

VILLAGE OF BRADLEY

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RESOLUTION NO. R-5-19-3

A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLATS OF SUBDIVISION  
FOR THE SOUTHFIELD SUBDIVISION IN THE VILLAGE OF BRADLEY, KANKAKEE  
COUNTY, ILLINOIS

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 13<sup>th</sup> DAY OF May, 2019

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Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,  
Kankakee County, Illinois this 13<sup>th</sup> day of May, 2019

**RESOLUTION NO. R-5-19-3**

**A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLATS OF  
SUBDIVISION FOR THE SOUTHFIELD SUBDIVISION IN THE VILLAGE OF  
BRADLEY, KANKAKEE COUNTY, ILLINOIS**

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**WHEREAS**, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

**WHEREAS**, Sanjay Patel (the “Owner”) is the owner of certain property (depicted on Group Exhibit A to this Resolution) located within the corporate boundaries of the Village of Bradley (the “Southfield Property”); and

**WHEREAS**, on March 26, 2019, the Owner filed an application with the Village seeking the approval of Preliminary and Final Plats of subdivision for the Southfield Property (the “Plats”) (the Plats are attached hereto as Group Exhibit A and fully incorporated herein); and

**WHEREAS**, on May 7, 2019, the Village Planning and Zoning Commission (“Plan Commission”) considered the Owner’s application and request and recommended that the Corporate Authorities of the Village approve the Plats; and

**WHEREAS**, the Corporate Authorities concur in the Plan Commission’s recommendation; and

**WHEREAS**, the Corporate Authorities have determined that approving the Plats is in the best interests of the Village and its citizens.

**NOW THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1.** The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2.** That the Preliminary and Final Plats of the Southfield Subdivision, attached hereto as Group Exhibit A and fully incorporated herein, are hereby approved and the Village officially accepts any and all easement areas indicated thereon. All necessary signatures and approvals on the Final Plat will be made by the respective Village officials including, but not limited to, the Village President, Village Clerk, and Village Engineer, subject to final approval by the Village Engineer.

**SECTION 3.** That the Village Clerk is hereby directed to record a copy of the Final Plat, attached hereto, with the Kankakee County Recorder. Upon receipt of confirmation that said

Final Plat has been duly recorded, the Village Clerk shall transmit a copy of such confirmation to the Owner.

**SECTION 4.** In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 5.** All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

**SECTION 6.** The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

**SECTION 7.** This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**PASSED** by the Board of Trustees on a roll call vote on the 13<sup>th</sup> day of May, 2019.

**TRUSTEES:**

ROBERT REDMOND	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
MICHAEL WATSON	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DON BARBER	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
RYAN LEBRAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DARREN WESTPHAL	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

**ACTING VILLAGE PRESIDENT:**

MICHAEL WATSON (non-voting)

**TOTALS:** Aye - 4 Nay - 0 Absent -     

**ATTEST:**

Teresa M. Richert  
TERESA RICHERT, DEPUTY CLERK

**APPROVED** this 13<sup>th</sup> day of May, 2019.

Michael Watson  
MICHAEL WATSON, ACTING VILLAGE PRESIDENT

**ATTEST:**

  
TERESA RICHERT, DEPUTY CLERK

STATE OF ILLINOIS        )  
                                  )        §§  
COUNTY OF KANKAKEE    )

I, TERESA RICHERT, Deputy Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number R-5-19-3, "A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLATS OF SUBDIVISION FOR THE SOUTHFIELD SUBDIVISION IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS," which was adopted by the Corporate Authorities at a meeting held on the 13<sup>th</sup> day of May 2019.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 13<sup>th</sup> day of May 2019.

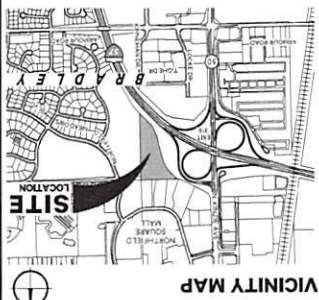
  
TERESA RICHERT, DEPUTY CLERK

(SEAL)

# **GROUP EXHIBIT A**

# SOUTHFIELD SQUARE PRELIMINARY PLAT

Being a Subdivision of part of the Southwest Quarter and the West Half of the Southeast Quarter of Section 16, Township 31, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois.



## PUBLIC UTILITY & VILLAGE BLANKET EASEMENT PROVISIONS

The easement provisions are intended to provide for the installation, maintenance, and operation of public utilities and village services across the project area. These provisions apply to all lots and are designed to ensure the efficient and safe delivery of essential services to the community.

## PROJECT INFORMATION

**Owner/Developer:**  
Southfield Square, LLC  
7500 North State Street, Suite 200  
Chicago, Illinois 60631

**Project Address:**  
Southfield Square, Block 20010

**Development Notes:**  
Total Development Area: 9.28 Acres  
Total Lot Area: 9.28 Acres  
Total Building Area: 9.28 Acres

**NOTES**

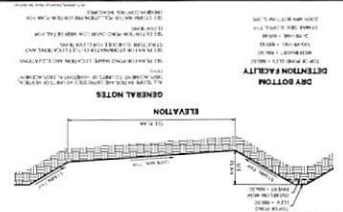
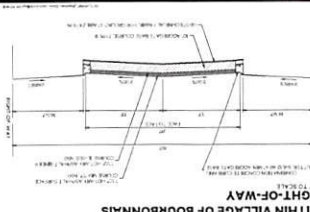
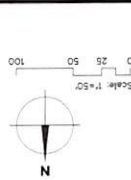
- The area to be developed is shown.
- Worked dimensions are shown.

**Coverage Schedule:**

Existing Improvements Area	0.00 Acres
Proposed Improvements Area	0.00 Acres
Proposed Paved Area	0.00 Acres
Proposed Parking Area	0.00 Acres
Proposed Open Space	0.00 Acres
Proposed Other	0.00 Acres
<b>Total Project Area</b>	<b>0.00 Acres</b>

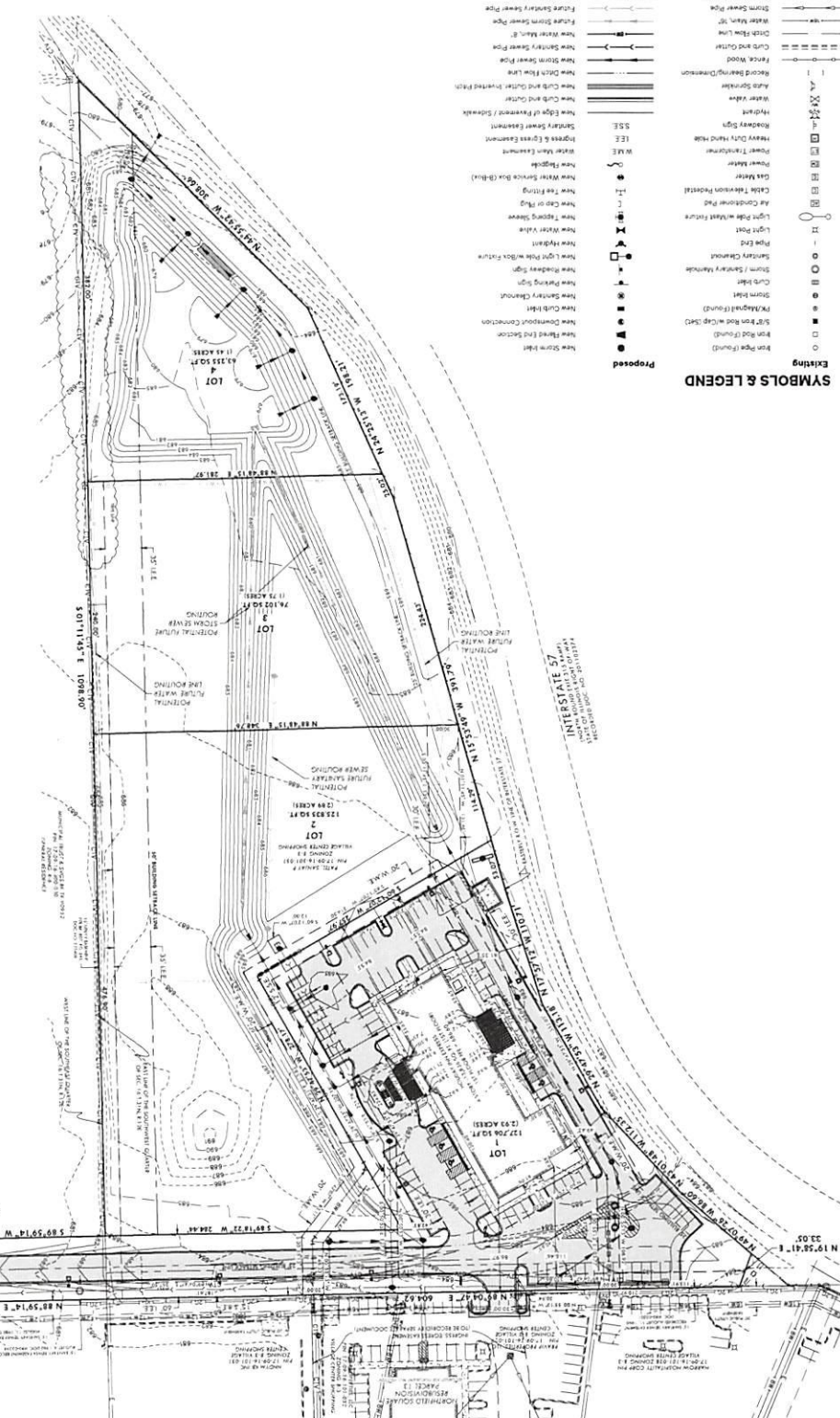
**PIGUSH ENGINEERING**  
858 William Latham Drive, Suite 8  
Bourbonnais, IL 60914  
P: 815.614.3447  
F: 815.614.3735  
pigush.com

Client: Dr. Anthony J. JCC  
Address: Northeast Quarter of Lot 215  
Bourbonnais, Illinois 60915  
Drawn By: KAS  
Scale: 1" = 50'



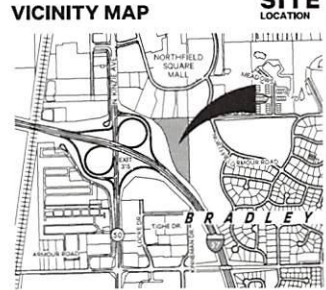
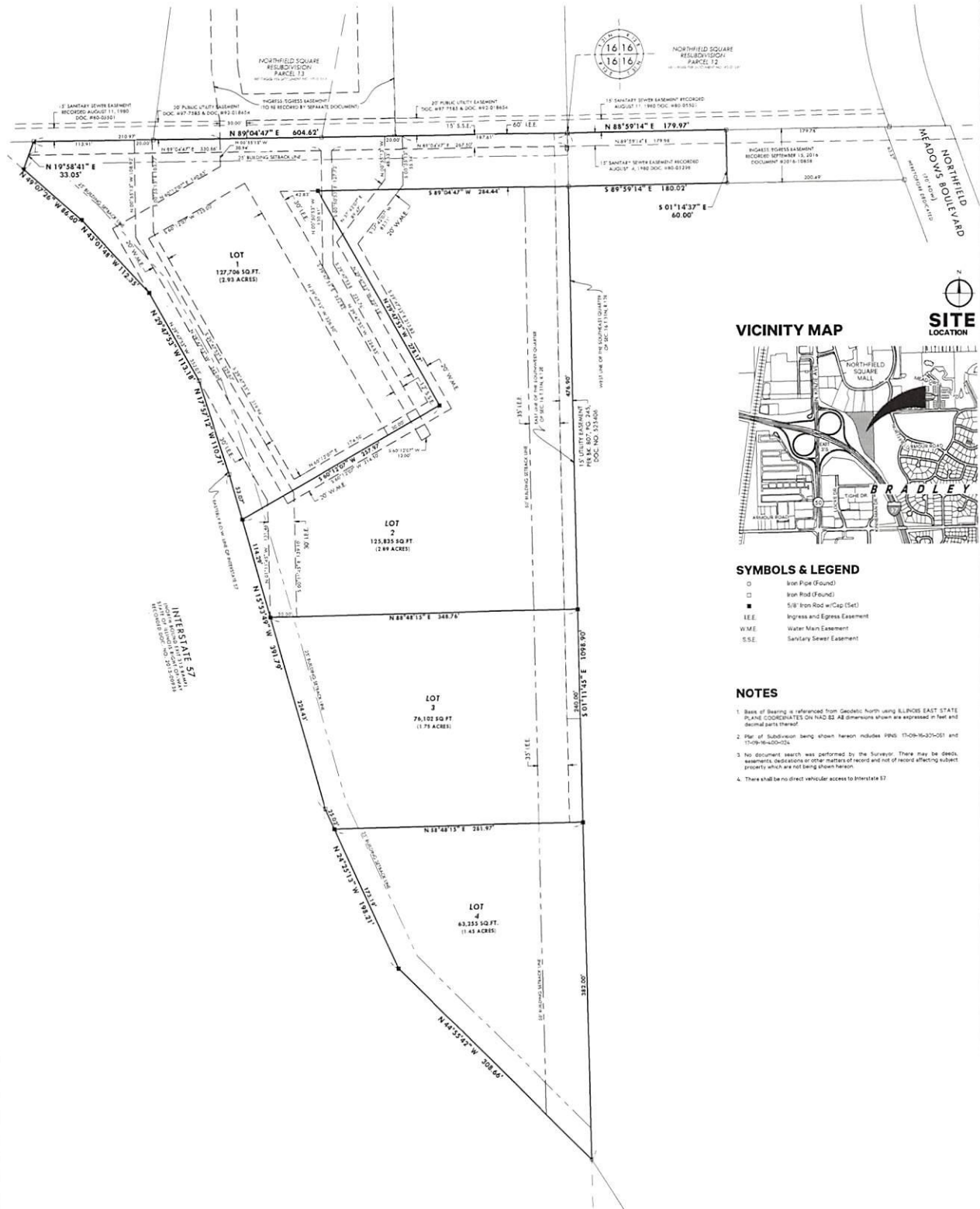
**SYMBOLS & LEGEND**

Symbol	Proposed	Existing
[Symbol]	New Storm Drain	Existing Storm Drain
[Symbol]	New Storm Inlet	Existing Storm Inlet
[Symbol]	New Storm Manhole	Existing Storm Manhole
[Symbol]	New Storm Chamber	Existing Storm Chamber
[Symbol]	New Storm Valve	Existing Storm Valve
[Symbol]	New Storm Sign	Existing Storm Sign
[Symbol]	New Storm Flag	Existing Storm Flag
[Symbol]	New Storm Marker	Existing Storm Marker
[Symbol]	New Storm Box	Existing Storm Box
[Symbol]	New Storm Pole	Existing Storm Pole
[Symbol]	New Storm Light	Existing Storm Light
[Symbol]	New Storm Fixture	Existing Storm Fixture
[Symbol]	New Storm Structure	Existing Storm Structure
[Symbol]	New Storm Foundation	Existing Storm Foundation
[Symbol]	New Storm Wall	Existing Storm Wall
[Symbol]	New Storm Floor	Existing Storm Floor
[Symbol]	New Storm Ceiling	Existing Storm Ceiling
[Symbol]	New Storm Roof	Existing Storm Roof
[Symbol]	New Storm Siding	Existing Storm Siding
[Symbol]	New Storm Windows	Existing Storm Windows
[Symbol]	New Storm Doors	Existing Storm Doors
[Symbol]	New Storm Stairs	Existing Storm Stairs
[Symbol]	New Storm Elevator	Existing Storm Elevator
[Symbol]	New Storm Mechanical	Existing Storm Mechanical
[Symbol]	New Storm Electrical	Existing Storm Electrical
[Symbol]	New Storm Plumbing	Existing Storm Plumbing
[Symbol]	New Storm HVAC	Existing Storm HVAC
[Symbol]	New Storm Fire Protection	Existing Storm Fire Protection
[Symbol]	New Storm Security	Existing Storm Security
[Symbol]	New Storm Other	Existing Storm Other



# SOUTHFIELD SQUARE

Being a Subdivision of part of the Southwest Quarter and the West Half of the Southeast Quarter of Section 16, Township 31, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois.



- ### SYMBOLS & LEGEND
- Iron Pipe (Found)
  - Iron Rod (Found)
  - 5/8" Iron Rod w/Cap (Set)
  - I.E.E. Ingress and Egress Easement
  - W.M.E. Water Main Easement
  - S.S.E. Sanitary Sewer Easement

- ### NOTES
1. Basis of Bearing is referenced from Geoidetic North using NAD 83 EAST STATE PLANE COORDINATES ON NAD 83 AS dimensions shown are expressed in feet and decimal parts thereof.
  2. Plat of Subdivision being shown hereon includes 1996 17-09-16-35-051 and 17-09-16-40-024
  3. No document search was performed by the Surveyor. There may be deeds, easements, judgments or other matters of record and not of record affecting subject property which are not being shown hereon.
  4. There shall be no direct vehicular access to Interstate 57.

Sheet 1 of 2

**PIGGUSH ENGINEERING**

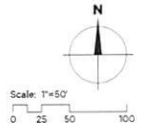
586 William Latham Drive, Suite 8      ☎ 815.614.3447  
 Bourbonnais, IL 60914                      ✉ 815.614.3735  
 PiggushEng.com

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Address: Northeast Quadrant of I-57 Exit 315  
 Bradley, Illinois 60915

Client: Dr. Sanjay Patel                      Fielded By: JCC

Survey No: 17141.0203                      Drawn By: KAS





# SOUTHFIELD SQUARE

Being a Subdivision of part of the Southwest Quarter and the West Half of the Southeast Quarter of Section 16, Township 31, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois.

## OWNER'S CERTIFICATE

State of Illinois )  
County of ) ss  
This is to certify that the undersigned are the owners of the land described in being Southfield Square shown hereon, and have caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.  
Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
Owners Signature: \_\_\_\_\_  
Owners Signature: \_\_\_\_\_

## NOTARY CERTIFICATE

State of Illinois )  
County of ) ss  
I, \_\_\_\_\_, a notary public, in and for said county, in the state aforesaid, do hereby certify that the parties whose signatures appear in the "Owner's Certificate" are personally known to me to be the same persons whose names are subscribed foregoing instrument as such owners and that they appeared before me this day in person and acknowledged that they signed and delivered the Plat of Subdivision As their own free and voluntary act for the uses and purposes therein set forth.  
Given under my hand and notarial seal in Kankakee County, Illinois  
Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
Notary Public: \_\_\_\_\_

## CERTIFICATE OF SCHOOL DISTRICT

State of Illinois )  
County of Kankakee ) ss  
To the best of the undersigned owner's, the above described subdivision known as \_\_\_\_\_ subdivision lies within Bourbonnais Elementary School District #53 and Bradley Bourbonnais Community High School District #307  
Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
Owners Signature: \_\_\_\_\_  
Owners Signature: \_\_\_\_\_

## NOTARY CERTIFICATE

State of Illinois )  
County of Kankakee ) ss  
I, \_\_\_\_\_, a notary public, in and for said county, in the state aforesaid, do hereby certify that the parties whose signatures appear in the "School District Certificate" are personally known to me to be the same persons whose names are subscribed foregoing instrument as such owners and that they appeared before me this day in person and acknowledged that they signed and delivered the plat of subdivision as their own free and voluntary act for the uses and purposes therein set forth.  
Given under my hand and notarial seal in Kankakee County, Illinois  
Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
Notary Public: \_\_\_\_\_

## CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER

State of Illinois )  
County of Kankakee ) ss  
I, \_\_\_\_\_, do hereby certify that all matters pertaining to the highway requirements as prescribed in the regulations governing plats adopted by the Kankakee County Board of Kankakee County insofar as they pertain to the Plat of Subdivision, have been complied with.  
I further certify that the required bond is posted for the completion of the improvements covering streets, including storm sewers and other public ways not under state or county jurisdiction.  
Dated at \_\_\_\_\_, Illinois,  
Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
Township Highway Commissioner: \_\_\_\_\_

## COUNTY CLERK'S CERTIFICATE

State of Illinois )  
County of Kankakee ) ss  
I, \_\_\_\_\_, County Clerk of Kankakee County, Illinois, and custodian of the records and files of said office, do hereby certify that I find from such records and files, no delinquent general taxes, no unpaid current general taxes, no delinquent special assessments on file against the tract of land described in the Plat of Subdivision described and shown hereon and that there are no unpaid delinquent establishments of special assessments outstanding against the said property of any part thereof.  
Dated at \_\_\_\_\_, Illinois,  
Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
County Clerk: \_\_\_\_\_

## VILLAGE PLAN COMMISSION CERTIFICATE

State of Illinois )  
County of Kankakee ) ss  
Approved by the Bourbonnais Plan Commission at a meeting held on \_\_\_\_\_ the \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
Chairman: \_\_\_\_\_  
Secretary: \_\_\_\_\_

## CERTIFICATE OF MUNICIPALITY

State of Illinois )  
County of Kankakee ) ss  
Approved and accepted this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
Village of Bourbonnais, Illinois: \_\_\_\_\_

## VILLAGE BOARD CERTIFICATE

State of Illinois )  
County of Kankakee ) ss  
Approved by the Board of Trustees of the Village of Bourbonnais at a meeting held on \_\_\_\_\_ the \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
President: \_\_\_\_\_  
Clerk: \_\_\_\_\_

## VILLAGE ENGINEER CERTIFICATE

State of Illinois )  
County of Kankakee ) ss  
Approved by the Village Engineer of the Village of Bourbonnais on \_\_\_\_\_ the \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
Village Engineer: \_\_\_\_\_

## TOPOGRAPHY

To the best of my knowledge no part of this subdivision is within a special flood hazard area as identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. \_\_\_\_\_, Dated \_\_\_\_\_  
Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_  
Illinois Professional Engineer #0622065641

## SURVEYOR'S CERTIFICATE

State of Illinois )  
County of Kankakee ) ss  
This is to certify that I, **Jonathan C. Cross**, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and subdivided the following described property Southfield Square, dividing the same into lots as shown hereon.  
Being a Subdivision of part of the Southwest Quarter of Section 12, Township 31, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois, being described as follows:  
That part of the Southwest Quarter and the West Half of the Southeast Quarter of Section 16, Township 31, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois being described as follows:  
Beginning at the Northeast corner of the Southwest Quarter of said Section 16; Thence North 68°59'34" East along the North Line of the Southwest Quarter of said Section 16 a distance of 179.97 Feet; Thence South 01°14'37" East; 60.00 Feet; Thence South 89°59'14" West; 160.02 Feet to the East Line of said Southwest Quarter of Section 16; Thence South 01°14'37" East along said East Line of the Southwest Quarter 1068.90 Feet to the Northeastly Right of Way Line of FAI 51st per Illinois Department of Transportation Right of Way Plans recorded as Document 2013-002938; Thence North 44°55'42" West along said Northeastly Right of Way Line, 308.66 Feet; Thence North 24°29'32" West, 188.21 Feet; Thence North 15°52'40" West, 209.78 Feet; Thence North 11°51'21" West, 110.71 Feet; Thence North 29°47'52" West, 113.18 Feet; Thence North 43°07'48" West, 112.35 Feet; Thence North 49°07'26" West, 86.60 Feet; Thence North 19°58'41" West, 33.05 Feet to the North Line of said Southwest Quarter of Section 16; Thence North 89°04'37" East along said North Line of the Southwest Quarter, 604.62 to the Point of Beginning.

I do further certify that:  
1. The plat drawn hereon is a correct representation of said survey and subdivision.  
2. Basis of bearing is referenced from Geodetic North using Illinois East State Plane Coordinates on NAD 83. All dimensions shown are expressed in feet and decimal parts thereof.  
3. All lot corners and points of curvature have been monumented with 1/2" Iron Rods with yellow Caps.  
4. See Sheet 1 for additional notes  
Bourbonnais, Illinois \_\_\_\_\_, 2019  
Illinois Professional Land Surveyor #035 003880  
License expires November 30, 2020



## PUBLIC UTILITY & VILLAGE BLANKET EASEMENT PROVISIONS

Blanket Easement is hereby reserved for and granted to the Village of Bradley, Illinois, a municipal corporation of the state of Illinois, and to those public utility companies operating under franchise from the Village of Bradley, including, but not limited to, Ameritech, Nicor, Commonwealth Edison Company, Aqua Illinois, cable television and communication companies authorized by the Village of Bradley to serve the community, and their successors, and assign, over lots 1-4 as shown on the plat, not including proposed building sites, for the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate various utility transmission and distribution systems and including water mains and services, storm water detention, storm and/or sanitary sewer mains and services, overland storm water conveyance paths, street lights and wiring together with any and all necessary manholes, catch basins, connections, appliances, and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under, and through said indicated Blanket Easement, together with right of access across the property for necessary men, women and equipment to do any of the above work. The right is also granted to cut down, trim, or remove any trees, shrubs, or other plants on the blanket easement that interfere with the same operation of the sewers or other utilities. No permanent structures shall be placed on said blanket easement, but same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the fore-said uses or rights. Where the easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinances of the Village of Bradley.

## SANITARY SEWER EASEMENT

A Perpetual Easement is hereby granted to the Village of Bradley, a Municipal Corporation of Illinois and its successors and assigns, for the full and free right and authority to install, construct, and otherwise establish, relocate, remove, renew, replace, operate, inspect, repair, and maintain Sanitary Sewer pipes, manholes, Lift Stations, and Sanitary Sewer Service connections and such other appurtenances and facilities as may be necessary or conveniently related to said Sanitary Sewer Pipes, in, on, upon, over, through, across, and under all of those lands shown and designated herein as "Sanitary Sewer Easement". Obstructions and materials shall not be placed over such easements without prior written consent of the Village of Bradley and shall in no case be allowed to interfere with the easements or their use reserved and granted hereby provided however that such easement area may be used for landscaping, paving and other parking lot improvements.

## WATER MAIN EASEMENT

A Easement is hereby granted and reserved for and unto Aqua Illinois, an Illinois Corporation, and its successors and assigns, within the area shown by dashed lines labeled Public Utility Easement and/or Water Main Easement on this plat in favor of Aqua Illinois, and in addition with the streets dedicated herein to install, lay, construct, renew, operate and maintain water mains, valves, basins, valve boxes, fire hydrants, service pipes, service boxes, sewer mains, pipes, manholes, catch basins, sewer service pipes, and other appurtenances to be used for the purpose of conveying the property of other property with water service together with the right to enter upon, construct, remove, operate and maintain said facilities. No permanent buildings shall be placed on private property on the area designated as such easements. It is provided, however, that such easement areas may be used for landscaping, paving and other parking lot improvements.

## EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication services is hereby reserved for and granted to

Commonwealth Edison Company and AT & T

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 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", "PU" (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 saplings and to clear obstructions from the surface and substructure 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 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", "PU" (or similar designation) without the prior written consent of grantee. 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 765 ILCS 605/2(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 in part, or otherwise 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" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, service building, business structure, structure such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by grantee at cost of the grantor/lot owner, upon written request.

## UTILITY EASEMENT

An Easement is hereby reserved for the public for Public Utility Service, as shown by the dashed or dotted lines (or similar designation) on the plat or as overlaid on or underground for the purpose of serving the subdivision and adjoining property and the right to use the highway where necessary including the right and authority to cross any lots in said subdivision with aerial service to provide utility service to trim and keep trimmed any trees that interfere with said public utility equipment, but same to be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the use of said easement.



Address: Northeast Quadrant of I-57 Exit 315  
Bradley, Illinois 60915  
Client: Dr. Sanjay Patel Fielded By: JCC  
Survey No: 177410203 Drawn By: KAS