

- ### LEGEND
- PROPOSED PAVEMENT GRADE
 - PROPOSED CONCRETE GRADE
 - PROPOSED FINISHED GRADE
 - PROPOSED TOP OF WALL GRADE
 - PROPOSED HIGH POINT GRADE
 - PROPOSED LOW POINT GRADE

GENERAL NOTE:
 CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. GRADING IN TURF AREAS MAY NEED TO BE PERFORMED IN OTHER PHASES TO ENSURE THIS.

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 AECOM Services of Illinois, Inc.
 303 East Wacker Drive, Suite 1400
 Chicago, Illinois 60601

PROJECT
 MERCYHEALTH CRYSTAL LAKE

CLIENT

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REGISTRATION

**FINAL PUD SUBMITTAL
 MERCYHEALTH
 CRYSTAL LAKE
 26 FEBRUARY 2018**

KEY PLAN

ISSUE/REVISION

NO.	DATE	DESCRIPTION

PROJECT NUMBER
 60557514

SHEET TITLE
 GRADING PLAN - MIDDLE

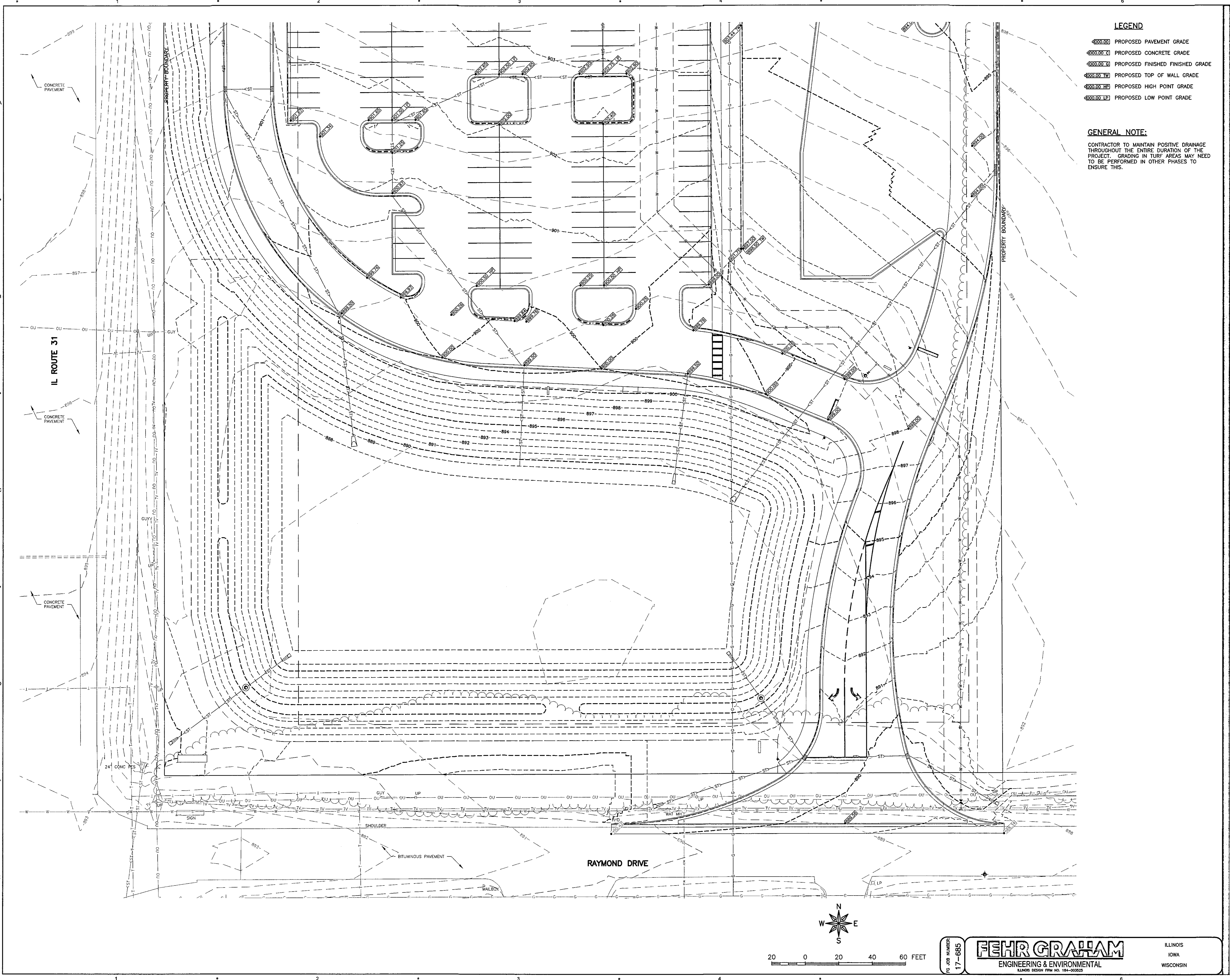
SHEET NUMBER
C-303

Project Management Initials: Designer: BF
 Checked: VRL Approved: VRL ARCH: E1: 30' x 42'
 Plotted: 2/23/18
 Filename: S:\CS01\1717\68517\68517.dwg Grading Middle

ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003825
 ILLINOIS
 IOWA
 WISCONSIN

Project Management Initials: Designer: BF
 Check: VRL ARCH: E1: 30' x 42'

Last Plotted: 2/28/18
 Filename: G:\3301\17-685\Design\Grading South



LEGEND	
(---) 2.0'	PROPOSED PAVEMENT GRADE
(---) 0.0'	PROPOSED CONCRETE GRADE
(---) 0.0'	PROPOSED FINISHED FINISHED GRADE
(---) 0.0'	PROPOSED TOP OF WALL GRADE
(---) 0.0'	PROPOSED HIGH POINT GRADE
(---) 0.0'	PROPOSED LOW POINT GRADE

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PROJECT
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 Mercyhealth

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REGISTRATION

FINAL PUD SUBMITTAL
MERCYHEALTH
CRYSTAL LAKE
26 FEBRUARY 2018

KEY PLAN

ISSUE/REVISION

NO.	DATE	DESCRIPTION

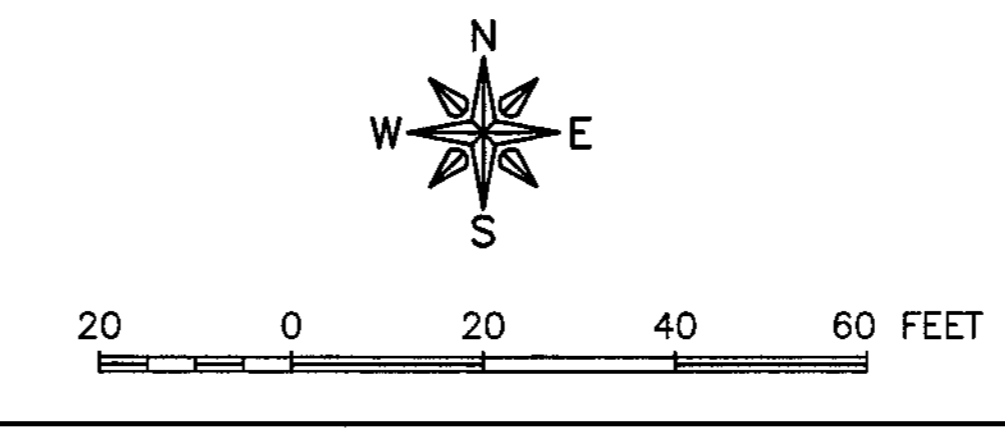
PROJECT NUMBER
 60557514

SHEET TITLE
 GRADING PLAN - SOUTH

SHEET NUMBER
C-302

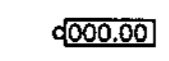
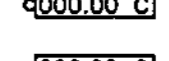
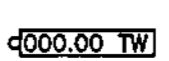
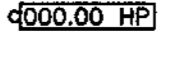


FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
 IOWA
 WISCONSIN





LEGEND

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GENERAL NOTE:
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PROJECT
MERCYHEALTH CRYSTAL LAKE

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Mercyhealth™

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REGISTRATION

**FINAL PUD SUBMITTAL
MERCYHEALTH
CRYSTAL LAKE
26 FEBRUARY 2018**

KEY PLAN

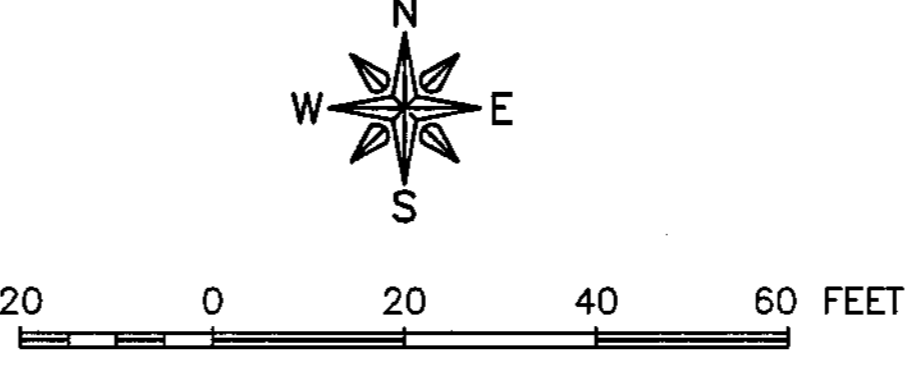
ISSUE/REVISION

NO.	DATE	DESCRIPTION

PROJECT NUMBER
60557514

SHEET TITLE
GRADING PLAN - NORTH

SHEET NUMBER
C-304

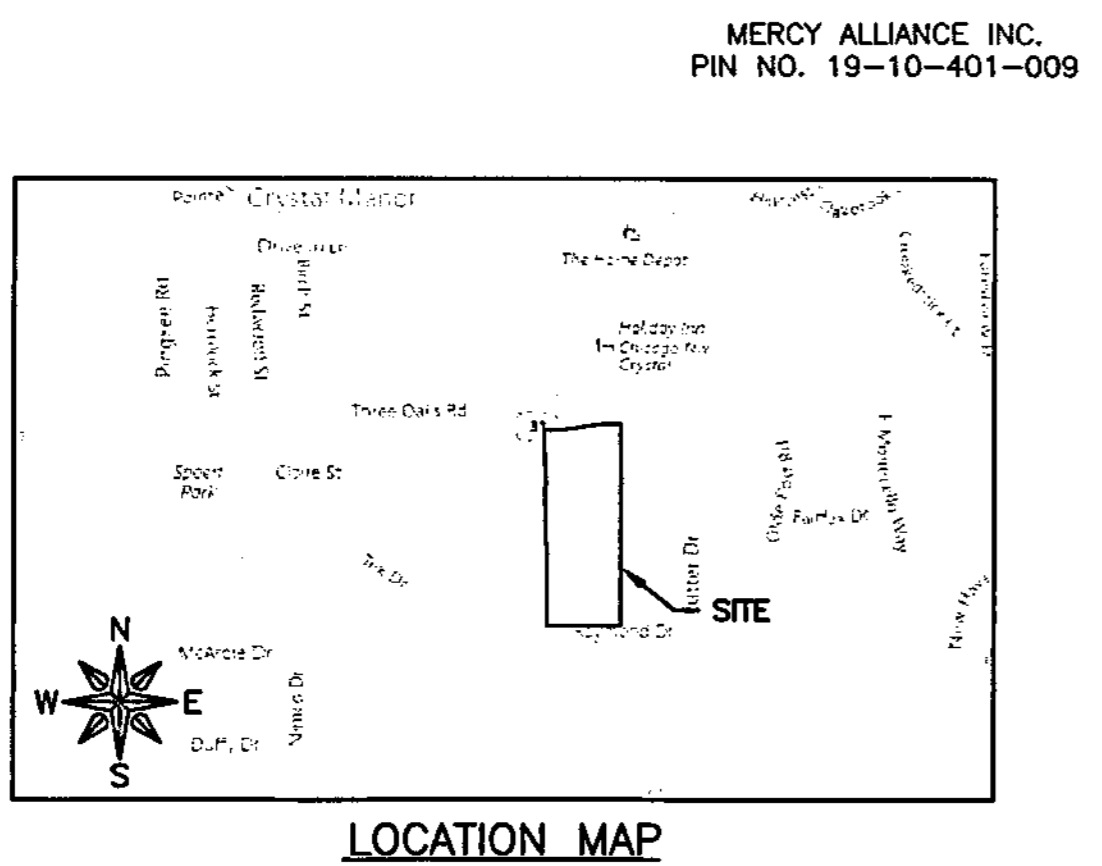
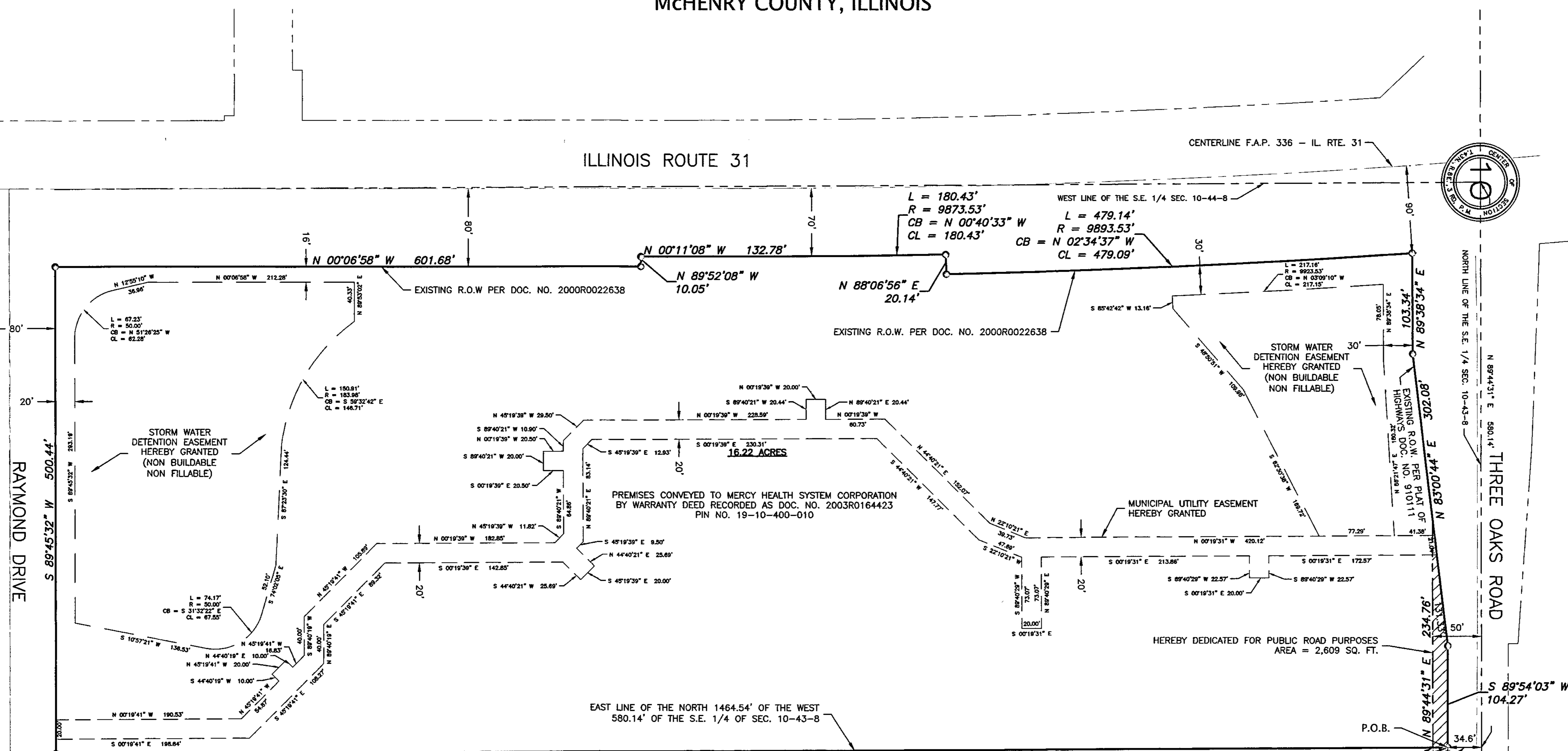
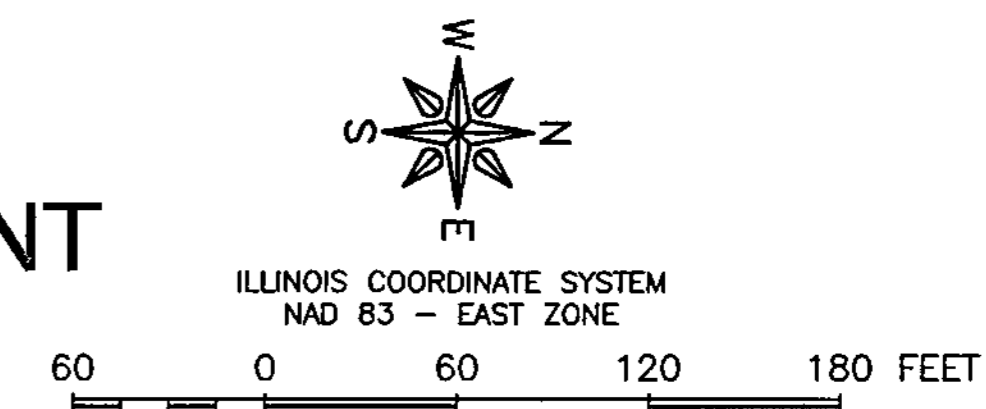


FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

PLAT OF RIGHT OF WAY DEDICATION AND GRANT OF EASEMENT FOR MUNICIPAL UTILITY AND STORM WATER MANAGEMENT

PART OF SE 1/4 OF SECTION 10, T 43N, R 8E, of the 3rd P.M.
MCHENRY COUNTY, ILLINOIS



MERCY ALLIANCE INC.
PIN NO. 19-10-401-009

MERCY ALLIANCE INC.
PIN NO. 19-10-401-008

MERCY ALLIANCE INC.
PIN NO. 19-10-401-010

PREMISES CONVEYED TO MERCY HEALTH SYSTEM CORPORATION
BY TRUSTEE'S DEED RECORDED AS DOC. NO. 2006R0051219
PIN NO. 19-10-400-011

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL ILLINOIS DESIGN FIRM NO. 184-003525		ILLINOIS IOWA WISCONSIN
200 PRAIRIE ST, SUITE 208, ROCKFORD, IL 61107 P:815.394.4700		
CLIENT NAME		JOB NUMBER: 17-685
DATE: 02/26/2018 FIELD WORK COMPLETED: ___/___/2017 FIELD: ___ DRAWN: JMP QA/QC: DLK		SHEET NUMBER: 1 of 2

2018 12
RECEIVED
FEB 27 2018

© 2017 FEHR GRAHAM. PLAT DATE: 2/26/18

**PLAT OF RIGHT OF WAY DEDICATION
AND GRANT OF EASEMENT FOR MUNICIPAL UTILITY AND STORM WATER MANAGEMENT
PART OF SE 1/4 OF SECTION 10, T 43N, R 8E, of the 3rd P.M.
McHENRY COUNTY, ILLINOIS**

LEGAL DESCRIPTION OF RIGHT-OF-WAY HEREBY DEDICATED

Part of the Southeast Quarter of Section 10, Township 43 North, Range 8 East of the Third Principal Meridian, bounded and described as follows; Commencing at the Northwest corner of said Section, thence North 89 degrees 44 minutes 31 seconds East, along the North line of the Southwest Quarter of said Section, a distance of 580.14 feet; thence South 00 degrees 19 minutes 39 seconds East, a distance of 34.60 Feet to the South right of way line for Three Oaks Road as now laid out and used and to the Northeast corner of premises conveyed to Mercy Health System Corporation by Warranty Deed recorded as Doc. No. 2003R0164423 in the Recorder's Office of McHenry County, Illinois and to the point of beginning for the following described Parcel; thence South 89 degrees 44 minutes 31 seconds West, along the North line of said premises conveyed to Mercy Health System Corporation, a distance of 104.27 feet; thence South 83 degrees 00 minutes 44 seconds West, along said North line, a distance of 131.33 feet; thence North 89 degrees 44 minutes 31 seconds East, a distance of 234.76 feet to the East line of said premises conveyed to Mercy Health System Corporation; thence North 00 degrees 19 minutes 39 seconds West, along said line, a distance of 15.10 feet to the point of beginning; situated in the County of McHenry and the State of Illinois; containing 2,609 square feet, more or less.

SURVEYOR'S CERTIFICATE

State of Illinois) SS
County of Winnebago) SS

This is to certify that at the request of the owners I, Daniel L. Kasten, an Illinois Professional Land Surveyor, have prepared this Plat of Right of Way Dedication and Grant of Easements for Municipal Utility Easements and Storm Water Management for the uses and purposes indicated hereon, and that this plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey. Survey monuments were found or set at points as indicated hereon.

This survey was made of the above described property at the request of Mercy Health System. Dimensions are given in feet and decimals of a foot, unless otherwise specified.

Given under my hand and seal this ____ day of _____, 20____.

Daniel L. Kasten
Illinois Professional Land Surveyor No. 3133 (Exp. 11/30/18)



CITY COUNCIL CERTIFICATE

State of Illinois) SS
County of McHenry) SS

Approved by the City Council of the City of Crystal Lake, McHenry County, Illinois at a meeting held this ____ day of _____, 20____.

Mayor

City Clerk

McHENRY COUNTY RECORDER'S CERTIFICATE

State of Illinois) SS
County of _____) SS

This instrument No. _____ was filed for record in the Recorder's Office of Kane County, Illinois, on the ____ day of _____, 20____ at _____ o'clock ____ M. and recorder in Plat Envelope No. _____

McHenry County Recorder

OWNER'S CERTIFICATE

State of Illinois) SS
County of _____) SS

This is to certify that the undersigned is/are the holder of Title of all of the property described hereon and that He/She/They has/have caused the same to be dedicated as shown hereon.

Dated this ____ day of _____, 20____.

Signature

Printed name and Title

NOTARY PUBLIC

State of Illinois))
County of _____) SS

I, _____, a Notary Public in and for the County of Winnebago, in the State of Illinois, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledge that he (they) signed, sealed and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, 2016.

Notary Public

STORMWATER MANAGEMENT EASEMENT (SME) PROVISIONS

Each individual entity or other party accepting title to all or any part of the Stormwater Management Easement (SME) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to:

- i) Care for and maintain the surface of that portion of the SME which is located on such party's property as a well landscaped, high quality parcel (which maintenance shall include, but shall not be limited to, the regular seeding, watering, and mowing of all lawns), and
- ii) Keep all surface openings of the drainage pipes underlying the SME free of all grass clippings, leaves, or other related foreign materials.

No titleholder of any part or portion of the SME (or any party acting in behalf of the titleholder) shall:

- i) Construct, install, direct, or place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the SME including, but not limited to, fences, walls, patios, sheds or posts, or
- ii) Alter, modify, or change in any way the topography or elevations of the SME.

DRAINAGE EASEMENT EMERGENCY OVERLAND FLOW ROUTE (DEEOFR) PROVISIONS

Each individual entity or other party accepting title to all or any part of the Drainage Easement Emergency Overland Flow Route (DEEOFR) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to care for and maintain the surface of that portion of the DEEOFR which is located on such party's property as a well landscaped, high quality parcel (which maintenance shall include, but shall not be limited to, the regular seeding, watering, and mowing of all lawns).

No titleholder of any part or portion of the DEEOFR (or any party acting in behalf of the titleholder) shall:

- i) Install, construct, erect, or place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the DEEOFR including, but not limited to, fences, walls, patios, sheds or posts, trees, or shrubbery, except as shown on the approved landscape plan, or
- ii) Alter, modify, or change in any way the topography or elevations of the DEEOFR
- iii) Obstruct, alter or modify the established drainage pattern from or over the DEEOFR

MUNICIPAL UTILITY EASEMENT (M.U.E.)

An exclusive, non-restorative easement as shown hereon is for the purpose of installing, operation, and maintenance of a water main. Access to operate, maintain, renew, add to, reconstruct, or remove facilities in, over, under upon, said easement is hereby granted to the City of Crystal Lake, to install, operate, maintain, and remove from time to time, facilities used in conjunction with the municipal utilities located within the Municipal Utility Easement as indicated on the plat. Other public utilities shall have the right to perpendicular crossings of the M.U.E. with a two-foot vertical separation from the municipal utilities.

The M.U.E. shall be kept clear of all obstructions and permanent structures. The surface of the M.U.E. shall be sod, pavement, or approved landscaping only. The City shall have the right to minimize or prohibit trees within the M.U.E.

In the event of the City's maintenance of the municipal utilities requiring the disturbance of the surface of the M.U.E., the City of Crystal Lake shall be responsible for restoration of the disturbed area meeting the standards of the original construction.

Additionally, in order to serve the public health, safety and welfare, the City of Crystal Lake is hereby granted access to all water service valves and facilities wherever they may be located on the property.

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL <small>ILLINOIS DESIGN FIRM NO. 184-003525</small>	ILLINOIS IOWA WISCONSIN
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200 PRAIRIE ST, SUITE 208, ROCKFORD, IL 61107 P:815.394.4700

CLIENT NAME	JOB NUMBER: 17-685
DATE: 02/26/2018 FIELD WORK COMPLETED: ___/___/2017 FIELD: ___ DRAWN: JMP QA/QC: DLK	SHEET NUMBER: 2 of 2