

VILLAGE OF DOWNERS GROVE
Report for the Village

8/3/2021

SUBJECT:	SUBMITTED BY:
Midwestern University – 555 31 st Street – Abrogation of Easements	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A resolution has been prepared to abrogate and accept certain public easements at 555 31st Street, commonly known as Midwestern University.

STRATEGIC PLAN ALIGNMENT

The goals for 2019-2021 include *Top Quality Village Infrastructure and Facilities*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the August 3, 2021 consent agenda.

BACKGROUND

The subject property, Midwestern University, is located on approximately 105 acres of land on the south side of 31st Street and is zoned R-1/PUD, Single Family Residence District/Planned Unit Development. Currently, the campus includes instructional, academic, office and recreational uses, dormitories, numerous accessory parking areas including surface level parking and a five-story parking garage, as well as various stormwater detention facilities.

In 2018, the Village granted approval of a Planned Unit Development Amendment for a revised Campus Master Plan to construct a new support services building and relocate the chapel on the master plan. The property owner is requesting abrogation of certain public easements that are no longer necessary due to construction of the support services building, Executive Apartments and Administration Building Addition. The property owner will also be dedicating certain public easements to the Village.

The Village had determined that the abrogation of the easements will not adversely affect the Village and the easements provided will be sufficient.

ATTACHMENTS

Resolution
Plats of Easement and Abrogation

RESOLUTION NO. _____**A RESOLUTION ACCEPTING AND ABROGATING CERTAIN PUBLIC EASEMENTS
IN THE VILLAGE OF DOWNERS GROVE FOR 555 31ST STREET**

WHEREAS, Planned Unit Development #51 with a Campus Master Plan encompasses 555 31st Street, Downers Grove (“the Property”), where Midwestern University is located; and

WHEREAS, Midwestern University has previously constructed a Support Services Building, Executive Apartments and an Administration Building Addition; and

WHEREAS, the property owner is requesting abrogation of certain public easements that are no longer necessary due to construction of the aforementioned structures; and

WHEREAS, it has been determined by the Council of the Village of Downers Grove in DuPage County, Illinois, that it is in the public interest to abrogate these public easements on the Property; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that there is no evidence of significant Village use of these public easements; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant the abrogation of said public easements; and

WHEREAS, the property owner will also be dedicating certain public easements to the Village,

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That the public stormwater and conveyance easements dedicated via the Plat of Easement recorded as document number R2014-032791 are hereby abrogated and closed as specifically marked in the Plat of Easement and Abrogation attached hereto as Exhibit A, and that it is hereby declared that the same are no longer required for public use and that the public interest will be served by such abrogation.

SECTION 2. That the public stormwater conveyance easement dedicated via the Plat of Easement recorded as document number R2006-000304 are hereby abrogated and closed as specifically marked in the Plat of Easement and Abrogation attached hereto as Exhibit B, and that it is hereby

declared that the same are no longer required for public use and that the public interest will be served by such abrogation.

SECTION 3. That the Village of Downers Grove accepts the stormwater conveyance easements shown as dedicated in both Exhibits A and B.

SECTION 4. That a certified copy of this resolution may be filed for record in the Office of the Recorder of Deeds, DuPage County, Illinois.

SECTION 5. That all resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

SECTION 6. That this resolution shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

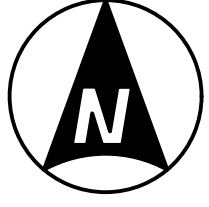
Mayor

Passed:

Published:

Attest: _____

Village Clerk



40 20 0 20 40
SCALE: 1" = 40'

P.L.N. NO. 06-32-200-015

EASEMENT LEGEND

- STORMWATER CONVEYANCE EASEMENT HEREBY ABROGATED
- STORMWATER CONVEYANCE EASEMENT HEREBY GRANTED

PLAT OF EASEMENT & ABROGATION

STORMWATER CONVEYANCE EASEMENT PARCEL "A"

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 454.03 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 30.22 FEET TO A POINT ON THE NORTHERLY LINE OF A STORMWATER CONVEYANCE EASEMENT GRANTED BY DOCUMENT R2006-000304 RECORDED JANUARY 3, 2006; THENCE NORTH 87 DEGREES 27 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.00 FEET ALONG SAID NORTHERLY LINE; THENCE SOUTH 22 DEGREES 32 MINUTES 54 SECONDS WEST, A DISTANCE OF 41.26 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 80 DEGREES 48 MINUTES 02 SECONDS WEST, A DISTANCE OF 28.53 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES 48 MINUTES 02 SECONDS WEST, A DISTANCE OF 11.56 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 80 DEGREES 48 MINUTES 02 SECONDS WEST, A DISTANCE OF 96.31 FEET; THENCE SOUTH 70 DEGREES 58 MINUTES 42 SECONDS WEST, A DISTANCE OF 15.51 FEET; THENCE SOUTH 53 DEGREES 49 MINUTES 32 SECONDS WEST, A DISTANCE OF 61.94 FEET; THENCE SOUTH 21 DEGREES 04 MINUTES 34 SECONDS EAST, A DISTANCE OF 52.91 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 7.20 FEET; THENCE SOUTH 20 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 11.16 FEET; THENCE SOUTH 68 DEGREES 56 MINUTES 26 SECONDS WEST, A DISTANCE OF 17.17 FEET; THENCE NORTH 13 SECONDS EAST, A DISTANCE OF 33.75 FEET; THENCE NORTH 69 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 35.62 FEET; THENCE SOUTH 17 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF 43.02 FEET; THENCE SOUTH 70 DEGREES 58 MINUTES 42 SECONDS WEST, A DISTANCE OF 2.39 FEET; THENCE SOUTH 20 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 101.78 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

STORMWATER CONVEYANCE EASEMENT PARCEL "B"

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
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STORMWATER CONVEYANCE EASEMENT PARCEL "C"

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STORMWATER CONVEYANCE EASEMENT PARCEL "D"

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EASEMENT ABROGATION PARCEL

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
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OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF PART OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

OWNER _____ OWNER _____
MIDWESTERN UNIVERSITY

STATE OF ILLINOIS) S.S.
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY

DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____
COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF PART OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

OWNER _____ OWNER _____
MWU PROPERTIES CORP.

STATE OF ILLINOIS) S.S.
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY

DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____
COMMISSION EXPIRES _____

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF _____)

APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE _____, ILLINOIS THIS _____ DAY OF _____, 20____. A.D.

MAYOR _____
VILLAGE CLERK _____

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DU PAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____
RECORDER OF DEEDS
DU PAGE COUNTY

GRANT OF DRAINAGE AND DETENTION EASEMENT

THE OWNERS INDICATED HEREON HEREBY RESERVE AND GRANT TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS (THE "VILLAGE") EASEMENTS OVER THOSE AREAS (THE "AREAS") SHOWN WITHIN THE DASHED LINES ON THE PLAT HEREON MARKED AS "STORMWATER CONVEYANCE EASEMENT", FOR PURPOSES OF PROVIDING ADEQUATE MAINTENANCE OF STORMWATER FACILITIES TOGETHER WITH REASONABLE ACCESS THERETO.

SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES. NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN(S) WHICH IN ANY MANNER IMPEDE OR DIMINISH STORMWATER DRAINAGE OR DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, OR IF THE OWNERS OTHERWISE FAIL TO PROPERLY MAINTAIN THE STORMWATER FACILITIES WITHIN SAID AREAS, THE VILLAGE SHALL, UPON TEN DAYS PRIOR NOTICE TO THE OWNERS, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK OR UPON THE STORMWATER FACILITIES WITHIN SAID AREAS OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID AREAS COMPLIES WITH ALL APPLICABLE VILLAGE CODES.

IN THE EVENT THE VILLAGE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES ON SAID AREAS AS SET FORTH IN THIS GRANT, OR ANY REMOVAL AS AFORESAID, THE COST OF SUCH WORK SHALL UPON RECORDEMENT OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DU PAGE COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST SAID AREAS.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING CONSULTING AND ATTORNEY'S FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

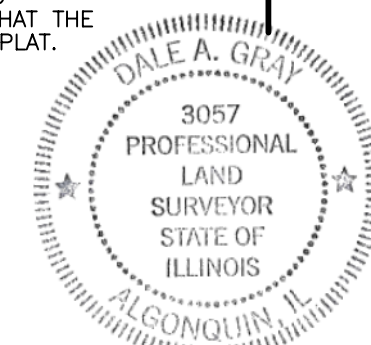
IF IT IS DETERMINED BY THE OWNERS THAT ALTERATIONS TO THE STORMWATER FACILITIES WITHIN SAID AREAS OR TO THE STORMWATER FACILITIES ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORMWATER FACILITIES, THE VILLAGE SHALL FIRST BE NOTIFIED BY THE OWNERS OF SAID PROPOSED ALTERATION, NO SUCH ALTERATION SHALL BE PLACED WITHOUT THE PRIOR APPROVAL OF THE VILLAGE. THE VILLAGE MAY, AT ITS DISCRETION, REQUIRE THE SUBMITTAL OF PLANS AND SPECIFICATIONS FOR VILLAGE APPROVAL BEFORE SAID ALTERATION MAY TAKE PLACE.

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-0226941, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED FOR THE OWNER HEREOF THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING EASEMENTS AND SAID PLAT PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF THAT PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ 23rd _____ DAY OF _____, 2021, IN ROSEMONT, ILLINOIS.

DALE A. GRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2022



- GENERAL NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
 - CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.

- SURVEYOR'S NOTES:**
- THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.

DATE	DESCRIPTION OF REVISION	BY	SCALE
7/23/21	REVISED PER VILLAGE COMMENTS	ST	
6/22/21	REVISED PER VILLAGE COMMENTS	ST	
5/6/21	SURVEYOR CERTIFICATION REVISION	ST	
			1"=40'

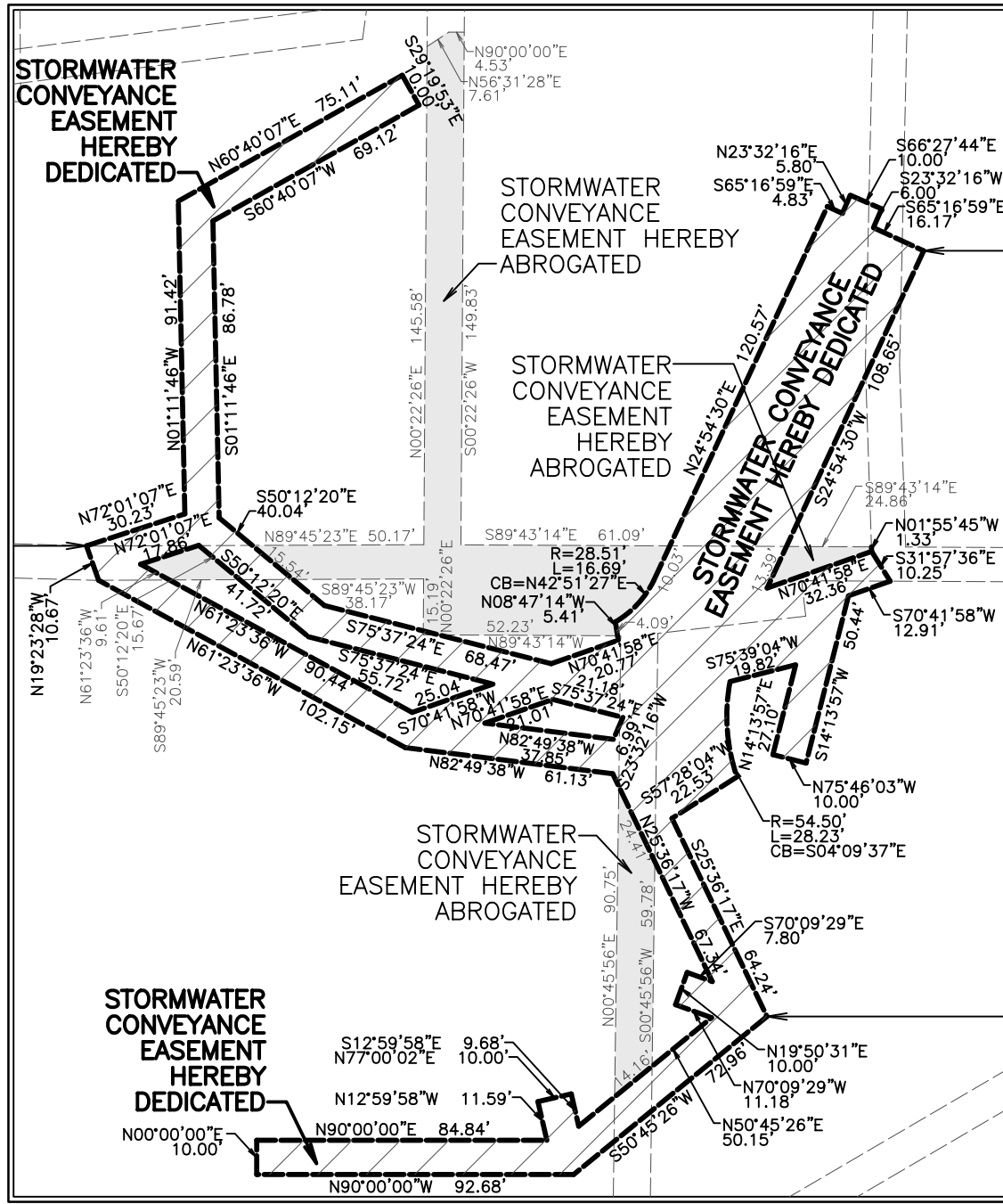
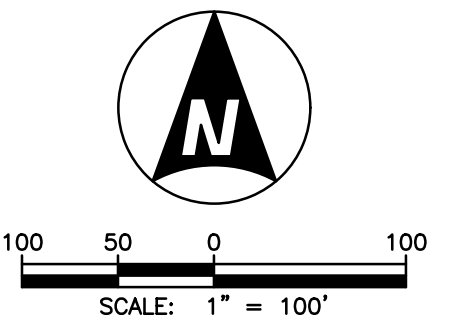
DESIGNED	DRAWN	APPROVED	DATE
	RWO	DAG	08/05/16

PLAT OF EASEMENT MIDWESTERN UNIVERSITY DOWNERS GROVE, IL

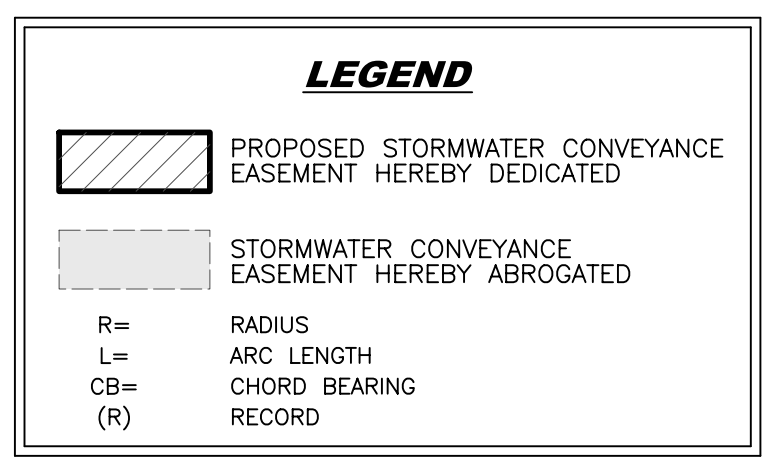
SHEET	2415
1 OF 1	
PROJECT NUMBER:	2415
© MACKIE CONSULTANTS LLC, 2021	
ILLINOIS FIRM LICENSE 184-002694	

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

PLAT OF EASEMENT AND ABROGATION



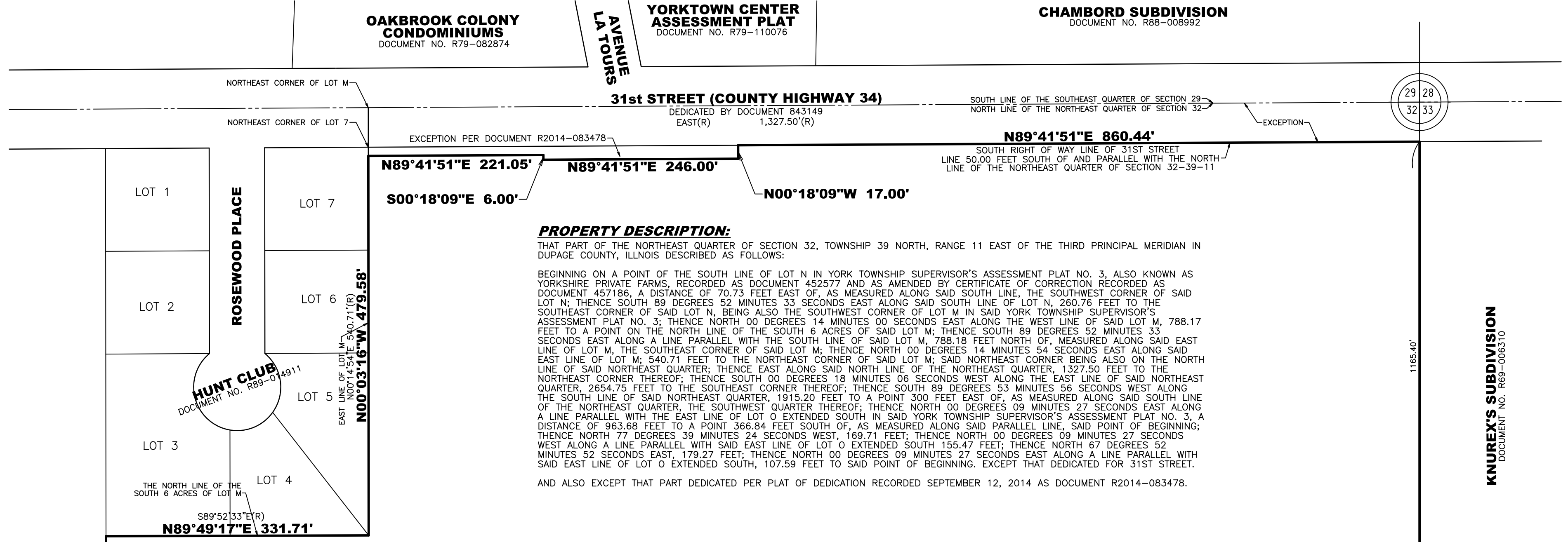
EASEMENT DETAIL
NOT TO SCALE



LOT N
YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3
A.K.A. YORKSHIRE PRIVATE FARMS
DOCUMENT NO. 452577 AMENDMENT DOC. 457186

FOREST PRESERVE DISTRICT-
GEORGE WILLIAMS COLLEGE
ASSESSMENT PLAT
DOCUMENT R87-048519

FOREST PRESERVE DISTRICT
DOCUMENT NO. R87-048519



PROPERTY DESCRIPTION:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
BEGINNING ON A POINT OF THE SOUTH LINE OF LOT N IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3, ALSO KNOWN AS YORKSHIRE PRIVATE FARMS, RECORDED AS DOCUMENT 452577 AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 457186, A DISTANCE OF 70.73 FEET EAST OF, AS MEASURED ALONG SAID SOUTH LINE, THE SOUTHWEST CORNER OF SAID LOT N; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG SAID SOUTH LINE OF LOT N, 260.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT N, BEING ALSO THE SOUTHWEST CORNER OF LOT M IN SAID YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT M, 788.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 6 ACRES OF SAID LOT M; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT M, 788.18 FEET NORTH OF, MEASURED ALONG SAID EAST LINE OF LOT M; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF LOT M, 540.71 FEET TO THE NORTHEAST CORNER OF SAID LOT M; SAID NORTHEAST CORNER BEING ALSO ON THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE EAST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, 1527.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 18 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2654.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1915.20 FEET TO A POINT 300 FEET EAST OF, AS MEASURED ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER, 1915.20 FEET TO A POINT 300 FEET EAST OF, AS MEASURED ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER, 2654.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT O EXTENDED SOUTH IN SAID YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3, A DISTANCE OF 363.68 FEET TO A POINT 366.84 FEET SOUTH OF, AS MEASURED ALONG SAID PARALLEL LINE, SAID POINT OF BEGINNING; THENCE NORTH 77 DEGREES 39 MINUTES 24 SECONDS WEST, 169.71 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS EAST ALONG A LINE PARALLEL WITH SAID EAST LINE OF LOT O EXTENDED SOUTH, 155.47 FEET; THENCE NORTH 67 DEGREES 52 MINUTES 52 SECONDS EAST, 179.27 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS EAST ALONG A LINE PARALLEL WITH SAID EAST LINE OF LOT O EXTENDED SOUTH, 107.59 FEET TO SAID POINT OF BEGINNING, EXCEPT THAT DEDICATED FOR 31ST STREET.
AND ALSO EXCEPT THAT PART DEDICATED PER PLAT OF DEDICATION RECORDED SEPTEMBER 12, 2014 AS DOCUMENT R2014-083478.

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
BEGINNING ON A POINT OF THE SOUTH LINE OF LOT N IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3, ALSO KNOWN AS YORKSHIRE PRIVATE FARMS, RECORDED AS DOCUMENT 452577 AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 457186, A DISTANCE OF 70.73 FEET EAST OF, AS MEASURED ALONG SAID SOUTH LINE, THE SOUTHWEST CORNER OF SAID LOT N; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG SAID SOUTH LINE OF LOT N, 260.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT N, BEING ALSO THE SOUTHWEST CORNER OF LOT M IN SAID YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT M, 788.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 6 ACRES OF SAID LOT M; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT M, 788.18 FEET NORTH OF, MEASURED ALONG SAID EAST LINE OF LOT M; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF LOT M, 540.71 FEET TO THE NORTHEAST CORNER OF SAID LOT M; SAID NORTHEAST CORNER BEING ALSO ON THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE EAST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, 1527.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 18 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2654.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1915.20 FEET TO A POINT 300 FEET EAST OF, AS MEASURED ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER, 1915.20 FEET TO A POINT 300 FEET EAST OF, AS MEASURED ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER, 2654.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT O EXTENDED SOUTH IN SAID YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 3, A DISTANCE OF 363.68 FEET TO A POINT 366.84 FEET SOUTH OF, AS MEASURED ALONG SAID PARALLEL LINE, SAID POINT OF BEGINNING; THENCE NORTH 77 DEGREES 39 MINUTES 24 SECONDS WEST, 169.71 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS EAST ALONG A LINE PARALLEL WITH SAID EAST LINE OF LOT O EXTENDED SOUTH, 155.47 FEET; THENCE NORTH 67 DEGREES 52 MINUTES 52 SECONDS EAST, 179.27 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS EAST ALONG A LINE PARALLEL WITH SAID EAST LINE OF LOT O EXTENDED SOUTH, 107.59 FEET TO SAID POINT OF BEGINNING, EXCEPT THAT DEDICATED FOR 31ST STREET.
AND ALSO EXCEPT THAT PART DEDICATED PER PLAT OF DEDICATION RECORDED SEPTEMBER 12, 2014 AS DOCUMENT R2014-083478.

- NOTES:**
- NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
 - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 - ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.

EASEMENT PROVISION
GRANT OF DRAINAGE AND DETENTION EASEMENT
THE OWNERS INDICATED HEREON HEREBY RESERVE AND GRANT TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS (THE "VILLAGE") EASEMENTS OVER THOSE AREAS (THE "AREAS") SHOWN WITHIN THE DASHED LINES ON THE PLAT HEREON MARKED AS "STORMWATER CONVEYANCE EASEMENT", FOR PURPOSES OF PROVIDING ADEQUATE MAINTENANCE OF STORMWATER FACILITIES TOGETHER WITH REASONABLE ACCESS THERETO.
SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS, TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLANS WHICH IN ANY MANNER IMPEDS OR DIMINISHES STORMWATER DRAINAGE OR DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS, IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, OR IF THE OWNERS OTHERWISE FAIL TO PROPERLY MAINTAIN THE STORMWATER FACILITIES WITHIN SAID AREAS, THE VILLAGE SHALL, UPON TEN DAYS PRIOR NOTICE TO THE OWNERS, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES WITHIN SAID AREAS OR TO REMOVE SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID AREAS COMPLIES WITH ALL APPLICABLE VILLAGE CODES.
IN THE EVENT THE VILLAGE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER FACILITIES ON SAID AREAS AS SET FORTH IN THIS GRANT, OR ANY REMOVAL AS AFORESAID, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF DU PAGE COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST SAID AREAS.
THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING CONSULTING AND ATTORNEY'S FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.
IF IT IS DETERMINED BY THE OWNERS THAT ALTERATIONS TO THE STORMWATER FACILITIES WITHIN SAID AREAS, OR TO THE AREA'S THEMSELVES, ARE NECESSARY TO PROPERLY MAINTAIN THE INTEGRITY OF THE STORMWATER FACILITIES, THE VILLAGE SHALL FIRST BE NOTIFIED BY THE OWNERS OF SAID PROPOSED ALTERATION, NO SUCH ALTERATION SHALL TAKE PLACE WITHOUT THE PRIOR APPROVAL OF THE VILLAGE. THE VILLAGE MAY, AT ITS DISCRETION, REQUIRE THE SUBMITTAL OF PLANS AND SPECIFICATIONS FOR VILLAGE APPROVAL BEFORE SAID ALTERATION MAY TAKE PLACE.

P.I.N.:
06-32-200-021

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF PART OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 2021.

OWNER _____ OWNER _____
MIDWESTERN UNIVERSITY

NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH APPEARED BEFORE ME THIS _____ DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 2021.

NOTARY PUBLIC _____
COMMISSION EXPIRES _____

VILLAGE COUNCIL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____)
APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE _____, ILLINOIS THIS _____ DAY OF _____, 20 _____ A.D.

BY: _____
MAYOR
ATTEST: _____
VILLAGE CLERK

COUNTY RECORDER CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D. 2021, AT _____ O'CLOCK AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

BY: _____
ATTEST: _____
RECORDER OF DEEDS
DU PAGE COUNTY

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED FOR THE OWNER THEREOF THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING EASEMENTS AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID PLAT.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2021, IN ROSEMONT, ILLINOIS.

DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2022



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT: SUBMITTED BY AND RETURN TO:
MIDWESTERN UNIVERSITY
555 WEST 31st STREET
DOWNERS GROVE, ILLINOIS

DATE	REVISION	BY
7/23/21	REVISED PER VILLAGE COMMENTS	ST
6/22/21	REVISED PER VILLAGE COMMENTS	ST
DATE	DESCRIPTION OF REVISION	BY

PLAT OF EASEMENT AND ABROGATION
MIDWESTERN UNIVERSITY CAMPUS
DOWNERS GROVE, ILLINOIS

SHEET
1 OF 1
PROJECT NUMBER: 3591
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