

RESOLUTION R-45-15

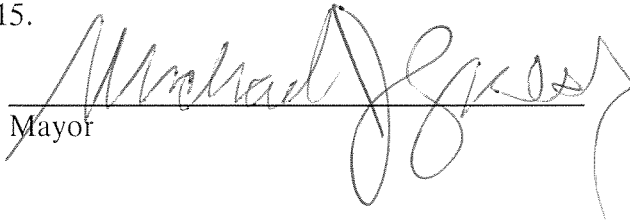
**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION OF
NORTHRIDGE ESTATES RESUBDIVISON
(Northwest of Gary Avenue and Jewell Road)**

WHEREAS, the Final Plat of Subdivision for Northridge Estates Resubdivision has been submitted to and reviewed by the Wheaton City staff (the property is described on Exhibit "A" attached to this resolution); and the Wheaton City staff has recommended that the Final Plat of Subdivision be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council, of the City of Wheaton, Illinois, that the final plat of subdivision of Northridge Estates Resubdivision, as prepared by Bradley A. Strohl, an Illinois Professional Land Surveyor, dated July 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 final plat subdivision of Northridge Estates Resubdivision.

ADOPTED this 20th day of July, 2015.



Mayor

ATTEST:



City Clerk

	<u>Roll Call Vote</u>
Ayes:	Councilman Scalzo Councilwoman Fitch Councilman Prendiville Councilman Rutledge Mayor Pro Tem Suess Councilman Saline
Nays:	None
Absent:	Mayor Gresk

Motion Carried Unanimously

EXHIBIT "A"

Northridge Estates Resubdivision

Legal Description

LOT 4 (EXCEPT THE NORTH 5 ACRES THEREOF) AND LOT 5 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 52 MINUTES 30 SECONDS WEST ALONG THE CENTER LINE OF GARY AVENUE AS ORIGINALLY LOCATED AND AS RELOCATED UNDER DESIGNATION OF STATE AID ROUTE 4 BY INSTRUMENT OF DEDICATION RECORDED JUNE 14, 1926 AS DOCUMENT NUMBER 215592 (SAID CENTER LINE BEING USED AS NORTH-SOUTH CENTER LINE OF SECTION 8 ACCORDING TO GRANGE PARK ADDITION TO WHEATON, A SUBDIVISION DATED SEPTEMBER 27, 1926 AND RECORDED AS DOCUMENT NUMBER 223492 AND ALSO USED AS COMMON LOT LINE BETWEEN LOTS 4-5 AND 6-7 OF COUNTY CLERKS DIVISION OF PART OF RUTLEDGE FARM RECORDED AUGUST 1925 AS DOCUMENT NUMBER 197519), A DISTANCE OF 1953.67 FEET TO A POINT OF TANGENT; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVED TO THE EAST, RADIUS OF 6678.50 FEET, CENTRAL ANGLE 03 DEGREES 21 MINUTES 14 SECONDS, 390.94 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 5 ACRES OF LOT 4 OF SAID COUNTY CLERK'S DIVISION; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 5 ACRES OF LOT 4, A DISTANCE OF 50.05 FEET TO A POINT ON A LINE CONCENTRIC AND 50.00 FEET, MEASURED RADIAL, WEST OF SAID 6678.50 FOOT RADIUS CENTERLINE OF GARY AVENUE FOR THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, SAID POINT BEING ON A 6728.50 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 87 DEGREES 32 MINUTES 24 SECONDS EAST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVED LINE CONCENTRIC TO AND 50.00 FEET, MEASURED RADIAL, WEST OF THE CENTER LINE OF GARY AVENUE 336.37 FEET, CENTRAL ANGLE 02 DEGREES 51 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE EAST-WEST CENTERLINE OF SECTION 8; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS EAST ALONG SAID EAST-WEST CENTER LINE 80.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 IN SAID COUNTY CLERK'S DIVISION OF RUTLEDGE FARM RECORDED AS DOCUMENT NUMBER 197519; THENCE NORTH 20 DEGREES 19 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 359.42 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 52 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 17.92 FEET TO THE SOUTH LINE OF THE NORTH 5 ACRES OF LOT 4 OF SAID COUNTY CLERK'S DIVISION; THENCE NORTH 89 DEGREES 56 MINUTES, 30 SECONDS WEST ALONG, SAID SOUTH LINE 38.61 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.484 ACRES, MORE OR LESS, OF WHICH 0.353 ACRES, MORE OR LESS, WERE PREVIOUSLY DEDICATED OR USED FOR PUBLIC HIGHWAY PURPOSES) IN COUNTY CLERK'S DIVISION OF PART OF RUTLEDGE FARM SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT NUMBER 197519, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-08-116-023

P.I.N. = 05-08-116-023

FINAL PLAT OF SUBDIVISION NORTHRIDGE ESTATES RESUBDIVISION

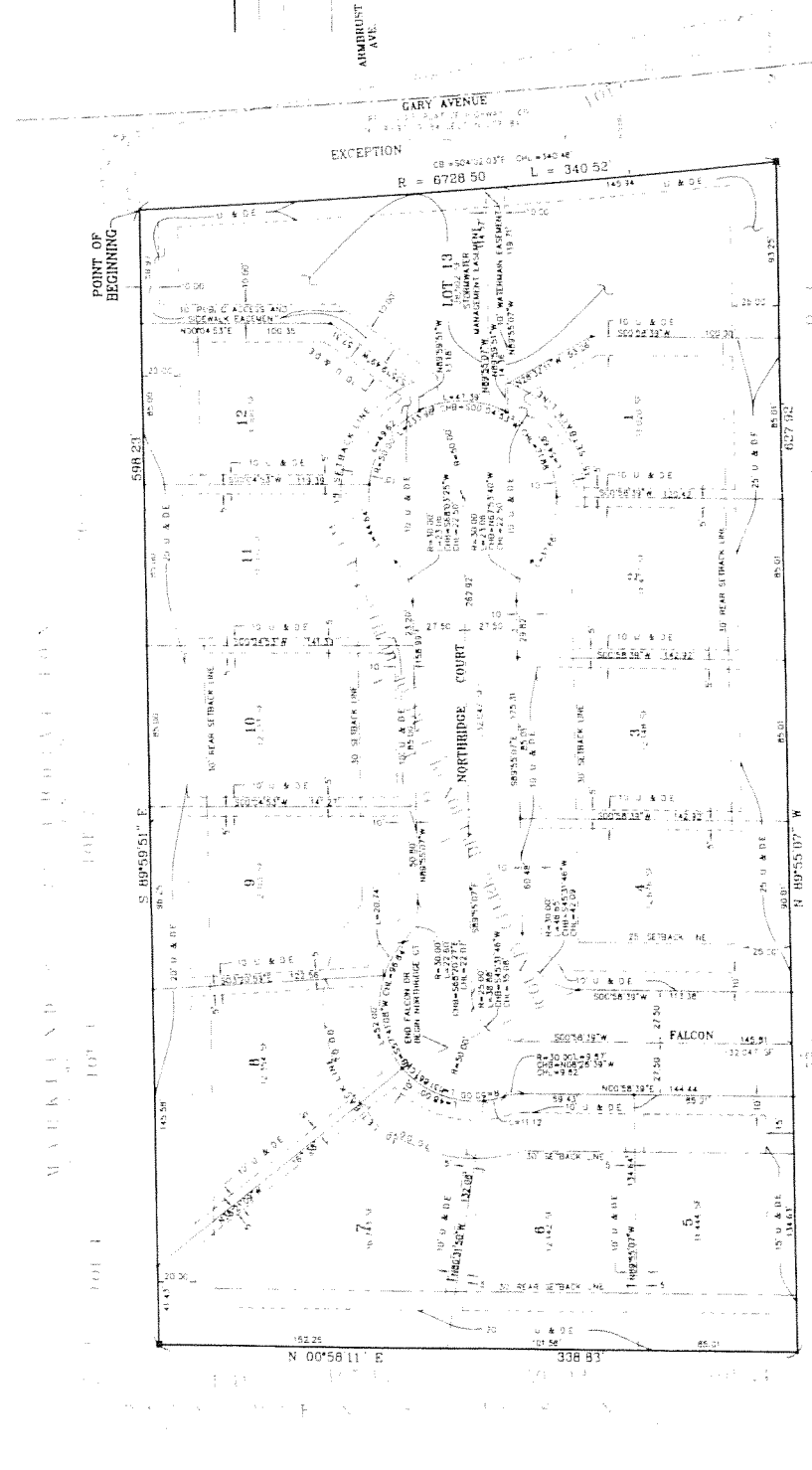
PART OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 10 EAST, 18TH RANGE, MERIDIAN, DEKALB COUNTY, ILLINOIS



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXAMINER'S LINE
- OF TRACK LINE
- ENTIRE LINE

- 1. THIS RECORDS THE PLAN AND ARE BASED ON A SURVEY MADE BY THE SURVEYOR.
- 2. EXEMPTED FROM THE REQUIREMENTS OF THE SUBDIVISION ACT.
- 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS PLAN.
- 4. ALL AREAS ARE MORE OR LESS AS SHOWN ON THIS PLAN.
- 5. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND INCHES.
- 6. ALL DISTANCES ARE MORE OR LESS AS SHOWN ON THIS PLAN.
- 7. ALL DISTANCES ARE MORE OR LESS AS SHOWN ON THIS PLAN.



ALTHOUGH RECORDING THIS DOCUMENT SHOULD BE CONSIDERED A PUBLIC RECORD, THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS PLAN.

DATE	APPROVED BY	DATE	APPROVED BY
ENGINEERING ER ASSOCIATES, INC. 1000 W. WASHINGTON ST., SUITE 100 DEKALB COUNTY, ILLINOIS 60155-4000 PHONE: (815) 421-1100 FAX: (815) 421-4000		TITLE K. HOFFMAN HOMES 1804 N. MAPER BLVD., SUITE 200 MAPERVILLE, IL 60562	
MAPER AT: [] SIGNED BY: [] LICENSE NO.: []		PROFESSIONAL DESIGN FORM NUMBER - 104 (07/01) DATE: JULY 6, 2015 JOB NO.: 20150101	

FINAL PLAT OF SUBDIVISION NORTHBRIDGE ESTATES RESUBDIVISION

PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

PIN = 05-08-116-023

FOR RECORD: SET RELOCATION OF CORNERS AND MONUMENTS RECORDED AS INDICATED
RECORDED

OWNER'S CERTIFICATE
STATE OF ILLINOIS 35
COUNTY OF DU PAGE
BEFORE ME, the undersigned authority, on this 21st day of June, 2015, personally appeared Joseph Kovach, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. He acknowledged that the same were his own act and deed.

NOTARY PUBLIC
I, David M. Wain, Notary Public in and for the State of Illinois, do hereby certify that Joseph Kovach is the person whose name is subscribed to the foregoing instrument, and that he acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires on 01/01/2017.

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IF THIS DOCUMENT HAS BEEN RECORDED, THIS DOCUMENT SHOULD BE RETURNED BY MAIL TO:
303 W. WASHINGTON ST., BOX 122
WHEELING, ILLINOIS 60090

DATE RECORDED BY FILE NO.	DESCRIPTION	DATE	FILE NO.	RECORDED BY
ENGINEERING RESOURCES, INC.				
ENGINEERING RESOURCES, INC. 222 WEST ASTOR ST., SUITE 200 NAPERVILLE, ILLINOIS 60563 TEL: 630.633.0000 FAX: 630.633.1000				
OWNER K. HOVNIANIAN, HONES 1804 N. MAPER BLVD., SUITE 200 NAPERVILLE, IL 60562				
PROFESSIONAL DESIGN FIRM NUMBER: 114 010716				
FINAL PLAT OF SUBDIVISION NORTHBRIDGE ESTATES SUBDIVISION				
PAGE 2 OF 3				

8

FINAL PLAT OF SUBDIVISION NORTHBRIDGE ESTATES RESUBDIVISION

PART OF RECORD P EMBARRAS TO NORTH BRIDGE IN EAST OF THE THIRT-EIGHTH AND MERRILL SQUARE ESTATE, GRAND

FORM IN PLAIN, SET REVISIONS OF COMMENTS AND RETURN HEREIN RECORD AS DOCUMENT

LAKEVIEW PROGRESS

ALL EASEMENTS AND RIGHTS RESERVED TO THE PROPERTY WITH BELONG, AND

COMMERCIAL REAL ESTATE COMPANY

3815 EIGHTH AVE N, EDINBURGH, ILL 60121

LAKEVIEW PROGRESS

THEIR RESPECTIVE LEGAL SUCCESSORS AND ASSIGNS, WHOSE RIGHTS AND INTERESTS IN THIS PROPERTY SHALL BE THE SAME AS IF THEY WERE THE ORIGINAL OWNERS... THE STATE OF ILLINOIS, COUNTY OF COCKERETT...

TO HAVE AND TO ENJOY THE SAME TO THE EXCLUSIVE USE OF THEM, THEIR HEIRS AND ASSIGNS... THE STATE OF ILLINOIS, COUNTY OF COCKERETT...

AFTER RECORDING THIS DOCUMENT SHOULD BE RETURNED BY MAIL TO: MAY W. MANSLEY, AT BOX 7277 WHEATON, ILLINOIS 60187



DESIGNED BY: David A. Stetler, LICENSED PROFESSIONAL ENGINEER, MECHANICAL, STATE OF ILLINOIS, NO. 158695, EXPIRES 10/31/2015.

PROFESSIONAL DESIGN FIRM NUMBER: 104-020880

FINAL PLAT OF SUBDIVISION NORTHBRIDGE ESTATES RESUBDIVISION

K. HOWMANIAN HOMES 1804 N. NAAPER BLVD., SUITE 200 NAPERVILLE, IL 60562

CONTRACT NO. 2015-011

LAKEVIEW PROGRESS RESUBDIVISION, INC. ANNOUNCES THE SALE OF THIS PROPERTY TO THE CITY OF WHEATON, ILLINOIS.



REVISIONS: DATE BY DESCRIPTION DATE BY DESCRIPTION DATE BY DESCRIPTION

WATERMAIN EASEMENT EMBARRAS

ALL EASEMENTS RESERVED AS WATERMAIN EASEMENTS ON THE CITY ARE RESERVED FOR THE USE OF THE CITY OF WHEATON, ILLINOIS... THE STATE OF ILLINOIS, COUNTY OF COCKERETT...

UTILITY AND SERVICE EASEMENT EMBARRAS

ALL EASEMENTS RESERVED AS UTILITY AND SERVICE EASEMENTS ON THE CITY ARE RESERVED FOR THE USE OF THE CITY OF WHEATON, ILLINOIS... THE STATE OF ILLINOIS, COUNTY OF COCKERETT...

PERMANENT SIDEWALK MANAGEMENT EASEMENT EMBARRAS

ALL EASEMENTS RESERVED AS PERMANENT SIDEWALK MANAGEMENT EASEMENTS ON THE CITY ARE RESERVED FOR THE USE OF THE CITY OF WHEATON, ILLINOIS... THE STATE OF ILLINOIS, COUNTY OF COCKERETT...

ACCESS/EASEMENT EASEMENT EMBARRAS

ALL EASEMENTS RESERVED AS ACCESS/EASEMENT EASEMENTS ON THE CITY ARE RESERVED FOR THE USE OF THE CITY OF WHEATON, ILLINOIS... THE STATE OF ILLINOIS, COUNTY OF COCKERETT...

SUBDIVISION CERTIFICATE

STATE OF ILLINOIS, COUNTY OF COCKERETT, TO HAVE AND TO ENJOY THE SAME TO THE EXCLUSIVE USE OF THEM, THEIR HEIRS AND ASSIGNS... THE STATE OF ILLINOIS, COUNTY OF COCKERETT...

