

**RESOLUTION R-69-14**

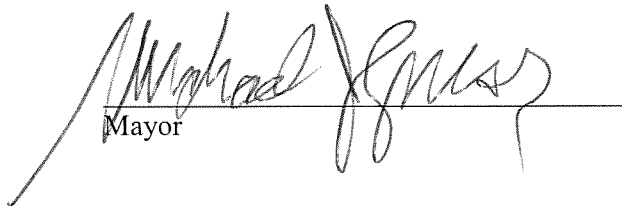
**A RESOLUTION APPROVING  
JONES FAMILY PLAT OF CONSOLIDATION  
(1314 East Forest Avenue)**

**WHEREAS**, the Owners have submitted a plat of consolidation of the property located at 1314 East Forest 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 consolidation be approved.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Wheaton, Illinois that the plat of Jones Family Plat of Consolidation, as prepared by Richard J. Steinbrecher, an Illinois Professional Land Surveyor, dated July 30, 2014 is hereby approved.

**IT IS FURTHER RESOLVED** that the Mayor is authorized to sign the approval form and the City Clerk is directed to attest to the signature of the Mayor and attach a certified copy of this resolution of approval to the plat of consolidation.

**ADOPTED** this 3<sup>rd</sup> day of November, 2014.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

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

Motion Carried Unanimously

## **EXHIBIT "A"**

Jones Family Plat of Consolidation  
914 Santa Rosa Avenue  
Wheaton, IL 60187

### Legal Description

PARCEL 1: LOT 2 OF V. H. MILLER'S DIVISION OF THE NORTH 333.35 FEET OF THE WEST 138.5 FEET OF THE EAST 1572.1 FEET OF THE SOUTH 21/40THS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1955 AS DOCUMENT 760048 IN DUPAGE COUNTY, ILLINOIS.

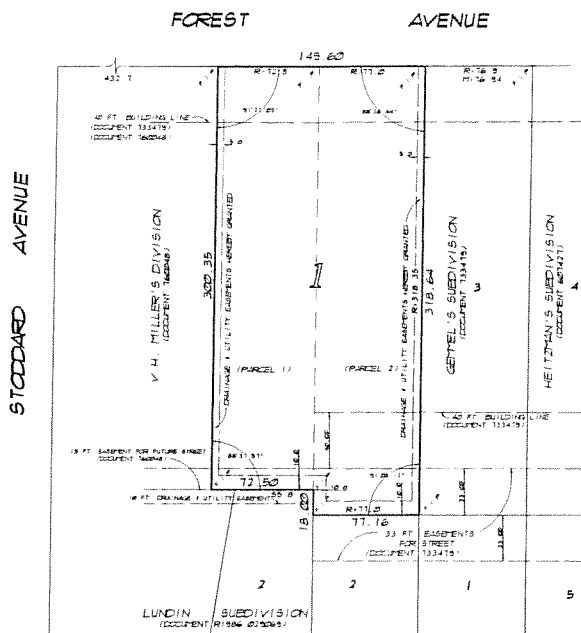
PARCEL2: LOT 4 IN GEMMEL'S SUBDIVISION, A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1954 AS DOCUMENT 733479, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-10-320-014 and 015



# JONES FAMILY PLAT OF CONSOLIDATION

BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 39 NORTH RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS  
PIN 25 18 320 014 85-18-320 015



**CITY COUNCIL CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
APPROVED BY THE CITY COUNCIL OF THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
ATTEST  
CITY CLERK \_\_\_\_\_ MAYOR, CITY OF WHEATON

**SURVEYOR'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
THIS IS TO CERTIFY THAT WE, STEINBRECHER LAND SURVEYORS, INC., LAND SURVEYING DESIGN FIRM NO. 184-883126, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:  
PARCEL 1: LOT 2 OF V.H. MILLER'S DIVISION, A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1955 AS DOCUMENT 768849, IN DU PAGE COUNTY, ILLINOIS.  
PARCEL 2: LOT 4 IN GENZEL'S SUBDIVISION, A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1954 AS DOCUMENT 733479, IN DU PAGE COUNTY, ILLINOIS.  
AS SHOWN ON THE ANNEXED PLAT WHICH TO THE BEST OF OUR 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 40 FEET TO ONE INCH.  
WE FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE LIMITS OF THE CITY OF WHEATON, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.  
WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WHEATON, MAP NUMBER 17043C8582-4, DATED DECEMBER 18, 2004.  
WEST CHICAGO, ILLINOIS, JULY 30, 2014



STEINBRECHER LAND SURVEYORS, INC. BY  
*Richard J. Steinbrecher*  
RICHARD J. STEINBRECHER  
PROFESSIONAL LAND SURVEYOR 3593  
MY LICENSE EXPIRES NOVEMBER 30, 2015

**Steinbrecher Land Surveyors, Inc.**  
Professional Land Surveying  
Design Firm Corporation No. 184-00326  
141 S. Neilson Blvd. West Chicago, IL 60185-2844  
(530) 293-8900 Fax 293-8902

PREPARED FOR  
CHRIS JONES  
1314 E. FOREST AVENUE  
WHEATON, IL 60187  
SUBMITTED BY AND RETURN TO  
CITY OF WHEATON  
300 W. WESLEY STREET  
WHEATON, IL 60187

**COUNTY RECORDER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
COUNTY RECORDER \_\_\_\_\_

**COUNTY CLERK'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, GARY A. KING, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.  
GIVEN UNDER MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
COUNTY CLERK \_\_\_\_\_

**CITY COLLECTOR'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, \_\_\_\_\_, 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 ADJUDICATED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
CITY COLLECTOR \_\_\_\_\_

**DIRECTOR OF ENGINEERING CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, PAUL A. REDMAN, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.  
DATED AT WHEATON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
DIRECTOR OF ENGINEERING \_\_\_\_\_

**OWNER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
THIS IS TO CERTIFY THAT CHRISTOPHER J. JONES AND LAURA A. JONES ARE THE HOLDERS OF RECORD TITLE TO A PORTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS HEREON SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADD TO THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.  
WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN COMMUNITY UNIT SCHOOL DISTRICT 208.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
CHRISTOPHER J. JONES \_\_\_\_\_ LAURA A. JONES \_\_\_\_\_

**NOTARY'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CHRISTOPHER J. JONES AND LAURA A. JONES, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**EXISTING AND UTILITY EASEMENT PROVISIONS**  
EASEMENTS SHOWN WITHIN THE BOTTED LINES ON THIS SUBDIVISION PLAT, NAMED "EXISTING & UTILITY EASEMENTS," ARE HEREBY GRANTED, CONVEYED AND DEDICATED TO THE CITY OF WHEATON, ENGINEERING DESIGN, ARCHITECTURE, AND MECHANICAL ILLINOIS GAS COMPANY AND OTHER PUBLIC UTILITIES COMPANIES OPERATING UNDER FRANCHISE WITH THE CITY OF WHEATON, (FRANCHISEE), AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, SURFACE, ALTER, REMOVE, OR EXCAVATE SAID SAID ACTIVITIES HEREINAFTER COLLECTIVELY REFERRED TO AS "INSTALLATION," FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH SANITARY SEWER, STORMWATER SEWERS, WATER LINES, IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS, ELECTRICITY, AND SIGNALS, TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THEREON, UNDER THE SURFACE OF THE PROPERTY ABOVE DESCRIBED, (EASEMENT PROVIDER), TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, TOGETHER WITH ALL REASONABLE RIGHTS OF ACCESS, AND EXPRESS HEREBY ANY ADJOINING LANDS OWNED BY ADJACENT PROPRIETORS FOR THE EXERCISE OF THE RIGHTS HEREIN GRANTED, ALL SUBJECT TO THE TERMS AND CONDITIONS HEREINAFTER SET FORTH.

