Sauk Valley Community College
November 16, 2026

Action Item 4.7

Topic:	**Recreational Trail – Permanent Easement**
College Health Metric:	**Campus Environment – College facilities and grounds are clean and updated; the campus is safe, secure, and welcoming.**
Presented By:	**Dr. Jon Mandrell and Rich Groleau**

Presentation:

As part of the partnership with the Sterling Park District to connect a bike path along Illinois Route 2, the College will need to establish a permanent easement on its property. The easement will allow the proposed trail to extend onto the College's property at the northwest corner of campus and continue south to Alan Pfeifer Drive. The easement will also provide the Sterling Park District with permanent, exclusive rights of way for a public multipurpose recreational trail, including the authority to construct, operate, renew, maintain, and make necessary repairs to the trail. This partnership will help strengthen community connectivity and expand recreational opportunities throughout the area.

Recommendation:

The administration recommends that the Board approve the permanent easement to the Sterling Park District to facilitate construction, operation, and maintenance of the proposed recreational bike path on College property.

EASEMENT FOR
RECREATIONAL TRAIL

PIN 16-07-08-400-003

RECREATIONAL TRAIL EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **SAUK VALLEY COMMUNITY COLLEGE DISTRICT #506,** an Illinois Community College District, with its principal location in Palmyra Township, Lee County, Illinois, for and in consideration of one dollar ($1.00) and the benefits accruing hereunder to said Grantor, hereby give, grant, convey, and warrant to the **STERLING PARK DISTRICT**, a Park District organized under the laws of the State of Illinois, ("Grantee"), and its successors and assigns, a permanent exclusive easement and right of way for a public multi-purpose recreational trail, and the right to construct, operate, renew, maintain and make all necessary repairs to said trail, appurtenances for said trail over, along, upon and through said permanent easement hereinafter described and expressly Grant to said Grantee ("Sterling Park District") which grant shall include the right to construct and maintain such path with such reasonable and necessary ingress and egress over Grantor's property as may be needed to construct, use and maintain said path for the public benefit.

(For legal description see Exhibit "A" attached hereto and made a part hereof)

(For survey description see Exhibit "B" attached hereto and made a part hereof)

All situated in the Palmyra Township of Lee County, Illinois. To the extent applicable Grantor hereby releases and waives all rights under and that may exist by virtue of the homestead exemption laws of Illinois.

Grantor hereby covenants to and with Grantee, that Grantee may at any and all times, when necessary or convenient to do so, go over and upon said above-described permanent easement, and do and perform any and all acts necessary or convenient to the carrying into effect, the purpose for which this easement is made; that the Grantor shall not disturb, injure or in any manner interfere with any recreational trail or material for laying maintaining, operation or repairing the same, in over or upon said described easement.

Upon completion of construction, maintenance or repair, Grantee will return the property to a condition substantially similar to its condition at the time construction began, taking into consideration the nature of the work being performed.

The right is also granted to the Grantee to cut down, trim or remove any trees, shrubs or other plants that interfere with the operation or access to the recreational trail. No permanent building or trees shall be placed on the easements or in a manner that blocks the same.

This agreement shall inure and be for the benefit of the Grantor, Grantee and its successors and assigns and this permanent easement agreement shall run with the land and be recorded among the land records of the County of Lee.

IN WITNESS WHEREOF, the parties hereto have executed this agreement this _____ day of _____, 2026.

SAUK VALLEY COMMUNITY COLLEGE

By:_____
Board Chairman

ATTEST

By:_____
Board Secretary

STATE OF ILLINOIS)
COUNTY OF _____) ss.

I, _____, a Notary Public in and for the County of Lee _____, in the State aforesaid, do hereby certify that the Board Chairman of the Grantor, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2026.

_____
Notary Public

Exhibit A

Legal Description

Part of the Southwest Quarter (SW 1/4) and part of the Southeast Quarter (SE 1/4) of Section Eight (8), Township Twenty-one (21) North, Range Eight (8) East of the Fourth (4th) Principal Meridian, Lee County, Illinois, described as follows:

Commencing at the intersection of the easterly right-of-way line of Mound Hill Road with the southerly right-of way line of Illinois Route 2; thence North 64 degrees 00 minutes 21 seconds East, along said southerly right-of-way line, a distance of 43.86 feet; thence South 89 degrees 38 minutes 51 seconds East, continuing along said southerly right-of-way, a distance of 949.93 feet; thence North 89 degrees 02 minutes 00 seconds East, continuing along said southerly right-of-way, a distance of 400.08 feet; thence North 85 degrees 27 minutes 41 seconds East, continuing along said southerly right-of-way, a distance of 200.62 feet; thence North 89 degrees 44 minutes 57 seconds East, continuing along said southerly right-of-way, a distance of 782.50, feet to the Point of Beginning; thence, South 84 degrees 08 minutes 14 seconds East a distance of 140.36 feet; thence, South 00 degrees 15 minutes 04 seconds East a distance of 740.42 feet to the beginning of a curve, said curve turning to the right, having a radius of 185.00 feet, and whose chord bears South 09 degrees 04 minutes 26 seconds West an arc distance of 60.22 feet to the beginning of a non-tangential curve, said curve turning to the left, having a radius of 171.42 feet, and whose chord bears South 04 degrees 48 minutes 23 seconds East an arc distance of 183.00 feet; thence, South 35 degrees 54 minutes 30 seconds East a distance of 87.99 feet to the beginning of a non-tangential curve, said curve turning to the left, having a radius of 81.73 feet, and whose chord bears South 53 degrees 24 minutes 12 seconds East an arc distance of 47.16 feet; thence, North 45 degrees 07 minutes 45 seconds East a distance of 60.51 feet; thence, South 52 degrees 49 minutes 12 seconds East a distance of 206.05 feet to the beginning of a curve, said curve turning to the right, having a radius of 135.00 feet, and whose chord bears South 14 degrees 04 minutes 34 seconds East an arc distance of 182.58 feet; thence, South 24 degrees 40 minutes 04 seconds West a distance of 62.65 feet; thence, North 65 degrees 19 minutes 56 seconds West a distance of 70.00 feet; thence, North 24 degrees 40 minutes 04 seconds East a distance of 62.65 feet to the beginning of a curve, said curve turning to the left, having a radius of 65.00 feet, and whose chord bears North 14 degrees 04 minutes 34 seconds West an arc distance of 87.91 feet; thence, North 52 degrees 49 minutes 12 seconds West for a distance of 145.14 feet to the beginning of a non-tangential curve, said curve turning to the right, having a radius of 69.06 feet, and whose chord bears South 82 degrees 55 minutes 42 seconds West an arc distance of 94.94 feet; thence, North 57 degrees 41 minutes 14 seconds West a distance of 20.84 feet to the beginning of a curve, said curve turning to the right, having a radius of 140.00 feet, and whose chord bears North 46 degrees 47 minutes 52 seconds West an arc distance of 53.22 feet; thence, North 35 degrees 54 minutes 30 seconds West a distance of 225.91 feet; thence North 00 degrees 39 minutes 07 seconds West a distance of 917.17 feet to the Point of Beginning, containing 3.948 acres, more or less.

EXHIBIT B
(Survey Map)

PERMANENT EASEMENT
OF
HOOVER PARK TO SVCC BIKE PATH
FOR
STERLING PARK DISTRICT

SHEET TITLE

PERMANENT EASEMENT PLAT

JOB NUMBER 216026.6

DATE 05/15/2026

SHEET NO. 1 of 1

WILLETT HOFMANN & ASSOCIATES INC
Illinois Professional Design Firm No. 184-003918-0015

© Copyright 2026 Willett, Hofmann, & Associates, Inc.

REVISIONS		
REVISION	DATE	

DESIGNED BY DAW
DRAWN BY CJV
CHECKED BY MWK
BOOK XXX

FAP 561 (IL RTE. 2)

MOUND HILL ROAD

SCHULER

SAUK VALLEY COLLEGE

BRICK BUILDING

PROPOSED PATH

P.O.B.

N64°00'21"E 43.86'

N89°03'00"E 1,400.58'

N89°44'57"E 782.50'

S89°58'14"E 740.42'

S01°15'04"E 740.42'

N01°39'07"W 91.17'

CH=S09°01'56"W
ARC=80.22'
R=80.00'

R=714.93'
ARC=183.00'
CH=S04°48'25"E

S20°54'40"E
81.49'

R=81.72'
ARC=12.18'
CH=S25°24'11"E

N62°47'05"E
82.01'

N62°19'13"W 145.14'

S29°49'16"E 208.60'

S24°40'04"W
62.85'

R=135.00'
ARC=39.58'
CH=S16°08'24"E

N29°40'04"E
62.85'

DISTANCE=24.14'W
ARC=87.97'
R=60.00'

N29°40'04"E
62.85'

N60°19'56"W
70.00'

N57°41'14"W 20.84'

CH=S09°01'56"W
ARC=80.22'
R=80.00'

N55°54'30"W 225.91'

TOTAL AREA
3.948 ACRES

PLAT OF SURVEY

Part of the Southwest Quarter (SW 1/4) and part of the Southeast Quarter (SE 1/4) of Section Eight (8), Township Twenty–one (21) North, Range Eight (8) East of the Fourth (4th) Principal Meridian, Lee County, Illinois, described as follows:

Commencing at the Intersection of the easterly right–of–way line of Mound Hill Road with the southerly right–of–way line of Illinois Route 2; thence North 64 degrees 00 minutes 21 seconds East, along said southerly right–of–way line, a distance of 43.86 feet; thence South 89 degrees 03 minutes 00 seconds East, continuing along said southerly right–of–way, a distance of 1,400.58 feet; thence South 89 degrees 44 minutes 57 seconds East, continuing along said southerly right–of–way, a distance of 782.50 feet; thence South 89 degrees 58 minutes 14 seconds East a distance of 740.42 feet; thence South 01 degrees 15 minutes 04 seconds East a distance of 740.42 feet; thence North 01 degrees 39 minutes 07 seconds West a distance of 91.17 feet to the Point of Beginning; thence South 64 degrees 08 minutes 14 seconds East a distance of 210.62 feet; thence North 83 degrees 44 minutes 57 seconds East, continuing along said southerly right–of–way, a distance of 40.38 feet; thence North 85 degrees 27 minutes 41 seconds East, continuing along said southerly right–of–way, a distance of 343.33 feet; thence South 89 degrees 02 minutes 00 seconds East, continuing along said southerly right–of–way, a distance of 43.86 feet; thence South 89 degrees 58 minutes 31 seconds East, continuing along said southerly right–of–way, a distance of 43.86 feet; thence South 89 degrees 58 minutes 14 seconds East a distance of 740.42 feet; thence South 01 degrees 15 minutes 04 seconds East a distance of 740.42 feet; thence North 01 degrees 39 minutes 07 seconds West a distance of 91.17 feet to the Point of Beginning; thence South 64 degrees 08 minutes 14 seconds East a distance of 210.62 feet; thence North 83 degrees 44 minutes 57 seconds East, continuing along said southerly right–of–way, a distance of 40.38 feet; thence North 85 degrees 27 minutes 41 seconds East, continuing along said southerly right–of–way, a distance of 343.33 feet; thence South 89 degrees 02 minutes 00 seconds East, continuing along said southerly right–of–way, a distance of 43.86 feet; thence South 89 degrees 58 minutes 31 seconds East, continuing along said southerly right–of–way, a distance of 43.86 feet; thence South 89 degrees 58 minutes 14 seconds East a distance of 740.42 feet; thence South 01 degrees 15 minutes 04 seconds East a distance of 740.42 feet; thence North 01 degrees 39 minutes 07 seconds West a distance of 91.17 feet to the Point of Beginning, containing 3.948 acres, more or less.

SURVEYORS STATEMENT

This plat and the survey it represents were made under my direct supervision in accordance with the minimum standards of practice pertaining to boundary surveys in the State of Illinois; all monuments and markers exist as shown hereon; all dimensional and geodetic details are to the best of my knowledge correct as shown hereon. Dimensions are in feet and decimals of a foot unless otherwise specified. Bearings or angles are in degrees, minutes and seconds, unless otherwise specified. Bearings or angles, distances and areas shown hereon are based upon grid coordinates using the Illinois State Plane Coordinate System (West Zone–2011 adjustment). No warranty is made or implied as to the existence or location of any public or private easements that may affect the platted property unless shown hereon. This survey is made or implied as to the existence or is made or implied as to compliance with 765ILCS–205/1b of the Illinois Compiled Statutes. This Professional Service conforms with the Current Illinois Minimum Standards of Practice for Boundary Surveys.

Patrick T. Hubert
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35–4026
My license expires November 30, 2026.

PATRICK T. HUBERT
35-4026
DIXON, IL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

Dated this 5 day of August, A.D. 2026

Patrick T. Hubert

Dixon, Illinois.

SCALE: 1"=60'
0 30' 60'
N E S W