

**RESOLUTION R-88-17**

**A RESOLUTION RE-APPROVING THE  
FINAL PLAT OF AMBER COURT SUBDIVISION  
(Wiesbrook Road at Leabrook Lane)**


**WHEREAS**, the Owner has submitted a plat of subdivision of the property located on the south side of Wiesbrook Road at Leabrook Lane 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 subdivision be approved; and

**WHEREAS**, the Final Plat of Amber Court Subdivision was approved by the City Council on May 1, 2017; and

**WHEREAS**, the City Code requires final plats of subdivision to be recorded within 90 days of approval, and if not recorded the plat approval by the City shall be voided.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Wheaton, Illinois that the Final Plat of Amber Court Subdivision, as prepared by Donald E. Rericka, an Illinois Professional Land Surveyor, dated January 18, 2017 is hereby re-approved, and the Mayor is hereby authorized to sign, and the City Clerk is authorized and directed to attest, this resolution of approval and the Final Plat of Amber Court incorporated herein as Exhibit B.

**ADOPTED** this 5<sup>th</sup> day of September, 2017.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Roll Call Vote

Ayes:	Councilman Sues
	Councilman Barbier
	Councilwoman Fitch
	Councilman Prendiville
	Mayor Gresk
	Councilman Rutledge
	Councilman Scalzo
Nays:	None
Absent:	None

Motion Carried Unanimously

## EXHIBIT "A"

Amber Court Subdivision  
Wiesbrook Road (Vacant land), Wheaton, Illinois

### Legal Description

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 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 R80-17053, RECORDED MARCH 21, 1980; THENCE NORTH 00 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 WIESBROOK ROAD; THENCE NORTH 59 DEGREES 09 MINUTES 01 SECONDS EAST ALONG SAID CENTERLINE OF WIESBROOK ROAD, A DISTANCE OF 288.79 FEET TO THE NORTHWEST CORNER OF WALNUT GROVE SUBDIVISION, PER DOCUMENT R78-36749, RECORDED MAY 2, 1978; THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID WALNUT GROVE SUBDIVISION, A DISTANCE OF 399.91 FEET TO THE SOUTHWEST CORNER OF SAID WALNUT GROVE SUBDIVISION; THENCE SOUTH 62 DEGREES 19 MINUTES 49 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, IN DUPAGE COUNTY ILLINOIS.

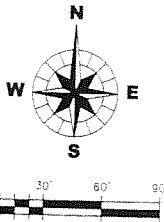
PIN: 05-19-405-009; -010

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

# FINAL 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 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, IL

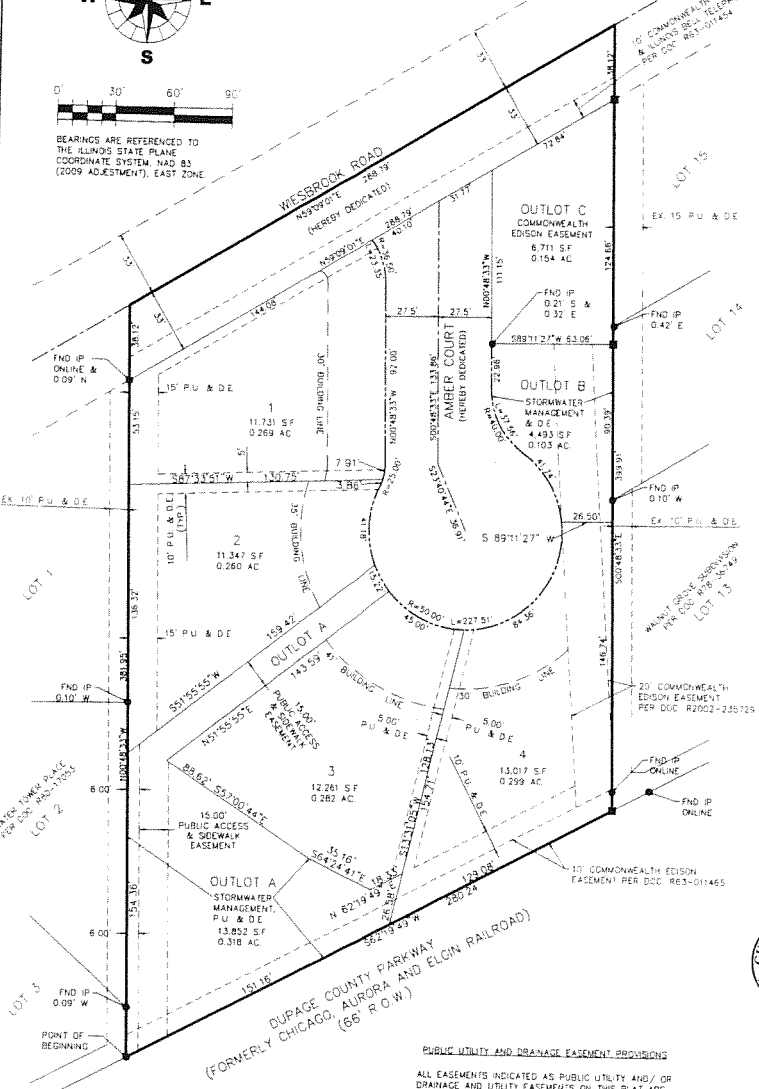
PIN: 05-19-405-009; -010



BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2009 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
- 400 DD MEASURED OR CALCULATED SURVEY DATA
- (400 DD) RECORD OR PRIOR SURVEY DATA
- FOUND IRON PIPE
- × SET CHISELED CROSS
- SET CONCRETE MONUMENT



### DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, Paul Hands, 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 5th DAY OF May, 2017.  
Paul Hands  
DIRECTOR OF ENGINEERING

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
I, Paul Hands, 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 7th DAY OF February, 2017.  
Paul Hands  
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

### CERTIFICATE OF NOTARY - OWNERS CERTIFICATE

STATE OF Illinois )  
COUNTY OF DuPage )  
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 \_\_\_\_\_, 2017.  
\_\_\_\_\_  
NOTARY PUBLIC COMMISSION # \_\_\_\_\_

### 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 1st DAY OF May, 2017.  
Michael R. Lehnert Mayor  
Michael R. Lehnert City Clerk

### CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
I, Michael R. Lehnert, CITY COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.  
DATED AT WHEATON, ILLINOIS, THIS 5th DAY OF May, 2017.  
Michael R. Lehnert  
CITY COLLECTOR

### COMMONWEALTH EDISON EASEMENT

COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS, ASSIGNS AND AFFILIATES (HEREINAFTER REFERRED TO AS "GRANTEE"), HEREBY RELINQUISHING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS, A PERPETUAL AND EXCLUSIVE RIGHT AND EASEMENT TO INSTALL, CONSTRUCT, REPAIR, ENLARGE, RENEW AND REMOVE OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATION TRANSMISSION AND DISTRIBUTION LINES, TOWERS, POLE STRUCTURES AND POLES, WITH THEIR FOUNDATIONS, WIRING, CABLES, CONDUITS, COOLING OIL GAS OR OTHER COOLING MEDIUM WITH UNDERGROUND GROUND GRID, MANHOLES, TRANSFORMERS, REIDESTALS AND NECESSARY FURNITURES, CONDUCTORS AND APPURTENANCES ATTACHED THERETO OR ADDING TO THE NUMBER OF SAID ABOVE ENUMERATED FACILITIES, IN, OVER, UNDER, UPON OR ACROSS THE EASEMENT PARCEL AS HERINAFTER REFERRED TO AS OUTLOT C, TOGETHER WITH THE RIGHT TO CUT BUSHES GROWING UPON OR OVER SAID PARCEL AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AND THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID PARCEL AT ANY AND ALL TIMES, FOR SUCH PURPOSES, INCLUDING PATROLLING THE LINES, AND REPAIRING, REMOVING, RENEWING OR ADDING TO THE NUMBER OF SAID ENUMERATED FACILITIES.

### 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, AT&T, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST CABLE AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEES") FOR THE PERPETUAL 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 OR GRANTEES 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADICES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.

### RECORDER OF DEEDS CERTIFICATE

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

### OWNERS CERTIFICATE

STATE OF Illinois )  
COUNTY OF DuPage )  
THIS IS TO CERTIFY THAT James A. Espersen IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLOTTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.  
DATES THIS 26 DAY OF January, 2017.  
THE OWNER FURTHER CERTIFIES THE PROPERTY IS WITHIN COMMUNITY SCHOOL DISTRICT 200.  
OWNER ADDRESS  
1920 Thoreau North Drive, Schaumburg, IL  
David Weekley Homes, LLC  
BY David Weekley  
TITLE Division President, David Weekley Homes, LLC  
David Weekley ATTEST

### NOTES

1. PIN: 05-19-405-010
  2. FIELD WORK WAS COMPLETED 9/19/14
  3. 2" X 24" IRON PIPES 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	WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST CHARLES, ILLINOIS 60174 (630) 443-7755	CLIENT	DSGN	RWH	TITLE
			DAVID WEEKLEY HOMES 1920 THOREAU NORTH DRIVE SCHAUMBURG, IL 60173	DWN	RPD	AMBER COURT SUBDIVISION
				CHKD	DER	FINAL PLAT OF SUBDIVISION
				SCALE 1"=30'		DUPAGE CO RECORDER PAGE 1 OF 2

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303 W WESLEY ST  
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PART OF THE NORTHEAST QUARTER OF SECTION 20, ALL IN TOWNSHIP 39 NORTH, RANGE 10  
EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, IL

### PERMANENT STORMWATER MANAGEMENT EASEMENT 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-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 STORAGE/FREE 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 THIRTY (30) DAYS WRITTEN NOTICE OUTLINED THE NATURE AND DEFECT 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, FREE/FLOW OF WATER, EROSION CONTROL, AND FLIRT 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 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 OWNERS 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 REBURSED 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 PLANS DATED \_\_\_\_\_ AS APPROVED AND AMENDED. THE OWNER SHALL KEEP AN INSPECTION AND MAINTENANCE LOG ON THE PREMISES OF THE STORMWATER MANAGEMENT FACILITY AND BAP 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 GRANTEEES

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, DONALD PERDICKA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3465, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, THEREOF, I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 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 R80-17053, RECORDED MARCH 21, 1980; THENCE NORTH 00 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 WESBROOK ROAD; THENCE NORTH 59 DEGREES 09 MINUTES 01 SECONDS EAST ALONG SAID CENTERLINE OF WESBROOK ROAD, A DISTANCE OF 288.79 FEET TO THE NORTHWEST CORNER OF WALNUT GROVE 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 GROVE SUBDIVISION, A DISTANCE OF 398.91 FEET TO THE SOUTHWEST CORNER OF SAID WALNUT GROVE SUBDIVISION, THENCE SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DUPAGE COUNTY PARKWAY (FORMERLY CHICAGO, AURORA AND ELGIN RAILROAD), A DISTANCE OF 180.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2.244 ACRES, MORE OR LESS, IN DUPAGE COUNTY, ILLINOIS.

INCLUDING:

AN EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, HENCEFORTH REFERRED TO AS OUTLOT C, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF WATER TOWER PLACE, PER DOCUMENT NUMBER R80-17053, RECORDED MARCH 21, 1980; THENCE NORTH 00 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 WESBROOK ROAD; THENCE NORTH 59 DEGREES 09 MINUTES 01 SECONDS EAST ALONG SAID CENTERLINE OF WESBROOK ROAD, A DISTANCE OF 288.79 FEET TO THE NORTHWEST CORNER OF WALNUT GROVE 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 GROVE SUBDIVISION, A DISTANCE OF 381.12 FEET TO THE POINT OF BEGINNING, THENCE CONTAINING SOUTH 00 DEGREES 48 MINUTES 33 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 124.66 FEET, THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 63.06 FEET, THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 111.93 FEET, THENCE NORTH 59 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE OF 72.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.184 ACRES, MORE OR LESS, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON 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 HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS, AND THAT THIS SITE APPEARS TO BE SITUATED IN "ZONE 1" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLANS) AS DEFINED IN THE FLOOD INSURANCE RATE MAP NO. 17043C0504H AND 17043C0502H, BOTH WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL THIS 19<sup>th</sup> DAY OF FEBRUARY, 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3465  
ALL LICENSES EXPIRE NOVEMBER 30, 2018  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

\*As To

**EASEMENT PROVISIONS**  
The easement provisions herein are intended to be binding on all successors, assigns, and other parties who acquire an interest in the subject land, whether by purchase, gift, or otherwise. The easement provisions herein are intended to be binding on all successors, assigns, and other parties who acquire an interest in the subject land, whether by purchase, gift, or otherwise. The easement provisions herein are intended to be binding on all successors, assigns, and other parties who acquire an interest in the subject land, whether by purchase, gift, or otherwise.

f. Mad. C. 2/17/17  
MADE C. 2/17/17  
REAL ESTATE SOCIALIST COMEB



2 OF 2	WBK engineering	WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755	CLIENT	DSGN	RW4	TITLE
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				CHKD	DER	FINAL PLAT OF SUBDIVISION
			SCALE			
			NO. / DATE	NATURE OF REVISION		FINAL PLAT OF SUB. NEW/DWG