

2 W. NAPERVILLE ROAD PLAT OF CONSOLIDATION

P.I.N.
09-09-204-014

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT, ILLINOIS AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING BUT NOT LIMITED TO, COMED, AT&T, NICOR, AND COMCAST, AND PLASCO CREEK WATER RECLAMATION DISTRICT OR OWNERS GROVES SANITARY DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR MARKED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, GAS AND SEWER GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPURTENANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID INDICATED EASEMENTS, AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, 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. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOTS 11, 12, 13, 14, 15, 16 AND 17, IN BLOCK 1 (EXCEPT THAT PART OF LOTS 11, 12 AND 13 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11 AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 11, 73.50 FEET; THENCE WEST 80.75 FEET TO A POINT IN THE WEST LINE OF LOT 11 WHICH IS 48.60 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 46.60 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOTS 13, 12 AND 11, 85.24 FEET TO THE PLACE OF BEGINNING) (ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11; THENCE ON AN ASSUMED BEARING OF SOUTH 69 DEGREES 25 MINUTES 16 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 A DISTANCE OF 10.77 FEET TO A POINT ON A TANGENTIAL ARC; THENCE NORTHEASTERLY ALONG SAID TANGENTIAL ARC TO THE LEFT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 18.88 FEET; A CHORD BEARING OF NORTH 38 DEGREES 45 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 17.48 FEET TO A TANGENTIAL POINT ON THE EASTERLY LINE OF SAID LOT 11; THENCE SOUTH 1 DEGREE 03 MINUTES 46 SECONDS EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 15.77 FEET, TO THE POINT OF BEGINNING WHICH HAS BEEN TAKEN PURSUANT TO CASE 2005ED49) IN THE RESUBDIVISION OF LOTS 8 TO 27 INCLUSIVE, IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT GARDENS, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 11, 12 AND 13 IN BLOCK 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 73.50 FEET; THENCE SOUTH 80.75 FEET TO A POINT ON THE WEST LINE OF LOT 13 WHICH IS 46.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 46.50 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF LOTS 13, 12 AND 11, 85.24 FEET TO THE POINT OF BEGINNING, IN THE RESUBDIVISION OF LOTS 8 TO 27 INCLUSIVE, IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT GARDENS IN THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTMONT, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY ARTICLE II, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

AND THAT ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17092D168J FOR DU PAGE COUNTY, ILLINOIS, AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF AUGUST 1, 2018, THE SUBJECT PROPERTY LIES WITHIN ZONE "UNSHADED X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF WESTMONT RELATIVE TO PLATS AND SUBDIVISION HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____

DAY OF _____ A.D., 2021

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:

JOEL C. VIETTI
ILL. PROF. LAND SURVEYOR NO. 3581
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
PHONE: (815) 668-7603

LINE LEGEND

- BOUNDARY LINE
- LOT LINE
- SETBACK LINE
- - - - - EASEMENT LINE

GRAPHIC SCALE - FEET

BASIS OF BEARINGS

ILLINOIS STATE PLANE, EAST AS DETERMINED BY TRIMBLE VRS NETWORK

OWNER:

2 W. NAPERVILLE ROAD LLC
5410 GROVESIDE LANE
ROLLING MEADOWS, IL 60008

SUBMITTED BY / RETURN TO:

VILLAGE OF WESTMONT
COMMUNITY DEVELOPMENT
31 W. QUINCY STREET
WESTMONT, IL 60559
630-829-4465

Rev	Date	Description	By
1	11-10-21	REVISED PER VILLAGE REVIEW	JCV

FIELDWORK COMPLETED 8-18-2021

LOCATION:		2 W NAPERVILLE ROAD WESTMONT, ILLINOIS	
PREPARED FOR:		ARCHAMERICA, INC. 34121 N. US HIGHWAY 45 SUITE 213 GRAYSLAKE, ILLINOIS 60030 PHONE: 847.338.0800	
JOB#:	46320	DATE:	8-21-2021
SCALE:	1"=30'	JOB#:	46320
DRAWN:		JCV	
DESIGN:		JCV	
FILE#:	D-32416-CONSOLIDATION	SHEET#:	1 of 1

WEBSTER, McGRATH & AHLBERG LTD.
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
207 South Naperville Road Wheaton, Illinois 60187
ph: (815) 668-7603 web: www.wmaill.com
Member: Professional Land Surveyors, Inc. 185-912121

RECORDER OF DEEDS

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD
IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS AFORESAID,
ON THE _____ DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
I, _____ GENERAL MANAGER FOR
DISTRICT, DO HEREBY CERTIFY THAT THERE
ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS,
OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS
WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND
DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT _____ ILLINOIS THIS _____ DAY OF _____ A.D. 20____

GENERAL MANAGER

PLANNING & ZONING COMMISSION

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
I, _____ CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING
& ZONING COMMISSION, CERTIFY THAT ON _____ DAY OF _____ 20____
THIS PLAT OF RESUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

BY: _____ ATTEST: _____ SECRETARY

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
I, _____ VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY
THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF
TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____ 19____, AND
THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION
OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE

VILLAGE OF WESTMONT, ILLINOIS THIS _____ DAY OF _____ 20____

VILLAGE CLERK

OWNER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE) 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 USES AND PURPOSES AS INDICATED THEREIN, AND DOES (DO) HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE FURTHER CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE SUBJECT
PROPERTY IS LOCATED WITHIN FOLLOWING SCHOOL DISTRICTS:

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____ 19____

OWNER:

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT _____ WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE
THE SAME PERSON(S) WHOSE NAME(S) 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 INSTRUMENT(S) AS HIS (HER) (THEIR)
OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

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

NOTARY:

SPECIAL ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
I, _____ VILLAGE TREASURER OF THE VILLAGE
OF WESTMONT, 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 ANY PART OF THE TRACT OF LAND
INCLUDED IN THE ANNEXED PLAT.

DATED AT WESTMONT, ILLINOIS, THIS _____ DAY OF _____

A.D., 20____

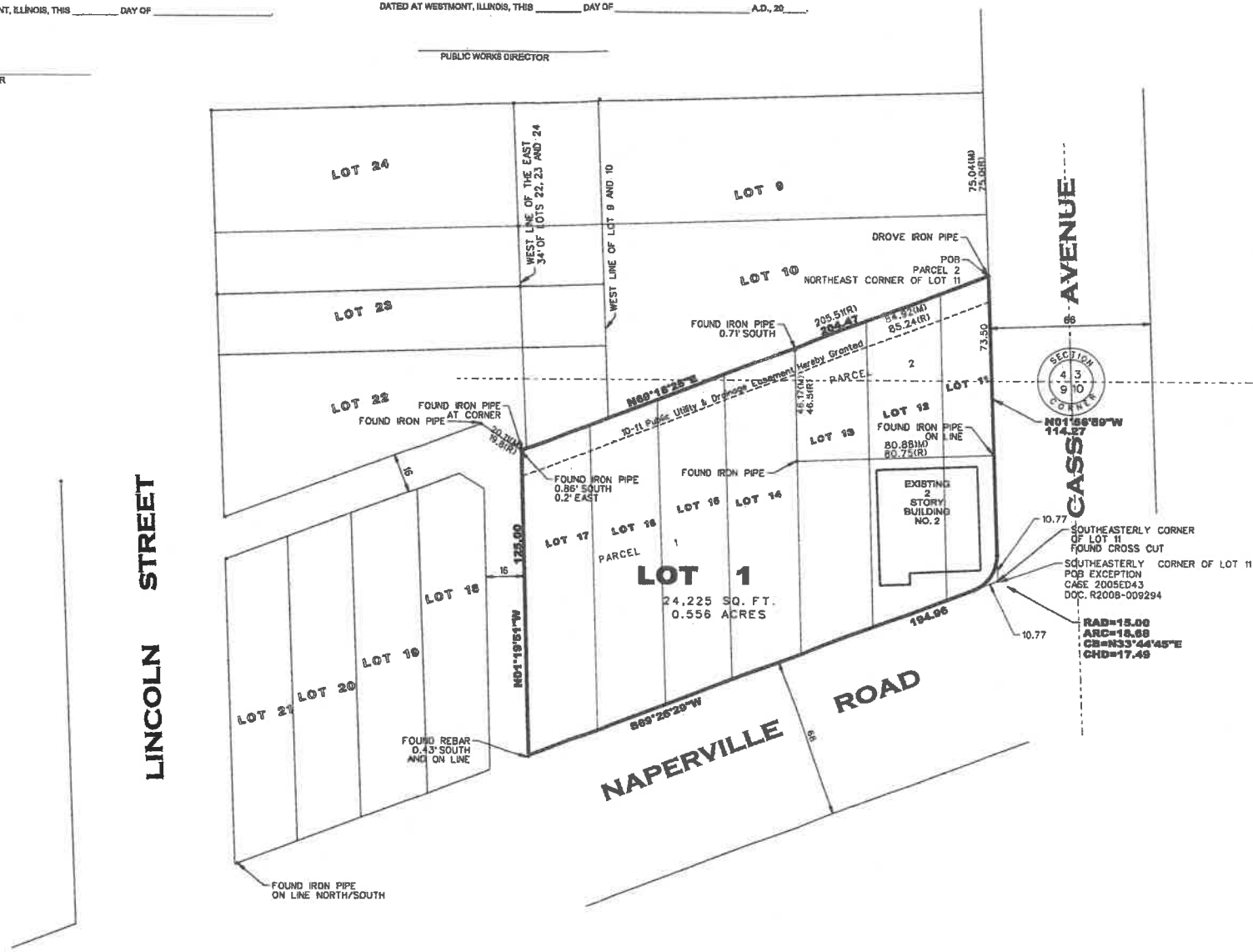
VILLAGE TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
I, _____ VILLAGE ENGINEER OF THE
VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED
IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS
OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTIONS THEREOF.

DATED AT WESTMONT, ILLINOIS, THIS _____ DAY OF _____ A.D., 20____

PUBLIC WORKS DIRECTOR



COUNTY CLERK

STATE OF ILLINOIS
COUNTY OF DU PAGE) SS
I, _____ COUNTY CLERK OF DU PAGE COUNTY,
ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES,
NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO
REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED
PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN
CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, DU PAGE

COUNTY, ILLINOIS THIS _____ DAY OF _____

A.D. 20____

COUNTY CLERK