

PIN 04-33-405-035

AYLEEN PLAT OF RESUBDIVISION IN THE CITY OF WARRENVILLE, ILLINOIS

IN PART OF SECTION 33 SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO
HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR
RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY
OF _____ A.D., 20____ AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS _____
PLEASE TYPE/PRINT NAME _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, THE UNDERSIGNED, AS COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE
ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES
AGAINST ANY OF THE LAND DEPICTED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY
OF _____ A.D., 20____.

SET CONCRETE MONUMENT
AT CORNER
COUNTY CLERK _____
PLEASE TYPE/PRINT NAME _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
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 _____, 20____.

MAYOR _____
ATTEST:
CITY CLERK _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
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 _____, 20____.

CITY CLERK _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
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 _____, 20____.

CITY ENGINEER _____
REGISTRATION NUMBER _____

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND
SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 1 IN DUKE REALTY UNIT 6 PLAT OF CONSOLIDATION, BEING IN THE EAST HALF
OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9 OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15,
2017 AS DOCUMENT R2017-117524, IN DUPAGE COUNTY, ILLINOIS.

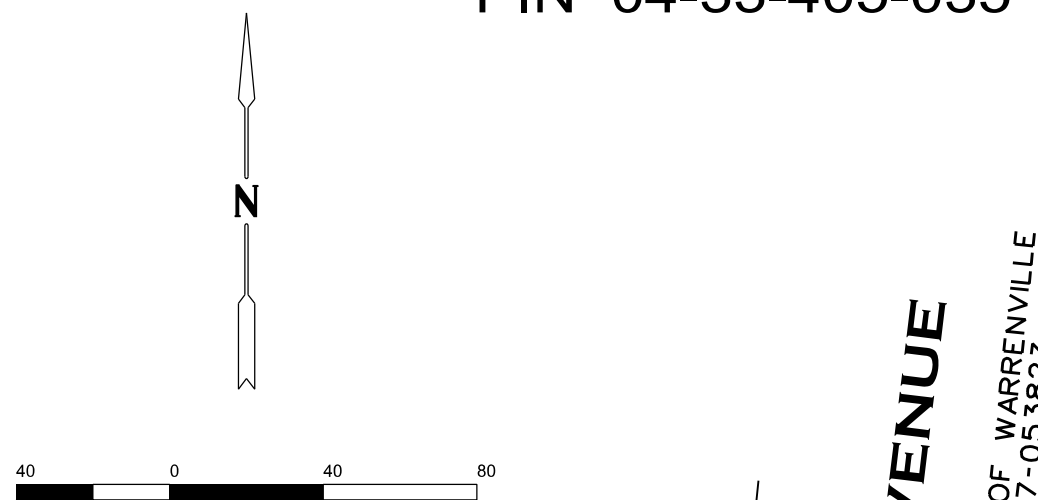
WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN
THE CORPORATE LIMITS OF THE CITY OF WARRENVILLE WHICH HAS AUTHORIZED A COMPREHENSIVE
PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF
ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONES "UNSHADED X" (AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND WITHIN SPECIAL FLOOD HAZARD AREA,
ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED AS DESIGNATED BY THE FLOOD INSURANCE
RATE MAP (F.I.R.M.) FOR DUPAGE COUNTY AND INCORPORATED AREAS, MAP NUMBER 17043C0408H,
WITH AN EFFECTIVE DATE OF AUGUST 1, 2019.

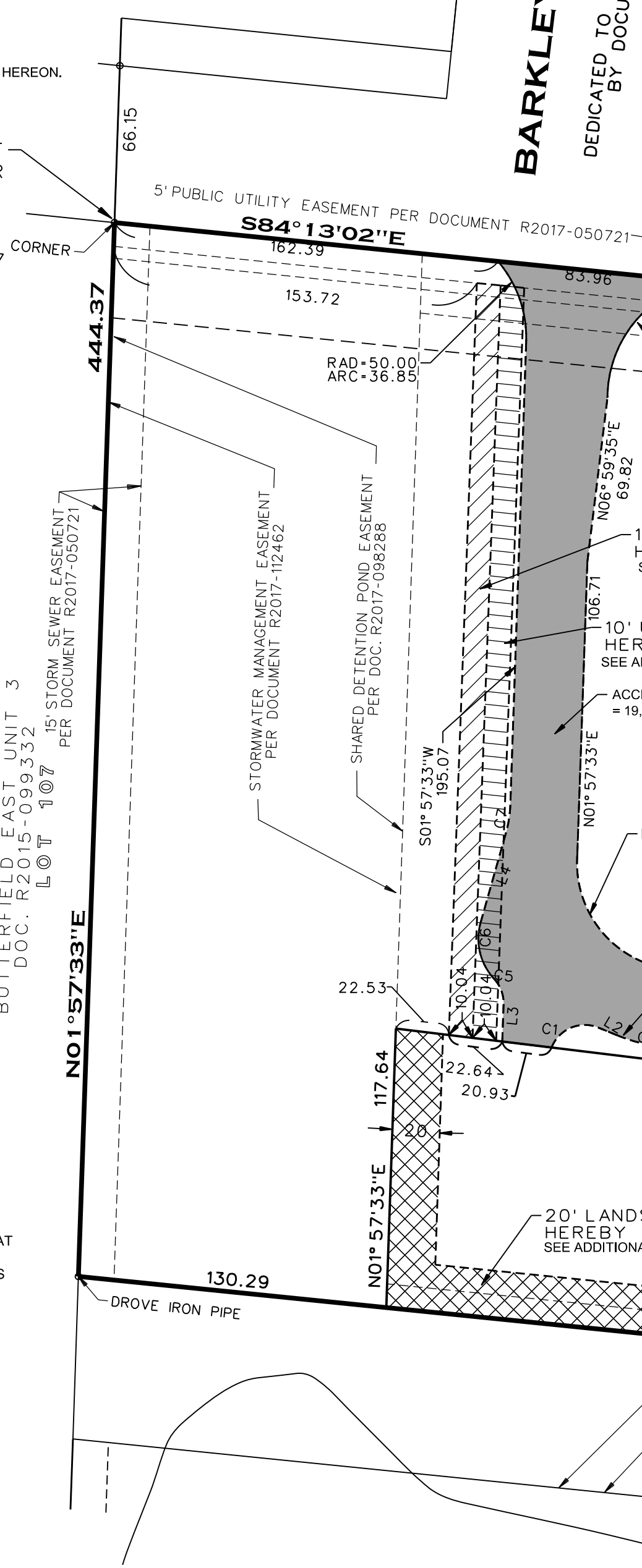
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____
DAY OF _____ A.D., 20____.

WEBSTER, McGRATH AND AHLBERG, LTD.
BY: _____

IL PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
(630) 668-7603

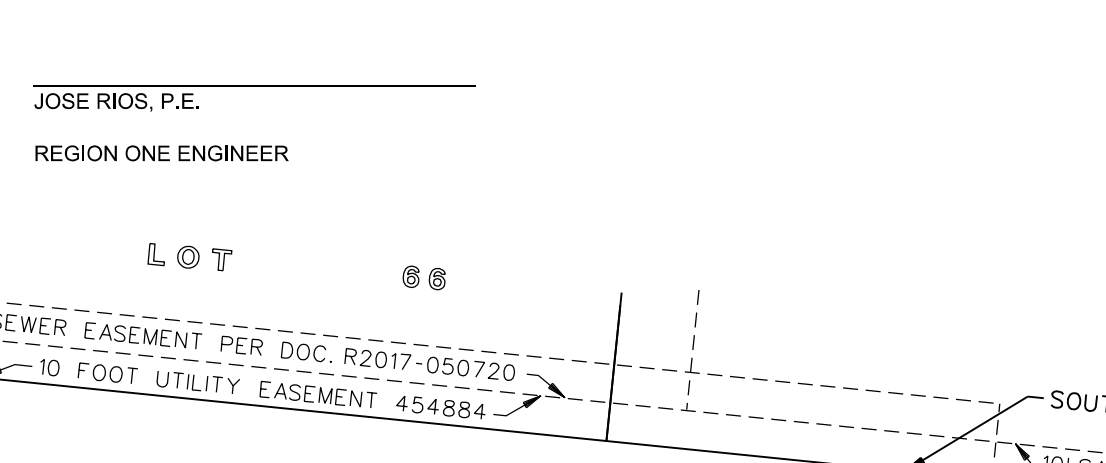


BASIS OF BEARING
ILLINOIS STATE PLANE EAST NAD 83 AS DETERMINED BY CORS NETWORK



ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH
RESPECT TO ROADWAY ACCESS PURSUANT OF 82 OF "AN ACT TO REVISE THE LAW IN RELATION
TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS
"POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.



CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
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 _____, 20____.

CITY COLLECTOR _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS
THIS IS TO CERTIFY THAT
IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE
AFFIXED HERON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND DOES HEREBY CONSENT
TO AND GRANT THE EASEMENTS, SHOWN HEREON.

DATED THIS _____ DAY OF _____ A.D., 20____.

SIGNATURE _____ TITLE _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE,
DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE
IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID
INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT
SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN
OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION
TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE
AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES
THEREIN SET FORTH IN AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____
A.D., 20____.

BY: _____
NOTARY _____

PRINT NAME _____

CURVE TABLE			
NO.	RAD.	ARC	CHD. BRG.
C1	15.0	23.80	N66° 51'19"E
C2	75.0	20.11	S75° 22'38"E
C3	25.0	17.38	S63° 08'40"E
C4	25.0	17.38	N77° 01'49"E
C5	15.0	11.69	S20° 22'20"E
C6	25.0	25.53	S13° 27'12"E
C7	50.0	12.08	S08° 52'40"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83° 03'25"E	9.60
L2	S67° 41'52"E	8.45
L3	S01° 57'33"W	15.72
L4	S15° 47'48"W	39.19

SCHOOL DISTRICT BOUNDARY STATEMENT

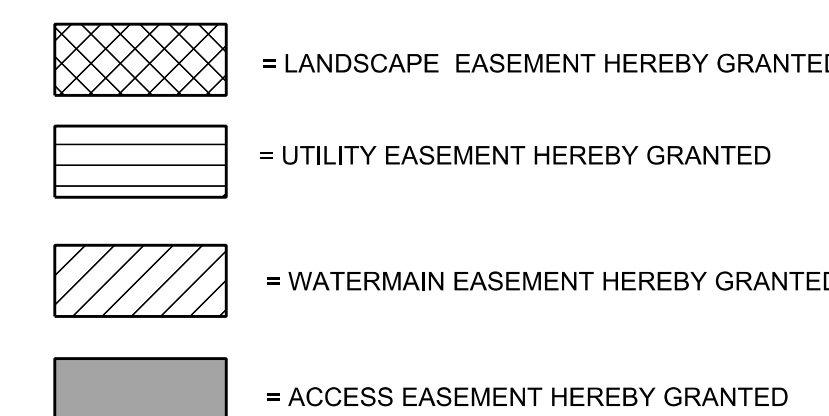
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
THE HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION
SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED
BY REFERENCE HEREIN AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN
WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:

COMMUNITY UNIT SCHOOL DISTRICT 200, 130 WEST PARK AVE., WHEATON, IL 60189
COMMUNITY COLLEGE DISTRICT: COLLEGE OF DUPAGE 502, 425 FAWELL BLVD, GLEN ELYN, IL 60137

DATED THIS _____ DAY OF _____, 2017.
OWNER _____

ADDITIONAL EASEMENT TERMS

THE EASEMENTS GRANTED PURSUANT TO THIS PLAT ARE SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS AND
RESTRICTIONS AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE AYLEEN PLAT OF RESUBDIVISION RECORDED IN DUPAGE COUNTY, ILLINOIS ON _____ ("DECLARATION"),
WHICH DECLARATION SHALL REFERENCE THIS PLAT BY DATE OF RECORDING AND DOCUMENT NUMBER, IN THE
EVENT OF ANY INCONSISTENCIES BETWEEN THE DECLARATION AND THIS PLAT, THE PLAT SHALL GOVERN IN ALL
INSTANCES.



Rev.	Date	Description	By
1	6-5-2021	REVISED PER REVIEW	JCV
2	6-8-2021	REVISED WATERMAIN EASEMENT	JCV
3	6-10-2021	REVISED PER REVIEW	JCV
4	10-17-22	REV. PER CITY OF WARRENVILLE REVIEW	JCV

PLAT OF SUBDIVISION			
LOCATION:	SOUTHWEST CORNER ROUTE 59 AND DUKE PARKWAY WARRENVILLE, IL		
PREPARED FOR:	CITY OF WARRENVILLE 35258 MANNING AVENUE WARRENVILLE, ILLINOIS 60555 PHONE: (630) 636-3033		
JOB #:	41516	DATE:	10-26-2020
SCALE:	1"= 40'		
SURV:	JCV	DRAWN:	JCV
DESIGN:	XXX		
FILE #:	D-26199 SUB		
SHEET #:	1 of 1		

WEBSTER, McGRATH & AHLBERG LTD.
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
VMA
Over a Century of Service to our Clients
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187
ph: (630) 668-7603 web: www.wmabld.com
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