



# **Village of South Elgin**

## **Standards for Certificates, Statements, and Easements**

**Prepared by:**  
**Community Development Department**  
**Village of South Elgin, Illinois**  
10 N. Water Street  
South Elgin, IL 60177  
847-741-3894  
[www.southelgin.com](http://www.southelgin.com)

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**Village of South Elgin**  
**Standards for Certificates, Statements, and Easements**

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## **I. PURPOSE AND INTENT**

This document shall serve as a guide to help developers, surveyors, engineers, and others in the preparation of plans and plats for submittal to the Village of South Elgin.

Section II of this document outlines the various submittals and a listing of the typical required Certificates and Statements for each. Sections III, IV, and V provide the language for each certificate, statement, and easement listed in Section II.

This document may not be inclusive of all certificates, easements, and statements required, and may be subject to change.

**II. CERTIFICATIONS, EASEMENTS, AND STATEMENTS FOR EACH TYPE OF SUBMITTAL**

**A. ANNEXATION PLAT**

CERTIFICATES: The format of the required certifications should be as indicated in this document.

1. Surveyor’s Certificate - Annexation .....Section III.A
2. Owner’s Certificate - Annexation .....Section III.G
3. Board of Trustees Certificate .....Section III.N

**B. PRELIMINARY PLAT**

CERTIFICATES: No certificates, statements or easements are required.

**C. MAJOR SUBDIVISION FINAL PLAT**

CERTIFICATES: The format of the required certifications should be indicated in this document.

1. Surveyor’s Certificate - Subdivision.....Section III.C
2. Owner’s Certificate - Subdivision.....Section III.J
3. School District Certificate.....Section III.K
4. Village Engineer’s Certificate.....Section III.O
5. Certificate as to Special Assessments Certificate.....Section III.L
6. Planning and Zoning Commission Certificate.....Section III.M
7. Board of Trustees Certificate.....Section III.N
8. County Clerk’s Certificate.....Section III.S
9. County Engineer Certificate .....Section II.Q  
*(Required only when the subject property abuts a roadway under County jurisdiction)*
10. Illinois Department of Transportation Certificate.....Section III.R  
*(Required only when the subject property abuts a roadway under State jurisdiction)*
11. Authorization to Record Certificate.....Section III.T

STATEMENTS: The format of the required statements should be as indicated in this document.

1. Surface Water Statement.....Section IV.A

EASEMENTS: The format of the required easements should be as indicated in this document, if applicable.

1. Public Utility and Drainage Easement (PUDE).....Section V.A
2. Blanket Easement Provisions.....Section V.B
3. Public Access Easement Provisions.....Section V.C
4. Drainage & Stormwater Management Easement Provisions.....Section V.D
5. Screen Planting Easement Provisions.....Section V.E
6. Cross Access Easement Provisions.....Section V.F
7. Cross Access Easement – Parking Provisions.....Section V.G
8. Sign Easement.....Section V.H
9. Any existing easements recorded on the property need to be referred to on the plat with the recording document number.

**D. MINOR SUBDIVISION FINAL PLAT**

CERTIFICATES: The format of the required statements should be as indicated in this document.

1. Surveyor’s Certificate Subdivision.....Section III.C
2. Owner’s Certificate Subdivision.....Section III.J
3. School District Certificate.....Section III.K
4. Village Engineer’s Certificate.....Section III.O
5. Certificate as to Special Assessments.....Section III.L
6. Zoning Administrator’s Certificate.....Section III.P
7. Authorization to Record Certificate.....Section III.T

STATEMENTS: The format of the required statements should be as indicated in this document.

1. Surface Water Statement.....Section IV.A

EASEMENTS: The format of the required easements should be as indicated in this document, if applicable.

1. Public Utility and Drainage Easement (PUDE).....Section V.A
2. Blanket Easement Provisions.....Section V.B
3. Public Access Easement Provisions.....Section V.C
4. Drainage & Stormwater Management Easement Provisions.....Section V.D
5. Screen Planting Easement Provisions.....Section V.E
6. Cross Access Easement Provisions.....Section V.F
7. Cross Access Easement – Parking Provisions.....Section V.G
8. Sign Easement.....Section V.H
9. Any existing easements recorded on the property need to be referred to on the plat with the recording document number.

**E. PLAT OF DEDICATION**

CERTIFICATES: The format of the required certifications should be as indicated in this document.

1. Surveyor’s Certificate – Dedication .....Section III.B
2. Owner’s Certificate Dedication .....Section III.H
3. Village Engineer’s Certificate .....Section III.O
4. Certificate as to Special Assessments .....Section III.L
5. County Clerk’s Certificate .....Section III.S
6. Authorization to Record Certificate .....Section III.T

EASEMENTS: The format of the required easements should be as indicated in this document, if applicable.

1. Public Utility and Drainage Easement (PUDE).....Section V.A
2. Blanket Easement Provisions.....Section V.B
3. Public Access Easement Provisions .....Section V.C
4. Drainage & Stormwater Management Easement Provisions .....Section V.D
5. Screen Planting Easement Provisions .....Section V.E
6. Cross Access Easement Provisions.....Section V.F
7. Cross Access Easement – Parking Provisions.....Section V.G
8. Sign Easement .....Section V.H
9. Any existing easements recorded on the property need to be referred to on the plat with the recording document number.



**F. PLAT OF VACATION**

CERTIFICATES: The format of the required certifications should be as indicated in this document.

1. Surveyor’s Certificate – Vacation .....Section III.F
2. Village Engineer’s Certificate .....Section III.O
3. Board of Trustees Certificate.....Section III.N
4. Certificate as to Special Assessments.....Section III.L
5. County Clerk’s Certificate.....Section III.S
6. Authorization to Record Certificate .....Section III.T
7. All certificates that were on previous final plat(s) pertaining to the subject property.

EASEMENTS: The format of the required easements should be as indicated in this document, if applicable.

1. All easements and easement provisions that are being proposed to be vacated need to be referred to on the plat with the recording document number.
2. Any existing easements recorded on the property need to be referred to on the plat with the recording document number.

**G. PLAT OF SURVEY**

CERTIFICATES: The format of the required certification should be as indicated in this document.

1. Surveyor’s Certificate – Plat of Survey.....Section III.D

**H. PLAT OF EASEMENT**

CERTIFICATES: The format of the required certifications should be as indicated in this document.

1. Surveyor’s Certificate Easement.....Section III.E
2. Owner’s Certificate - Easement.....Section III.I
3. Village Engineer’s Certificate .....Section III.O
4. Board of Trustees Certificate .....Section III.N

EASEMENTS: The format of the required easements should be as indicated in this document, if applicable.

1. Public Utility and Drainage Easement (PUDE) .....Section V.A
2. Blanket Easement Provisions.....Section V.B
3. Public Access Easement Provisions .....Section V.C
4. Drainage & Stormwater Management Easement Provisions .....Section V.D
5. Screen Planting Easement Provisions .....Section V.E
6. Cross Access Easement Provisions.....Section V.F
7. Cross Access Easement – Parking Provisions.....Section V.G
8. Sign Easement .....Section V.H
9. Any existing easements recorded on the property need to be referred to on the plat with the recording document number.

**III. CERTIFICATES**

**A. SURVEYOR'S CERTIFICATE - ANNEXATION**

STATE OF ILLINOIS)  
  )SS  
COUNTY OF \_\_\_\_\_)

WE, \_\_\_\_\_, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER  
\_\_\_\_\_, HEREBY STATE THAT THIS MAP OR PLAT HEREON DRAWN WAS COMPLIED  
FROM EXISTING SURVEYS AND INSTRUMENTS OF PUBLIC RECORD FOR THE PURPOSE  
INDICATED HEREON.

GIVEN UNDER MY NAME AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ IN  
\_\_\_\_\_.

\_\_\_\_\_  
NAME  
EMAIL  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.  
LICENSE EXPIRES:

**B. SURVEYOR'S CERTIFICATE – DEDICATION**

STATE OF ILLINOIS)  
  )SS  
COUNTY OF \_\_\_\_\_)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF DEDICATING SAID PROPERTY TO THE VILLAGE OF SOUTH ELGIN FOR PUBLIC RIGHT-OF-WAY, AND THAT THIS PLAT OF DEDICATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY NAME AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ IN \_\_\_\_\_.

\_\_\_\_\_  
NAME  
EMAIL  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.  
LICENSE EXPIRES:

**C. SURVEYOR'S CERTIFICATE – SUBDIVISION**

STATE OF ILLINOIS)  
  )SS  
COUNTY OF \_\_\_\_\_)

WE, \_\_\_\_\_, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER \_\_\_\_\_, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:  
(INSERT PIN(S) & LEGAL DESCRIPTION)

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF SOUTH ELGIN, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE “\_\_\_\_”, AREAS DETERMINED TO BE OUTSIDE THE “\_\_\_\_” ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER \_\_\_\_\_, WITH A MAP REVISED DATE OF \_\_\_\_\_. SUBJECT TO MAP INTERPRETATION AND SCALING.

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

\_\_\_\_\_  
NAME  
EMAIL  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.  
LICENSE EXPIRES:



**E. SURVEYOR'S CERTIFICATE – EASEMENT**

STATE OF ILLINOIS)  
  )SS  
COUNTY OF \_\_\_\_\_)

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

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

\_\_\_\_\_  
NAME  
EMAIL  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.  
LICENSE EXPIRES:

**F. SURVEYOR'S CERTIFICATE – VACATION**

STATE OF ILLINOIS)  
  )SS  
COUNTY OF \_\_\_\_\_)

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

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

\_\_\_\_\_  
NAME  
EMAIL  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.  
LICENSE EXPIRES:







**I. OWNER'S CERTIFICATE – EASEMENT**

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AM THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DO HEREBY CONSENT TO THE GRANT OF EASEMENT DEPICTED HEREON.

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

BY: \_\_\_\_\_  
NAME  
ADDRESS  
CITY, STATE ZIPCODE

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, AND SAID INDIVIDUAL APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

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

\_\_\_\_\_  
NOTARY PUBLIC



**K. SCHOOL DISTRICT CERTIFICATE**

STATE OF ILLINOIS)  
  )SS  
COUNTY OF \_\_\_\_\_)

THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE \_\_\_\_\_ SCHOOL DISTRICT.

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

BY: \_\_\_\_\_  
NAME  
ADDRESS  
CITY, STATE ZIPCODE

STATE OF ILLINOIS)  
  )SS  
COUNTY OF \_\_\_\_\_)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, AND SAID INDIVIDUAL APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

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

\_\_\_\_\_  
NOTARY PUBLIC

**L. CERTIFICATE AS TO SPECIAL ASSESSMENTS**

STATE OF ILLINOIS)  
  )SS  
COUNTY OF KANE)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORTIFIED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

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

\_\_\_\_\_  
COLLECTOR OF SPECIAL ASSESSMENTS

**M. PLANNING AND ZONING COMMISSION CERTIFICATE**

STATE OF ILLINOIS)  
                                  )SS  
COUNTY OF KANE)

APPROVED BY THE VILLAGE OF SOUTH ELGIN PLANNING AND ZONING COMMISSION THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

\_\_\_\_\_  
CHAIRMAN

**N. BOARD OF TRUSTEES CERTIFICATE**

STATE OF ILLINOIS)  
  )SS  
COUNTY OF KANE)

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOUTH ELGIN, ILLINOIS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
VILLAGE CLERK



**O. VILLAGE ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS)

)SS

COUNTY OF KANE)

APPROVED BY THE OFFICE OF THE VILLAGE ENGINEER OF THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS.

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

\_\_\_\_\_  
VILLAGE ENGINEER

**P. ZONING ADMINISTRATOR CERTIFICATE**

STATE OF ILLINOIS)

)SS

COUNTY OF KANE)

APPROVED BY THE OFFICE OF THE ZONING ADMINISTRATOR OF THE VILLAGE OF SOUTH ELGIN,  
KANE COUNTY, ILLINOIS.

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

\_\_\_\_\_  
ZONING ADMINISTRATOR







**T. AUTHORIZATION TO RECORD CERTIFICATE**

STATE OF ILLINOIS )  
  )SS  
COUNTY OF \_\_\_\_\_)

THE UNDERSIGNED IS THE PREPARER OF THIS PLAT AND HEREBY GRANT PERMISSION TO A REPRESENTATIVE FROM THE VILLAGE OF SOUTH ELGIN TO RECORD THIS PLAT OF \_\_\_\_\_.

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

\_\_\_\_\_  
NAME  
EMAIL  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER  
LICENSE EXPIRES:

**IV. STATEMENTS**

**A. SURFACE WATER STATEMENT**

STATE OF ILLINOIS )  
  )SS  
COUNTY OF \_\_\_\_\_)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO CONSTRUCTION OF THE SUBDIVISION.

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

\_\_\_\_\_  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER SIGNATURE

\_\_\_\_\_  
STATE REGISTRATION NUMBER

\_\_\_\_\_  
REGISTRATION EXPIRATION DATE

## **V. EASEMENT PROVISIONS**

### **A. PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS (PUDE)**

A NON-EXCLUSIVE PERPETUAL PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SOUTH ELGIN (“VILLAGE”), ITS SUCESSORS AND ASSIGNS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE VILLAGE, OR OTHERWISE AUTHORIZED BY THE VILLAGE, INCLUDING, WITHOUT LIMITATION, COMMONWEALTH EDISON COMPANY, AT&T, COMCAST, NICOR AND UTILITY ENTITIES OPERATING UNDER FRANCHISE AGREEMENT WITH THE VILLAGE, FOR ALL AREAS HEREON PLATTED AND DESIGNATED “PUBLIC UTILITY & DRAINAGE EASEMENT” (“P.U.D.E.”), TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, DRAINAGEWAYS, SANITARY SEWERS, GAS MAINS, COMMUNICATION LINES, ELECTRICAL LINES. TOGETHER WITH THE RIGHT OF ACCESS ACROSS ALL AREAS PLATTED FOR PURPOSES NOTED HEREIN. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES IN WRITING THAT SAID ENCROACHMENT IS ACCEPTABLE. LAWNS, PAVEMENT, GROUNDCOVER AND PRIVATE GARDENS ARE ALLOWED SO LONG AS THEY DO NOT INTERFERE WITH THE OPERATION AND USE OF UTILITY RIGHTS GARNTED HEREIN. THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HERE IN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREE, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED “PUBLIC UTILITY & DRAINAGE EASEMENT” (“P.U.D.E.”) WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND OR ABOVEGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGE FANCHISEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SERVICES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENRALLY CLEAN AND WORKMANLIKE CONDITION, ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY: PROVIDED, HOWEVER THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO RETSORE REASONABLE ACCESS, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE ARE IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.



Alternate standard provisions

**PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)**

A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF SOUTH ELGIN AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE OR CONTRACT WITH THE VILLAGE OF SOUTH ELGIN, OR OTHERWISE AUTHORIZED BY THE VILLAGE OF SOUTH ELGIN, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON, A T & T AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING UNDERGROUND ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"). THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS, OR, WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE VILLAGE OF SOUTH ELGIN WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, RESTORE EXISTING ACCESS AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID VILLAGE OF SOUTH ELGIN SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE VILLAGE OF SOUTH ELGIN, SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE OF SOUTH ELGIN, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF SOUTH ELGIN.

**B. BLANKET EASEMENT PROVISIONS**

THE VILLAGE OF SOUTH ELGIN SHALL BE CONSIDERED A GRANTEE HEREIN WITH RESPECT TO ALL EASEMENTS, HOWEVER DESIGNATED, SHOWN ON THE ATTACHED PLAT OF “\_\_\_\_\_ SUBDIVISION” AND THE GRANTEE OF NONEXCLUSIVE USE OF THE EASEMENT DESIGNATED FOR “FULL PUBLIC UTILITIES”.

ALL EASEMENTS, HOWEVER DESIGNATED, SHALL BE PERPETUAL, AND IN THE CASE OF THE VILLAGE OF SOUTH ELGIN, SHALL GIVE SAID VILLAGE A PERPETUAL EASEMENT RIGHT AND PRIVILEGE OVER, ALONG AND UNDER AND THROUGH ALL SUCH REAL ESTATE DESIGNATED AS AN EASEMENT ON THE ATTACHED PLAT, HOWEVER DESIGNATION IS INDICATED, AND SHALL GIVE THE VILLAGE OF SOUTH ELGIN THE PERPETUAL RIGHT OF CONSTRUCTING, MAINTAINING, RECONSTRUCTING AND REPAIRING FOR ANY PUBLIC PURPOSE INDICATED IN THE SOLE JUDGEMENT OF SAID VILLAGE, INCLUDING BUT NOT LIMITED TO, NECESSARILY, SANITARY SEWER AND WATER SUPPLY PURPOSES. THE WITHIN RIGHTS GRANTED TO SAID VILLAGE SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES IN THE FUTURE HAVING OR SUCCEEDING TO ANY RIGHTS IN SAID REAL ESTATE, IN PERPETUITY. SAID VILLAGE SHALL HAVE THE RIGHT TO GO UPON ALL WITHIN DESIGNATED EASEMENTS AT ANY TIME FOR ANY PURPOSE WHICH THE VILLAGE DEEMS, IN ITS SOLE JUDGMENT AND DISCRETION, APPROPRIATE. IN THE EVENT OF THE ORIGINAL CONSTRUCTION OF ANY FACILITIES IN SAID EASEMENT AND IN THE EVENT OF MAINTAINING, RECONSTRUCTING OR REPAIRING SAME FOR ANY PURPOSE BY THE VILLAGE, THE VILLAGE SHALL HAVE THE RIGHT TO GO UPON PROPERTY ADJOINING SAID DESCRIBED EASEMENTS, A REASONABLE DISTANCE ON BOTH SIDES OF SUCH EASEMENT, IN THE SOLE JUDGEMENT OF THE VILLAGE, TO ALLOW THE PLACING OF MACHINERY AND THE ACTIVITIES OF WORKMEN.

**C. PUBLIC ACCESS EASEMENT PROVISIONS**

A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PREMISES LABELED "PUBLIC ACCESS EASEMENT" IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SOUTH ELGIN, THEIR SUCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING SIDEWALK, BIKE PATHS, TRAILS, WALKWAYS, BENCHES, WASTE RECEPTACLES, SIGNAGE AND LANDSCAPING, AND WITHOUT LIMITATION SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC ACCESS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID CITY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

**D. DRAINAGE & STORMWATER MANAGEMENT EASEMENT PROVISIONS**

FOR THE PURPOSES OF PROMOTING SUFFICIENT DRAINAGE AND FLOOD CONTROL FOR THE BENEFIT OF THE PROPERTY AND THE PUBLIC GENERALLY, THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE HEREBY DECLARED TO RUN WITH THE LAND AND BE BINDING UPON THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND ITS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS:

1. A PERPETUAL EASEMENT FOR STORM WATER DRAINAGE, DETENTION AND RETENTION PURPOSES IS HEREBY GRANTED TO THE VILLAGE OF SOUTH ELGIN THEIR SUCESSORS AND ASSIGNS, , IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LINES SHOWN ON THIS PLAT AND INDICATED AS "DRAINAGE & STORM WATER MANAGEMENT EASEMENT". SAID GRANT OF EASEMENT SHALL GRANT THE VILLAGE OF SOUTH ELGIN THE RIGHTS, BUT NOT THE OBLIGATION, FROM TIME TO TIME, TO INSPECT, MAINTAIN, CONSTRUCT, RECONSTRUCT, REHABILITATE, IMPROVE, KEEP, OPERATE, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE, AND/OR INCREASE THE SIZE, NUMBER, AND/OR TYPE OF DRAINAGE FACILITIES AND APPURTENANCES THERETO IN, OVER, UNDER, ACROSS, ALONG, THROUGH, AND UPON SAID EASEMENT AREAS, AND TO ENTER UPON SAID EASEMENT AREA AND PROPERTY PLATTED HEREIN FOR THOSE PURPOSES.

2. NOTWITHSTANDING THE FOREGOING, THE OWNER(S) OF EACH LOT UPON WHICH SAID EASEMENT AREAS ARE LOCATED, AND/OR THEIR SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, SHALL MAINTAIN SAID EASEMENT AREAS UPON SUCH LOT, AND ANY AND ALL DRAINAGE FACILITIES AND APPURTENANCES HERETO, LOCATED IN, OVER, UNDER, THROUGH, AND/OR UPON SUCH LOT. INCLUDING, BUT NOT LIMITED TO, SEDMENT REMOVAL, VEGETATION MANAGEMENT, TREE ROOT AND VEGETATION REMOVAL, SOIL EROSION CONTROL, DRAINAGEWAY REGRADING, STORM SEWER CLEANING, STORM SEWER BLOCKAGE REMOVAL AND REPLACEMENT OF STORM SEWER AND STORM SEWER GRATES. NO OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO PATIOS, LANDSCAPING, FENCES, POOLS, BUILDING/SHEDS, GARDENS AND PLAY EQUIPMENT SHALL BE PLACED, NOR ALTERATIONS MADE, WHICH IN ANY MANNER IMPEDE OR DIMINISH STORM WATER DRAINAGE OR DETENTION OR RETENTION IN, OVER, UNDER, ACROSS, ALONG, THROUGH OR UPON SAID EASEMENT AREAS. AS A MATTER OF RIGHT, BUT NOT OBLIGATION, THE VILLAGE OF SOUTH ELGIN IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID EASEMENT AREAS AND PERFORM ANY SUCH INSPECTION, MAINTENANCE, REMOVE ANY SUCH OBSTRUCTIONS AND/OR RESTORE DRAINAGE CONDITIONS WITHIN SAID EASEMENT AREAS AND ANY EXPENSES INCURRED BY THE VILLAGE IN THE EXERCISE OF SAID RIGHT SHALL BE A LIEN UPON THE PROPERTY WHEREON SUCH MAINTENANCE IS PERFORMED.

**E. SCREEN PLANTING EASEMENT PROVISIONS**

A PERPETUAL, NON-EXCLUSIVE SCREEN PLANTING EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF AND GRANTED TO THE VILLAGE OF SOUTH ELGIN AND \_\_\_\_\_ (DEVELOPER) \_\_\_\_\_ AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER LOTS \_\_\_\_\_ WITHIN THE AREA SHOWN BY DASHED LINES ON THE PLAT AND MARKED "SCREEN PLANTING EASEMENT" TO PLANT TREES, SHRUBS, BUSHES AND OTHER FORMS OF VEGETATION AND CONSTRUCTING BERMS FOR THE PURPOSES OF SCREENING, PROTECTING AND SEPARATING SAID LOTS FROM \_\_\_\_\_ (STREET) \_\_\_\_\_. NO PERMANENT BUILDINGS, STRUCTURES, FENCES, DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OR THROUGH ANY OF THE AREAS MARKED ON THE PLAT AS "SCREEN PLANTING EASEMENT".

INITIAL PLANTING AND MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BE THE RESPONSIBILITY OF \_\_\_\_\_ (DEVELOPER) \_\_\_\_\_. UPON NOTIFICATION BY \_\_\_\_\_ (DEVELOPER) \_\_\_\_\_ TO THE SUCCESSOR OWNERS HEREOF AND/OR LAND OWNERS ASSOCIATION, MAINTENANCE OF THE SCREEN PLANTING EASEMENT SHALL BECOME THE RESPONSIBILITY OF SAID OWNERS OF SAID LOTS AND/OR LAND OWNERS ASSOCIATION.

IN THE EVENT THAT THE SUCCESSOR OWNERS AND/OR THE LANDOWNERS ASSOCIATION FAIL TO MAINTAIN SAID EASEMENT, THE VILLAGE HAS THE RIGHT BUT NOT THE OBLIGATION TO INSPECT, INSTALL, REPLACE MAINTAIN AND REMOVE PLANTINGS, VEGETATION AND VISUAL SCREEING ELEMENTS WITHIN THE EASEMENT.

**F. CROSS-ACCESS EASEMENT PROVISIONS**

A PERPETUAL, NON-EXCLUSIVE EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY DESIGNATED AS THE "CROSS ACCESS EASEMENT" FOR THE BENEFIT OF THE OWNERS FROM TIME TO TIME OF \_\_\_\_\_ IN \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ PLATTED HEREON AND THEIR RESPECTIVE TENANTS, AGENTS, EMPLOYEES, VENDORS AND INVITEES, TO USE THE EASEMENT AREA FOR ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES CONSTRUCTED AND INSTALLED THEREON. THE USE AND ENJOYMENT OF THE EASEMENT HEREIN RESERVED SHALL BE SUBJECT TO TERMS AND PROVISIONS SET FORTH BELOW.

EXCEPT TO THE EXTENT OTHERWISE PROVIDED ON A FINAL PLAN, THE EASEMENT AREA SHALL BE USED SOLELY AND EXCLUSIVELY FOR THE MOVEMENT OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN BOTH DIRECTIONS.

NO CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE PARKED OR LEFT UNATTENDED ON THE EASEMENT AREAS AND NO VEHICULAR OR OTHER OBSTRUCTIONS SHALL BE PLACED ON THE EASEMENT AREAS WHICH SHALL INTERFERE WITH OR PREVENT THE FREE MOVEMENT OF VEHICLES OVER THE EASEMENT AREAS.

ALL OWNERS SHALL COOPERATE AND WORK TOGETHER TO MAINTAIN, REPAIR AND REPLACE THE DRIVEWAYS AND ROADWAYS INSTALLED WITHIN THE EASEMENT AREAS WITH ALL NEEDED MAINTENANCE, REPAIRS AND REPLACEMENTS BEING UNDERTAKEN AT SUCH TIMES AND IN SUCH A MANNER SO AS TO MINIMIZE THE DISRUPTION OF ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES LOCATED ON SUCH LOTS WHILE SUCH WORK IS BEING UNDERTAKEN AND, EXCEPT FOR EMERGENCY REPAIRS, SHALL NOT BE CLOSED TO VEHICULAR TRAFFIC.

NO PERMANENT STRUCTURES SHALL BE LOCATED ON THE SURFACE OF OR ABOVE THE EASEMENT AREAS WHICH INTERFERE WITH THE FREE MOVEMENT OF VEHICULAR TRAFFIC THEREON. THE FOREGOING DOES NOT PROHIBIT THE INSTALLATION OF DIRECTIONAL TRAFFIC SIGNAGE THEREON OR THE INSTALLATION OF LIGHTING SO LONG AS SUCH SIGNS AND LIGHTING IS INSTALLED IN THE LOCATIONS SET FORTH ON THE FINAL PLANS AS APPROVED BY THE VILLAGE.

THE EASEMENTS HEREBY RESERVED ARE EASEMENTS APPURTENANT TO LOTS \_\_\_\_\_ IN \_\_\_\_\_ SUBDIVISION, \_\_\_\_\_ PLATTED HEREON AND ARE INTENDED TO RUN WITH THE LAND AND BE BINDING UPON AND INURE TO THE BENEFIT OF ALL FUTURE OWNERS, OCCUPANTS AND HOLDERS OF SECURITY INTERESTS THEREIN.

**G. CROSS ACCESS EASEMENT – PARKING PROVISIONS**

A PERPETUAL, NON-EXCLUSIVE EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY DESIGNATED AS THE “CROSS ACCESS EASEMENT” FOR THE BENEFIT OF THE OWNERS FROM TIME TO TIME OF LOTS \_\_\_ AND \_\_\_ IN \_\_\_\_\_ SUBDIVISION PLATTED HEREON AND THEIR RESPECTIVE TENANTS, AGENTS, EMPLOYEES, VENDORS AND INVITEES, TO USE THE EASEMENT AREA FOR ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES CONSTRUCTED AND INSTALLED THEREON. THE USE AND ENJOYMENT OF THE EASEMENT HEREIN RESERVED SHALL BE SUBJECT TO TERMS AND PROVISIONS SET FORTH BELOW.

EXCEPT TO THE EXTENT OTHERWISE PROVIDED ON A FINAL PLAT, THE EASEMENT AREA SHALL BE USED SOLELY AND EXCLUSIVELY FOR THE MOVEMENT OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN BOTH DIRECTIONS.

CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE ALLOWED TO BE PARKED IN DESIGNATED PARKING SPACES ON THE EASEMENT AREA HOWEVER NO VEHICULAR OR OTHER OBSTRUCTIONS SHALL BE PLACED ON THE EASEMENT AREAS WHICH SHALL INTERFERE WITH OR PREVENT THE FREE MOVEMENT OF VEHICLES OVER THE EASEMENT AREAS.

ALL OWNERS SHALL COOPERATE AND WORK TOGETHER TO MAINTAIN, REPAIR AND REPLACE THE DRIVEWAYS AND ROADWAYS INSTALLED WITHIN THE EASEMENT AREAS WITH ALL NEEDED MAINTENANCE, REPAIRS AND REPLACEMENTS BEING UNDERTAKEN AT SUCH TIMES AND IN SUCH A MANNER SO AS TO MINIMIZE THE DISRUPTION OF ACCESS TO THE BUILDINGS. STRUCTURES AND FACILITIES LOCATED ON SUCH LOTS WHILE SUCH WORK IS BEING UNDERTAKEN AND, EXCEPT FOR EMERGENCY REPAIRS, SHALL NOT BE CLOSED TO VEHICULAR TRAFFIC.

NO PERMANENT STRUCTURES SHALL BE LOCATED ON THE SURFACE OF OR ABOVE THE EASEMENT AREAS WHICH INTERFERE WITH THE FREE MOVEMENT OF VEHICULAR TRAFFIC THEREON. THE FOREGOING DOES NOT PROHIBIT THE INSTALLATION OF DIRECTIONAL TRAFFIC SIGNAGE THEREON OR THE INSTALLATION OF LIGHTING SO LONG AS SUCH SIGNS AND LIGHTING IS INSTALLED IN THE LOCATIONS SET FORTH ON THE FINAL PLANS AS APPROVED BY THE VILLAGE.

THE EASEMENTS HEREBY RESERVED ARE EASEMENTS APPURTENANT TO LOTS \_\_\_ AND \_\_\_ IN \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ PLATTED HEREON AND ARE INTENDED TO RUN WITH THE LAND AND BE BINDING UPON AND INURE TO THE BENEFIT OF ALL FUTURE OWNERS, OCCUPANTS AND HOLDERS OF SECURITY INTERESTS THEREIN.

**H. SIGN EASEMENT PROVISIONS**

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED OVER THE AREA SHOWN ON THIS PLAT OF SUBDIVISION AS A "SIGN EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING PROPERTY SIGNAGE AND LIGHTING AND LANDSCAPING RELATED TO SIGNAGE. THE PARTIES RESPONSIBLE FOR MAINTENANCE OF THE SIGN AND EASEMENT AREA ARE \_\_\_\_\_. THIS EASEMENT IS TERMINATED UPON REMOVAL OF SIGNAGE WITHIN THE EASEMENT AREA.