

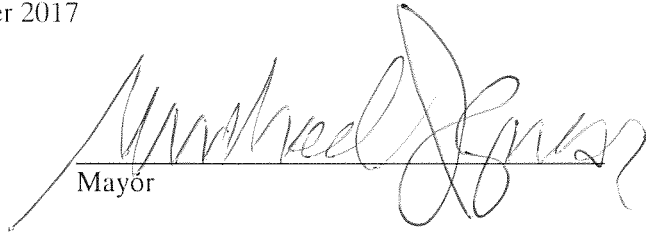
RESOLUTION R-95-17

A RESOLUTION APPROVING THE PLAT OF
ROTH'S CONSOLIDATION
(423 West Oak Avenue)

WHEREAS, the Owner has submitted a plat of consolidation of the property located at 423 West Oak Avenue 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 consolidation be approved.

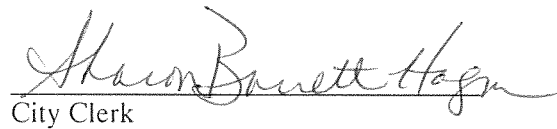
NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois that the plat of Roth's Consolidation, as prepared by Norbert V. Lambert, an Illinois Professional Land Surveyor, dated September 6, 2017 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is authorized and directed to attest, this resolution of approval and the plat of Roth's Consolidation incorporated herein as Exhibit B.

ADOPTED this 2nd day of October 2017



Mayor

ATTEST:



City Clerk

Roll Call Vote

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

Motion Carried Unanimously

EXHIBIT "A"

Roth's Consolidation

423 West Oak Avenue
Wheaton, IL 60187

Legal Description

LOT 1 IN MAGNOLIA'S CONSOLIDATION III OF LOT 8 AND THE WEST 10 FEET OF LOT 7 IN WEBER'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MAGNOLIA'S CONSOLIDATION III RECORDED FEBURARY 10, 2011 AS DOCUMENT R2011-021084, IN DUPAGE COUNTY, ILLINOIS; AND

LOT 9 IN WEBER'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1927 AS DOCUMENT NUMBER 242665 IN DUPAGE COUNTY, ILLINOIS; AND

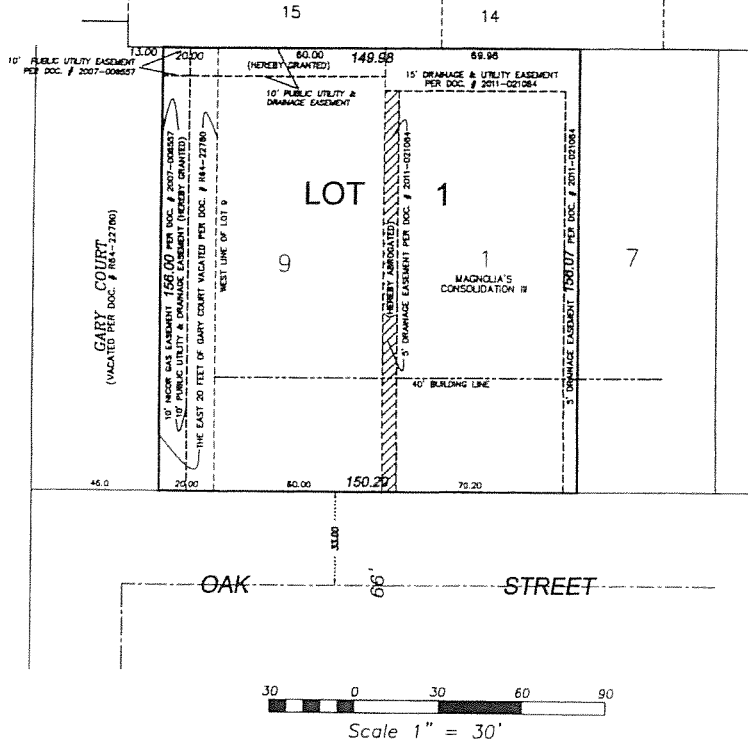
THE EAST 20 FEET OF THAT PART OF 66 FOOT WIDE GARY COURT, AS DEDICATED BY THE PLAT OF WEBER'S SECOND ADDITION TO WHEATON, WHICH LIES NORTH OF THE NORTH LINE OF OAK AVENUE AND SOUTH OF THAT PORTION OF GARY COURT VACATED BY DOCUMENT R64-22780, ALL IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-08-414-030 & 031

ROTH'S CONSOLIDATION

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 8,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-08-414-030
P.I.N.: 05-08-414-031



UTILITY & DRAINAGE EASEMENT PROVISIONS:

ALL EASEMENTS INDICATED AS "PUBLIC UTILITY/DRAINAGE" EASEMENT ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON, THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEES") FOR THE PERPETUAL RIGHT, PROVIDE 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 ADOPTION OF THIS PLAT. THE GRANTOR SHALL BE RESPONSIBLE AT ITS OWN EXPENSE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE WORK. THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARAGES, SHEDS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE ADDRESS USES OR RIGHTS, ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS(ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS(HAVE) CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DO(ES) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING CONSOLIDATED AFORESAID AND, TO THE BEST OF THE OWNERS KNOWLEDGE AND BELIEF, SAID CONSOLIDATION LIES ENTIRELY WITHIN LIMITS OF COMMUNITY UNIT SCHOOL DISTRICT NUMBER 200.

DATED AT Wheaton, ILLINOIS, THIS 23rd DAY OF September, 2017.
Caroline Perry (OWNER)
Robert V. Lambert Jr. (OWNER)

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, *Caroline Perry*, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT *Robert V. Lambert Jr.* WHO IS(ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE(SHE)(THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AS HIS(HERS)(THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF September, IN THE YEAR 2017.
Caroline Perry
NOTARY PUBLIC
Dec. 6, 2019
COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, *Robert V. Lambert Jr.*, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED, FOR PURPOSE OF CONSOLIDATION, THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION. 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 DRAINAGE REGULATORY FLOOD MAP, PANEL NO. 17018700501A, EFFECTIVE DATE DECEMBER 16, 2004.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON, WHICH HAS ADOPTED A CITY PLAN AND WHICH IS EXPRESSING 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 23rd DAY OF SEPT. A.D. 2017.
Robert V. Lambert Jr.

BY: *Robert V. Lambert Jr.*, ILLINOIS PROFESSIONAL LAND SURVEYOR, #1563 ILLINOIS DESIGN FIRM NO. 184--008511



● = FOUND IRON STAKE
○ = SET IRON STAKE

CITY ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT ALL REGULATIONS GOVERNING PLATS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WHEATON, ILLINOIS, HAVE BEEN COMPLIED WITH.

DATED AT WHEATON ILLINOIS, THIS _____ DAY OF _____ A.D. 2017.

DIRECTOR OF ENGINEERING

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, 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 AND INCLUDED IN THE ANNEXED PLAT.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ A.D. 2017

COLLECTOR

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED THIS _____ DAY OF _____, A.D. 2017
BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF _____, ILLINOIS

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, *Paul Hinds*, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, ILLINOIS,
THIS 28th DAY OF September, 2017

Paul Hinds
COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID

ON THE _____ DAY OF _____ AT _____ O'CLOCK _____ M.

RECORDER

ORDERED BY: *WHEATON*, CASE ORDER NO. 17-G-73 FILE NO. 150601-COM.

LAND SURVEYING AND CIVIL ENGINEERING

LAMBERT & ASSOCIATES
955 W LIBERTY DR.
WHEATON, IL 60187
P: 630-653-6331
F: 630-653-6396

LAND TECHNOLOGY
3922 W MAIN ST
MCHENRY, IL 60050
P: 815-363-9200
F: 815-363-9223

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

