

RESOLUTION R-93-12

**A RESOLUTION AUTHORIZING THE EXECUTION
OF A CERTAIN CONSTRUCTION, USE, AND
INDEMNIFICATION AGREEMENT
(1510 Foothill Drive)**

BE IT AND IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois, that the Mayor is authorized to sign a certain Construction, Use and Indemnification Agreement dated November 5, 2012 between the City of Wheaton and Musarat and Huma Pandit of 1510 Foothill Drive, Wheaton, Illinois; and the City Clerk is authorized to attest to the signature of the Mayor.

ADOPTED this 19th day of November, 2012.



Mayor

ATTEST:



City Clerk

Roll Call Vote

| | |
|---------|---|
| Ayes: | Councilwoman Ives Councilman Mouhelis Councilman Rutledge Mayor Gresk Councilwoman Pacino Sanguinetti Councilman Scalzo Councilman Sues |
| Nays: | None |
| Absent: | None |

Motion Carried Unanimously



CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT
RIGHT-OF-WAY (Foothill Dr.)
Street Name

THIS CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT, made and entered into this 5th day of Nov., 2012, among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and Huma Pandit ("Owner")
& Musarat Pandit

WITNESSETH

WHEREAS, the City is in possession of a right-of-way within the City limits of the City of Wheaton, Illinois, and legally described herein; and

WHEREAS, Huma Pandit + Musarat Pandit (hereinafter "Owner"), the owner of the premises located at 1510 Foothill Dr., Wheaton, Illinois, which property is legally described herein and is contiguous to a portion of the right-of-way; and

WHEREAS, the Owners would like to use a portion of the City's right-of-way for the purpose of constructing and maintaining a lawn irrigation system; and

WHEREAS, the Owners acknowledges that this Agreement is not an easement and does not vest them with any property rights or claims to any portion of said right-of-way.

NOW, THEREFORE, BE IT AND HEREBY AGREED by the City Council of the City of Wheaton, an Illinois municipal corporation, and the Owner as follows:

1.) The foregoing recitals are incorporated herein as representing the intent of the undersigned and as substantive representations and covenants.

2.) Huma Pandit + Musarata Pandit are the owners of property located at 1510 Foothill Dr. Wheaton, Illinois, legally described on Exhibit A attached hereto and made a part hereof:

3.) The Owners, for a consideration of Ten Dollars (\$10.00) and other good and valuable consideration as stated herein, are hereby authorized to use a portion of the right-of-way more specifically identified as that portion of the right-of-way 1510 FOOTHILL DRIVE

_____ for construction of and use of a lawn irrigation system as depicted on Exhibit B attached hereto and made a part hereof. The installation and use of the lawn irrigation system shall conform to all applicable ordinances of the City. Those ordinances are material terms and conditions of this Agreement.

4.) The City retains the right to enter said right-of-way for any purpose to perform any work including but not limited to constructing and maintaining the City utility systems (watermain, storm and sanitary sewers) and other infrastructure. If the City performs any work within said right-of-way which causes damage to the lawn irrigation system, the Owners shall be responsible to repair the lawn irrigation system at their sole cost and expense. The Owner hereby acknowledges and agrees that City its, employees and agents shall have no liability to the Owner for any damage, removal or other casualty to the lawn irrigation system caused by the City, its employees or agent regardless of the cause.

5.) The City may terminate and cancel this Agreement together with all rights and privileges granted hereunder, by notifying the Owners in writing at least fourteen (14) days prior to termination.

6.) Upon termination of this Agreement, the City may destroy, demolish, or remove any improvements placed upon the right-of-way by the Owners without liability.

7.) To the greatest extent permitted under Illinois law, Owners shall defend, indemnify and hold the City harmless from any and all claims, actions, causes of action, costs, judgments, injuries, property damage, expenses (including reasonable attorney's and expert's fees) which arise or may be caused by the negligence of the Owners, or Owners' agents, as a result of the design, construction, maintenance, use or abandonment of the lawn irrigation system described herein.

8.) This Agreement is not an easement. Should a court of competent jurisdiction construe it as an easement it shall be a temporary easement which shall expire 14 days after such construction.

9.) The provisions set forth in this Agreement and exhibit represent the entire Agreement between the parties and shall precede all prior agreements, contracts, understandings, promises and representations, oral or written, as it is the intent of the parties to provide for a complete integration within the terms of this Agreement. This Agreement may be modified only by a further written Agreement between the parties, and no modification shall be effective unless properly approved and signed by each party.

10.) This Agreement shall be recorded in the Office of the Record of Deeds, DuPage County, Illinois, at the expense of the Owners.

11.) The Owners obligations under this Agreement shall be joint and several.

12.) This Agreement shall be binding on the Owners, their successors, heirs and assigns.

EXHIBIT A

Legal Description:

Tract 14 of Orchard Terrace, being a subdivision of part of the southwest quarter of section 20, township 39 north, range 10, east of the third principal meridian, according to the plat thereof recorded September 21, 1945 as document 484145, in DuPage County, Illinois.

1570 Foothill Dr. Wheaton, IL 60187
address

P.I.N. 05-20-302-034

IN WITNESS WHEREOF, the Corporate authorities and the Owners have hereunto set their hands and seals, and have caused this instrument to be executed by their duly authorized officials and the Corporate seal attached here all on the date and year first above written.

Musarat Pandit
Owner Musarat Pandit

Huma Pandit
Owner Huma Pandit

Subscribed and sworn to before me this 5th day of November, 2012.
[Signature]
Notary Public

(Notary Seal)



Attested by:
[Signature]
City Clerk

[Signature]
Mayor, City of Wheaton

FINAL GRADING SURVEY

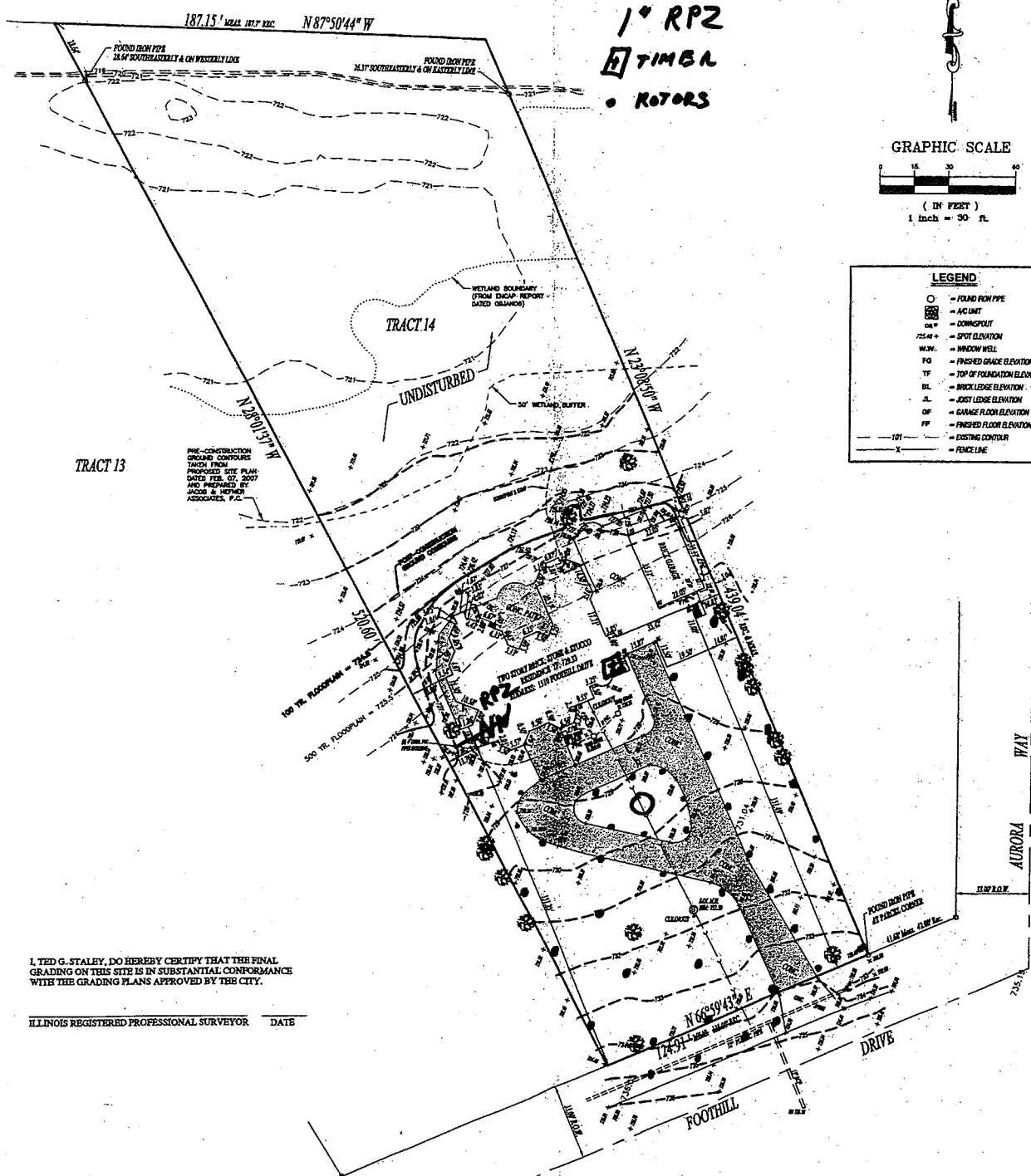
OF

Exhibit B

2024 PRI 2157
PUB 2157

TRACT 14 OF ORCHARD TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1941 AS DOCUMENT 44141, IN DEWATER COUNTY, ILLINOIS.

P.L.N. 05-20-302-034
AREA OF PARCEL 69,531 SQ. FT. (1.5962 AC)



LEGEND:

- - FOUND IRON PIPE
- ▨ - AC COMB
- - CONTOUR
- 25.0' - SPOT ELEVATION
- W.W. - WINDOW WELL
- FG - FINISHED GRADE ELEVATION
- TF - TOP OF FOUNDATION ELEVATION
- BL - BRICK LENSE ELEVATION
- JL - JOIST LENSE ELEVATION
- GF - GARAGE FLOOR ELEVATION
- FF - FINISHED FLOOR ELEVATION
- - - - - 101 - EXISTING CONTOUR
- X - FENCE LINE

I, TED G. STALEY, DO HEREBY CERTIFY THAT THE FINAL GRADING ON THIS SITE IS IN SUBSTANTIAL CONFORMANCE WITH THE GRADING PLANS APPROVED BY THE CITY.

ILLINOIS REGISTERED PROFESSIONAL SURVEYOR DATE

Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM No. 184-002922
71 W. 61ST STREET
WESTMONT, ILLINOIS 60559
PH 630 271-0930 FAX 630 271-0933

FINAL GRADING SURVEY
1510 FOOTHILL DRIVE
WHEATON, ILLINOIS
DATE OF FIELD WORK COMPLETION: 06/07/2008

PLANS PREPARED FOR:
CREATIVE BUILDERS, INC.
108 WEST MAIN STREET
WEST CHICAGO, ILLINOIS 60185

| # | DATE | BY | REVISIONS: | |
|---|----------|------|--|------------|
| | | | DESCRIPTION | REVISIONS: |
| 1 | 09-19-08 | D.S. | REVISED PER VILLAGE COMMENT EMAIL DATED 09-08-08 | |
| 2 | 12-08-08 | T.S. | REVISED TO SHOW NEW GRADING | |
| 3 | 08-30-09 | T.S. | REVISED TO SHOW YARD DRAINS & RCP | |
| 4 | 12-2-09 | JS | REVISED TO SHOW TF ELEVATION | |

GENESIS JOB NO.
08-194
SHEET 1 OF 1

