

RESOLUTION R-17-15

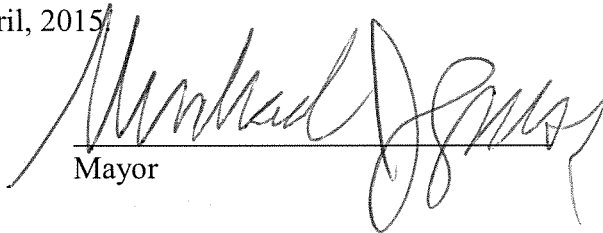
**A RESOLUTION APPROVING A
PLAT OF SUBDIVISION OF
NORTH WOODS OF WHEATON**

WHEREAS, the owner of the property located at 0N675 Morse Street has presented a plat of subdivision of the property to the City for approval (the property is legally described in 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 Plat of Subdivision of North Woods of Wheaton for the property located at 0N675 Morse Street, prepared by Samuel J. Phillippe, an Illinois professional land surveyor, dated April 8, 2015, is hereby approved.

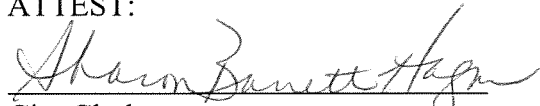
IT IS FURTHER RESOLVED that the Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach a certified copy of this resolution of approval to the Plat of Subdivision.

ADOPTED this 20th day of April, 2015



Mayor

ATTEST:



City Clerk

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

Motion Carried Unanimously

EXHIBIT A

Legal Description:

0N675 Morse Street
Wheaton, IL 60187

North Woods of Wheaton

PARCEL 1:

THE NORTH 200.0 FEET OF THE WEST 326.0 FEET OF THE EAST 1330.0 FEET AS MEASURED ON THE NORTH LINE OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MUEHLFELT'S FIRST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947, AS DOCUMENT 533909, EXCEPT THE NORTH 668.16 FEET THEREOF AS MEASURED SOUTH FROM THE NORTH LINE OF SECTION 8, IN MILTON TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

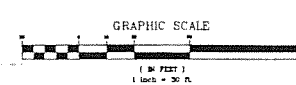
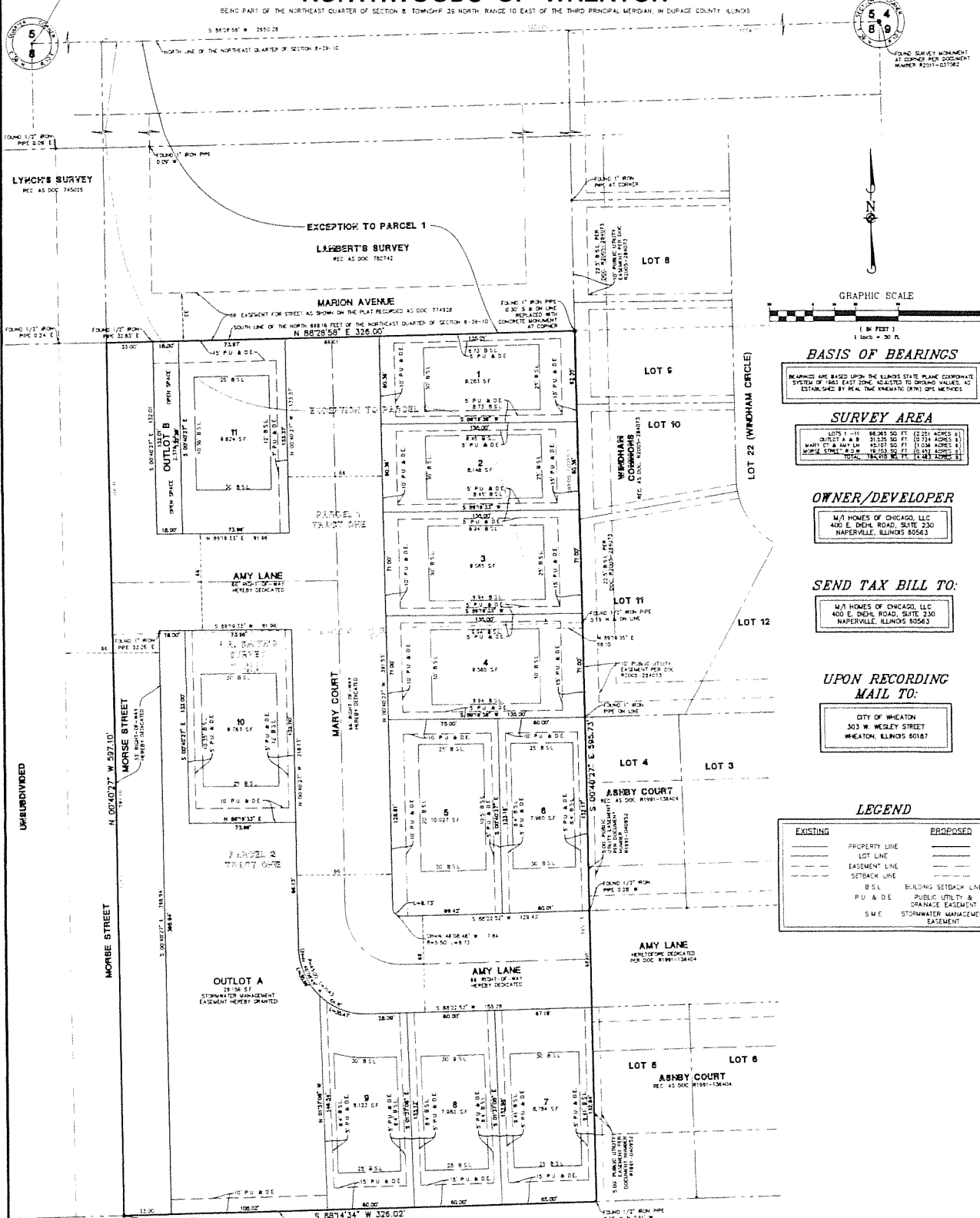
THE WEST 326.00 FEET OF THE EAST 1330.0 FEET AS MEASURED ON THE NORTH LINE OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MUEHLFELT'S FIRST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947 AS DOCUMENT 533909, EXCEPT THE NORTH 868.16 FEET THEREOF, AS MEASURED SOUTH FROM THE NORTH LINE OF SECTION 8, IN MILTON TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

Property Index Number 05-08-205-001/002

FINAL PLAT OF SUBDIVISION OF NORTHWOODS OF WHEATON

BEING PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

CONVEYANCE PLAN
05-16-2008-001-0006
05-16-2008-001-0002



BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1963 EAST ZONE ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY MEANS THE ANALYTICAL TRIPLET METHOD.

SURVEY AREA

LOTS 1-11	84,242 SQ. FT.	(2,231 ACRES)
OUTLOT A & B	31,225 SQ. FT.	(0.724 ACRES)
MARY CT & AMY LN	15,125 SQ. FT.	(0.348 ACRES)
WINDHAM STREET	15,125 SQ. FT.	(0.348 ACRES)
TOTAL TRACTS	145,717 SQ. FT.	(3.331 ACRES)

OWNER/DEVELOPER
M/I HOMES OF CHICAGO, LLC
400 E. DICK ROAD, SUITE 230
NAPERVILLE, ILLINOIS 60563

SEND TAX BILL TO:
M/I HOMES OF CHICAGO, LLC
400 E. DICK ROAD, SUITE 230
NAPERVILLE, ILLINOIS 60563

UPON RECORDING MAIL TO:
CITY OF WHEATON
303 W. WESLEY STREET
WHEATON, ILLINOIS 60187

LEGEND

EXISTING	PROPOSED
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---	---
---	---
---	---
B.S.L.	BUILDING SETBACK LINE
P.U. & D.E.	PUBLIC UTILITY & STORMWATER EASEMENT
S.M.E.	STORMWATER MANAGEMENT EASEMENT

- SURVEYOR'S NOTES**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 4. THERE MAY BE EXISTING EASEMENTS, EMBODIED AND UNRECORDED, AND EASEMENTS CONTAINED IN AN ABSTRACT DEED, LEGAL OBLIGATIONS, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
 5. "D" INDICATES CONCRETE DIMENSIONS.
 6. "W" ACCORDANCE WITH CHAPTER 193.5 ECR, SECTION 002-1.1, 5.1.1, 11' LONG MON. PILES WILL BE SET AT ALL LOT CORNERS AND POINTS OF CHANGES UNLESS SHOWN OTHERWISE.

LOT 2
GRUENFELT'S 1ST SUBDIVISION
RECORDED AS DOCUMENT NUMBER 523908

NORTHWOODS OF WHEATON
CITY OF WHEATON, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD

730 Sargeant Drive, Naperville, IL 60563 | TEL: 630.891.8500 | FAX: 630.891.8599 | www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Management • Environmental Scientists • Land Use Planners • Planners

DATE	DESCRIPTION	BY
05-16-2008	PREPARED FOR CITY COMMISSION	SP
05-16-2008	REVISION FOR CITY COMMISSION	SP
05-16-2008	REVISION FOR CITY COMMISSION	SP

FINAL PLAT OF SUBDIVISION OF NORTHWOODS OF WHEATON

BEING PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

CURRENT P.L.M.
03-29-2012 1:40:00
03-29-2012 1:40:00

OWNER'S CONSENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT M/H HOMES OF CHICAGO, LLC IS THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREIN AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT HERETO ATTACHED.

THIS IS TO ALSO CERTIFY THAT M/H HOMES OF CHICAGO, LLC AS OWNER OF THE PROPERTY DESCRIBED AS NORTHWOODS OF WHEATON AND LEGALLY DESCRIBED ON THIS PLAT OF THE SAID NAME, HAS OBTAINED TO THE BEST OF ITS KNOWLEDGE THAT THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS IS AS FOLLOWS:

LOT NUMBERS: 1-15
SCHOOL DISTRICT: COMMUNITY UNIT SCHOOL DISTRICT 300

DATED THIS _____ DAY OF _____ A.D. 2012

BY: *Paul H. Harris*
PRINT: **Paul H. Harris**

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF M/H HOMES OF CHICAGO, LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE APPEARS BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGES THAT HE/SHE/IT(S) DO/S THEY DO DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____ A.D. 2012

NOTARY PUBLIC

CITY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ CITY COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO UNPAID OR UNPAID CURRENT OR DELINQUENT SPECIAL ASSESSMENTS OR ANY DELINQUENT INSTALLMENTS THAT HAVE BEEN IDENTIFIED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.

DATED AT WHEATON, ILLINOIS, THIS _____ DAY OF _____ 2012

CITY COLLECTOR: _____

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS DO HEREBY CERTIFY THAT THE PLAT AS APPROVED 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 _____ 2012

DIRECTOR OF ENGINEERING: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 2012

MAYOR, CITY OF WHEATON: _____

ATTEST: CITY CLERK: _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THIS INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AND THAT THE INSTRUMENT IS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2012

COUNTY CLERK, DUPAGE COUNTY, ILLINOIS: *Paul Harris*

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON _____

THIS _____ DAY OF _____ 2012

AT _____ O'CLOCK P.M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____

BY _____ RECORDER OF DEEDS

PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U. & D.E.) PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENTS (P.U. & D.E.) ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND ALSO TO A WATER UTILITY EASEMENT TO THESE PUBLIC UTILITY COMPANIES SERVING UNDER FRANCHISE FROM THE CITY OF WHEATON INCLUDING, BUT NOT LIMITED TO, AT&T/SBC/AMERITON COMPANY, NGR CAT COMPANY, COMMERCE BANK, EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS COLLECTIVELY GRANTED FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, IMPROVE, MAINTAIN AND OPERATE THE PUBLIC UTILITY SERVICE WITHIN AND ALL NECESSARY MANDATES INCLUDING CONCERNING APPLICABLE AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF WHEATON UPON ANY AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHTS OF ACCESS TO THE PROPERTY FOR NECESSARY WORK AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE POINT IS ALSO GRANTED TO SAID CITY OF WHEATON OR THEIR SUCCESSORS OR ASSIGNS FOR THE EASEMENT THAT PROVIDES WITHIN THE OPERATION OF THE PUBLIC UTILITY SERVICE SHALL BE LIABLE TO RECEIVE ANY PAYMENT, FEE AND COSTS NECESSARY FOR THE INSTALLATION, MAINTENANCE, REPAIR, IMPROVEMENT, REPLACEMENT AND REPLACEMENT OF SAID UTILITY SERVICE, INCLUDING THE EASEMENT SHALL BE LIABLE TO RECEIVE ANY PAYMENT, FEE AND COSTS NECESSARY FOR THE INSTALLATION, MAINTENANCE, REPAIR, IMPROVEMENT, REPLACEMENT AND REPLACEMENT OF SAID UTILITY SERVICE. SAID UTILITY SERVICE SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR, IMPROVEMENT, REPLACEMENT AND REPLACEMENT OF SAID UTILITY SERVICE AND SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR, IMPROVEMENT, REPLACEMENT AND REPLACEMENT OF SAID UTILITY SERVICE. SAID UTILITY SERVICE SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR, IMPROVEMENT, REPLACEMENT AND REPLACEMENT OF SAID UTILITY SERVICE. SAID UTILITY SERVICE SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR, IMPROVEMENT, REPLACEMENT AND REPLACEMENT OF SAID UTILITY SERVICE. SAID UTILITY SERVICE SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR, IMPROVEMENT, REPLACEMENT AND REPLACEMENT OF SAID UTILITY SERVICE.

PERMANENT STORMWATER MANAGEMENT EASEMENT (S.M.E.) PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER MANAGEMENT EASEMENTS ARE PERMANENT EASEMENTS RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND ITS SUCCESSORS AND ASSIGNS ON A NON-REVOCABLE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE, FREE FLOW OF STORMWATER OR OTHERWISE APPLICABLE STORMWATER LAWS, CODES, ORDINANCES AND REGULATIONS. EACH OWNER OR SUBSEQUENT PURCHASER (HEREINAFTER "OWNER") SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT EASEMENT IN ACCORDANCE WITH THE RECOMMENDED MAINTENANCE SCHEDULES OUTLINED IN THE STORMWATER MANAGEMENT PLAN. THE OWNER SHALL NOT DESTROY OR REMOVE GRADES OR SLOPES OR VEGETATION IN ANY MANNER WHICH VIOLATES APPLICABLE STORMWATER LAWS, ORDINANCES, CODES AND REGULATIONS OR THE ORIGINAL APPROVED DESIGN, UNLESS PREVIOUSLY WRITTEN APPROVAL FROM THE CITY OF WHEATON OR THE COUNTY AS THE LAW MAY REQUIRE.

IN THE EVENT AN OWNER FAILS TO MAINTAIN AND/OR SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY OR VIOLATES ANY PROVISION OF THE OWNER OR SUBSEQUENT PURCHASER'S OBLIGATION TO THE CITY OF WHEATON, ILLINOIS, SHALL UPON TWENTY (20) DAYS WRITTEN NOTICE OBTAINING THE NOTICE AND EFFECT OF THE DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE, RECONSTRUCTION OF OTHER WORK UPON THE EASEMENT AND ITS APPURTENANCES REASONABLY NECESSARY TO MAINTAIN ADEQUATE STORMWATER STORAGE, FREE FLOW OF WATER, EROSION CONTROL, AND SOIL MAINTENANCE TO ELIMINATE STANDBY WATER TO THE EASEMENT AREA. COMPLIANCE WITH APPLICABLE STORMWATER LAWS, CODES, ORDINANCES AND REGULATIONS IN RESPECT TO THE EASEMENT AREA IS THE OWNER'S SOLE RESPONSIBILITY AND FUNCTIONS AS AN ALTERNATIVE TO PERFORMING THE WORK RECOMMENDED BY THE CITY. IF THE OWNER DOES NOT REMEDY PROVIDED IN LAW AND OR COUNTY TO ENFORCE THE OWNER'S OBLIGATION.

IN THE EVENT THE CITY OF WHEATON, ILLINOIS, PERFORMS OR HAS PERFORMED ANY MAINTENANCE, REPAIRS OR RECONSTRUCTION WORK AS DESCRIBED HERETOUPON OR UPON SAID EASEMENT OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL BE ASSSESSED TO THE OWNER AND ASSIGNS AND SHALL BE LIABLE TO THE CITY OF WHEATON, ILLINOIS. ANY AMOUNTS THAT MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF WHEATON, ILLINOIS, ANY AMOUNTS THAT MAY BE ENFORCED BY THE CITY OF WHEATON, ILLINOIS, SHALL BE ENFORCED AS SET FORTH SHALL BE REIMBURSED TO THE CITY BY THE OWNER(S).

THE ABOVE (EASEMENT PROVISIONS) SHALL ALSO APPLY TO THE PERPETUAL MAINTENANCE OF ALL REQUIRED WATER PLUMBING, BEST MANAGEMENT PRACTICES DESIGN IMPROVEMENTS AND ALL DETENTION FACILITIES AND IMPROVEMENTS AS OUTLINED IN THE STORMWATER MANAGEMENT PLAN DATED _____ AS APPROVED AND AMENDED. THE OWNER SHALL KEEP AN APPROPRIATE MAINTENANCE LOG ON THE RESPONSIBLE EASEMENT AND SHALL FURNISH TO THE CITY DEVICES WHICH THEY SHALL MAKE AVAILABLE TO THE CITY OF WHEATON UPON REQUEST.

NORTHWOODS OF WHEATON HOME OWNERS ASSOCIATION (HOA)
WILL MAINTAIN THE DETENTION FACILITIES AS RESERVED
AND CONTAINED IN HOA AGREEMENT

RECORDED ON _____ 2012
AS DOCUMENT NUMBER 0015

SUBJECT WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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. THAT A SUFFICIENT WATER DRAINAGE WILL BE MAINTAINED AND PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC ARTERIALS OR DRAINS WHICH THE BOARD HAS A RIGHT TO TAKE ACCORDING TO THE PLAT. WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO PRECLUDE THE UNLAWFUL CHANGE TO THE SURROUNDING PROPERTIES OF THE SUBDIVISION.

DATED THIS 8TH DAY OF APRIL, 2012

Sam Phillips
BY _____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 002-026711
LICENSE EXPIRES NOVEMBER 30, 2015
OWNER _____ ATTORNEY



PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, SAMUEL J. PHILLIPS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE CITY OF WHEATON TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PRODUCE THIS SURVEY WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF APRIL, 2012

Sam Phillips
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 028-026249
LICENSE EXPIRES NOVEMBER 30, 2016



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILLIPS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THE NORTH 3200 FEET OF THE WEST 1200 FEET OF THE EAST 1300 FEET AS MEASURED ON THE NORTH LINE OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SAID NORTH LINE OF SAID SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947, AS DOCUMENT 103000, EXCEPT THE NORTH 800 FEET THEREOF AS MEASURED SOUTH FROM THE NORTH LINE OF SECTION 8 IN WHEATON TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE WEST 3200 FEET OF THE EAST 1300 FEET AS MEASURED ON THE NORTH LINE OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SAID NORTH LINE OF SAID SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947, AS DOCUMENT 103000, EXCEPT THE NORTH 800 FEET THEREOF AS MEASURED SOUTH FROM THE NORTH LINE OF SECTION 8 IN WHEATON TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 4.46 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON WHICH HAS ADOPTED A CITY PLAN AND IS DESIGNATING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL CENSUS BUREAU MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 1704000001, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2004, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE 1. ZONE 1 IS DEFINED AS AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

DATED THIS 8TH DAY OF APRIL, 2012

Sam Phillips
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 028-026249
LICENSE EXPIRES NOVEMBER 30, 2016
SURVEYOR PROFESSIONAL LICENSE NO. 04002250
LICENSE EXPIRES APRIL 30, 2015



NORTHWOODS OF WHEATON
CITY OF WHEATON, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
1000 Ridge Road, Lakeview, IL 60146 | P: 815.944.8550 | F: 815.944.8581
Cadastrally Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Specialists • Landmarks Architects • Planners