

CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT
RIGHT-OF-WAY (Woodlawn St)
Street Name

NOV - 3 2020

THIS CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT, made and entered into this 22 day of Sept, 2020, among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and Ryan Rosmonowski ("Owner").

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, Ryan Rosmonowski (hereinafter "Owner"), the owner of the premises located at 1816 Woodlawn St, 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.) Ryan Rosmonowski are the owners of property located at 1816 Woodlawn St, 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 only that portion of the right-of-way specifically depicted and identified on Exhibit B which is attached hereto and incorporated herein as fully set forth as for construction, maintenance and use of a lawn irrigation system conforming to all applicable ordinances of the City and this Agreement. The 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 the 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.

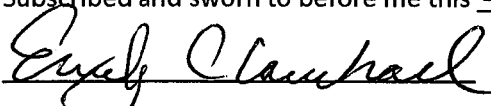
12.) This Agreement shall be binding on the Owners, their successors, heirs and assigns.

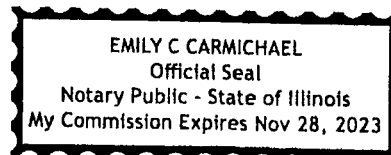
IN WITNESS WHEREOF, the Corporate authorities and the Owners have hereunto set their hands and seals, and have caused this instrument to be executed by their duly authorized officials and the Corporate seal attached here all on the date and year first above written.

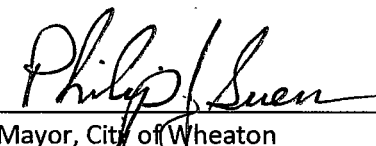

Owner

Owner

Subscribed and sworn to before me this 22 day of September, 2020


Notary Public
(Notary Seal)




Mayor, City of Wheaton

Attested by:

City Clerk

EXHIBIT A

Legal Description:

Lot 13, in Woodlawn Place, being a subdivision of part of lot 1 in Muehlfelt Land Partnership Assessment Plat, being part of the northwest quarter of section 8, Township 39 North, Range 10 east of the third principal meridian, according to the plat thereof recorded May 19, 2015, as document R2015-052811, in Dupage County, Illinois.

1816 Woodlawn St _____ Wheaton, IL 60187
Street Name

P.I.N. 05-08-112-018 _____

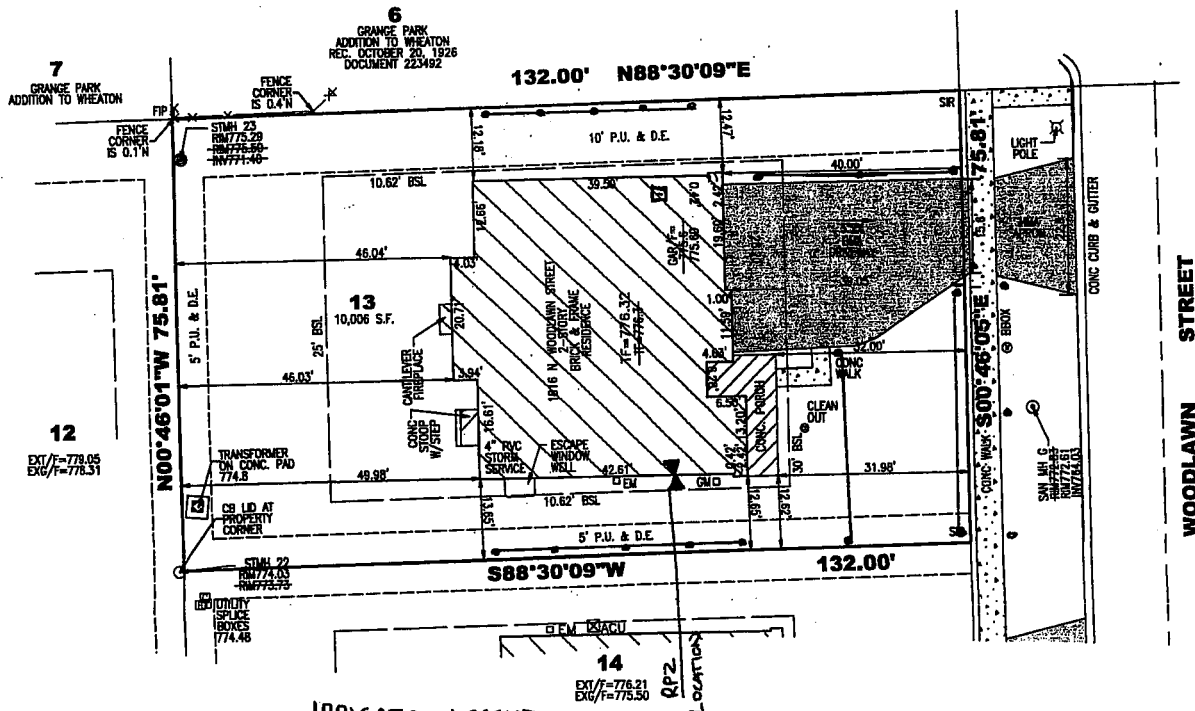


20 10 0 20
SCALE: 1" = 20'

PLAT OF SURVEY

"CLOSING SURVEY"

LOT 13 IN WOODLAWN PLACE, BEING A SUBDIVISION OF PART OF LOT 1 IN MUEHLFELT LAND PARTNERSHIP ASSESSMENT PLAT, BEING PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 2015, AS DOCUMENT R2015-052811, IN DUPAGE COUNTY, ILLINOIS.



IRRIGATION LEGEND

- 4" PEP ROTARY SPRINKLERS
 - 1" POLYETHYLENE PIPE
 - ▶ 1" WILKINS 375 RPZ VALVE
 - PRO HC 1200 CONTROL
- MAX FLOW RATE X LARGEST ZONE
7.4 GPM

LEGEND

- BSL BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- ACU AIR CONDITIONER UNIT
- BB BUFFALO BOX
- CO CLEAN-OUT
- EM ELECTRIC METER
- GM GAS METER
- CONC CONCRETE
- FIR FOUND IRON ROD
- FNC FENCE CORNER
- PEDC CABLE PEDestal
- PEDE ELECTRIC PEDestal
- HMA HOT MIX ASPHALT
- SIR SET IRON ROD
- SL STREET LIGHT
- TDC TOP OF DEPRESSION CURB
- TC TOP OF CURB
- T/F TOP OF FOUNDATION
- P.U. PUBLIC UTILITY & D.E. DRAINAGE EASEMENT

SURVEYOR'S NOTES:
1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
3. SURVEY IS BASED ON FIELD WORK COMPLETED ON 11-15-17.

GENERAL NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.

DEVELOPER
M/I HOMES
400 EAST DIEHL ROAD, SUITE 230
NAPERVILLE, ILLINOIS 60563
P: 630-577-5200 F: 630-577-5220

SETBACKS:
FRONT YARD MINIMUM = 30.0'
SIDE YARD MINIMUM = VARIES
CORNER SIDE YARD MINIMUM = 12.0'
REAR YARD MINIMUM = 25.0'

SOURCE BENCHMARK:
DUPAGE COUNTY BENCHMARK #M10001:
DISK SET IN WEST SIDE OF CONCRETE TRAFFIC SIGNAL BASE, LOCATED IN THE SOUTHEAST CORNER OF GENEVA ROAD AND PRESIDENT STREET.
ELEVATION = 770.40 (NAVD 1988).

SITE BENCHMARK:
NORTHWEST ARROW BOLT OF HYDRANT LOCATED IN EAST RIGHT OF WAY OF WOODLAWN AVENUE WHERE IT DEAD ENDS, APPROXIMATELY 356 FEET EAST OF THE NORTHWEST CORNER OF SITE.
ELEVATION = 773.00

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, GASPAREC ELBERTS CONSULTING, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-006877, HEREBY CERTIFY THAT HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF NOVEMBER, 2017 IN ROSEMONT, ILLINOIS.

GASPAREC ELBERTS CONSULTING, LLC
Russell W. Olsen
RUSSELL W. OLSEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002718
LICENSE EXPIRES: NOVEMBER 30, 2018



GASPAREC ELBERTS CONSULTING
9501 W. DEVON AVENUE, SUITE 702
ROSEMONT, ILLINOIS 60018
847.868.1830

DATE	DESCRIPTION	BY
08-19-17	FOUNDATION LOCATION	RWO
11-16-17	FINAL GRADING SURVEY	ARM
11-16-17	CLOSING SURVEY	ARM

WOODLAWN PLACE
1816 N. WOODLAWN STREET
WHEATON, ILLINOIS

DATE: 03-29-17 DR BY: RWO PROJ NO: 170010 LOT NO: 13