

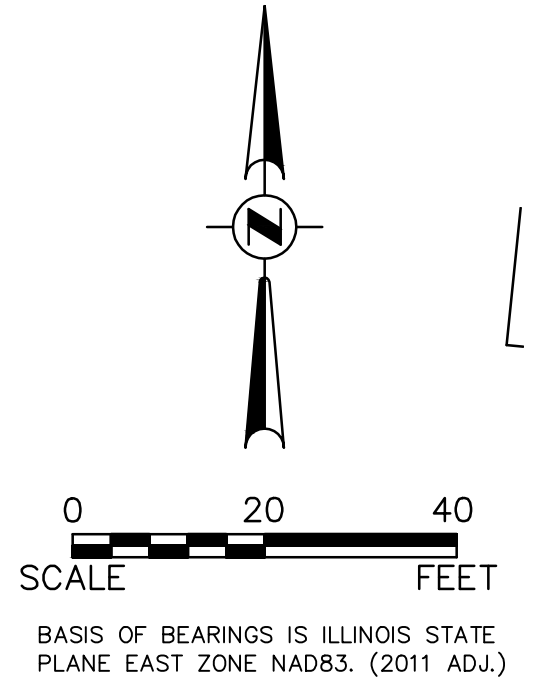
FINAL PLAT

# WARRENVILLE'S NATURAL WATER SUBDIVISION

BEING A SUBDIVISION LOT 68 IN ROBERT BARTLETT'S GREEN ACRES, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 33 AND IN THE WEST 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT NUMBER 454884, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

- = FOUND 3/4" IRON PIPE
- = 5/8" SET REBAR
- = SET CONCRETE MONUMENT
- BSL = BUILDING SETBACK LINE
- XXX.XX = MEASURED DISTANCE/BEARING
- (XXX.XX) = RECORD DISTANCE/BEARING
- EXISTING EASEMENT
- ===== SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING ROW
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT



LOT 1 = 25,655 SF	0.59 ACRES
LOT 2 = 35,877 SF	0.82 ACRES
TOTAL = 61,532 SF	1.41 ACRES

**ESTES STREET**  
66' RIGHT-OF-WAY  
DOC 454884

PROPERTY CORNER UNDER RETAINING WALL  
FACE OF WALL IS 0.2' EAST OF LINE

SET 5/8" REBAR 2.00' EASTERLY OF CORNER

**BARKLEY AVENUE**  
100' RIGHT-OF-WAY  
DOC R2017-050719

**DUKE PARKWAY**  
DOC R2017-053822

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF KANE)

I, MARK G. SCHELLER, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 100 FEET PER 1 INCH, IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE PLACED IRON STAKES AT ALL CORNERS AND AT ALL CURVE CONTROL POINTS AS PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE. ALL MEASUREMENTS ARE SHOWN IN FEET AND IN DECIMAL PARTS OF A FOOT.

I FURTHER CERTIFY THAT THE ABOVE-DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WARRENVILLE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF WARRENVILLE, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17043C 0129J DATED AUGUST 1, 2019.

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

DATED AT \_\_\_\_\_, ILLINOIS, THIS DAY OF \_\_\_\_\_ A.D. 2022.

**FOR REVIEW**

MARK G. SCHELLER  
PROFESSIONAL LAND SURVEYOR #3581  
(EXPIRES 11-30-24)

ENGINEERING ENTERPRISES, INC.  
52 WHEELER ROAD,  
SUGAR GROVE, IL 60554

**UTILITY EASEMENT PROVISIONS**

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, NICOR GAS COMPANY, AT&T, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL THE AREAS MARKED "EASEMENT FOR PUBLIC UTILITIES" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS 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. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

**CITY STORM SEWER EASEMENT PROVISIONS**

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTED") IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED "CITY STORM SEWER EASEMENT" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE STORM SEWER AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. ALL SUCH STORM SEWER LINES SHALL BE UNDERGROUND ONLY, WITH THE EXCEPTION OF FRAMES OR LIDS OF MANHOLES, CATCH BASINS, OR INLETS. OTHER UTILITIES MAY INSTALL THEIR FACILITIES ACROSS THE CITY EASEMENT AREA, PERPENDICULAR, BUT NOT PARALLEL TO THE CITY'S UNDERGROUND STORM SEWER.

NO PERMANENT BUILDINGS, ACCESSORY STRUCTURES, FENCES, TREES, OR ANY OTHER STRUCTURE THAT WOULD IMPEDE ACCESS TO THE STORM SEWER OR FUNCTION OF THE DRAINAGE SHALL BE PLACED ON THE EASEMENT BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS, AND SIDEWALKS. TREES WITHIN THE EASEMENT SHALL BE PLANTED A MINIMUM OF FIVE FEET (5') FROM THE CENTERLINE OF TREE TO CENTERLINE OF CITY STORM SEWER PIPE. THE CITY OF WARRENVILLE RESTORATION OBLIGATIONS SHALL BE LIMITED TO TOPSOIL AND SEED FOR TURF GRASS. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL PAVEMENT, SIDEWALK, CURB, AND ANY OTHER HARD SURFACE. THE OWNER SHALL ALSO BE RESPONSIBLE FOR THE REPLACEMENT OBLIGATIONS WITH RESPECT TO ANY LANDSCAPING, OTHER THAN TURF GRASS.

**Engineering Enterprises, Inc.**  
CONSULTING ENGINEERS  
52 Wheeler Road  
Sugar Grove, Illinois 60554  
630.466.6700 / www.eeiweb.com

**CITY OF WARRENVILLE**  
**3S258 MANNING AVENUE**  
**WARRENVILLE, IL**

**PLAT OF SUBDIVISION**

DATE:	OCTOBER 18, 2022
PROJECT NO.	WV2201
FILE NO	WV2201 SUB
<b>PAGE 2 OF 2</b>	

FINAL PLAT  
**WARRENVILLE'S NATURAL WATER SUBDIVISION**

BEING A SUBDIVISION LOT 68 IN ROBERT BARTLETT'S GREEN ACRES, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 33 AND IN THE WEST 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT NUMBER 454884, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT OWNER OF THE LAND HEREIN DESCRIBED OR DULY AUTHORIZED ATTORNEY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

\_\_\_\_\_  
NAME & TITLE (IF ANY)

\_\_\_\_\_  
ADDRESS

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID,

DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

\_\_\_\_\_  
NAME

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
REGISTRATION NUMBER

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
REGISTRATION NUMBER

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, COLLECTOR FOR THE CITY OF WARRENVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CITY COLLECTOR

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE 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 PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AS DOCUMENT NUMBER \_\_\_\_\_.

\_\_\_\_\_  
COUNTY RECORDER

COUNTY HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT COMPLIES WITH ALL WATER AND SANITARY SEWAGE REQUIREMENTS OF THE DUPAGE COUNTY HEALTH DEPARTMENT.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NAME & TITLE

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, COUNTY ENGINEER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN A REGULATION GOVERNING PLATS OF SUBDIVISION LANDS ADOPTED BY THE COUNTY BOARD OF DUPAGE COUNTY, ILLINOIS.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
COUNTY ENGINEER

CITY CLERK CERTIFICATE

STATE OF ILLINOIS )  
                          )SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_, CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON \_\_\_\_ 20\_\_\_\_, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY. IN WITNESS WHEREOF, I HAVE HERETO SET MY

HAND AND SEAL OF THE CITY OF WARRENVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CITY CLERK

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

THAT THE CITY OF WARRENVILLE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

COMMUNITY UNIT SCHOOL DISTRICT 200  
130 WEST PARK AVENUE, WHEATON, IL 60189

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
OWNER



**Engineering Enterprises, Inc.**  
CONSULTING ENGINEERS  
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**CITY OF WARRENVILLE**  
**3S258 MANNING AVENUE**  
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**PLAT OF SUBDIVISION**

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FILE NO WV2201 SUB

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