

RESOLUTION R-76-13

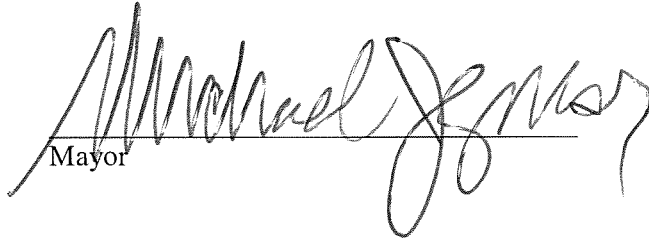
**A RESOLUTION APPROVING
618 LYON AVENUE PLAT OF CONSOLIDATION**

WHEREAS, the Owner has submitted a plat of consolidation of the property located at 618 Lyon 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 618 Lyon Avenue Plat of Consolidation, as prepared by Warren D. Johnson, an Illinois Professional Land Surveyor, dated September 12, 2013 is hereby approved.

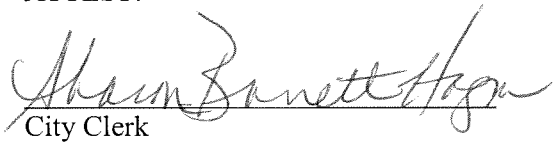
IT IS FURTHER RESOLVED that the Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach a certified copy of this resolution of approval to the plat of 618 Lyon Avenue Plat of Consolidation.

ADOPTED this 7th day of October, 2013.



Mayor

ATTEST:



City Clerk

Roll Call Vote

Ayes:	Councilman Suess Councilman Prendiville Councilman Rutledge Councilman Saline Mayor Gresk Councilman Scalzo
Nays:	None
Absent:	Councilwoman Pacino Sanguinetti

Motion Carried Unanimously

EXHIBIT "A"

618 Lyon Avenue Plat of Consolidation
618 Lyon Avenue
Wheaton, IL 60187

Legal Description

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 80 OF SAID LOTS) IN BLOCK 1 IN ELMER G. SMITH'S ADDITION TO WHEATON, IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1925 AS DOCUMENT # 195192, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-17-210-019

618 LYON AVENUE PLAT OF CONSOLIDATION

PART OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN
IN DUPAGE COUNTY, ILLINOIS

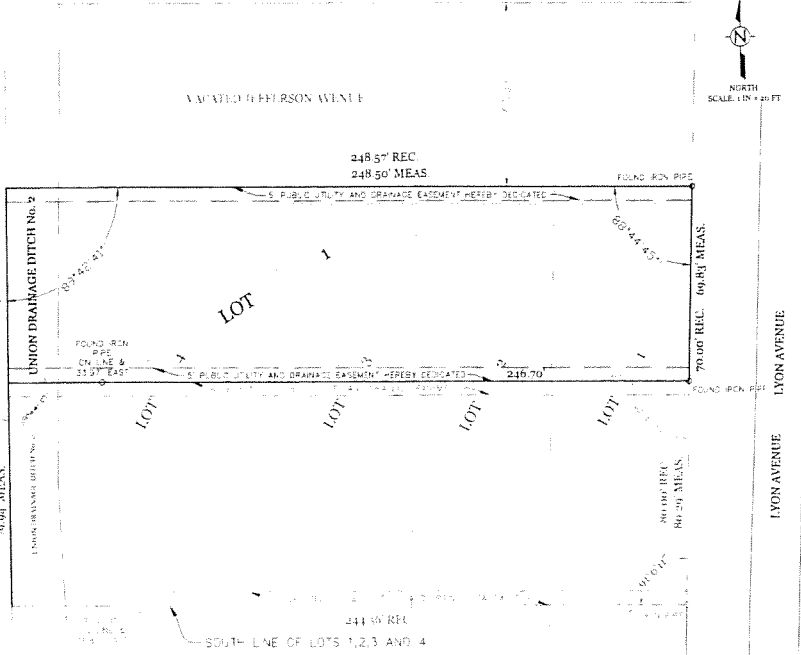
THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO
NAME: CITY OF WHEATON
ADDRESS: 303 W WESLEY STREET
P.O. BOX 77
WHEATON, ILLINOIS 60187
PHONE: 630-260-2000
FAX: 630-260-2001

LEGAL DESCRIPTION
LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 80 FEET OF SAID LOTS) IN BLOCK 1 IN ELMER G. SMITH'S ADDITION TO WHEATON IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1925 AS DOC. NO. 195192 IN DUPAGE COUNTY, ILLINOIS

ALSO KNOWN AS
PARCEL 1
LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 80 FEET OF SAID LOTS) IN BLOCK 1 IN ELMER G. SMITH'S ADDITION TO WHEATON IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1925 AS DOC. NO. 195192 IN DUPAGE COUNTY, ILLINOIS

PARCEL 2
THE NORTH 7000 FEET AS MEASURED ON THE EAST LINE AND PARALLEL WITH THE NORTH LINE OF LOT 4 IN BLOCK 1 IN ELMER G. SMITH'S ADDITION TO WHEATON, IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1925 AS DOC. NO. 195192 IN DUPAGE COUNTY, ILLINOIS

ADDRESS: 618 LYON AVENUE WHEATON, ILLINOIS
PIN NUMBER: 05-17-210-006-017



OWNER
STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND HAS HEREBY ACKNOWLEDGED AND ADDED TO THE SAME UNDER THE SEAL AND TITLE THEREON INDICATED.

IN WITNESS
THIS IS TO CERTIFY AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SECTOR IN WHICH EACH OF THE SUBJECT LOTS IS WHOLLY WITHIN COMMUNITY UNITS SCHOOL DISTRICT 200.

DATED THIS 14 **DAY OF** September **2011**
BY [Signature]
ATTEST [Signature]

NOTARY
STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
I, Kelly A. Kovacs, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT Paul E. Kovacs PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS DESCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE HAS SIGNED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

DUPAGE COUNTY RECORDER'S OFFICE
STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY AT WHEATON ON THE _____ DAY OF _____ A.D. 2011 AT _____ O'CLOCK _____ M.

COUNTY CLERK
STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
I, Gary A. King, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, SPECIAL ASSESSMENT TAXES, MORTGAGE FORECLOSURE TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE DUPAGE COUNTY CLERK AT WHEATON, ILLINOIS, THIS 14th DAY OF September, A.D. 2011.
Gary A. King
DUPAGE COUNTY CLERK

CITY COUNCIL
STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 2011
CITY COUNCIL OF WHEATON, ILLINOIS

MAYOR
ATTEST: CITY CLERK

SURVEYOR
STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
THIS IS TO CERTIFY THAT I, WARREN D. JOHNSON AS ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY COUNCIL RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. THE PROPERTY SHOWN IN THIS PLAT HEREIN DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY STATE OF ILLINOIS ACCORDING TO 65 ICS 015-1.2-6.1 FORMERLY KNOWN AS DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT ARE NOT LOCATED IN A SPECIAL PLURIS HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD RISK MAP PANEL NUMBER 100000000A DATED JULY 1, 2006.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 13th DAY OF September, 2011.
WARREN D. JOHNSON, ILLINOIS PROFESSIONAL LAND SURVEYOR #3951

CITY COLLECTOR
STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
I, _____ CITY COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID TAXES OR FORECLOSED SPECIAL ASSESSMENTS OR ANY OTHER DELINQUENT INSTRUMENTS THAT HAVE APPORTIONED AGAINST THE TRACT OF LANDS DESCRIBED ON THIS PLAT.

DIRECTOR OF ENGINEERING
STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
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 CITY OF WHEATON CITY CODES AND HAS BEEN APPROVED BY ALL PUBLIC AUTHORITIES.

SURFACE WATER DRAINAGE
STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE HINDERED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJACENT LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
ALL EASEMENTS FOR SERVING THE SUBDIVISION OR OTHER PROPERTY INDICATED AS EASEMENTS UTILITY EASEMENTS OR COMBINED DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND TO AMETEC COMPANY, INCORPORATED AND THE CARE OF THE SURVEYOR AND THEIR SUCCESSORS AND AGENTS JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OUTREACH AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS AND WATER, ELECTRICITY AND SIGNALS, INCLUDING THE STORM TRANSMISSION DISTRIBUTION OR TRANSPORTATION OF ANY COMMUNITY IN A LIQUID OR GASEOUS STATE, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED THEREON, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY TOGETHER WITH THE RIGHT TO INSTALL, REPAIR, REPLACE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, UNDERLITS AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER OR UNDER FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINE MARKED EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER MAINTENANCE THEREOF. THE ABOVE EASEMENT PROVISIONS ALSO APPLIES TO THESE PUBLIC UTILITIES SYSTEMS UNDER FRANCHISE TO THE CITY OF WHEATON.

OWNER OR ATTORNEY
EASEMENTS INDICATED ARE HEREBY DEDICATED

STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
I, Warren D. Johnson, ILLINOIS PROFESSIONAL LAND SURVEYOR #3951, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

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