

RESOLUTION R-78-13

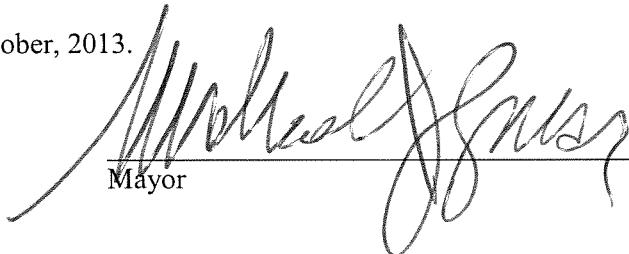
**A RESOLUTION APPROVING THE
FINAL PLAT OF WOODS EDGE PHASE II RESUBDIVISION**

WHEREAS, the Owner has submitted a plat of resubdivision of the property located along Prairie Avenue 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 resubdivision be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois that the Final Plat of Woods Edge Phase II Resubdivision, as prepared by Richard J. Steinbrecher, an Illinois Professional Land Surveyor, dated August 13, 2013 is hereby approved.

IT IS FURTHER RESOLVED that the Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach a certified copy of this resolution of approval to the Final Plat of Woods Edge Phase II Resubdivision.

ADOPTED this 21st day of October, 2013.



Mayor

ATTEST:



Sean Bennett Hagan
City Clerk

	<u>Roll Call Vote:</u>
Ayes:	Councilman Scalzo Councilman Suess Councilman Prendiville Councilman Rutledge Councilman Saline Mayor Gresk Councilwoman Pacino Sanguinetti
Nays:	None
Absent:	None

Motion Carried Unanimously

EXHIBIT "A"

Final Plat of Woods Edge Phase II Resubdivision

Legal Description

Lots 3, 4 and 5 in Woods Edge Subdivision, being a subdivision in Section 10, Township 39 North, Range 10 East of the Third Principal Meridian according to the plat thereof recorded as Document # R1995-156569 in DuPage County, Illinois.

P.I.N.: 05-10-301-033, 034 & 035

N
E
W
S
EAST 1/4 - 40 FEET
SCALE

WOODS EDGE PHASE II RESUBDIVISION

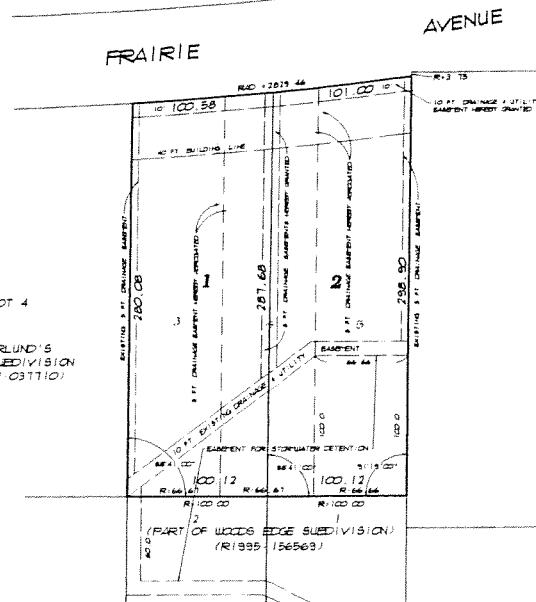
& ABROGATION OF DRAINAGE EASEMENTS

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST
OF THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS

PIN 05 10 311-033 034 035



PLAT OF RESUBDIVISION
(R1995 156569)



STATE OF ILLINOIS 1 S S
COUNTY OF DU PAGE 1

I, ANNE E. LAUTZ, AS TRUSTEE, UTAH DATED MARCH 18, 1992, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEDED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATED AS HERON SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT ANNE E. LAUTZ, NOT PERSONALLY, BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREOF SHOWN.

I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN GLEN ELLYN SCHOOL DISTRICT 87 AND 41.

DATED THIS 3rd DAY OF October, 2013

Anne E. Lautz
Anne E. Lautz

NOTARY'S CERTIFICATE

STATE OF ILLINOIS 1 S S
COUNTY OF DU PAGE 1

I, RICHARD J. STEINBRECHER, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ANNE E. LAUTZ, PERSONAL NAME, ME TO BE THE SAME PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY, IN PERSON AND ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF October, 2013

MY COMMISSION EXPIRES 7/2017

Richard J. Steinbrencher
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS 1 S S
COUNTY OF DU PAGE 1

THIS IS TO CERTIFY THAT WE, STEINBRECHER & LAND SURVEYORS, INC., LAND SURVEYING DESIGN FIRM CORPORATION AND INDIVIDUALS HAVE PLATED FOR THE PURPOSES OF ABROGATING EXISTING DRAINAGE EASEMENTS AND SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 3, 4 & 5 IN WOODS EDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT #1995-156569, IN THE DU PAGE COUNTY, ILLINOIS

AS SHOWN ON THE ANNEDED PLAT WHICH TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF SCALE OF MAP IS 1/8 FEET TO ONE INCH.

I FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEDED PLAT IS WITHIN THE LIMITS OF THE CITY OF WHEATON, ILLINOIS, AS SHOWN ON THE CITY PLAT MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT PART OF THE PROPERTY COVERED BY THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WHEATON, MAP NUMBER 17836582-A, DATED DECEMBER 16, 2000.

WEST CHICAGO, ILLINOIS, August 13, 2013

STEINBRECHER LAND SURVEYORS, INC. by



Richard J. Steinbrencher
Richard J. Steinbrencher
Professional Land Surveyor 3583
My license expires Nov. 30, 2014

SUBMITTED BY & RETURN TO
CITY OF WHEATON
705 N. HESLEY
WHEATON, IL 60187
Fax 708-292-8902

Steinbrencher Land Surveyors, Inc.
Professional Land Surveyors
Design Firm Corporation No. 744-00324
1401 N. 10th Street, Suite 200, West Chicago, IL 60185-2844
(630) 293-8900

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS 1 S S
COUNTY OF DU PAGE 1

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____ 2013.

COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS 1 S S
COUNTY OF DU PAGE 1

I, ANNE E. LAUTZ, KING COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES AND UNPAID FORGOTTEN CURRENT TAXES AND NO REDEMINABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEDED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEDED PLAT.

DATED AT WHEATON, ILLINOIS, THIS 3rd DAY OF October, 2013

Gene H. Kuhn
COUNTY CLERK

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS 1 S S
COUNTY OF DU PAGE 1

I, PAUL G. REHAN, CITY ENGINEER FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEDED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED AT WHEATON, ILLINOIS, THIS ____ DAY OF _____ 2013.

CITY ENGINEER

CITY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS 1 S S
COUNTY OF DU PAGE 1

I, ANNE E. LAUTZ, CITY COLLECTOR FOR THE CITY OF WHEATON, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORGOTTEN SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WHEATON, ILLINOIS, THIS ____ DAY OF _____ 2013.

CITY COLLECTOR

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS 1 S S
COUNTY OF DU PAGE 1

APPROVED BY THE CITY COUNCIL OF THE CITY OF WHEATON, ILLINOIS, THIS ____ DAY OF _____ 2013.

ATTEST: CITY CLERK

MAYOR, CITY OF WHEATON

DRAINAGE AND UTILITY EASEMENT PROVISIONS

EASEMENTS SHOWN WITHIN THE BOUNDARIES OF THIS RESUBDIVISION PLAT, KNOWN DRAINAGE & UTILITY EASEMENT ARE HEREBY GRANTED, COMMITTED AND DEDICATED TO THE CITY OF WHEATON, COMMONWEALTH EDITION, AND NORTHERN ILLINOIS GAS COMPANY AND OTHER PUBLIC UTILITIES COMPANIES OPERATING UNDER FRANCHISE WITH THE CITY OF WHEATON ("GRANTORS") AND THEIR SUCCESSORS AND ASSIGNEES. THE EASEMENTS ARE HEREBY GRANTED, COMMITTED AND DEDICATED TO THE CITY OF WHEATON AND THE FACILITIES HEREBELOW REFERRED COLLECTIVELY TO AS "INSTALLATION". FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH SANITARY SEWERS AND WATER SEWERAGE, TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, UNDER THE SURFACE OF THE PROPERTY ABOVE DESCRIBED ("EASEMENT PREMISES"), TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE EASEMENT PREMISES, TO EXERCISE THE RIGHT OF RECLAMATION ON RECLAMATION LOTS, TOGETHER WITH ALL REASONABLE RIGHTS OF INGRESS AND EGRESS ACROSS ANY ADJACENT LANDS OWNED BY GRANTOR FOR THE EXERCISE OF THE RIGHTS HEREBY GRANTED, ALL SUBJECT TO THE TERMS AND CONDITIONS HEREINFTER SET FORTH.

DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS DRAINAGE EASEMENTS ARE HEREBY GRANTED FOR AND DEDICATED TO THE CITY OF WHEATON, AND IT IS AGREED, IN 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 DRAINAGE & UTILITY EASEMENT. EACH OWNER OF SUBSEQUENT PURCHASER SHALL BE DEBARRED FROM EXERCISING ANY RIGHTS IN THE EASEMENT, UNLESS THE SAME HAS BEEN FORWARDED OR PURCHASED BY THE OWNER FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WHEATON.

IN THE EVENT ANY OWNER OF SUBSEQUENT PURCHASER IS TO EXERCISE ANY RIGHTS IN THE EASEMENT, THE OWNER SHALL BE DEBARRED FROM EXERCISING ANY RIGHTS IN THE EASEMENT, UNLESS THE OWNER FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WHEATON. THE OWNER SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF ANY MAINTENANCE WORK, REPAIRS, RECONSTRUCTION, ALTERATION, OR DEMOLITION OF THE EASEMENT PREMISES, PROVIDED THAT THE OWNER SHALL PAY FOR THE COSTS OF MAINTENANCE, REPAIRS, RECONSTRUCTION, ALTERATION, OR DEMOLITION OF THE EASEMENT PREMISES. THE OWNER SHALL PAY FOR THE COSTS OF MAINTENANCE, REPAIRS, RECONSTRUCTION, ALTERATION, OR DEMOLITION OF THE EASEMENT PREMISES, PROVIDED THAT THE OWNER SHALL PAY FOR THE COSTS OF MAINTENANCE, REPAIRS, RECONSTRUCTION, ALTERATION, OR DEMOLITION OF THE EASEMENT PREMISES. IN THE EVENT THE CITY OF WHEATON, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF ANY MAINTENANCE WORK, REPAIRS, RECONSTRUCTION, ALTERATION, OR DEMOLITION OF THE EASEMENT PREMISES, THE OWNER SHALL PAY FOR THE COSTS OF MAINTENANCE, REPAIRS, RECONSTRUCTION, ALTERATION, OR DEMOLITION OF THE EASEMENT PREMISES, PROVIDED THAT THE OWNER SHALL BE ASSESSED TO THE OWNER OF IT'S SUCCESSORS AND ASSIGNEES AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF WHEATON.

