



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Jori Behland, City Clerk
Rob Fredrickson, Finance Director

Date: September 2, 2025
Subject: Nexamp – Plat of Dedication and Grant of Easements

Nexamp is proceeding with the development of both the Corneils Solar and Yorkville Solar projects within the City.

As part of the developments, there is right-of-way to be dedicated along Corniels Road as well as easements to be granted to the City. Please refer to the attached documents.

We have reviewed the documents for compliance with City requirements and are recommending approval and execution.

If you have any questions or require additional information, please let us know.

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS ACCEPTING THE DEDICATION OF A RIGHT OF WAY FOR PUBLIC ROAD PURPOSES
(Corneils Road)

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the City has the ability to acquire and hold real property for corporate purposes pursuant to 65 DLCS 5/2-3-8; and

WHEREAS, the City received a Dedication of Right of Way for public road purposes from grantors, Gary L. Bennett as Trustee of the Gary L. Bennett Declaration of Living Trust dated August 4, 2022, and Betty S. Bennett as Trustee of the Betty S. Bennett Declaration of Living Trust dated August 4, 2022, for a portion of Corneils Road, pursuant to a Plat of Dedication that is dated September 22, 2025, a copy of which is attached hereto as *Exhibit A*; and

WHEREAS, the Mayor and City Council of the City are of the opinion that it is in the best interests of the safety, health and welfare of the residents to accept this dedication of right of way for public road purposes and for the overall benefit of the residents.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. All of the Recitals set forth above are incorporated herein as if restated.

Section 2. That the City accepts the dedication of right of way for public road purposes from grantors, Gary L. Bennett as Trustee of the Gary L. Bennett Declaration of Living Trust dated August 4, 2022, and Betty S. Bennett as

Trustee of the Betty S. Bennett Declaration of Living Trust dated August 4, 2022, collectively.

Section 3. The City Clerk is directed to record the aforesaid Dedication of Right of Way with the County Clerk of Kendall County, Illinois.

Section 4. This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

RUSTY CORNEILS _____

RUSTY HYETT _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

MAYOR

Attest:

CITY CLERK

Ordinance No. 2025-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS AUTHORIZING THE ACQUISITION OF EASEMENTS FOR THE CONSTRUCTION OF FUTURE UTILITY IMPROVEMENTS

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “*City*”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Mayor and City Council (the “Corporate Authorities”) have determined that it is necessary and in the best interest of the City to undertake expansion of the City’s water infrastructure and utilities offered to residents (the “Utility Service”) from time to time as the City’s population grows; and

WHEREAS, in planning for future utility expansion within the City’s corporate boundaries, it is necessary to acquire land and easements for the construction of future planned Utility Service, as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. All of the Preambles hereinabove set forth are incorporated herein as if restated.

Section 2. The following easements, as attached hereto, are to be conveyed to the City and are hereby approved and accepted:

- A. Permanent Utility Easements dated August 27, 2025, and depicted on a Grant of Easement, attached hereto as *Exhibit A*, from Daniel A. Nagel and Charene S. Nagel, Trustees of the Daniel A. Nagel Living Trust dated December 19, 2017, as to an undivided 1/2 interest; and Charene S. Nagel and Daniel A. Nagel, Trustees of the Charene S. Nagel Living Trust dated December 19, 2017, as to an undivided 1/2 interest, collectively, as Grantor, said easements being located on the parcels identified by PIN Nos. 02-08-200-030 and 02-05-400-005, for the installation, operation, maintenance, repair, replacement, and servicing of all water lines and supply systems,

valves, boxes and hydrants, sanitary sewer and storm sewer drainage systems and all attendant facilities and/or appurtenances thereto; and

- B. Permanent Utility Easement dated September 22, 2025 and attached hereto as *Exhibit B*, from Gary L. Bennett as Trustee of the Gary L. Bennett Declaration of Living Trust dated August 4, 2022, and Betty S. Bennett as Trustee of the Betty S. Bennett Declaration of Living Trust dated August 4, 2022, collectively as Grantor, said easement being located on the parcel identified by PIN No. 02-08-300-008, for the installation, operation, maintenance, repair, replacement, and servicing of all water lines and supply systems, valves, boxes and hydrants, sanitary sewer and storm sewer drainage systems and all attendant facilities and/or appurtenances thereto.

Section 3. This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

RUSTY CORNEILS _____

RUSTY HYETT _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2025.

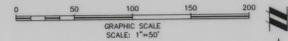
MAYOR

Attest:

CITY CLERK

GRANT OF EASMENT

TO THE
UNITED CITY OF YORKVILLE
NW 1/4 SECTION 17, T37N, R7E OF THE 3RD P.M., BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS



Know what's below.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THESE UTILITIES HAVE NOT BEEN INDICATED BY THE OWNER OR THE SURVEYOR. THE SURVEYOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND ACCESS TO THEM BY THE PROPERTY OWNER. THE SURVEYOR SHALL BE OCCASIONED BY THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. UNDERGROUND UTILITIES.



OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF }
I, GARY L. BEANNEY, as Trustee of the Living Trust and Betty S. Bennett, as Trustee, under the provisions of a Trust Agreement dated 2/14/2023, do hereby certify that GARY L. BEANNEY and BETTY S. BENNETT are the sole owners of the property described hereon, and hereby consent to the easement depicted hereon and the easement provisions which are stated hereon.

DATED AT YORKVILLE, ILLINOIS, THIS 22 DAY OF SEPTEMBER, A.D. 2025
BY GARY L. BEANNEY AND BETTY S. BENNETT TRUSTEES OF TRUST AND NOT PERSONALLY.

10791 Cornells Rd, Plans 21-60566
COMPLETE ADDRESS

BY GARY L. BEANNEY AND BETTY S. BENNETT MANAGERS
PRINTED NAME AND TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF }
I, ROBERT B. LINDSEY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT GARY L. BEANNEY AND BETTY S. BENNETT PERSONALLY KNOWN TO ME TO BE THE TRUSTEES AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT PROUDLY AND VOLUNTARILY AS TRUSTEES UNDER THE TRUST AGREEMENT DATED 2/14/2023 FOR USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 22 DAY OF SEPTEMBER, 2025
Robert B. Lindsey
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/26/2027

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KENDALL }
I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED.
DATED AT YORKVILLE, ILLINOIS,
THIS _____ DAY OF _____, 20____.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KENDALL }
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.
MAYOR

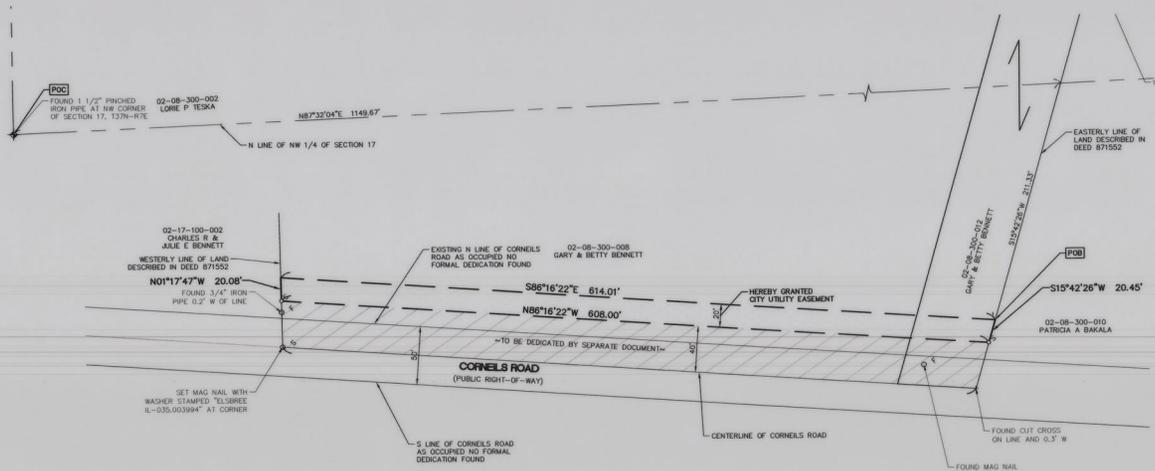
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED THE ABOVE DESCRIBED PARCEL, AND THAT THIS GRANT OF EASEMENT ACCURATELY DEPICTS SAID PARCEL.
ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS THIS 22 DAY OF SEPTEMBER, 2025

Brian E. Atwell
BRIANSON E. ATWELL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3944
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2028

PERMANENT CITY UTILITY EASEMENT

THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 87°32'04" EAST 1149.67 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE EASTERLY LINE OF LAND CONVEYED BY DEED RECORDED MARCH 16, 1987, AS DOCUMENT 871552; THENCE SOUTH 15°42'26" WEST 211.33 FEET ALONG SAID EASTERLY LINE TO A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF CORNELLS ROAD AND TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 15°42'26" WEST 20.45 FEET ALONG SAID EASTERLY LINE TO A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF CORNELLS ROAD; THENCE NORTH 86°16'22" WEST 608.00 FEET ALONG SAID PARALLEL LINE TO THE WESTERLY LINE OF LAND CONVEYED BY SAID DEED; THENCE NORTH 01°17'47" WEST 20.08 FEET ALONG SAID WESTERLY LINE TO SAID LINE BEING 60.00 FEET NORTH OF AND PARALLEL; THENCE SOUTH 86°16'22" EAST 614.01 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, CONTAINING 0.281 ACRES (12,220 SQUARE FEET) OF LAND MORE OR LESS.



COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KENDALL }
I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KENDALL COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M.
RECORDER OF DEEDS
PLEASE TYPE/PRINT NAME

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SECTION CORNER
- BOUNDARY ADJACENT / ROW LINE
- SECTION LINE
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR WITH AN ORANGE CAP STAMPED "ELSBREE IL-035.003994", UNLESS NOTED OTHERWISE
- FOUND CUT CROSS
- BREAK LINE
- RIGHT-OF-WAY DEDICATION AREA (TO BE DEDICATED BY SEPARATE DOCUMENT)
- EASEMENT AREA

TYPE	GRANTOR	PIN	AREA GRANTED (A.CRES)
EASEMENT	GARY & BETTY BENNETT	02-08-300-008	0.281

CITY UTILITY EASEMENT PROVISIONS
THE UNITED CITY OF YORKVILLE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "CITY UTILITY EASEMENT OR C.U.E." SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER MAIN, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE UNITED CITY OF YORKVILLE, TOGETHER WITH THE RIGHT OF ACCESS THERE TO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SHOWN TO RECEIVE LOCAL SURFACE DRAINAGE, NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. THE CITY HEREBY AGREES AND CONSENTS TO THE INSTALLATION OF ELECTRIC UTILITY SERVICE INFRASTRUCTURE AND ASSOCIATED WIRES, LINES AND POLES FOR THE SOLAR PROJECT TO BE CONSTRUCTED ON THE UNDERLYING LAND OF THE FREE SAMPLE OWNER AND TO THE CONSTRUCTION OF A DRIVEWAY FOR TRUCKS AND ACCESS TO SUCH SOLAR PROJECT, WHICH UTILITY INFRASTRUCTURE AND DRIVEWAY WILL CROSS OVER THE CITY UTILITY EASEMENT GRANTED HEREIN.
FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS RESTORATION RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE EASEMENT RIGHTS NOT LIMITED TO THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURBS, GUTTERS, TREES, LAWN OR SHRUBBERY PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO REPAIR AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPILL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SECTION 17
TOWNSHIP 37 NORTH, RANGE 7 EAST
BRISTOL TOWNSHIP
KENDALL COUNTY, ILLINOIS

NEXAMP SOLAR, LLC
CLIENT
PLAT OF DEDICATION AND
GRANT OF EASEMENT
CORNELLS ROAD SOLAR
KENDALL COUNTY, IL

DATE: 5/6/2025
REVISIONS
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