

ORDINANCE NO. F-1989

AN ORDINANCE AUTHORIZING APPROVAL OF AN EXTENSION OF TIME ON THE VALIDITY OF AND AMENDING ORDINANCE NO. F-1125 – “AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY REZONING CERTAIN REAL ESTATE AND GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON REAL ESTATE COMMONLY LOCATED ON THE SOUTH SIDE OF WIESBROOK ROAD AT LEABROOK LANE - NOZZEL, INC. & COMMONWEALTH EDISON COMPANY”

WHEREAS, on January 17, 2006 the Mayor and City Council approved Ordinance No. F-1125 (Original Ordinance) which granted a rezoning and issuance of a special use permit for a Planned Unit Development in order to allow for the development of four single family homes on four residential zoning lots and the continued existence of a Commonwealth Edison utility substation on a separate additional lot, all on certain property legally described herein and commonly known as the south side of Wiesbrook Road at Leabrook Lane, Wheaton, Illinois 60189; and

WHEREAS, on July 7, 2014 the Mayor and City Council approved Ordinance No. F-1798 (Amended Ordinance) which granted a one-year extension on the validity of the Original Ordinance until July 7, 2015; and

WHEREAS, following the enactment of the Original Ordinance and Amended Ordinance, an application has been made requesting approval of an extension of time and revised preliminary plat of subdivision; and the City has determined that the requested amendment is a minor amendment and may be implemented without public hearing, pursuant to the provisions of Section 5.10.6 of the Wheaton Zoning Ordinance; and

WHEREAS, Article 4.4 of the City of Wheaton Zoning Ordinance provides that upon written application and for good cause shown, the corporate authorities may, in their sole discretion, grant extensions of time not to exceed one year each.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, that:

Section 1: Section 2 of the Original Ordinance is hereby amended to approve the revised preliminary plat of subdivision entitled “*Amber Court Subdivision*”, prepared by *WBK Engineering, LLC*, dated December 14, 2016.

Section 2: Section 2(1) of the Original Ordinance is hereby deleted in its entirety and replaced with the following:

“1. The owner of the Subject Property shall provide public pedestrian and non-motorized bicycle access to and egress from the Illinois Prairie Path adjacent to the planned unit development on a 10 foot wide concrete path located within a minimum 15 foot wide public access easement along the western portion of the Subject Property and connecting it to the right-of-way to be dedicated for the public street, in the location identified on the Preliminary Plat. Said access easement shall be located within an outlot owned and maintained by the homeowner’s association of the planned unit development and shall be effectuated pursuant to applicable provisions contained on the final plat of subdivision for the Subject Property as hereafter approved by the City.”

Section 3: Approval is granted to allow the Original Ordinance and Amended Ordinance to be valid until October 17, 2017.

Section 4: In all other respects, the terms and provisions of the Original Ordinance and Amended Ordinance are ratified and remain in full force and effect.

Section 5: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 6: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.


Mayor

ATTEST:


City Clerk

Roll Call Vote

Ayes: Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gresk
Councilman Saline
Councilman Scalzo
Councilman Suess

Nays: None

Absent: None

Motion Carried Unanimously

Passed: December 19, 2016
Published: December 20, 2016

EXHIBIT "A"

LOTS 1 AND 2 IN COMMONWEALTH EDISON COMPANY DCW 340 ASSESSMENT PLAT OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2002 AS DOCUMENT R2002-208303 IN DUPAGE COUNTY, ILLINOIS.

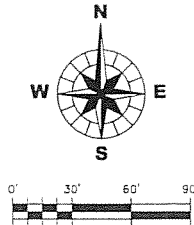
P.I.N. 05-19-405-009; -010

The subject property is commonly known as the south side of Wiesbrook Road at Leabrook Lane, Wheaton, Illinois 60189.

PLAT SUBMITTED FOR RECORDING BY
CITY OF WHEATON,
303 W WESLEY ST
WHEATON, ILLINOIS 60178

PRELIMINARY PLAT OF SUBDIVISION AMBER COURT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE THE SOUTHEAST QUARTER OF SECTION 19 AND THE
PART OF THE NORTHEAST QUARTER OF SECTION 20, ALL IN TOWNSHIP 35 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, IL



BEARINGS ARE REFERENCED TO
THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, NAD 83
(2011 ADJUSTMENT), EAST ZONE

LEGEND

- SURVEYED PROPERTY
- - - EX. RIGHT OF WAY LINE
- - - PR. RIGHT OF WAY LINE
- - - BUILDING SETBACK LINE
- - - EX. PERMANENT EASEMENT
- - - PR. PERMANENT EASEMENT
- CENTERLINE
- + 435.00' (430.00') MEASURED OR CALCULATED SURVEY DATA
- RECORD OR PRIOR SURVEY DATA
- FOUND IRON PIPE
- x SET CHISELED CROSS
- SET CONCRETE MONUMENT

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, _____, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AS APPROVED HEREIN 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____.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS, NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____ 20____.

CERTIFICATE OF NOTARY

STATE OF _____)
COUNTY OF _____)
I, _____, hereby certify that the PERSON(S) (CORPORATION(S)) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNER(S).
GIVEN UNDER MY HAND AND NOTARY SEAL THIS _____ DAY OF _____ 2014.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
APPROVED, BY THE MAJOR AND CITY COUNCIL, OF THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____.

ATTEST

CITY COLLECTOR'S 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 APPLICATED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.
DATED AT WHEATON, ILLINOIS, THIS _____ DAY OF _____ 20____.

CITY COLLECTOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
I, DONALD REICHA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3495, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, HEREOF, I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

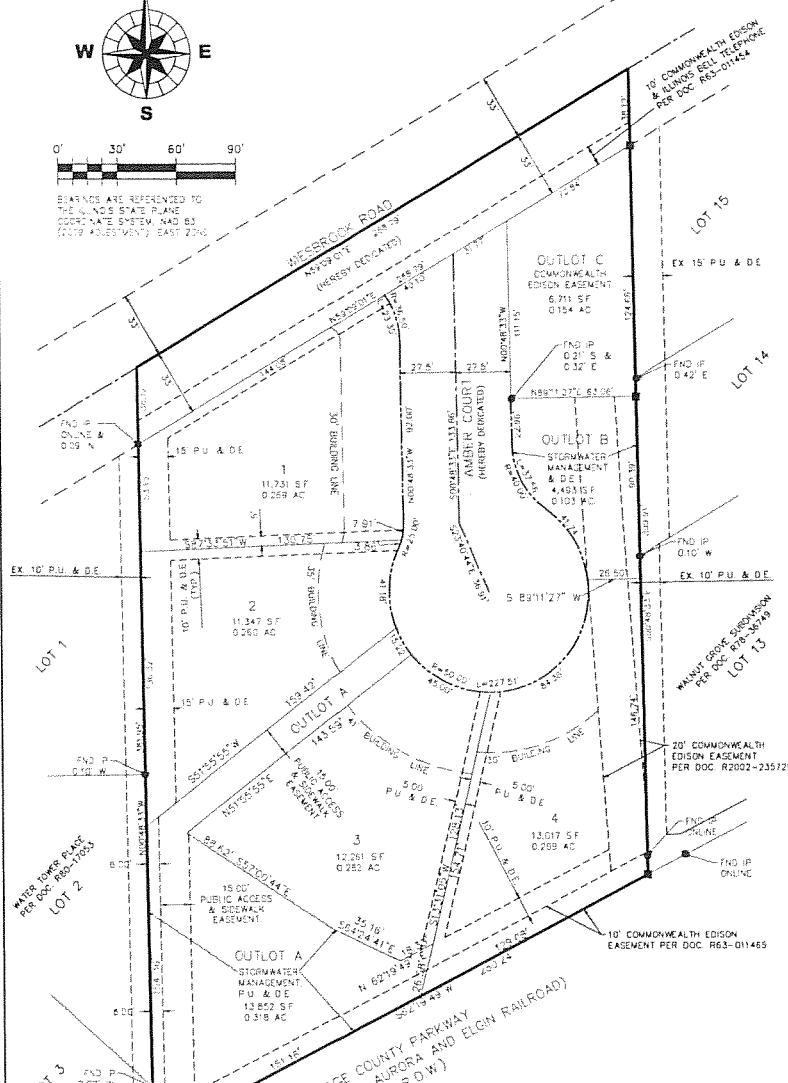
THAT PART OF THE SOUTHEAST QUARTER 20 SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF WATER TOWER PLACE, PER DOCUMENT NUMBER 883-17163, RECORDED MARCH 21, 1980, THENCE NORTH 05 DEGREES 48 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID WATER TOWER PLACE, A DISTANCE OF 381.95 FEET TO THE CENTERLINE OF WISERBROOK ROAD, THENCE NORTH 59 DEGREES 09 MINUTES 15 SECONDS EAST ALONG SAID CENTERLINE OF WISERBROOK ROAD, A DISTANCE OF 288.79 FEET TO THE NORTHWEST CORNER OF WALNUT DRIVE SUBDIVISION, PER DOCUMENT NUMBER 878-36749, RECORDED MAY 2, 1978, THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID WALNUT DRIVE SUBDIVISION, A DISTANCE OF 359.81 FEET TO THE SOUTHWEST CORNER OF SAID WALNUT DRIVE SUBDIVISION, THENCE SOUTH 62 DEGREES 19 MINUTES 48 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DUPAGE COUNTY PARKWAY (FORMERLY CHICAGO, AURORA AND ELGIN RAILROAD), A DISTANCE OF 280.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2.244 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, WHICH WAS PREPARED IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREIN DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS, AND THAT THIS SITE APPEARS TO BE SITUATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED IN THE FLOOD INSURANCE RATE MAP NO. 17043UC0004- AND 17043UC0007-BOTH WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-7483
ALL LICENSES EXPIRE NOVEMBER 30, 2018
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY



PUBLIC 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, A-T-A, Incoor Gas Company, Commonwealth Edison Company, Comcast Cable and their successors and assigns collectively. GRANTED FOR THE REPAIR, RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE PUBLIC UTILITY 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, 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 PUBLIC UTILITY. THE GRANTEE OR GRANTEEES PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL REASONABLY RESTORE SUCH AREAS TO THE GENERAL CONDITION THEY EXISTED PRIOR TO THE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT TRIM OR INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRACES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.

DIRECTOR OF DEEDS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE OFFICE OF DEEDS OF DU PAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ 20____, AT _____ O'CLOCK _____ M.

DUPAGE COUNTY RECORDER OF DEEDS

NOTES

1. 1/4" = 65'-10 1/2" = 0'-0"
 2. FIELD WORK WAS COMPLETED 9/19/14
 3. 1/4" X 3/4" IRON PIPE TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED
 4. ALL STORMWATER MANAGEMENT, PUBLIC UTILITY & DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE HEREBY GRANTED
- FRONT YARD SETBACKS = VARIABLE AS SHOWN
SIDE YARD SETBACKS = 14'
REAR YARD SETBACKS = 25'
CORNER SETBACKS = 21.5'

1 OF 2



WBK ENGINEERING, LLC
1920 THOREAU NORTH DRIVE
SCHAUMBURG, IL 60173
(630) 443-7755

CLIENT
DAVID WEEKLEY HOMES
1920 THOREAU NORTH DRIVE
SCHAUMBURG, IL 60173

DSGN.	RWN	TITLE
DWN	RPD	AMBER COURT SUBDIVISION
CHKD	DER	
SCALE 1"=30'		FINAL PLAT OF SUBDIVISION
FIN. PLAT OF SUBDIVISION		

PRELIMINARY PLAT OF SUBDIVISION AMBER COURT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE THE SOUTHEAST QUARTER OF SECTION 19 AND THE
 PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 10
 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, IL

PERPETUAL STORMWATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER MANAGEMENT EASEMENTS ARE PERPETUAL EASEMENTS RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND ITS SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORMWATER FLOW OF STORMWATER OR OTHERWISE VIOLATE APPLICABLE STORMWATER LAWS, CODES, ORDINANCES AND REGULATIONS. EACH OWNER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY IN ACCORDANCE WITH THE RECOMMENDED MAINTENANCE SCHEDULES OUTLINED IN THE STORMWATER MANAGEMENT REPORT AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES, OR VARY DESIGN OR FUNCTION IN ANY MANNER WHICH VIOLATES APPLICABLE STORMWATER LAWS, ORDINANCES, CODES AND REGULATIONS, OR THE ORIGINAL APPROVED DESIGNS WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WHEATON OR THE COUNTY AS THE LAW MAY REQUIRE.

IN THE EVENT ANY OWNER FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY THE CITY OF WHEATON, ILLINOIS, SHALL UPON WRITTEN (5) DAYS WRITTEN NOTICE OUTLINED THE NATURE 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 OR OTHER WORK UPON THE STORMWATER MANAGEMENT FACILITY AND ITS APPURTENANCES REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE, FLOW OF WATER, EROSION CONTROL, AND TIER MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA, COMPLIANCE WITH APPLICABLE STORMWATER LAWS, CODES, ORDINANCES AND REGULATIONS OR RESTORE THE EASEMENT AREA TO ITS ORIGINAL DESIGN PARAMETERS AND FUNCTIONS. AS AN ALTERNATIVE TO PERFORMING THE WORK AS DESCRIBED HEREIN THE CITY RETAINS ANY AND ALL REMEDIES PROVIDED IN LAW AND OR EQUITY TO ENFORCE THE OWNER'S OBLIGATIONS.

IN THE EVENT THE CITY OF WHEATON, ILLINOIS PERFORMS OR HAS PERFORMED ANY MAINTENANCE WORK, REPAIRS OR RECONSTRUCTION WORK AS DESCRIBED HEREIN TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN(10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF EACH LOT WITHIN THE SUBDIVISION, ITS SUCCESSORS AND ASSIGNS AND SHALL ALSO CONSTITUTE A LIEN AGAINST THE EASEMENT PROPERTY. THE CITY SHALL HAVE THE RIGHT TO FORECLOSE THE LIEN ON EACH LOT WITHIN THE PROPERTY UPON FAILURE OF THE OWNER'S OR ASSOCIATION TO PAY THE ENTIRE LIEN WITHIN FOURTEEN (14) DAYS OF THE CITY'S WRITTEN NOTICE OF LIEN TO THE ASSOCIATION. THIS LIEN MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF WHEATON. ANY ATTORNEY FEES INCURRED BY THE CITY IN THE ENFORCEMENT OF THE OWNER(S) OBLIGATIONS 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 NATIVE PLANTING / BEST MANAGEMENT PRACTICES DESIGN IMPROVEMENTS AND ALL DETENTION FACILITIES AND IMPROVEMENTS AS OUTLINED IN _____ STORMWATER MANAGEMENT REPORT DATED _____ AS APPROVED AND AMENDED AND PLANT DATED _____ AS APPROVED AND AMENDED. THE OWNER SHALL KEEP AN INSPECTION AND MAINTENANCE LOG ON THE PREMISES OF THE STORMWATER MANAGEMENT FACILITY AND BMP DEVICES WHICH THEY SHALL MAKE AVAILABLE TO THE CITY OF WHEATON UPON REQUEST.

THE ABOVE PROVISIONS SHALL RUN WITH THE LAND AND BE BINDING ON ALL SUCCESSORS, ASSIGNS, AND GRANTEE(S).

COMMONWEALTH Edison EASEMENT

COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS, ASSIGNS AND AFFILIATES (HEREINAFTER REFERRED TO AS "GRANTEE") HEREBY RELEASES AND WAIVES ALL RIGHTS UNDER AND BY WRIT OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS, A PERPETUAL AND EXCLUSIVE RIGHT AND EASEMENT TO INSTALL, CONSTRUCT, ERECT, OPERATE, USE, REPAIR, PATROL, MAINTAIN, RELOCATE, REPLACE, REBUILD, ENLARGE, RENEW AND REMOVE OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATION TRANSMISSION AND DISTRIBUTION LINES, CONDUCTORS OF ONE OR MORE CIRCUITS, INCLUDING, BUT NOT LIMITED TO, TOWERS, POLE STRUCTURES AND PILES WITH THEIR FOUNDATIONS, WRES, CABLES, CONDUITS, COILING DR, GAS OR OTHER COOLING MEDIUM WITH PRESS. DUCTS AND PUMPS, UNDERGROUND COUNTERPOISE ANCHORS, UNDERGROUND GROUND GRID MANHOLES, TRANSFORMERS, PEDESTALS AND NECESSARY FULCREA, CONDUCTORS AND APPURTENANCES ATTACHED THERETO OR ACCORD TO THE NUMBER OF SAID ABOVE ENUMERATED FACILITIES IN, OVER, UNDER, UPON OR ACROSS THE EASEMENT PARCELS, AS HEREINAFTER REFERRED TO AS "OUTLINES" TOGETHER WITH THE RIGHT TO CUT DOWN, TRIM OR OTHERWISE CONTROL THE GROWTH OF ALL TREES AND BUSHES GROWING UPON OR OVER SAID PARCELS, AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AND THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID PARCELS, AT ANY AND ALL TIMES FOR SUCH PURPOSES, INCLUDING PATROLLING THE LINES, AND REPAIRING, RENEWING, RELOCATING OR ACCORD TO THE NUMBER OF SAID ENUMERATED FACILITIES.

PROJECT NO: 10117
 DATE: 12/18/18
 DRAWING NO: 2234A
 SHEET
2 OF 2



WBK ENGINEERING, LLC
 116 WEST MAIN STREET, SUITE 101
 ST. CHARLES, ILLINOIS 60174
 (630) 443-7755

CLIENT
DAVID WEEKLEY HOMES
1920 THOREAU NORTH DRIVE
SCHAUMBURG, IL 60173

NO.	DATE	NATURE OF REVISION	DESIGN	BY	TITLE
			DWN	RPD	AMBER COURT SUBDIVISION
			CHKD	DER	
			SCALE		FINAL PLAT OF SUBDIVISION

AMBER COURT SUBDIVISION

FINAL PLAT OF SUBDIVISION

