

**RESOLUTION R-2020-60**

**A RESOLUTION APPROVING  
ROA'S PLAT OF CONSOLIDATION**

**WHEREAS**, the Owner has submitted a plat of consolidation of the property located at 1216 E. North Path 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 Roa's Plat of Consolidation, as prepared by Norbert V. Lambert, Jr., an Illinois Professional Land Surveyor, dated July 16<sup>th</sup>, 2020 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to, this resolution of approval and Roa's Plat of Consolidation incorporated herein as Exhibit B.

**ADOPTED** this 17<sup>th</sup> day of August 2020.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

Roll Call Vote

Ayes: Councilman Barbier  
Councilwoman Bray-Parker  
Councilwoman Fitch  
Mayor Sues  
Councilwoman Robbins  
Councilman Rutledge  
Councilman Zaruba

Nays: None

Absent: None

Motion Carried Unanimously

**Exhibit A**

**Legal Description**

Roa's Plat of Consolidation  
1216 E. North Path  
Wheaton, IL 60187

LOTS 3 AND 4, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 3 AND 4, IN BLOCK 1 IN ANDERSON'S ADDITON TO WHEATON, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1885 AS DOCUMENT 34684, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-107-007 & 008

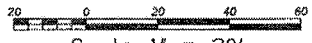
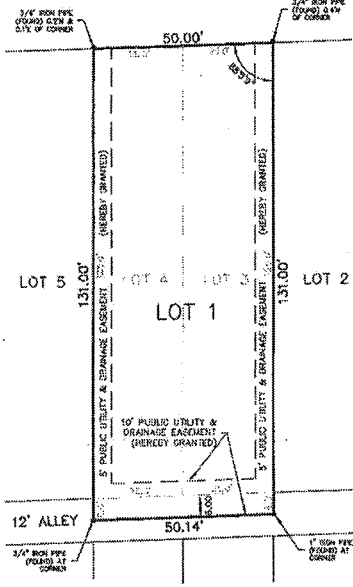
Exhibit B

ROA'S PLAT OF CONSOLIDATION

BEING A SUBDIVISION OF PART OF WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 1216 EAST NORTH PATH, WHEATON  
PIN: 05-15-107-007 & 05-15-107-008

NORTH PATH



Scale 1" = 20'

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS:

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENT 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, INDOOR 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". THE GRANTEE OR GRANTEEES PERFORMED 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 BULKHEADS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR CARPORTS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADIES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
THIS INSTRUMENT, NO. \_\_\_\_\_ WAS FILED FOR RECORD IN  
THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M.  
\_\_\_\_\_  
COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
I, Jean Kaczmarek COUNTY CLERK OF DUPAGE COUNTY,  
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL, SPECIAL OR  
UNPAID PROPERTY TAXES, AND NO REDEEMABLE TAX SALES AGAINST THE  
LAND INCLUDED IN THE ANNEXED PLAT.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, ILLINOIS,  
THIS 27th DAY OF July, 2022  
Jean Kaczmarek  
COUNTY CLERK



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF \_\_\_\_\_ ILLINOIS  
BY: \_\_\_\_\_ MAYOR  
ATTES: \_\_\_\_\_ CITY CLERK

DIRECTOR OF 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. 20\_\_\_\_  
\_\_\_\_\_  
DIRECTOR OF ENGINEERING

CITY COLLECTOR CERTIFICATE

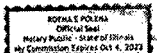
STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
I, \_\_\_\_\_ CITY COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS,  
DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED  
SPECIAL ASSESSMENTS OR ANY OTHER INSTALLMENTS THEREOF THAT HAVE BEEN  
APPORTIONED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.  
DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
\_\_\_\_\_  
COLLECTOR

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
THIS IS TO CERTIFY THAT THE UNDERSIGNED (S) 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 DOES (DO)  
HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND NUMBER 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 \_\_\_\_\_ ILLINOIS, THIS 27 DAY OF July, 2022  
Michael J. Lambert  
(OWNER) (OWNERS)

NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE  
AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO (S) ARE  
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO  
THE FOREGOING INSTRUMENT AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND  
ACKNOWLEDGED THAT HE(SHE/THEY) SIGNED AND DELIVERED THE SAID INSTRUMENT(S) AS  
HE(OR)S(HE)R(S) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2022  
Michael J. Lambert  
NOTARY PUBLIC COMMISSION EXPIRES \_\_\_\_\_



LEGAL

LOTS 3 AND 4, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH  
AND ADJOINING SAID LOTS 3 AND 4, IN BLOCK 1 IN ANDERSON'S ADDITION TO WHEATON,  
BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH,  
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED JUNE 25, 1985 AS DOCUMENT 34684, IN DUPAGE COUNTY, ILLINOIS.

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
I, NORBERT 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 CONSOLIDATIONAL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF  
AND ARE CONSIDERED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.  
I FURTHER CERTIFY THAT THE PARCEL INCLUDED IN THIS PLAT IS LOCATED IN ZONE X AREA OF MINOR  
FOOD HAZARD ON FEMA FLOOD MAP, PANEL NO: 17943C0121, EFFECTIVE DATE AUGUST 1, 2010.  
I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAINS IS WITHIN THE CORPORATE  
LIMITS OF THE CITY OF WHEATON, WHICH HAS ADOPTED A CITY PLAN AND MADE IS CROSSING THE  
SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS  
HEREINAFTER AND HEREAFTER AMENDED.  
GIVEN UNDER MY HAND AND SEAL, AT WHEATON, ILLINOIS, THIS 16TH DAY OF JULY A.D. 2020.  
Norbert V. Lambert Jr.  
BY: NORBERT V. LAMBERT JR., ILLINOIS PROFESSIONAL LAND SURVEYOR, #1683  
ILLINOIS DESIGN FIRM NO. 194-007580



• = FOUND IRON STAKE  
○ = SET IRON STAKE

ORDERED BY: RECORDED FILE NO. 200082

LAND SURVEYING AND CIVIL ENGINEERING

**LAMBERT & ASSOCIATES** **LAND TECHNOLOGY**

838 N. LIBERTY DR. 3022 W. MAIN STREET  
WHEATON, IL 60187 MONTGOMERY, IL 60040  
P: (815)353-4311 F: (815)353-0200  
F: (815)353-8308 F: (815)353-0283  
E: INFO@LAMBERTSURVEY.COM E: LANDTECH@L-PR.COM

