

RESOLUTION R-2020-99

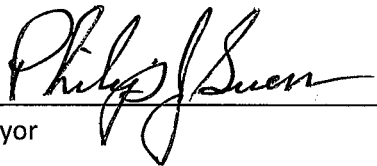
**A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION for HARWARDEN CROSSING**

WHEREAS, the Owner has submitted a plat of subdivision of the property located at 213 Prospect Avenue and 1505 Harwarden Street 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 Subdivision for Harwarden Crossing, as prepared by Raymond G. Ulreich, an Illinois Professional Land Surveyor, dated March 1, 2020 is hereby approved.

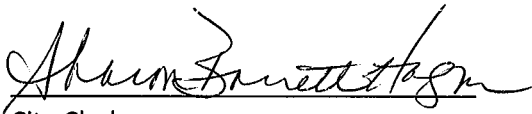
IT IS FURTHER RESOLVED that the Mayor is hereby authorized to sign, and the City Clerk is authorized and directed to attest, this resolution of approval and the Final Plat of Subdivision for Harwarden Crossing incorporated herein as Exhibit B.

ADOPTED this 2nd day of November 2020.



Mayor

ATTEST:



City Clerk

Roll Call Vote

Ayes:	Councilwoman Robbins Councilman Rutledge Councilman Zaruba Councilman Barbier Councilwoman Bray-Parker Councilwoman Fitch Mayor Suess
Nays:	None
Absent:	None
	<u>Motion Carried Unanimously</u>



EXHIBIT A

Legal Description

Harwarden Crossing Subdivision

HARWARDEN CROSSING

LOTS 1, 2, 3 AND 4 IN HARWARDEN CROSSING SUBDIVISION, BEING A RESUBDIVISION OF LOTS 2 AND 3 IN SECOND BAPTIST CHURCH RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 2018 AS DOCUMENT NUMBER R2018-089988, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.S 05-15-127-039 and 05-15-127-040

Final Plat of Subdivision

Harwarden Crossing

being a Resubdivision of Lots 2 and 3 in Second Baptist Church Resubdivision, being a subdivision of part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat hereof recorded September 24, 2018 as document number R2018-089988, in DuPage County, Illinois.

P.L.N.
03-15-127-039
03-15-127-040

EXHIBIT B

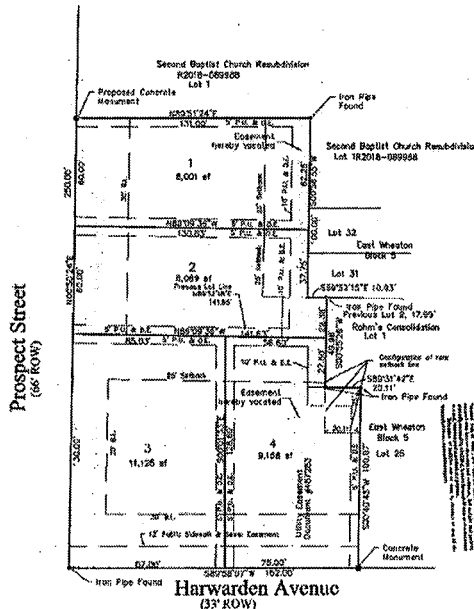
PUBLIC SIDEWALK & SEWER EASEMENT PROVISIONS

AN EASEMENT IS GRANTED TO THE CITY OF WHEATON FOR THE CONSTRUCTION, REMOVAL AND REPAIR OF A PUBLIC SIDEWALK WITHIN THE PREMISES NOTED ON THE PLAT. INGRESS AND EGRESS IS ALSO GRANTED TO THE PUBLIC AT LARGE.

ALSO THE PROVISIONS OF THE FOLLOWING PUBLIC UTILITY AND DRAINAGE EASEMENT IS ONLY GRANTED TO THE CITY OF WHEATON IN REGARDS TO CONSTRUCTING AND MAINTAINING THE SANITARY SEWER.

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, AMT/STC/AMERICAN COMPANY, HOOK INS COMPANY, COMMONWEALTH EDISON COMPANY 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 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, TOP OR REMOVE ANY TREES, 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 RESPONSIBLY RESTORE SUCH AREAS TO THE ORIGINAL CONDITION THAT EXISTED PRIOR TO THE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR STORAGE OF MATERIALS, EQUIPMENT AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OF RIGHTLY ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PROVISIONS WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.



LEGEND

- CENTERLINE OF ROAD
- LOT LINES
- ADJACENT PROPERTY LINES
- SECTION LINES
- BUILDING LINES
- EASEMENT LINES
- SQUARES
- ARC LENGTH
- RADII LENGTH
- CIRCLE LENGTH
- CURVE BEARING
- CURVE RADIUS
- PUBLIC UTILITY & DRAINAGE EASEMENT
- BUILDING LINE
- RECORD DEED EASEMENT
- IRON PIPE

GRAPHIC SCALE



Owner's Certificate

State of Illinois } ss
County of DuPage }

This is to certify that Paper One, LLC as the record owner of the property described in the legal description hereon, have caused the same to be surveyed and subdivided as indicated thereon for the uses and purposes therein set forth and hereby consent to the subdivision of said property and the various dedications, grants, reservations, easements and rights of way depicted hereon.

This is to further certify that to the best of my knowledge the land described in the subject plat is located within the boundaries of Unit School District #200 of the State of Illinois.

Dated this 1st day of September, A.D. 2020.

Signature: *[Signature]*

Notary Certificate

State of Illinois } ss
County of DuPage }

I, *[Notary Name]*, a Notary Public in and for said County in the State aforesaid, do hereby certify that *[Owner Name]* is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, as given under my hand and material seal.

This 1st day of September, A.D. 2020.

My commission expires 9/28/21

Signature: *[Notary Signature]*

Utility Easements Varied, Added, Deleted Approved and Activated

Commonwealth Edison Company

By: *[Signature]*

Date: 9-16-20 Real Estate REP.

AT&T

By: *[Signature]*

Date: 9-25-20 Real Estate REP.

Northern Illinois Gas Company

By: *[Signature]*

Date: 9-8-2020 LEAD AGENT

Cable TV - CAPANT

By: *[Signature]*

Date: 9-18-20 PLANT-OF-GUY EXAMINER

Traverse Overlay Certificate

State of Illinois } ss
County of DuPage }

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 if such surface water drainage will be changed, reasonable provision has been made for collection of such surface waters into public areas, or drains which the subdivision has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Dated this 1st day of September, 2020.

Signature: *[Signature]*

Owner or Attorney

City Collector Certificate

State of Illinois } ss
County of DuPage }

I, *[City Collector Name]*, 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 judgments thereon that have been apportioned against the tract of land described on this plat.

Dated at Wheaton this 28th day of October, A.D. 2020.

By: *[Signature]*

City Collector

County Clerk's Certificate

State of Illinois } ss
County of DuPage }

I, *[County Clerk Name]*, County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent or unpaid current general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land shown on this plat.

I further certify that I have received all statutory fees in connection with the subject plat.

Given under my name and seal of the County Clerk of DuPage County,

Illinois, this 16th day of October, A.D. 2020.

By: *[Signature]*

County Clerk

Recorder's Certificate

State of Illinois } ss
County of DuPage }

This instrument was filed for record in the Recorder's Office of DuPage County,

Illinois, this 16th day of October, A.D. 2020,

at _____ o'clock _____ m., and recorded as

Document No. _____

By: _____

County Recorder

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, at a meeting held this _____ day of _____, A.D. 2020.

By:

Mayor, City of Wheaton

City Clerk

Director of Engineering

State of Illinois } ss
County of DuPage }

I, *[Director Name]*, Director of Engineering for the City of Wheaton, Illinois, do hereby certify that the plat as appended hereto meets with the requirements of the plans and specifications of the Wheaton City Code and has been approved by all Public Authorities.

Dated at Wheaton, Illinois, this 1st day of _____, A.D. 2020.

Signature: *[Signature]*

Director of Engineering

Surveyor Certificate

This is to certify that I, Raymond G. Ulrich, an Illinois Professional Land Surveyor, have surveyed, subdivided and plotted for the Owners thereof Lots 2 and 3 in Second Baptist Church Resubdivision, being a subdivision of part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded September 24, 2018 as document number R2018-089988, in DuPage County, Illinois.

Containing therein 36,373 square feet more or less.

I further certify that iron stakes have been set at all lot corners, points of curvature and tangency, except where concrete monuments are indicated, and that the plot hereon drawn correctly represents said survey and subdivision. Dimensions are given in feet and decimal parts thereof.

I further certify that the foregoing property falls within the corporate limits of the City of Wheaton, and I further certify that no part of the property covered by this subdivision is located within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency per Flood Insurance Rate Map, Community Flood Number 17043C05021, effective date August 1, 2018.

Dated at Bartlett, Illinois, this 1st day of March, 2020.

Signature: *[Signature]*

Illinois Land Surveyor Number: 82074



Taurus Engineering, L.L.C.

55351 Route 99
Bartlett, IL 60103
630-549-5500
tauruseng.com

Prepared for:

Everest Health Ltd.
51 E. Hancock Avenue
Suite 120
Kosciusko, IL 61122

File submitted for recording by: