

RESOLUTION R-21-14

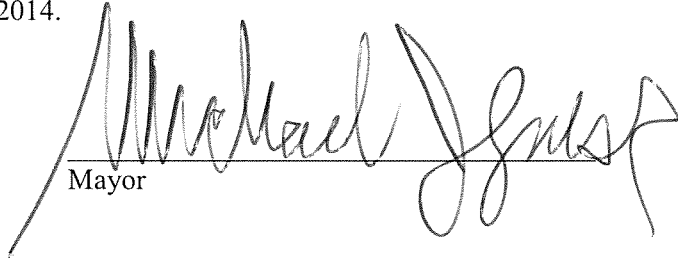
**A RESOLUTION APPROVING
CARLSON'S PLAT OF RESUBDIVISION
(315 West Union Avenue)**

WHEREAS, the Owner has submitted a plat of resubdivision of the property located at 315 West Union 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 plat of Carlson's Plat of Resubdivision, as prepared by Stacy L. Ferguson, an Illinois Professional Land Surveyor, dated February 27, 2014 is hereby approved.

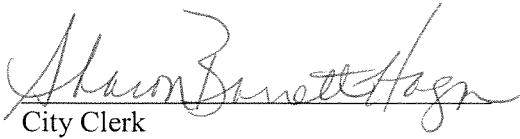
IT IS FURTHER RESOLVED that the Mayor is authorized to sign the approval form, and the City Clerk is directed to attest to the signature of the Mayor and attach a certified copy of this resolution of approval to the plat of Carlson's Plat of Resubdivision.

ADOPTED this 21st day of April, 2014.



Mayor

ATTEST:



City Clerk

Roll Call Vote

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

Motion Carried Unanimously

EXHIBIT "A"

Carlson's Plat of Resubdivision
315 West Union Avenue
Wheaton, IL 60187

Legal Description

THE SOUTH 88 FEET OF THE EAST 100 FEET OF THE SOUTH 176 FEET OF THE WEST 330 FEET OF BLOCK 11, IN MALLORY'S ADDITION TO THE VILLAGE (NOW THE CITY) OF WHEATON, A SUBDIVISION OF PART OF THE LOT 4, IN SCHOOL TRUSTEES, SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

AND

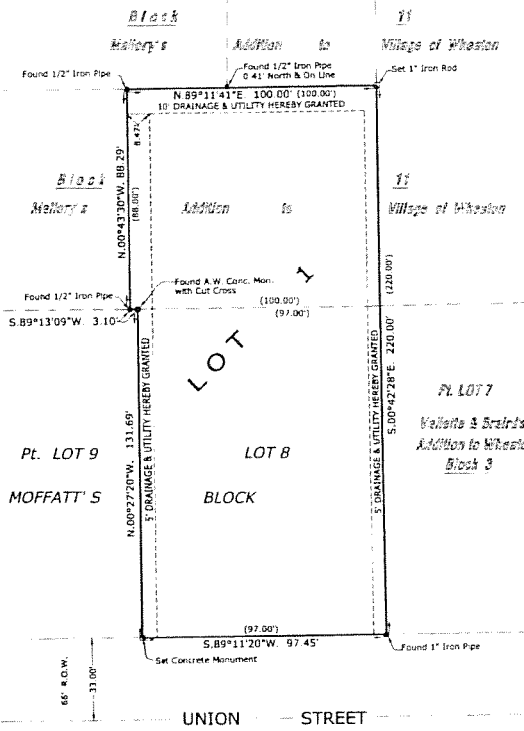
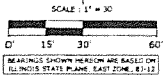
LOT 8 OF MOFFATT'S BLOCK, AS SHOWN ON THE MAP OF COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH 6-2/3 ACRES OF THE WEST 20 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-120-013 & 005

CARLSON PLAT OF RESUBDIVISION

BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P.I.N. # 05-16-120-013
P.I.N. # 05-16-120-005



DUPAGE COUNTY RECORDER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____ M.

DUPAGE COUNTY RECORDER OF DEEDS

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ATTACHED PLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF THE OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN LIMITS OF COMMUNITY UNIT SCHOOL DISTRICT NUMBER 200.

DATED AT Wheaton, ILLINOIS, THIS 22 DAY OF March, 2014.

[Signature] (OWNER)
[Signature] (OWNER)

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, Caroline Perry, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Dana Carlson AND Mary Carlson PERSONALLY KNOW TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSONS AND ACKNOWLEDGES THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS 5th DAY OF March, 2014.

[Signature] NOTARY PUBLIC SIGNATURE
Caroline P. Perry PRINT NAME
MY COMMISSION EXPIRES ON 12-6-2015

DIRECTOR OF ENGINEERING CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AS ANNEXED HERETO MEETS WITH THE REQUIREMENTS AND THE PLANS AND SPECIFICATIONS OF THE WHEATON CITY CODE AND HAS BEEN APPROVED BY ALL PUBLIC AUTHORITIES.

DATED AT WHEATON ILLINOIS THIS ____ DAY OF _____, 20__.

DIRECTOR OF ENGINEERING

CITY COUNCIL CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED, BY THE MAYOR AND CITY COUNCIL, OF THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__.

ATTEST: CITY CLERK _____ MAYOR, CITY OF WHEATON _____

CITY COLLECTOR CERTIFICATE:

I, _____, 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 INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.

DATED AT WHEATON, ILLINOIS, THIS ____ DAY OF _____, 20__.

CITY COLLECTOR _____

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, Gary A. King, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF March, 2014.

[Signature] COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR ANY 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, SCA/AMERITECH COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND COMCAST CABLE COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEES") FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS 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, OVER, 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, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. THE GRANTEE OR GRANTEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE, FOR THE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWER OR WATERMAIN AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF WHEATON, AS TO DESIGN AND LOCATION, AND ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF WHEATON. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES NOR SHALL OBSTRUCTIONS BE PLACED WITHIN SAID EASEMENTS PREMISES THAT DIVERT, OBSTRUCT OR MODIFY THE DRAINAGE PATTERN WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON, ITS SUCCESSORS OR ASSIGNS.

LEGAL DESCRIPTION:

THE SOUTH 88 FEET OF THE EAST 100 FEET OF THE SOUTH 176 FEET OF THE WEST 330 FEET OF BLOCK 11 IN HALLORY'S ADDITION TO THE VILLAGE (NOW CITY) OF WHEATON, A SUBDIVISION OF PART OF THE LOT 4 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AND

LOT 8 OF MOFFATT'S BLOCK, AS SHOWN ON THE MAP OF COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH 6 2/3 ACRES OF THE WEST 20 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF KENDALL)

I, STACY L. FERUGSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED FOR THE PURPOSE OF RESUBDIVIDING THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION OF SAID PLAT OF RESUBDIVISION.

DIMENSION ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

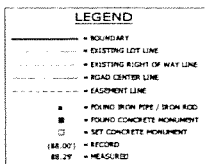
I FURTHER CERTIFY THAT THE PARCEL, INCLUDED IN THIS PLAT IS NOT LOCATED IN A 100-YEAR SPECIAL FLOOD HAZARD AREA ON THE DUPAGE REGULATORY FLOOD MAP, FIRM MAP NUMBER 1704SC0505N, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON, WHICH HAS ADOPTED A CITY PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 27TH DAY OF FEBRUARY, A.D. 2014.

BY [Signature]
STACY L. FERUGSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2912
LICENSE EXPIRES 11/30/2014

SUBMITTED BY AND RETURN TO:
CITY OF WHEATON
303 W WESLEY STREET
WHEATON, IL 60187



PREPARED BY:
ASM
ASM Consultants, Inc.
PO Box 7, Plano, IL 60545
Tel (630) 273-2500 Fax (630) 273-2600
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2015

PREPARED FOR:
Magnolia
Custom Homes
20 Danada Square West
Suite 206
Wheaton, IL 60187

SITE DESIGNATION INFORMATION:
315 W Union Avenue
Wheaton, IL 60187
DRAWN BY: PS CHECKED BY: SLF

ASM PROJECT NO.
727012PR
PR
SHEET 1 OF 1

