

RESOLUTION R-57-15

**A RESOLUTION APPROVING THE
FINAL PLAT OF CASTON RESUBDIVISION
(1204 Aurora Way)**

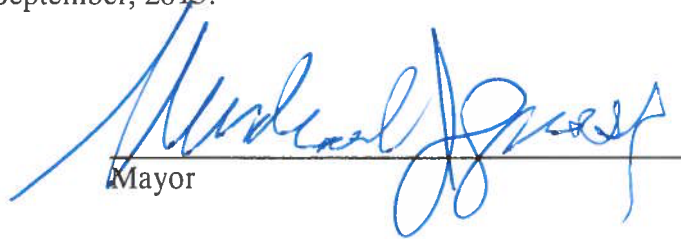
WHEREAS, the Owner has submitted a plat of resubdivision of the property located at 1204 Aurora Way to the City for approval (the property is described on Exhibit "A" attached to this resolution); and the Wheaton City staff has recommended that the plat of resubdivision be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois that Caston Plat of Resubdivision, as prepared by Charles S Marshall, an Illinois Professional Land Surveyor, dated August 10, 2015 is hereby approved, subject to the following conditions, restrictions, and requirements.

1. A variance is hereby granted to Section 62-286, street lighting, of the Wheaton City Code to waive the requirement to construct a City street lighting system as part of the subdivision.
2. A public sidewalk shall be constructed along the Gables Boulevard frontage of Lot 2 as part of the building permit for the new home.
3. A private sanitary sewer service easement shall be granted along Lot 1 for the benefit of Lot 2.

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.

ADOPTED this 21st day of September, 2015.



Mayor

ATTEST:



City Clerk

ROLL CALL VOTE

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

Motion Carried Unanimously

EXHIBIT "A"

Caston Plat of Resubdivision
1204 Aurora Way, Wheaton, Illinois

Legal Description

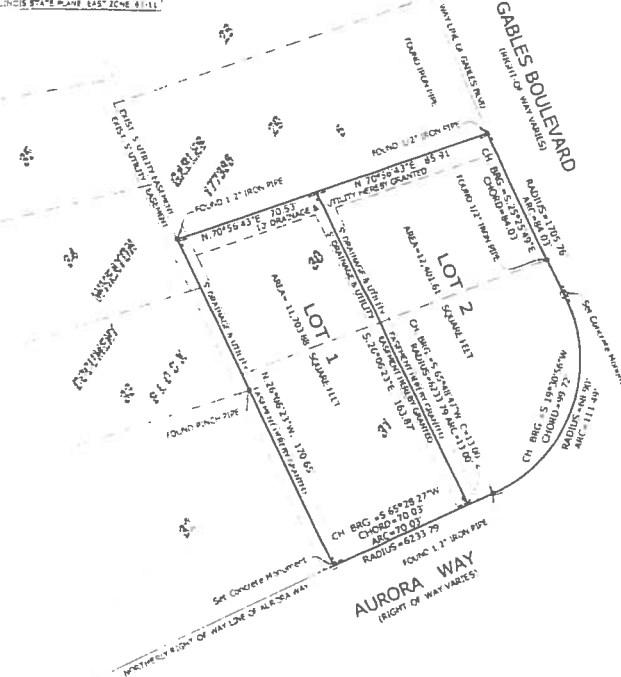
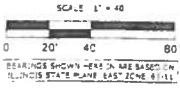
LOT 30 AND LOT 31 IN WHEATON GABLES, BEING A SUBDIVISION IN SECTION 20,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924 AS DOCUMENT
177386, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-20-108-058

CASTON PLAT OF RESUBDIVISION

BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20 TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS

PIN # 05-20-108-058



UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND 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, SBC/AMERITECH COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND COMCAST CABLE COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE") 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

LOTS 30 AND 31 IN BLOCK 5 IN WHEATON GABLES, BEING A SUBDIVISION IN SECTION 20, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924 AS DOCUMENT 177386 IN DUPAGE COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, CHARLES S. MARSHALL, 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.

DIMENSIONS 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 17043C0504H 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 10TH DAY OF AUGUST A.D. 2015

BY: CHARLES S. MARSHALL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 035 3377
LICENSE EXPIRES 11/30/2016



LEGEND	
- - - - -	BOUNDARY
- - - - -	EXISTING LOT LINE
- - - - -	EXISTING RIGHT OF WAY LINE
- - - - -	ROAD CENTER LINE
- - - - -	EASEMENT LINE
—●—	FOUND IRON PIPE (IRON ROD)
—■—	FOUND CONCRETE MONUMENT
—C—	SET CONCRETE MONUMENT
—R—	RECORD
—H—	HEADLAMP
—CH BRG—	CHORD BEARING

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 HEREOF 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 11th DAY OF August 2015

(OWNER) _____ (OWNER)

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, Charles S. Marshall, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT Charles S. Marshall 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 11th DAY OF August A.D. 2015

NOTARY PUBLIC SIGNATURE

Charles S. Marshall PRINT NAME

MY COMMISSION EXPIRES ON 4/7/17

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 APPENDED 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 APPORTIONED 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, Paul Hinds, 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 28th DAY OF August 2015

COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

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

ASM PROJECT NO
727016PR



PREPARED BY
AS **JM**
ASM Consultants, Inc.
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Professional Design Firm #184-006014 expires 4/30/2017

