

RESOLUTION R-18-15

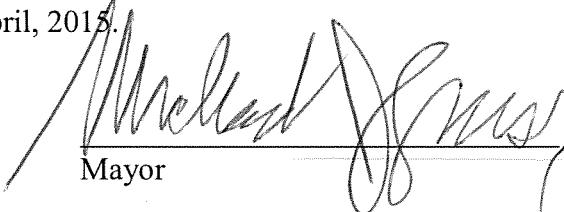
**A RESOLUTION APPROVING A
PLAT OF SUBDIVISION OF
WOODLAWN PLACE**

WHEREAS, the owner of the property located at 0N536 Gary Avenue 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 Woodlawn Place for the property located at 0N536 Gary Avenue, prepared by Samuel J. Phillippe, an Illinois professional land surveyor, dated March 27, 2015, is hereby approved.

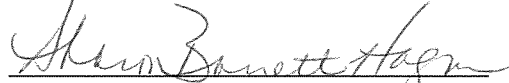
IT IS FURTHER RESOLVED that the Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach a certified copy of this resolution of approval to the Plat of Subdivision.

ADOPTED this 20th day of April, 2015.



Mayor

ATTEST:



City Clerk

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

Motion Carried Unanimously

EXHIBIT A

Legal Description:

0N536 Gary Avenue
Wheaton, IL 60187

Woodlawn Place Subdivision

LOT 1 IN MUEHLFELT LAND PARTNERSHIP ASSESSMENT PLAT, BEING PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2001 AS DOCUMENT NUMBER R2001-032701 (EXCEPT THE SOUTH 100.00 FEET OF THE NORTH 169.71 FEET OF THE WEST 15.00 FEET THEREOF), IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF LOT 2 IN SAID MUEHLFELT PLAT; THENCE SOUTH 00 DEGREES 49 MINUTES 29 SECONDS EAST, 46.54 FEET (46.0 FEET RECORD DISTANCE) ALONG THE EAST LINE OF SAID LOT 1 TO A JOG IN SAID EAST LINE; THENCE SOUTH 88 DEGREES 28 MINUTES 40 SECONDS WEST, 16.00 FEET ALONG SAID JOG TO ANOTHER JOG IN SAID EAST LINE; THENCE SOUTH 00 DEGREES 49 MINUTES 29 SECONDS EAST, 65.00 FEET ALONG SAID JOG TO ANOTHER JOG IN SAID EAST LINE; THENCE SOUTH 88 DEGREES 28 MINUTES 40 SECONDS WEST, 240.82 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 6 IN BLOCK 8 OF GRANGE PARK ADDITION TO WHEATON RECORDED OCTOBER 20, 1926 AS DOCUMENT NUMBER 223492; THENCE NORTH 00 DEGREES 45 MINUTES 53 SECONDS WEST, 111.46 FEET ALONG SAID SOUTHERLY EXTENSION TO THE NORTH LINE OF SAID LOT 1 IN MUEHLFELT LAND PARTNERSHIP ASSESSMENT PLAT; THENCE NORTH 88 DEGREES 30 MINUTES 09 SECONDS EAST, 256.71 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

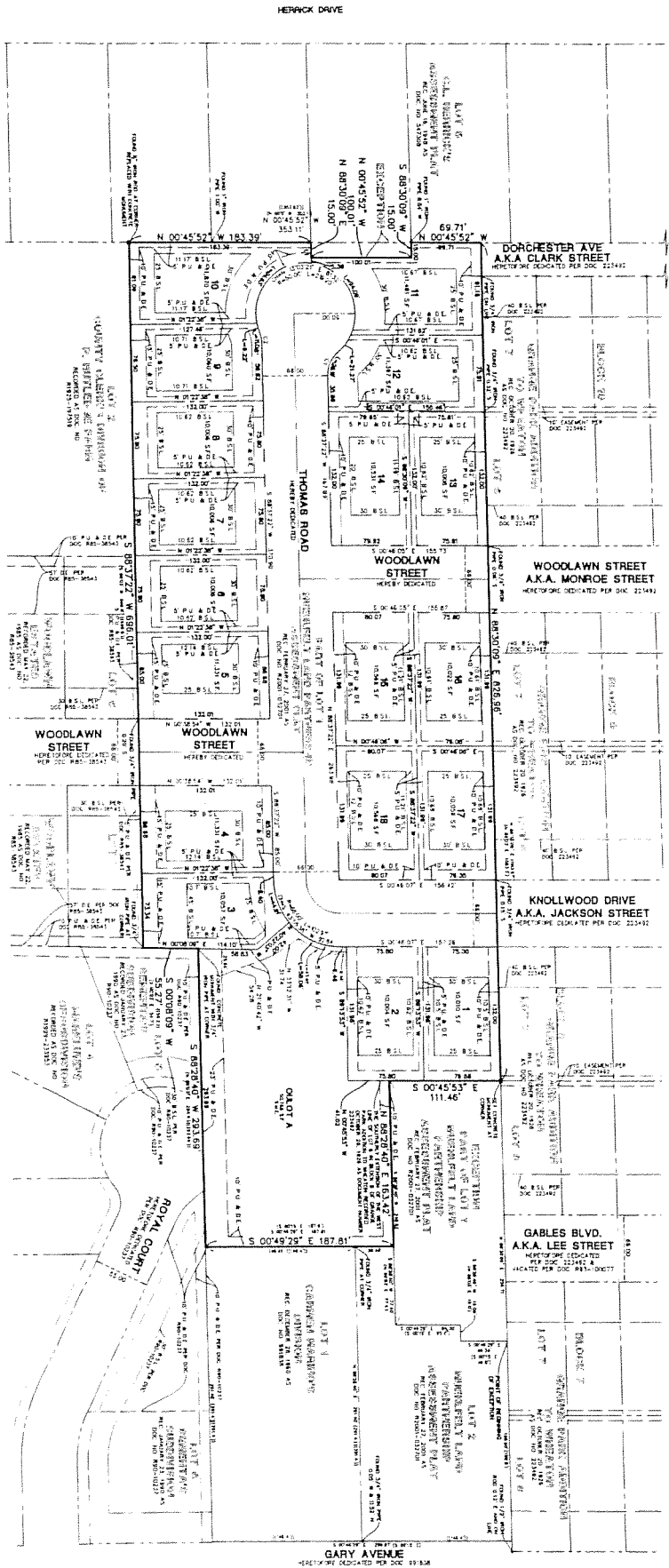
P.I.N.: 05-08-116-034

SEND PAY BILL TO:
 400 E. NORTON ROAD, SUITE 230
 WHEATON, ILLINOIS 60187

OWNER/DEVELOPER
 J.V. HINES OF CHICAGO, LLC
 400 E. NORTON ROAD, SUITE 230
 WHEATON, ILLINOIS 60187

FINAL PLAT OF SUBDIVISION OF WOODLAWN PLACE

THIS IS A SUBDIVISION OF PART OF LOT 1, AS SHOWN IN THE RECORD PLAT OF THE SUBDIVISION OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT NUMBER RECORDED FEBRUARY 21, 2001 AS DOCUMENT NUMBER 82001-032701, IN COCLAKE COUNTY, ILLINOIS.

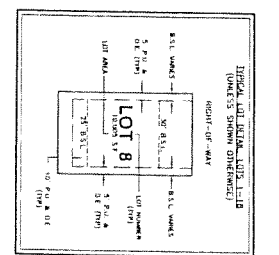


WARRANTY: PART HEREIN CONVEYS ASSURANCE FROM THE CITY OF WHEATON, ILLINOIS, AND IS SUBJECT TO THE CITY OF WHEATON, ILLINOIS, AND IS SUBJECT TO THE CITY OF WHEATON, ILLINOIS, AND IS SUBJECT TO THE CITY OF WHEATON, ILLINOIS.

RECORDED AS DOCUMENT NUMBER _____

CENTRAL NOTES

- NO PART OF THIS PLAT SHALL BE CONSIDERED VALID UNLESS ALL OF THE FOLLOWING CONDITIONS ARE MET:
- APPROVAL OF THE CITY OF WHEATON, ILLINOIS, AND IS SUBJECT TO THE CITY OF WHEATON, ILLINOIS, AND IS SUBJECT TO THE CITY OF WHEATON, ILLINOIS.
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LEGEND

PROPERTY LINE	LOT LINE	EXISTING STRIP	EXISTING STRIP
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EXISTING STRIP	EXISTING STRIP	EXISTING STRIP	EXISTING STRIP

CONCRETE TABLE

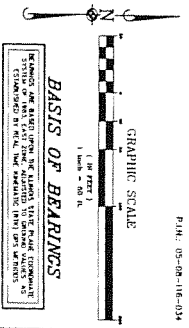
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SURVEYED AREA

SURVEYED AREA	SURVEYED AREA	SURVEYED AREA	SURVEYED AREA
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SHEET INDEX

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FINAL PLAT OF SUBDIVISION OF WOODLAWN PLACE

BEING A SUBDIVISION OF PART OF LOT 1 IN A SUBDIVISION LAND PURCHASE AGREEMENT PLAT BEING PART OF THE
RECORDS OF THE COUNTY OF DEKALB, GEORGIA, AS DOCUMENT NUMBER 1500-11270 IN DEKALB COUNTY RECORDS
BOOK 1500, PAGE 11270.

PLAT: 05-18-16-014

OWNER'S COMMENT

STATE OF GEORGIA)
COUNTY OF DEKALB)
I, the undersigned, being the owner of the above described land, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the records of the County of DeKalb, Georgia, and that the same has been approved by the Board of Commissioners of the County of DeKalb, Georgia, and that the same is in full compliance with the provisions of the Georgia Code relating to the subdivision of land.

Date: 4.9.2016

QUADRETER DECLARATION

I, the undersigned, being a duly qualified and sworn-in surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the records of the County of DeKalb, Georgia, and that the same is in full compliance with the provisions of the Georgia Code relating to the subdivision of land.

Date: 4.9.2016

CITY COLLECTIONS

I, the undersigned, being the City Collector of the City of Wheaton, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the records of the County of DeKalb, Georgia, and that the same is in full compliance with the provisions of the Georgia Code relating to the subdivision of land.

Date: 4.9.2016

DIRECTOR OF INSURANCE CERTIFICATE

I, the undersigned, being the Director of Insurance for the City of Wheaton, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the records of the County of DeKalb, Georgia, and that the same is in full compliance with the provisions of the Georgia Code relating to the subdivision of land.

Date: 4.9.2016

CITY COUNCIL CERTIFICATE

I, the undersigned, being the City Council of the City of Wheaton, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the records of the County of DeKalb, Georgia, and that the same is in full compliance with the provisions of the Georgia Code relating to the subdivision of land.

Date: 4.9.2016

PUBLIC UTILITY AND SERVICE ESTIMATE (P.U.S.E.) DISBURSERS

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Date: 4.9.2016

PERMANENT EASEMENTS, MANAGEMENT EASEMENTS (P.M.E.) DISBURSERS

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Date: 4.9.2016

QUALITY CLERKS CERTIFICATE

I, the undersigned, being the Quality Clerk of the City of Wheaton, Illinois, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the records of the County of DeKalb, Georgia, and that the same is in full compliance with the provisions of the Georgia Code relating to the subdivision of land.

Date: 4.9.2016

DEKALB COUNTY RECORDER CERTIFICATE

I, the undersigned, being the Recorder of Deeds for the County of DeKalb, Georgia, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the records of the County of DeKalb, Georgia, and that the same is in full compliance with the provisions of the Georgia Code relating to the subdivision of land.

Date: 4.9.2016

SURVEYOR'S STATEMENT

I, the undersigned, being a duly qualified and sworn-in surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the records of the County of DeKalb, Georgia, and that the same is in full compliance with the provisions of the Georgia Code relating to the subdivision of land.

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QUALITY CLERKS CERTIFICATE

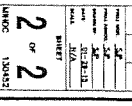
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Date: 4.9.2016



DATE OF THIS PLAN: 4.9.2016
APPROVED BY THE CITY OF WHEATON, ILLINOIS, AND HAS BEEN RECORDED IN BOOK _____ OF PLATS ON PAGE _____
RECORDED IN DEKALB COUNTY RECORDS BOOK 1500, PAGE 11270

WOODLAWN PLACE
CITY OF WHEATON, ILLINOIS
FINAL PLAT OF SUBDIVISION

NO.	DATE	REVISIONS
1	4.9.2016	INITIAL
2	4.9.2016	INITIAL

SHEET 2 OF 2
PLAT NO. 1500-11270

Manhard CONSULTING LTD

1500 Bridge Street, Lawrenceville, GA 30046 | Tel: 770.962.2600 | Fax: 770.962.2601
www.manhard.com | Email: info@manhard.com

NO.	DATE	REVISIONS
1	4.9.2016	INITIAL
2	4.9.2016	INITIAL