

MEMORANDUM

TO: The Honorable Mayor and City Council
FROM: Joseph E. Tebrugge, Senior Project Engineer – Stormwater/Development
DATE: March 10, 2020
SUBJECT: **Final Plat of Lodalía Estates Subdivision**

Request

City Council to pass resolution approving the final plat of Lodalía Estates Subdivision.

Background

The City annexed a 4.42 acre vacant parcel of property on Gables Boulevard east of Penny Lane in July, 2012 as Lot 1 of More Estates. The annexation agreement approved an eight-lot preliminary subdivision of the parcel. The final plat now is submitted to be approved with a seven-lot subdivision providing larger lots. The owners have complied with the requirements for filing a final plat of subdivision under Chapter 62 of the City Code and seek City Council approval of the final plat of subdivision.

Recommendation

City staff has reviewed the proposed final plat of subdivision and recommends approval of the final plat of subdivision for Lodalía Estates Subdivision. A resolution approving the final plat of subdivision is attached for your consideration. City staff recommends adoption of the resolution as submitted.



WHEATON MAYOR MICHAEL J. GRESK

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | SUZANNE FITCH | JOHN PRENDIVILLE | JOHN RUTLEDGE | TODD SCALZO | PHILIP SUESS

RESOLUTION R-2020-

**A RESOLUTION APPROVING THE
FINAL PLAT OF LODALIA ESTATES SUBDIVISION**

WHEREAS, the Owner has submitted a plat of subdivision of the vacant property located at 1425 Gables Boulevard to the City for approval (the property is described on Exhibit A attached to this resolution); and the Wheaton City staff has recommended that the plat of subdivision be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois that the Final Plat of Lodalia Estates Subdivision, as prepared by Scott C. Krebs, an Illinois Professional Land Surveyor, dated February 25, 2020 is hereby approved.

IT IS FURTHER RESOLVED that the Mayor is hereby authorized to sign, and the City Clerk is authorized and directed to attest, this resolution of approval and the Final Plat of Subdivision of Lodalia Estates 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

Lodalia Estates Subdivision

Vacant property

LODALIA ESTATES

BEING A RESUBDIVISION OF LOT 1 IN MORE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2012 AS DOCUMENT NO. R2012-173101, IN DUPAGE COUNTY, ILLINOIS

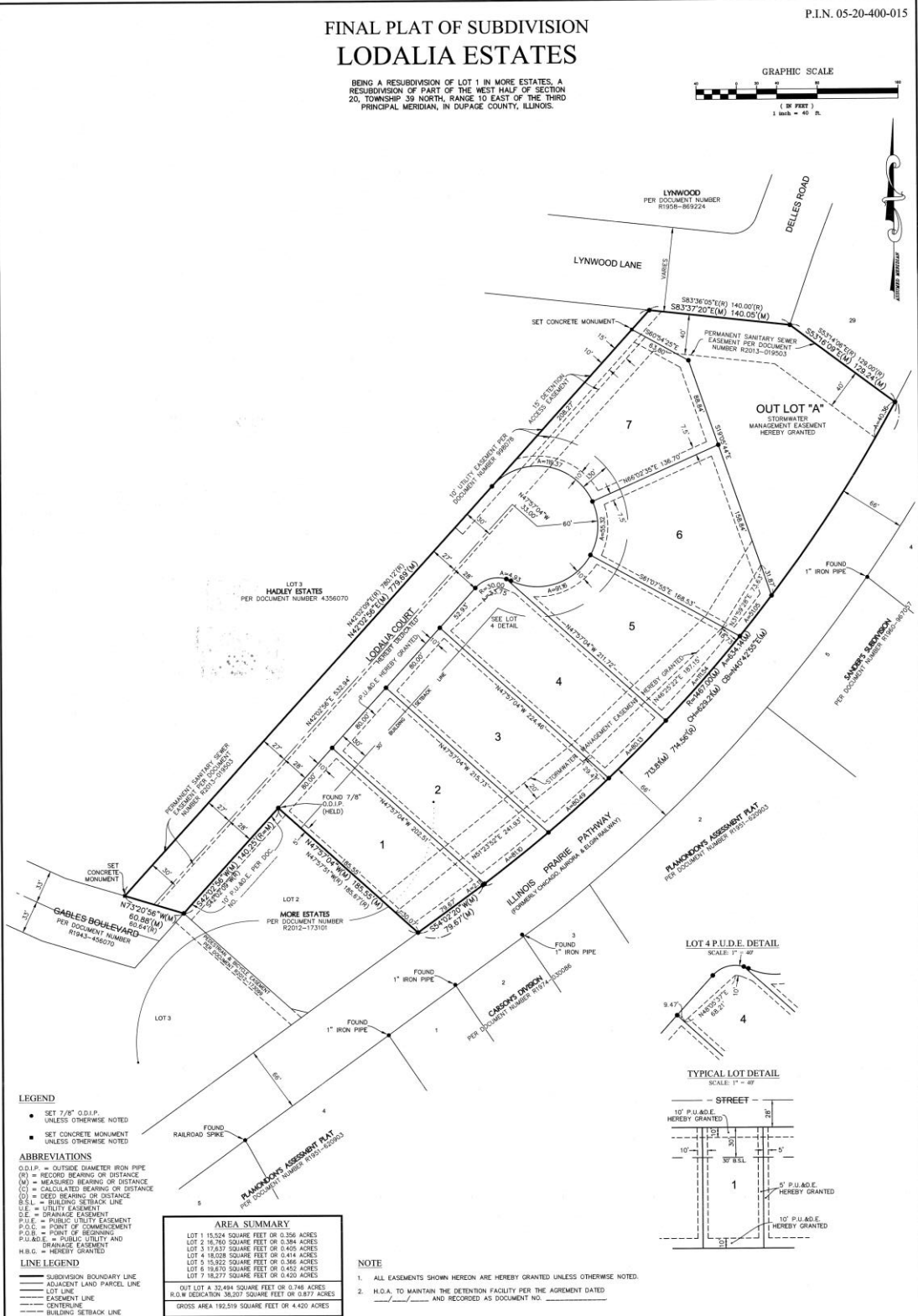
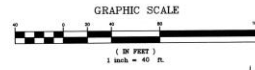
P.I.N. 05-20-400-015

EXHIBIT B

FINAL PLAT OF SUBDIVISION LODALIA ESTATES

P.I.N. 05-20-400-015

BEING A RESUBDIVISION OF LOT 1 IN MORE ESTATES, A RESUBDIVISION OF PART OF THE WEST HALF OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- SET RAILROAD SPIKE UNLESS OTHERWISE NOTED

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- B.S.L. = BUILDING SETBACK LINE
- E.E. = EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U.A.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- H.B.G. = HEREBY GRANTED

LINE LEGEND

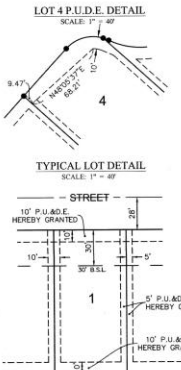
- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

AREA SUMMARY

LOT 1	15,524 SQUARE FEET OR 0.356 ACRES
LOT 2	16,760 SQUARE FEET OR 0.384 ACRES
LOT 3	17,637 SQUARE FEET OR 0.405 ACRES
LOT 4	18,028 SQUARE FEET OR 0.414 ACRES
LOT 5	15,922 SQUARE FEET OR 0.366 ACRES
LOT 6	19,870 SQUARE FEET OR 0.452 ACRES
LOT 7	16,277 SQUARE FEET OR 0.372 ACRES
OUT LOT A	32,494 SQUARE FEET OR 0.746 ACRES
H.O.W. DESIGNATION	38,207 SQUARE FEET OR 0.877 ACRES
GROSS AREA	192,519 SQUARE FEET OR 4.420 ACRES

NOTE

- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- H.G.A. TO MAINTAIN THE DETENTION FACILITY PER THE AGREEMENT DATED _____ AND RECORDED AS DOCUMENT NO. _____



1 OF 2
TOTAL SHEETS = 8

COMPASS SURVEYING LTD
ALTA SURVEYS • TORONTO OFFICE • CONSULTING & STAKING
201 UINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (416) 491-8910 FAX: (416) 491-7866 EMAIL: ALTA@COMPASSSURVEYING.COM

PROJECT
LODALIA ESTATES
MORNING, ILLINOIS 60141
CLIENT
KINGSLAND DEVELOPMENT
21 W. 906 GLENVIEW ROAD, SUITE 113
CABLE STREET, ILLINOIS 60087

NO.	DATE	REVISED BY	DESIGNED BY	BOOK	S.P.	P.O.	DATE	BY
1	11-22-18	PC: HAZ	DR: HAZ				12/06/18	HHA
2							12/11/18	HHA
3							02/07/19	MP
4							02/27/19	MP
5							07/14/19	MP
6							12/21/18	HHA
7							02/17/20	MP

UTILITY STATEMENT

THE UNDERSIGNED SURVEYOR HAS BEEN ADVISED FROM THE RECORDING OFFICE THAT THIS PLAT IS SUBJECT TO THE RIGHTS OF THE STATE OF ILLINOIS UNDER THE PUBLIC USE OF THE LANDS ACT, 1917, CH. 10, SEC. 2-1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND THAT THE PLAT IS CORRECTLY DRAWN AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND THAT THE PLAT IS CORRECTLY DRAWN AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT.

Know what you sign.
Call before you dig.



FINAL PLAT OF SUBDIVISION LODALIA ESTATES

BEING A RESUBDIVISION OF LOT 1 IN MORE ESTATES, A RESUBDIVISION OF PART OF THE WEST HALF OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT 1800 7th Avenue E IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND RECORDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADMIT THE SAME UNDER THE STATE AND TITLE HEREON INDICATED.

THE OWNER FURTHER CERTIFIES THAT THE PROPERTY IS WITHIN: COMMUNITY UNIT SCHOOL DISTRICT 200

DATED THIS 2nd DAY OF March, 2020
BY: [Signature]
OWNER ADDRESS:
25 N 660 Grand Rd
State IL
Carol Stream, IL 60188

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, JOAN KOZMAROK, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO PRODUCE OR UNPAID SPECIAL ASSESSMENTS, NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF MARCH, 2020
[Signature]
COUNTY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

THIS _____ DAY OF _____, 20____

MAYOR, CITY OF WHEATON _____
CITY CLERK _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF Kane)

I, David E. Krasner, HEREBY CERTIFY THAT THE PERSON(S)/CORPORATION(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARY SEAL THIS 2nd DAY OF March, 2020
[Signature]
NOTARY PUBLIC
David E. Krasner March 19, 2021
COMMISSION EXPIRES

RECORDER OF DEEDS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____.

DUPAGE COUNTY RECORDER OF DEEDS _____

CITY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, CITY COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN FORTIFIED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.

DATED AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY COLLECTOR _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THE UNDERSIGNED HEREBY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT SUCH SURFACE WATER DRAINAGE WILL NOT BE CHANGED WITHOUT ADEQUATE PROVISION BEING MADE FOR THE COLLECTION AND DIRECTION OF SURFACE SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF THE ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF SUCH SUBDIVISION. THE UNDERSIGNED OWNER OR SOLE AUTHORIZED AGENT FURTHER ACKNOWLEDGES THE EXISTENCE OF THE ORDINANCES OF THE CITY OF WHEATON AND RESOLVES THIS OWNER'S USE OF THE LAND DESCRIBED IN THAT NO SUCH BUILDING PERMITS SHALL BE SOUGHT BY THE UNDERSIGNED OWNER OR ANY OF THEIR SUCCESSORS IN INTEREST OR ISSUED BY THE CITY FOR CONSTRUCTION OF SUCH LAND, CIVIL, AND UTILITY WORK UNLESS THE CHANGES IN THE LAND BROUGHT ABOUT BY SUCH CONSTRUCTION AND RECONSTRUCTION COMPLY WITH THE ORDINANCES OF THE CITY RELATING TO SURFACE WATERS, DRAINAGE, WATER RETENTION AND DETENTION, INCLUDING THESE ORDINANCES ASSURING THE CONSTRUCTION OF SUCH IMPROVEMENTS THROUGH THE POSTING OF SECURITY.

DATED THIS 2nd DAY OF March, 2020
[Signature]
REGISTERED PROFESSIONAL ENGINEER
[Signature]
OWNER OR ATTORNEY

STORMWATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS INTENTION AND/OR STORMWATER MANAGEMENT EASEMENT (S.M.E.) ARE HEREBY RESERVED AND GRANTED TO THE CITY OF WHEATON AND ITS SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE, FREE FLOW OF STORMWATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MOIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WHEATON.

IF, AT ANY TIME OR FROM TIME TO TIME, IT IS REASONABLY DETERMINED BY THE CITY THAT THE STORMWATER MANAGEMENT EASEMENT PREMISES AND/OR THE STORMWATER MANAGEMENT IMPROVEMENTS ARE NOT BEING PROPERLY MAINTAINED, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, FOLLOWING THIRTY (30) DAYS PRIOR WRITING NOTICE TO THE OWNER OF THE STORMWATER MANAGEMENT EASEMENT PREMISES AND THE FAILURE OF SUCH OWNER TO CAUSE SUCH MAINTENANCE TO BE PERFORMED OR MEANINGFULLY COMMENCED WITHIN SAID THIRTY DAY PERIOD, TO CAUSE SAID MAINTENANCE TO BE PERFORMED. IF THE CITY ELECTS TO PERFORM SAID WORK, IT SHALL BILL THE OWNER OF THE STORMWATER MANAGEMENT EASEMENT PREMISES FOR THE COST OF SAID WORK PLUS AN ADDITIONAL TEN PERCENT OF SAID COSTS FOR ADMINISTRATIVE EXPENSES (MAINTENANCE OBLIGATION). THE MAINTENANCE OBLIGATION SHALL BE PAID BY THE RESPONSIBLE OWNER TO THE CITY WITHIN FIFTEEN (15) DAYS FOLLOWING THE OWNER'S RECEIPT OF THE BILL THEREFOR FROM THE CITY. THE MAINTENANCE OBLIGATION SHALL CONSTITUTE A LIEN ON A PRIORITY BASIS AGAINST ALL OF THE BUILDABLE LOTS ON THE HEREON PLAT WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY.

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AS APPENDED HERETO MEETS WITH THE REQUIREMENTS AND THE PLANS AND SPECIFICATIONS OF THE WHEATON CITY CODE AND HAS BEEN APPROVED BY ALL PUBLIC AUTHORITIES.

DATED AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY COLLECTOR _____

DIRECTOR OF ENGINEERING

SURVEYOR'S AUTHORIZATION TO RECORD

I, SCOTT C. KREBS, DO HEREBY DESIGNATE _____ AND/OR _____ REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, 20____
AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

BY: [Signature]
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
EXPIRES: 11/30/2020



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES 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 GRANTED 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 EASEMENTS, 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 TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERES 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 OF RIGHTS, ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.

ACCESS EASEMENT

ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND THE HOME OWNERS ASSOCIATION (H.O.A.) OVER ALL AREAS HEREON PLATTED AND DESIGNATED "DETENTION ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID LOT 4. NO FENCING SHALL BE PLACED OVER THE EASEMENT AND NO LANDSCAPING CAN BE PLACED WHICH WOULD RESTRICT ACCESS TO THE DETENTION BASIN FROM THE RIGHT OF WAY.

SEND TAX BILL TO: _____

SUBMITTED BY AND RETURN TO: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOT 1 IN MORE ESTATES, BEING A RESUBDIVISION OF PART OF THE WEST HALF OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREBY RECORDED DECEMBER 6, 2012 AS DOCUMENT NO. R2012-17301, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL REGULATIONS ENACTED BY THE CITY OF WHEATON RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. THIS SUBDIVISION IS WITHIN THE CITY OF WHEATON WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO ICS 6.05-9.111-12.05 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN THE FOLLOWING FLOOD AREAS: "OTHER FLOOD AREAS," "ZONE X" AREAS OF 0.2% ANNUAL CHANCE FLOODS; "AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEAVES FROM 1% ANNUAL CHANCE FLOODS), "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD," "ZONE A" (BASE FLOOD ELEVATIONS DETERMINED), AND OTHER AREAS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN DETERMINED BY FLOOD INSURANCE RATE MAP, MAP NUMBER 17643C0151L, HAVING AN EFFECTIVE DATE OF AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS 22nd DAY OF February, 2020.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

BY: [Signature]
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2020



<p>COMPASS SURVEYING LTD. ALTA SURVEYS • SURVEYING • CONSTRUCTION STAKING</p> <p>201 GINGER WOOD PARKWAY, SUITE 100 AURORA, IL 60188 PHONE: 630-582-0400 FAX: (630) 582-0303 EMAIL: ADMIN@COMPASSSURVEYING.COM</p>	<p>PROJECT: LODALIA ESTATES LODALIA COURT WHEATON, ILLINOIS 60189</p> <p>CLIENT: KINGSLAND DEVELOPMENT 25 W WILSON ROAD SUITE 113 WHEATON, ILLINOIS 60188</p>	<p>DATE: 11-22-16 PC: N/A DRAWN BY: JSM CHECKED BY: SK BOOK: N/A P/S: N/A</p> <table border="1"> <tr><td>1</td><td>REVISION</td><td></td></tr> <tr><td>1</td><td>ADDED POSTED EASEMENTS</td><td>12/06/16 JSM</td></tr> <tr><td>2</td><td>ADDED DETENTION ACCESS EASEMENT</td><td>02/07/17 JSM</td></tr> <tr><td>3</td><td>PER PROSEDER COMMENTS</td><td>02/07/17 JSM</td></tr> <tr><td>4</td><td>PER PROSEDER COMMENTS</td><td>02/07/17 JSM</td></tr> <tr><td>5</td><td>PER CITY COMMENTS</td><td>02/24/17 JSM</td></tr> <tr><td>6</td><td>PER PROSEDER COMMENTS</td><td>12/02/17 JSM</td></tr> <tr><td>7</td><td>REUSE PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS</td><td>02/17/20 JSM</td></tr> </table>	1	REVISION		1	ADDED POSTED EASEMENTS	12/06/16 JSM	2	ADDED DETENTION ACCESS EASEMENT	02/07/17 JSM	3	PER PROSEDER COMMENTS	02/07/17 JSM	4	PER PROSEDER COMMENTS	02/07/17 JSM	5	PER CITY COMMENTS	02/24/17 JSM	6	PER PROSEDER COMMENTS	12/02/17 JSM	7	REUSE PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS	02/17/20 JSM	<p>UTILITY STATEMENT</p> <p>THE SUBDIVISION IS BEING SURVEYED AND PLATTED IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THE SURVEYOR HAS REVIEWED THE RECORD PLAT AND HAS FOUND IT TO BE A CORRECT REPRESENTATION OF THE SURVEY. THE SURVEYOR HAS REVIEWED THE RECORD PLAT AND HAS FOUND IT TO BE A CORRECT REPRESENTATION OF THE SURVEY. THE SURVEYOR HAS REVIEWED THE RECORD PLAT AND HAS FOUND IT TO BE A CORRECT REPRESENTATION OF THE SURVEY.</p> <p>Know what I do. Call before you dig.</p>
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<p>20H 2</p>	<p>1/25/2016 10:16 PROJECTS/16.0205/16.0205-FINAL SUB.DWG</p>	<p>81</p>																									