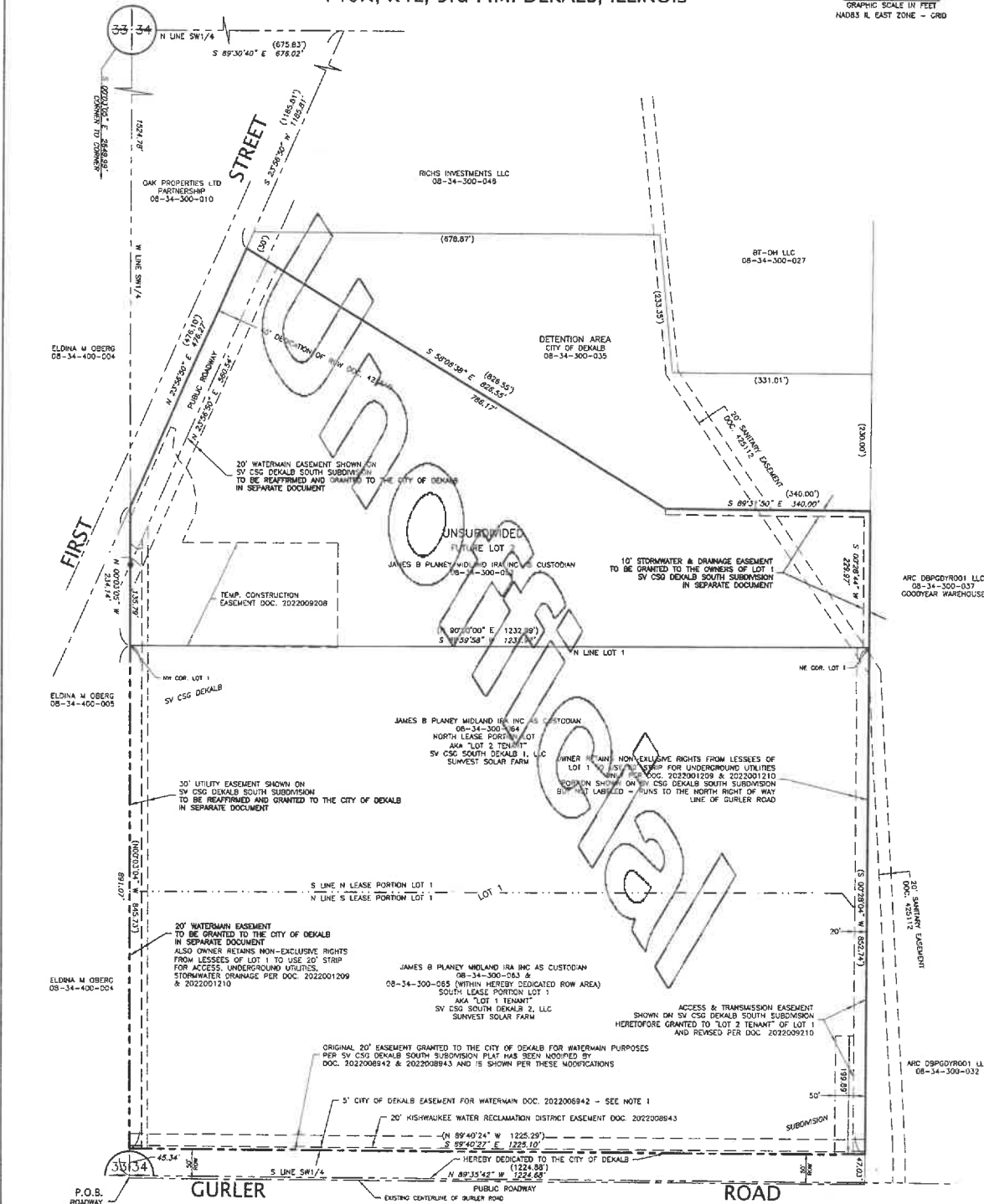
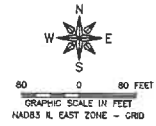
RUTH A. SCOTT, Executive Assistant/Recording Secretary



Prepared by and Return to:

City of DeKalb
City Manager's Office
Attention: Ruth A. Scott
164 E. Lincoln Highway
DeKalb, Illinois 60115

PLAT OF ROADWAY DEDICATION PART OF THE SW 1/4, SECTION 34, T40N, R4E, 3rd P.M. DEKALB, ILLINOIS



SURVYOR'S CERTIFICATE

State of Illinois) SS
County of Ogle)

This is to certify that at the request of Midland Trust Company as Custodian FBO James Planey #1633257 I, Scott I. Innes, an Illinois Professional Land Surveyor, have prepared this Plat for the uses and purposes indicated hereon, and that this plat correctly represents the facts found at the time of the work. Dimensions are given in feet and decimals of a foot, unless otherwise specified.

Given under my hand and seal this 4th day of May, 2023.



Scott I. Innes, Illinois Professional Land Surveyor No. 35-3482
Current Expiration: 11/30/24

NOTES:

- THIS EASEMENT IS DIRECTLY ADJACENT TO THE HEREBY DEDICATED GURLER ROAD RIGHT OF WAY. THE DESCRIPTION LISTED IN DOCUMENT 2022008942 IS IN ERROR AND IS ACTUALLY A MIS-TYPE OF THE NEW EASEMENT GRANTED TO THE KISHWAUKEE WATER RECLAMATION DISTRICT PER DOCUMENT 2022008943 NOT THE ORIGINAL EASEMENT AREA PER THE PLAT OF SV CSG DEKALB SUBDIVISION

FEHR GRAHAM	ILLINOIS IOWA WISCONSIN
ENGINEERING & ENVIRONMENTAL ILLINOIS LICENSE #00001116-000003	
515 LINCOLN HWY, ROCHELLE, IL 61068 P:815-262-8087	
MIDLAND TRUST CO.	JOB NUMBER: 22-1015
DATE: 07/29/2023 REVISED FIELD WORK COMPLETED	SHEET NUMBER: 1 of 2
FIG. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	

2023005762 11/58-P

**PLAT OF ROADWAY DEDICATION
PART OF THE SW 1/4, SECTION 34,
T40N, R4E, 3rd P.M. DEKALB, ILLINOIS**

2023005762

TASHA SIMS
RECORDER - DEKALB COUNTY, IL
REC'D: 8/23/23 9:13 PM
REC FEE: \$5.00 DESK FEE: \$4.00
PAGE: 1

"KEEP IN FILE"
Plat Cabinet 11
Slide # 58-D

OWNER'S CERTIFICATE

State of IL)
) SS
County of Lee)

This is to certify that the undersigned is/are the holder of Title of all of the property described hereon and that He/She/They has/have caused the same to be granted as shown hereon.

ALSO that part of the lands described hereafter are hereby dedicated to the City of Dekalb, for use as streets/roadways by the public in accordance with the laws of the State of Illinois, governing and controlling the dedication and uses of ordinances adopted by the City of Dekalb, State of Illinois and those described as follows:

Part of the Southwest Quarter of Section 34, Township 40 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, bounded and described as follows:

Beginning at the Southwest corner of said Section 34; thence North 00 degrees 03 minutes 00 seconds West (bearing) on and along the West 1/4 of said Section 34, a distance of 45.34 feet; thence South 89 degrees 40 minutes 27 seconds East, a distance of 1225.10 feet; thence South 00 degrees 28 minutes 44 seconds West, a distance of 47.03 feet to the South line of said Section 34; thence North 89 degrees 35 minutes 42 seconds West on and along last named line, a distance of 1224.88 feet to the point of beginning, containing 1.30 acres, more or less.

Dated this 1 day of August, 2023.

Signature: Ryan Austin Senior Urban Services Assoc.
IRL Custodian
Midland Trust Company of Custodian for James B. Plonek #1633257
1520 Royal Palm Sq Blvd
Suite 320
Fort Myers, FL 33919

NOTARY PUBLIC

State of IL)
) SS
County of Lee)

I, Jacqueline Diaz, a Notary Public in and for the County of Lee, in the State of Florida do

hereby certify that Ryan Austin for Midland Trust Company as Custodian for James Ploney #1633257, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledge that he (they) signed, sealed and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of August, 2023

Notary Public

Jacqueline Diaz



DEKALB COUNTY RECORDER'S CERTIFICATE

State of Illinois)
) SS
County of DeKalb)

This Document No. 2023005762 was filed for record in the Recorder's Office of DeKalb County,

Illinois, on the 21st day of August, 2023, at 1:13 o'clock P.M.

and recorder in Plat Cabinet No. 11 at Slide No. 58-D

Tasha Sims
DeKalb County Recorder
Tasha Sims



CERTIFICATE OF COUNTY CLERK

State of Illinois)
) SS
County of DeKalb)

I, Tasha Sims, County Clerk of DeKalb County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current taxes or special assessments, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat. I further certify that I have received all statutory fees in connection with the plat.

Given under my name and seal of the County Clerk at Sycamore, Illinois.

this 21st day of August, 2023

County Clerk
Tasha Sims



CERTIFICATE OF CITY COUNCIL

State of Illinois)
) SS
County of DeKalb)

This is to certify that the attached plat was approved by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois

on this 21st day of June, 2023 Ordinance 2023-024

By: Colin Barnes - Mayor

Attest: Ruth A. Scott - Executive Assistant



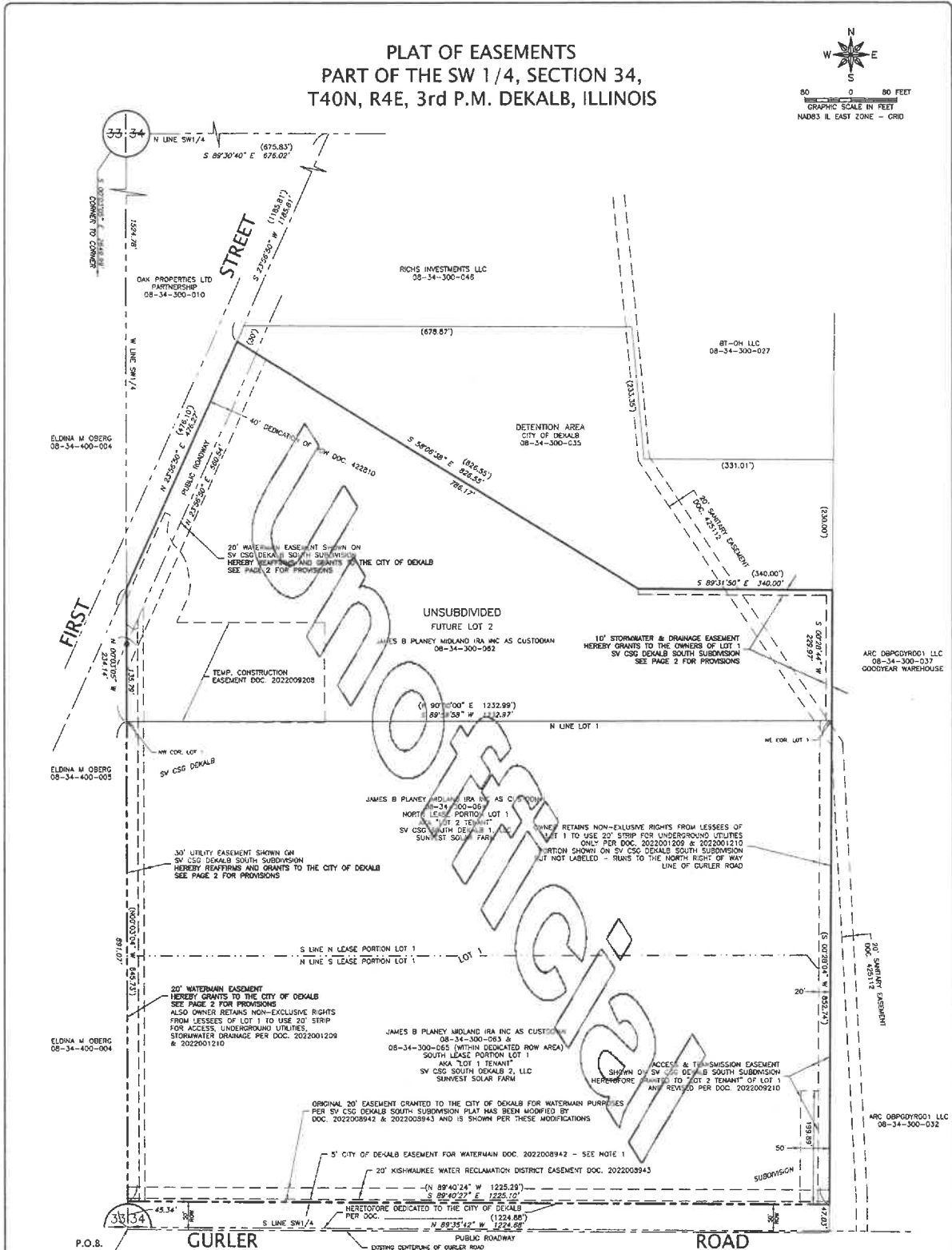
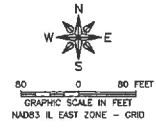
OP-34-300-062
-063
-064
-065

2023005762

11/58-D

FEHR GRAHAM		ILLINOIS
ENGINEERING & ENVIRONMENTAL		ARIZONA
LICENSE NUMBER: 06-10-0000		WISCONSIN
110 LINCOLN HWY, ROCKFORD, IL 61107-5000		
MIDLAND TRUST CO.		JOB NUMBER: 22-1015
DATE OF THIS DEED REVIEWED FIELD WORK COMPLETED		SHEET NUMBER: 2 of 2
FIELD TAX	DEKALB TAX	DATE: 08/23/23

**PLAT OF EASEMENTS
PART OF THE SW 1/4, SECTION 34,
T40N, R4E, 3rd P.M. DEKALB, ILLINOIS**



SURVEYOR'S CERTIFICATE

State of Illinois) SS
County of Ogle)

This is to certify that at the request of Midland Trust Company as Custodian FBO James Planey (1833257), Scott I. Immel, an Illinois Professional Land Surveyor, have prepared this Plat for the uses and purposes indicated hereon, and that this plat correctly represents the facts found at the time of the work. Dimensions are given in feet and decimals of a foot, unless otherwise specified. This is not a boundary survey.

Given under my hand and seal this 4th day of May, 2023.



Scott I. Immel, Illinois Professional Land Surveyor No. 35-3482
Current Expiration: 11/30/24

NOTES:
1) THIS EASEMENT IS DIRECTLY ADJACENT TO THE HEREBY DEDICATED GURLER ROAD FRONT OF WAY. THE DESCRIPTION LISTED IN DOCUMENT 2022008942 IS IN ERROR AND IS ACTUALLY A MIS-TYPE OF THE NEW EASEMENT GRANTED TO THE KISHWAUKEE WATER RECLAMATION DISTRICT PER DOCUMENT 2022008943. NOT THE ORIGINAL EASEMENT AREA PER THE PLAT OF SV CSC DEKALB SUBDIVISION

2023005809 11/59-A

FEHR GRAHAM	
ENGINEERING & ENVIRONMENTAL	ILLINOIS IOWA WISCONSIN
315 LINCOLN HWY. ROCHELLE, IL 61068 P.615.582.9067	
MIDLAND TRUST CO.	JOB NUMBER: 22-1015
DATE: 07/26/2023 REVISED FIELD WORK COMPLETED: 05/04/23 FIELD TA: DWAIN TAYLOR 05/05/23	SHEET NUMBER: 1 of 2

**PLAT OF EASEMENTS
PART OF THE SW 1/4, SECTION 34,
T40N, R4E, 3rd P.M. DEKALB, ILLINOIS**

2023005809

TASHA SIMS
RECORDER - DEKALB COUNTY, IL
RECORDED: 08/23/23 11:07 PM
REC FILE: SA-08 08/23/23 PEE: 16.00
PAGE: 2

"KEEP IN FILE"

*Plat Cabinet 11
Slide # 59-A*

OWNER'S CERTIFICATE

State of Lehigh SS
County of FL

This is to certify that the undersigned is/are the holder of Title of all of the property described hereon and that he/she/they has/have caused the same to be dedicated/granted to the City of DeKalb as shown hereon.

Dated this 1 day of August, 2023.

Signature: Senior Client Services Assoc.

Ryan Austin JRT Custodian
Midland Trust Company as Custodian FBO James Plarney #1633257
1520 Royal Palm Sq Blvd
Suite 320
Fort Myers, FL 33919

DEKALB COUNTY RECORDER'S CERTIFICATE

State of Illinois) SS
County of DeKalb)

This Document No. 2023005809 was filed for record in the Recorder's Office of DeKalb County,

Illinois, on the 22nd day of August, 2023 at 1:07 o'clock P.M.

and recorder in Plat Cabinet No. 11 at Slide No. 59-A

Tasha Sims
DeKalb County Recorder
Tasha Sims



CITY ENGINEER CERTIFICATE

State of Illinois) SS
County of DeKalb)

I, ZACHARY GILL, City Engineer for the City of DeKalb, Illinois, hereby certify that the Easements depicted and described hereon are completed and approved by the City of DeKalb.

Dated this 8th day of August, 2023.

Zachary Gill
City Engineer
Zachary Gill



NOTARY PUBLIC

State of IL SS
County of DeKalb

I, Jacqueline Diaz, a Notary Public in and for the County of DeKalb in the State of Illinois do

hereby certify that Ryan Austin, for Midland Trust Company as Custodian FBO James Plarney #1633257, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledged that he (they) signed, sealed, and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18 day of August, 2023.

Notary Public: Jacqueline Diaz



STORMWATER MANAGEMENT EASEMENT PROVISIONS

STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 1 OF 578 DEKALB SOUTH SUBDIVISION AND THEIR SUCCESSORS AND ASSIGNS WITHIN THE AREAS ON THE PLAT MARKED DRAINAGE EASEMENT TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN DRAINAGE, CONVEYANCE, AND DETENTION/PREVENTION SYSTEMS, PIPES, STORM SEWERS, MANHOLES AND OTHER APPURTENANCES AND EQUIPMENT REQUIRED FOR THE PURPOSES OF STORM WATER MANAGEMENT AND DRAINAGE. THE RIGHT IS HEREBY GRANTED TO ENTER UPON THE TRACT AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREAS, SAID DRAINAGE SYSTEM AND ALL OTHER EQUIPMENT AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED AND TREE, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID DRAINAGE SYSTEM. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIGNAGE AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APPROVED USES HEREBY GRANTED. UPON COMPLETION OF ANY WORK, GRANTEE SHALL REASONABLY RESTORE ANY IMPROVEMENTS OR LAND DISTURBED BY THE GRANTEE WORK TO THE CONDITION EXISTING PRIOR TO SUCH WORK.

WATERMAIN EASEMENT PROVISIONS

WATERMAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, IN OR UPON ACCESS, OVER, LINES THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "WATERMAIN EASEMENT" ON THIS PLAT. SUCH EASEMENTS GRANTING AND RESERVING FOR THE GRANTEE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, REPAIR, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN AND MAINTAIN WATER SUPPLY DISTRIBUTION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, AND ANY AND ALL NECESSARY MANHOLES, PIPES, CONNECTIONS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH SIMILAR SERVICE TO THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THEREAS AS THE GRANTEE MAY DEEM NECESSARY, USEFUL, OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT FOR THE NECESSARY PERSONS AND EQUIPMENT TO GO ANY OR ALL THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE AND TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH INSTALLATION IN, ON, UPON ACCESS, OVER, UNDER OR THROUGH SUCH EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APPROVED USES AND RIGHTS HEREBY GRANTED. IF USED FOR MUNICIPAL WATER SUPPLY-OWNED UTILITIES, OTHER INSTALLATION OF UTILITIES AND OTHER ENTITIES SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, TO THE CITY OF DEKALB SO AS NOT TO INTERFERE WITH THE MUNICIPAL WATER SUPPLY UTILITIES. UPON COMPLETION OF ANY WORK, GRANTEE SHALL REASONABLY RESTORE ANY IMPROVEMENTS OR LAND DISTURBED BY ANY GRANTEE WORK TO THE CONDITION EXISTING PRIOR TO SUCH WORK.

UTILITY EASEMENT PROVISIONS

UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, AND TO THOSE UTILITY AND OTHER ENTITIES OPERATING NOW, OR IN THE FUTURE, UNDER FRANCHISE FROM THE CITY OF DEKALB (COLLECTIVELY, THE "GRANTEES"), INCLUDING BUT NOT LIMITED TO VERIZON, COMCAST, NICE, COMMERCE HEALTH, EDISON COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, IN, ON, UPON ACCESS, OVER, UNDER OR THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "UTILITY EASEMENT" IN THIS PLAT. SUCH EASEMENTS GRANTING AND RESERVING FOR THE GRANTEE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, REPAIR, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN AND MAINTAIN VARIOUS UTILITY AND SIMILAR TRANSMISSION, RECEIVING AND DISTRIBUTION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, OTHER DEVICES, AND ANY AND ALL NECESSARY MANHOLES, PIPES, CONNECTIONS, GATCH BINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH UTILITY AND SIMILAR SERVICE TO THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THEREAS AS THE GRANTEE MAY DEEM NECESSARY, USEFUL, OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT FOR THE NECESSARY PERSONS AND EQUIPMENT TO DO ANY OR ALL THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE AND TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH INSTALLATION IN, ON, UPON ACCESS, OVER, UNDER OR THROUGH SUCH EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE MUNICIPAL WATER SUPPLY UTILITIES. OTHER INSTALLATION OF UTILITIES AND OTHER ENTITIES SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, TO THE CITY OF DEKALB SO AS NOT TO INTERFERE WITH THE MUNICIPAL UTILITIES. UPON COMPLETION OF ANY WORK, GRANTEE SHALL REASONABLY RESTORE ANY IMPROVEMENTS OR LAND DISTURBED BY ANY GRANTEE WORK TO THE CONDITION EXISTING PRIOR TO SUCH WORK.

PREPARED BY/RETURN TO:
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MIDLAND TRUST CO.	JOB NUMBER: 23-1015
DATE: 07/24/2023 REVISION: FIELD WORK COMPLETED:	SHEET NUMBER: 2 of 2

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