

Final Plat of Resubdivision of Lot 5 in the Resubdivision of Volo Commerce Center Subdivision Phase Two

BEING A SUBDIVISION OF LOT 5 IN THE RESUBDIVISION OF VOLO COMMERCE CENTER PHASE TWO, BEING A SUBDIVISION OF LOTS 2, 3 AND 4 IN VOLO COMMERCE CENTER PHASE TWO, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION, RECORDED DECEMBER 21, 2007, AS DOCUMENT NUMBER 6284648, IN LAKE COUNTY, ILLINOIS.

STORMWATER MANAGEMENT EASEMENT PROVISIONS:

A non-exclusive easement for stormwater management is hereby reserved for and granted to the Village of Volo, its successors and assigns, to install, operate, maintain and remove from time to time, facilities used in connection with stormwater management in and under the surfaces of the areas labeled "stormwater management easement" 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 property for all such purposes. Obstructions shall not be placed over the village's facilities or in, upon or over the areas labeled "stormwater management easement" without the prior written consent of the Village of Volo. 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.

DRAINAGE EASEMENT PROVISIONS:

A non-exclusive easement is hereby reserved for and granted to the Village of Volo, Illinois, together with their respective successors and assigns for the purposes of storm water and surface drainage, over, upon, across, in, or through the property which easement is described and depicted. This easement is for the benefit of the property described (hereinafter referred to as "grantor") and all heirs, successors, assigns and transferees of the grantor and the Village of Volo, Illinois (herein after referred to as "grantee"). Storm water and surface drainage shall be permitted to discharge and flow over, upon, across and through the easement area, the grantor shall maintain the easement area, so at all times, it continues to function as intended. The grantor, shall be prohibited from altering or placing anything in the easement area which shall obstruct or impede the flow of storm water or surface drainage from the grantor property. Grantor agrees not to build or to convey, others permission to build any structures on, over, across, in, through, or under the easement area, or to develop or allow the development of the easement area in any manner which obstructs the flow of storm water drainage without prior written consent from the grantee. Grantee shall be permitted to enter upon the easement area for the purpose of exercising the rights and privileges granted herein.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS:

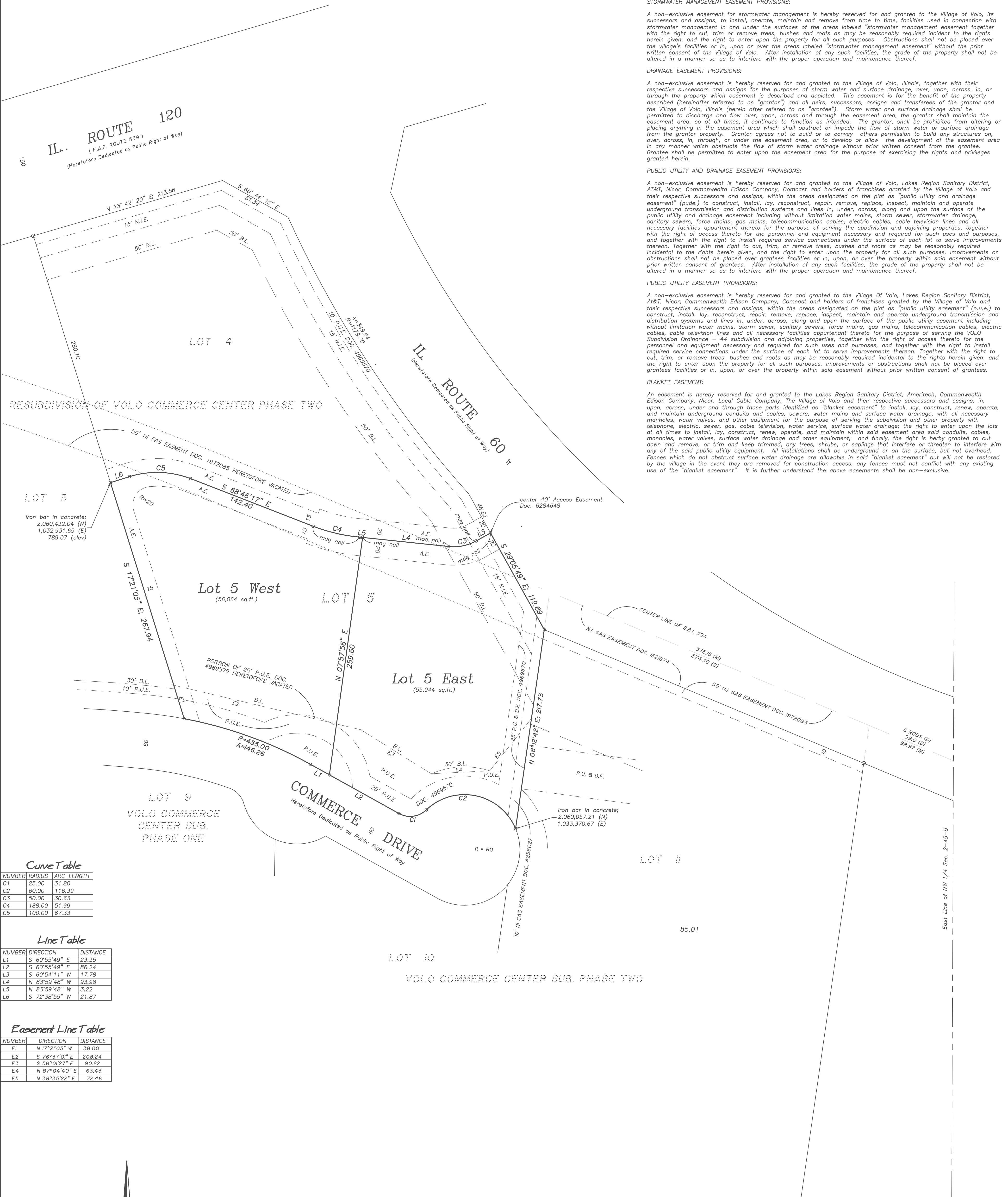
A non-exclusive easement is hereby reserved for and granted to the Village of Volo, Lakes Region Sanitary District, AT&T, Nicor, Commonwealth Edison Company, Comcast and holders of franchises granted by the Village of Volo and their respective successors and assigns, within the areas designated on the plat as "public utility and drainage easement" (p.u.e.) to construct, install, lay, reconstruct, repair, remove, replace, inspect, maintain and operate underground transmission and distribution systems and lines in, under, across, along and upon the surface of the public utility and drainage easement including without limitation water mains, storm sewer, stormwater drainage, sanitary sewers, force mains, gas mains, telecommunication cables, electric cables, cable television lines and all necessary facilities appurtenant thereto for the purpose of serving the subdivision and adjoining properties, together with the right of access thereto for the personnel and equipment necessary and required for such uses and purposes, and together with the right to install required service connections under the surface of each lot to serve improvements thereon. Together with the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the property for all such purposes, improvements or obstructions shall not be placed over grantees facilities or in, upon, or over the property within said easement without prior written consent of grantees. 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.

PUBLIC UTILITY EASEMENT PROVISIONS:

A non-exclusive easement is hereby reserved for and granted to the Village Of Volo, Lakes Region Sanitary District, AT&T, Nicor, Commonwealth Edison Company, Comcast and holders of franchises granted by the Village of Volo and their respective successors and assigns, within the areas designated on the plat as "public utility easement" (p.u.e.) to construct, install, lay, reconstruct, repair, remove, replace, inspect, maintain and operate underground transmission and distribution systems and lines in, under, across, along and upon the surface of the public utility easement including without limitation water mains, storm sewer, sanitary sewers, force mains, gas mains, telecommunication cables, electric cables, cable television lines and all necessary facilities appurtenant thereto for the purpose of serving the VOLO Subdivision Ordinance - 44 subdivision and adjoining properties, together with the right of access thereto for the personnel and equipment necessary and required for such uses and purposes, and together with the right to install required service connections under the surface of each lot to serve improvements thereon. Together with the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the property for all such purposes, improvements or obstructions shall not be placed over grantees facilities or in, upon, or over the property within said easement without prior written consent of grantees.

BLANKET EASEMENT:

An easement is hereby reserved for and granted to the Lakes Region Sanitary District, Ameritech, Commonwealth Edison Company, Nicor, Local Cable Company, The Village of Volo and their respective successors and assigns, in, upon, across, under and through those parts identified as "blanket easement" to install, lay, construct, renew, operate, and maintain within said easement area solid conduits, cables, manholes, water valves, and other equipment for the purpose of serving the subdivision and other property with telephone, electric, sewer, gas, cable television, water service, surface water drainage; the right to enter upon the lots at all times to install, lay, construct, renew, operate, and maintain within said easement area solid conduits, cables, manholes, water valves, surface water drainage and other equipment; and finally, the right is hereby granted to cut down and remove, or trim and keep trimmed, any trees, shrubs, or saplings that interfere or threaten to interfere with any of the said public utility equipment. All installations shall be underground or on the surface, but not overhead. Fences which do not obstruct surface water drainage are allowable in said "blanket easement" but will not be restored by the village in the event they are removed for construction access, any fences must not conflict with any existing use of the "blanket easement". It is further understood the above easements shall be non-exclusive.



Curve Table

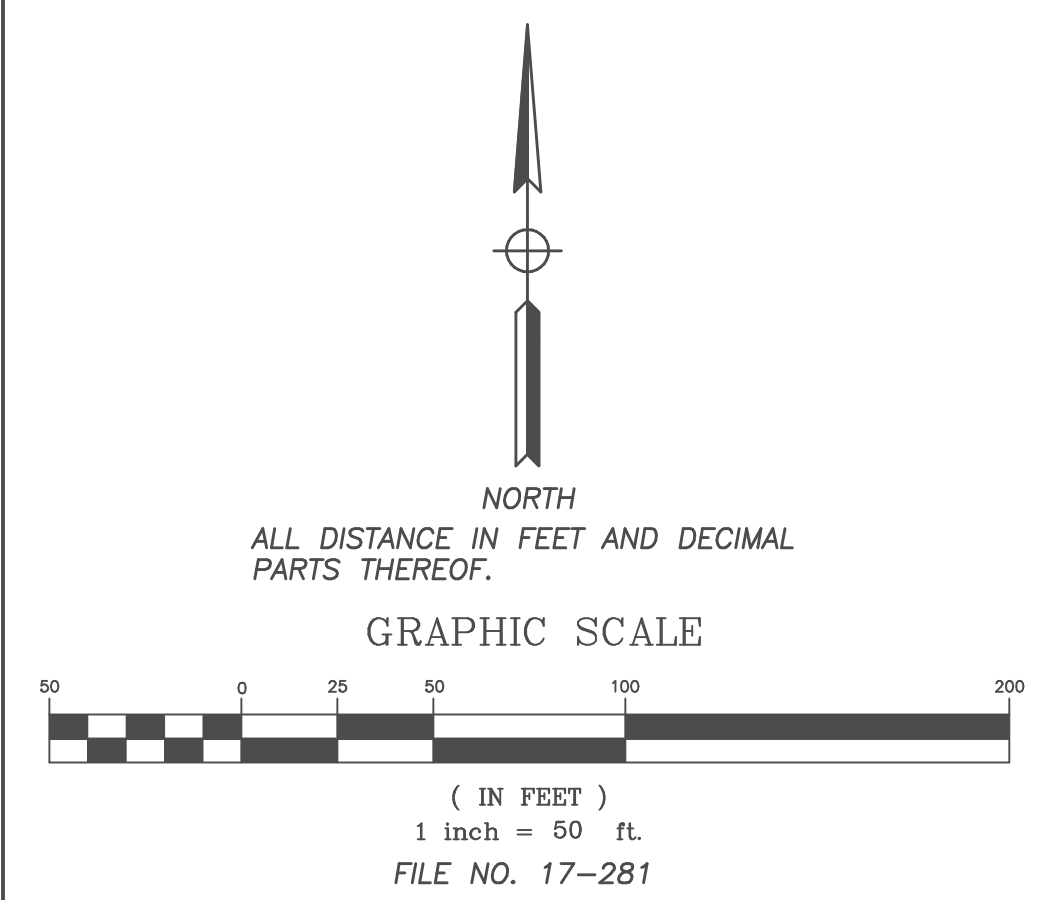
NUMBER	RADIUS	ARC LENGTH
C1	25.00	31.80
C2	60.00	116.39
C3	50.00	30.63
C4	188.00	51.99
C5	100.00	67.33

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 60°55'49" E	23.35
L2	S 60°55'49" E	86.24
L3	S 60°54'11" W	17.78
L4	N 83°59'48" W	93.98
L5	N 83°59'48" W	3.22
L6	S 72°38'55" W	21.87

Easement Line Table

NUMBER	DIRECTION	DISTANCE
E1	N 17°21'05" W	38.00
E2	S 76°37'01" E	208.24
E3	S 58°01'27" E	90.22
E4	N 87°04'40" E	63.43
E5	N 38°35'22" E	72.46



Legend

D= Deed
M= Measure
B.L.= Building Line
A= Arc
R= Radius
P.U.E.= Public Utility Easement
P.U.& D.E.= Public Utility and Drainage Easement
A.E.= Access Easement
N.I.E.= Nicor Easement
Iron bars set at lot corners unless noted otherwise.
Coordinates shown are N.A.D. 1983 Datum
Elevations shown are N.A.V.D. 1988 Datum

GENERAL NOTES:

- 1.) Covenants, Conditions and Restrictions previously recorded on May 19, 1998 as Document No. 4135743 and on January 30, 2001, as Document No. 4637710.
- 2.) The only access to Il. Route 60 shall be "right in/right out" at the common line access easement Doc. 6284648.
- 3.) All building setback lines and easements not mentioning a document number are previously recorded as Doc. 6284648

PEKLAY SURVEYING CO., LTD
PROFESSIONAL DESIGN FIRM NO. 2981
163 N. GREENLEAF ST. SUITE 1
GURNEE, IL. 60031-3344
(847) 336-0059 phone
(847) 336-8753 fax