

**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 21<sup>st</sup> day of October, 2013.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

Ayes:

Roll Call Vote:

Councilman Scalzo

Councilman Sues

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



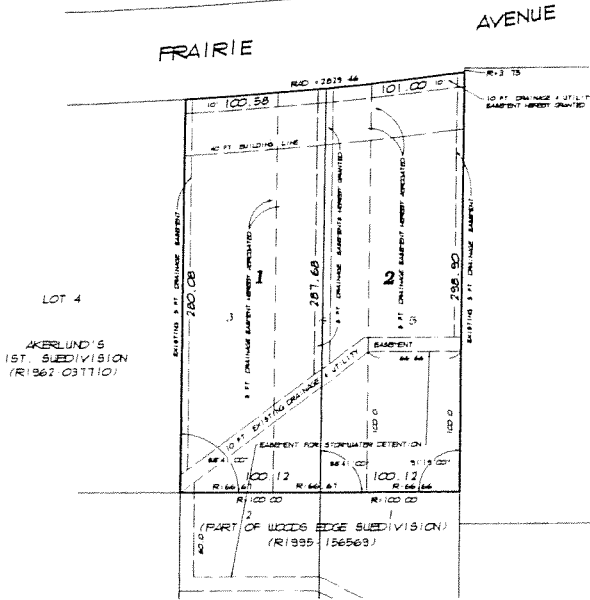
# WOODS EDGE PHASE II RESUBDIVISION

## & ABROGATION OF DRAINAGE EASEMENTS

BEING A RESUBDIVISION IN THE SOUTHWEST 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

ORIGINAL

FRAIRIE GLEN SUBDIVISION  
(R1000-10111)



STATE OF ILLINOIS  
COUNTY OF DU PAGE

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT ANNE E. LAUTZ, AS TRUSTEE UTA DATED MARCH 28, 1992, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS HEREON 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 HEREON SHOWN.

I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN GLEN ELLIN SCHOOL DISTRICT #7 AND 41  
DATED THIS 2<sup>nd</sup> DAY OF October, 2013

*Anne E. Lautz*  
ANNE E. LAUTZ

STATE OF ILLINOIS  
COUNTY OF DU PAGE

### NOTARY'S CERTIFICATE

I, *Rebecca J. Steinbrecher*, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ANNE E. LAUTZ, PERSONALLY KNOWN TO 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 2<sup>nd</sup> DAY OF October, 2013

MY COMMISSION EXPIRES *7/1/15*

*Rebecca J. Steinbrecher*  
NOTARY PUBLIC

STATE OF ILLINOIS  
COUNTY OF DU PAGE

### SURVEYORS' CERTIFICATE

THIS IS TO CERTIFY THAT WE, STEINBRECHER LAND SURVEYORS, INC., LAND SURVEYING DESIGN FIRM CORPORATION NO. 184-0883125, HAVE PLATTED 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 SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R1995-156569 IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THE ANNEXED 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 40 FEET TO ONE INCH.

I 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.

I FURTHER CERTIFY THAT PART OF THE PROPERTY COVERED BY THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WHEATON, MAP NUMBER 178430582A, DATED DECEMBER 16, 2004.

NORTH CHICAGO, ILLINOIS August 13, 2013

STEINBRECHER LAND SURVEYORS, INC. by

*Richard J. Steinbrecher*  
Richard J. Steinbrecher  
Professional Land Surveyor 3583  
My license expires on 08-30-2014



Steinbrecher Land Surveyors, Inc.  
Professional Land Surveyors  
Design Firm Corporation No. 184-0883125  
1415 S. NANTON STREET, NORTH CHICAGO, IL 60062-2644  
(630) 293-8900 Fax 703-8902

SUBMITTED BY & RETURN TO  
CITY OF WHEATON  
383 N. WESLEY  
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 \_\_\_\_\_, 2013.

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 THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID FORFEITED CURRENT TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LOTS INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.  
DATED AT WHEATON, ILLINOIS, THIS 2<sup>nd</sup> DAY OF October, 2013.

*Gary A. King*  
COUNTY CLERK

### DIRECTOR OF ENGINEERING'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, PAUL G. REDMAN, CITY ENGINEER FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE 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, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CITY ENGINEER

### CITY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, \_\_\_\_\_, COLLECTOR FOR THE CITY OF WHEATON, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPLICATED 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 )  
COUNTY OF DU PAGE )  
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 BOTTLED LINES ON THIS SUBDIVISION PLAT NAMED "DRAINAGE & UTILITY EASEMENT" ARE HEREBY GRANTED, CONVEYED AND DEDICATED TO THE CITY OF WHEATON, COMMONWEALTH OF ILLINOIS, AND NORTHERN ILLINOIS GAS COMPANY AND OTHER PUBLIC UTILITIES COMPANIES OPERATING UNDER FRANCHISE WITH THE CITY OF WHEATON ("OWNERS") AND THEIR SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, RELOCATE, REPLACE, ALTER, REMOVE, OR REMOVE SAID ACTIVITIES HEREAFTER 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, SIGNALS AND SIGNALS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND IMPROVEMENTS THEREON, UNDER THE SURFACE OF THE PROPERTY ABOVE DESCRIBED ("EASEMENT PREMISES"), TOGETHER WITH THE RIGHT TO INSTALL, INCLUDING SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, TOGETHER WITH ALL REASONABLE RIGHTS OF ACCESS, AND EGRESS ACROSS ANY ADJACENT LOTS OWNED BY GRANTOR HEREUNDER FOR THE DURATION OF THE RIGHTS HEREIN GRANTED, ALL SUBJECT TO THE TERMS AND CONDITIONS HEREAFTER SET FORTH.

### DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS DRAINAGE EASEMENTS ARE INTENDED FOR AND GRANTED TO THE CITY OF WHEATON, ILLINOIS, 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 WHICH DO NOT INTERFERE WITH THE STORAGE, FREE FLOW OF STORMWATER. EACH OWNER OR SUCCESSOR PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING SUCH EASEMENT AREA AND SHALL NOT DISTURB OR REDUCE GRASSES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WHEATON. IN THE EVENT ANY OWNER OR SUCCESSOR PURCHASER FAILS TO MAINTAIN ANY SUCH EASEMENT, THE CITY OF WHEATON, ILLINOIS, SHALL UPON NOTICE, SHALL HAVE WRITTEN NOTICE TO THE OWNER IDENTIFYING THE NATURE AND EXTENT OF THE OWNER'S DEFAULT, AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF ANY MAINTENANCE WORK UPON THE DRAINAGE EASEMENT AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE, FREE FLOW OF WATER, DRAINAGE CONTROL, AND SAFE MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE EASEMENT AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE CITY OF WHEATON ELECTS TO PERFORM OR CAUSE TO PERFORM ANY SUCH WORK, IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INVESTING THE OWNER FOR THE WORK TO BE PERFORMED. IN THE EVENT THE CITY OF WHEATON, ILLINOIS, SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY ON EASEMENT AREA, THE COST, TOGETHER WITH AN ADDITIONAL 50% OF TOTAL PERCENT OF SAID COST SHALL BE ASSIGNED TO THE OWNER OF IT'S SUCCESSORS AND ASSIGNS 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.

