

MEMORANDUM

TO: The Honorable Mayor and City Council
FROM: Joseph E. Tebrugge, Senior Project Engineer – Stormwater/Development
DATE: March 10, 2020
SUBJECT: **1420 S. Gables Boulevard Easement Grant**

Request

Adopt a resolution accepting a public utility and drainage easement grant for 1420 S. Gables Boulevard.

Background

The owner of the subject property has presented a Plat of Easement Grant for a public utility and drainage easement for City approval. The Plat of Easement Grant is a requirement of the Lodalia Estates Subdivision Public Improvements which will serve the subject property.

Recommendation

A resolution accepting the Plat of Easement Grant for a public utility and drainage easement is attached for your consideration. City staff recommends adoption of the resolution as submitted.



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SUZANNE FITCH | LYNN ROBBINS | JOHN RUTLEDGE | CHRISTOPHER ZARUBA

RESOLUTION R-2020-

**A RESOLUTION APPROVING A
PLAT OF EASEMENT GRANT
(1420 S. Gables Boulevard)**

WHEREAS, the owner of the property located at 1420 S. Gables Boulevard has presented a plat of easement grant for a Public Utility and Drainage Easement to the City for approval (the property is legally described in Exhibit A, attached to this resolution); and the Wheaton City staff has recommended that the easement grant be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois, that the Plat of Easement Grant for 1420 S. Gables Boulevard, prepared by Scott Krebs, an Illinois professional land surveyor, dated June 18th, 2019, is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to, this resolution of acceptance and the Plat of Easement Grant incorporated herein as Exhibit B.

ADOPTED this 16th day of March 2020.

Mayor

ATTEST:

City Clerk

Roll Call Vote

Ayes:
Nays:
Absent:

Exhibit A

Legal Description

1420 S. Gables Boulevard
Wheaton, IL 60189

LOT 2 IN MORE ESTATES, A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10.
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 6,
2020, AS DOCUMENT R2012-173101 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-20-100-016

EXHIBIT B

P.I.N. 05-20-400-016

PLAT OF EASEMENT GRANT

OVER A PORTION OF LOT 2 IN MORE ESTATES, A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 8, 2012, AS DOCUMENT NUMBER R2012-173101 IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF Illinois)
 COUNTY OF DuPage) SS

THIS IS TO CERTIFY THAT St. Matthew United Church of Christ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE PLATTED FOR THE USES AND PURPOSES HEREON SET FORTH, AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT Wheaton, IL, THIS 2ND DAY OF March, A.D. 2020.

BY: Dorothy Peterson TITLE: President of Church Council
 ATTEST: Joseph Leimicher TITLE: Secretary of Church Council

NOTARY'S CERTIFICATE

STATE OF Illinois)
 COUNTY OF DuPage) SS

I, Melanie B. Young, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

Dorothy L. Peterson President of Church Council
Joseph Leimicher Secretary of Church Council

(TITLE) OF St. Matthew United Church of Christ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 2ND DAY OF March, A.D. 2020.

BY: Melanie B. Young
 NOTARY PUBLIC



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS,

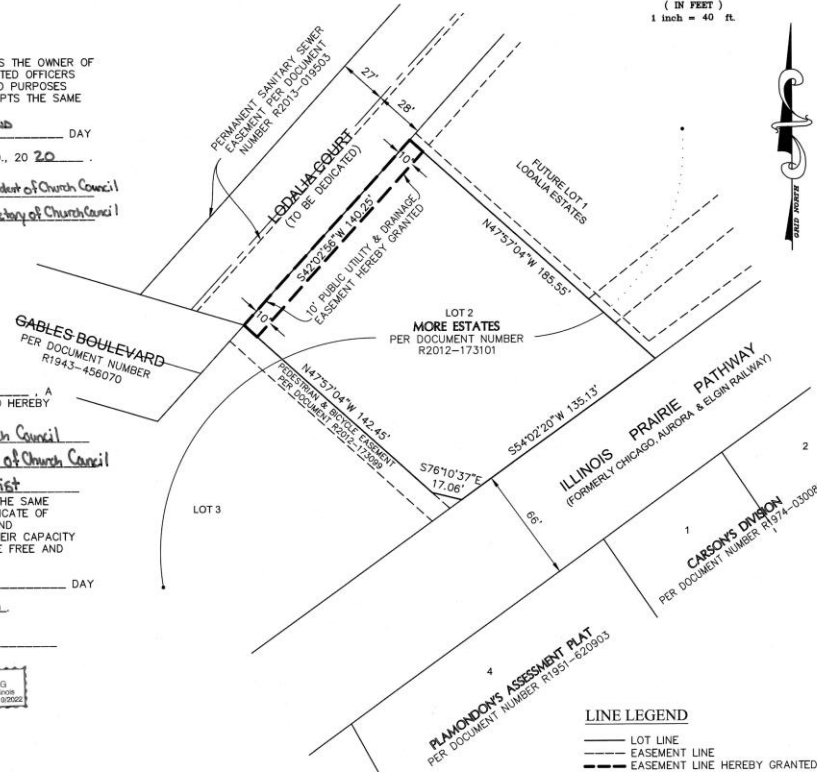
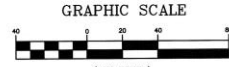
THIS _____ DAY OF _____ A.D. 2020.

CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS

ATTEST: _____ BY: _____
 CITY CLERK MAYOR

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF WHEATON INCLUDING, BUT NOT LIMITED TO, AT&T, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST CABLE AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTEE) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE PUBLIC UTILITY TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF WHEATON, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREE, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC UTILITY. THE GRANTEE OR GRANTEEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL REASONABLY RESTORE SUCH AREAS TO THE GENERAL CONDITION THEY EXISTED PRIOR TO THE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, 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, ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.



- LINE LEGEND**
- LOT LINE
 - - - EASEMENT LINE
 - - - EASEMENT LINE HEREBY GRANTED
 - - - CENTERLINE
 - - - BUILDING SETBACK LINE
 - - - SECTION LINE

RECORDER CERTIFICATE

STATE OF ILLINOIS)
 COUNTY DUPAGE) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 2020, AT _____ O'CLOCK _____ M., AND RECORDED IN _____ (COUNTY RECORDER)

SURVEYOR'S STATEMENT

THE ABOVE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING RECORDS, MAPS, PLATS, AND FIELD MEASUREMENTS.

COMPASS SURVEYING LTD
 PROFESSIONAL DESIGN FIRM
 LAND SURVEYOR CORPORATION NO. 184-002778
 LICENSE EXPIRES 4/30/21

BY: Scott C. Krebs DATE: 6/18/2019

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
 LICENSE EXPIRES 11/30/20



FORM NO. 16.0265	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 826-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT EASEMENT GRANT WHEATON, ILLINOIS DUPAGE COUNTY	CLIENT Kingsland Development 23 W 560 Geneva Road, Suite 15 Carol Stream, IL 60198	DATE: 06-29-18 PC N/A DRAWN BY RHM CHECKED BY SK BOOK: N/A, PG: N/A
		NO. 1 REVISIONS PER LETTER DATED 10-28-2019	DATE BY 12-02-19 RHM	