DocId:20127810
Tx:40536210

Mail To:

(City of Wood Dale)

Maura Montalvo, Deputy Clerk

404 N Wood Dale Road

Wood Dale, IL 60191

KATHLEEN V. CARRIER
RECORDER
DUPAGE COUNTY, IL
12/01/2023 09:59 AM
DOC NO. R2023-076541

Document Submitted With
Low Quality/Illegible Portions

RECORDING COVER PAGE

Permanent Parcel Number: 03-15-226-026
03-15-226-011

Property Address: 470 Arbor Lane
Wood Dale, IL 60191

Prepared By: Maura Montalvo - City of Wood Dale - 404 N Wood Dale Road Wood Dale, IL 60191

Name Address City, State & Zip Code

*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.

2/1

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Lynn Curiale, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Ordinance **#O-23-018 AN ORDINANCE APPROVING A PLAT OF SUBDIVISION FOR CONSOLIDATION OF PROPERTY LOCATED AT 470 ARBOR LANE, WOOD DALE, ILLINOIS**

Passed by The City Of Wood Dale, Du Page County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 20th day of July, 2023

Lynn Curiale, City Clerk

SEAL

CITY OF WOOD DALE
CORPORATE
SEAL
ILLINOIS

Ordinance #O-23-018

AN ORDINANCE APPROVING A PLAT OF SUBDIVISION FOR CONSOLIDATION OF PROPERTY LOCATED AT 470 ARBOR LANE, WOOD DALE, ILLINOIS

Passed:	July 20, 2023
Published in Pamphlet Form:	July 21, 2023

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of **#O-23-018**
AN ORDINANCE APPROVING A PLAT OF SUBDIVISION FOR CONSOLIDATION OF PROPERTY LOCATED AT 470 ARBOR LANE, WOOD DALE, ILLINOIS
Passed and approved by the City Council of the City of Wood Dale on July 20, 2023 and hereby published in pamphlet on July 21, 2023.

Lynn Curiale
Lynn Curiale, City Clerk

SEAL

ORDINANCE NO. O-23-018

AN ORDINANCE APPROVING A PLAT OF SUBDIVISION FOR CONSOLIDATION OF PROPERTY LOCATED AT 470 ARBOR LANE, WOOD DALE, ILLINOIS

WHEREAS, the City of Wood Dale (the City") is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the City is authorized and empowered, under the Illinois Municipal Code and the Code of Ordinances of the City of Wood Dale ("City Code"), to regulate properties located within the municipal boundaries of the City; and

WHEREAS, in furtherance of this authorization, the City has adopted the Unified Development Ordinance, codified in Chapter 17 of the City Code, which sets forth provisions regarding lot subdivision and consolidation in the City; and

WHEREAS, the Property located at 470 Arbor Lane currently consists of two parcels with PINs 03-15-226-026 and 03-15-226-011 currently owned by Nicole Guidice (the "Property"); and

WHEREAS, the City Council of the City of Wood Dale has determined that a consolidation of the aforesaid parcels as indicated in the Plat of Subdivision attached hereto and incorporated herein by reference as Exhibit A is in the best interests of the health, safety and welfare of the citizens of the City of Wood Dale because such consolidation is advantageous to the future development of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: That the Plat of Subdivision in connection with the Property attached hereto as Exhibit A is hereby approved.

SECTION THREE: That the Mayor, City Clerk and City Staff are authorized and directed to take all necessary action to effect the consolidation as indicated in the Plat of Subdivision in connection with the Property attached as Exhibit A.

SECTION FOUR: That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION FIVE: That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its

passage, approval, and publication in the manner provided by law.

PASSED this 20th day of July, 2023

AYES: 4

NAYS: 0

ABSENT: 2

APPROVED this 20th day of July, 2023

Annunziato Pulice

Annunziato Pulice, Mayor

ATTEST:

Lynn Curiale

Lynn Curiale, City Clerk

Published in pamphlet form July 21, 2023

EXHIBIT A

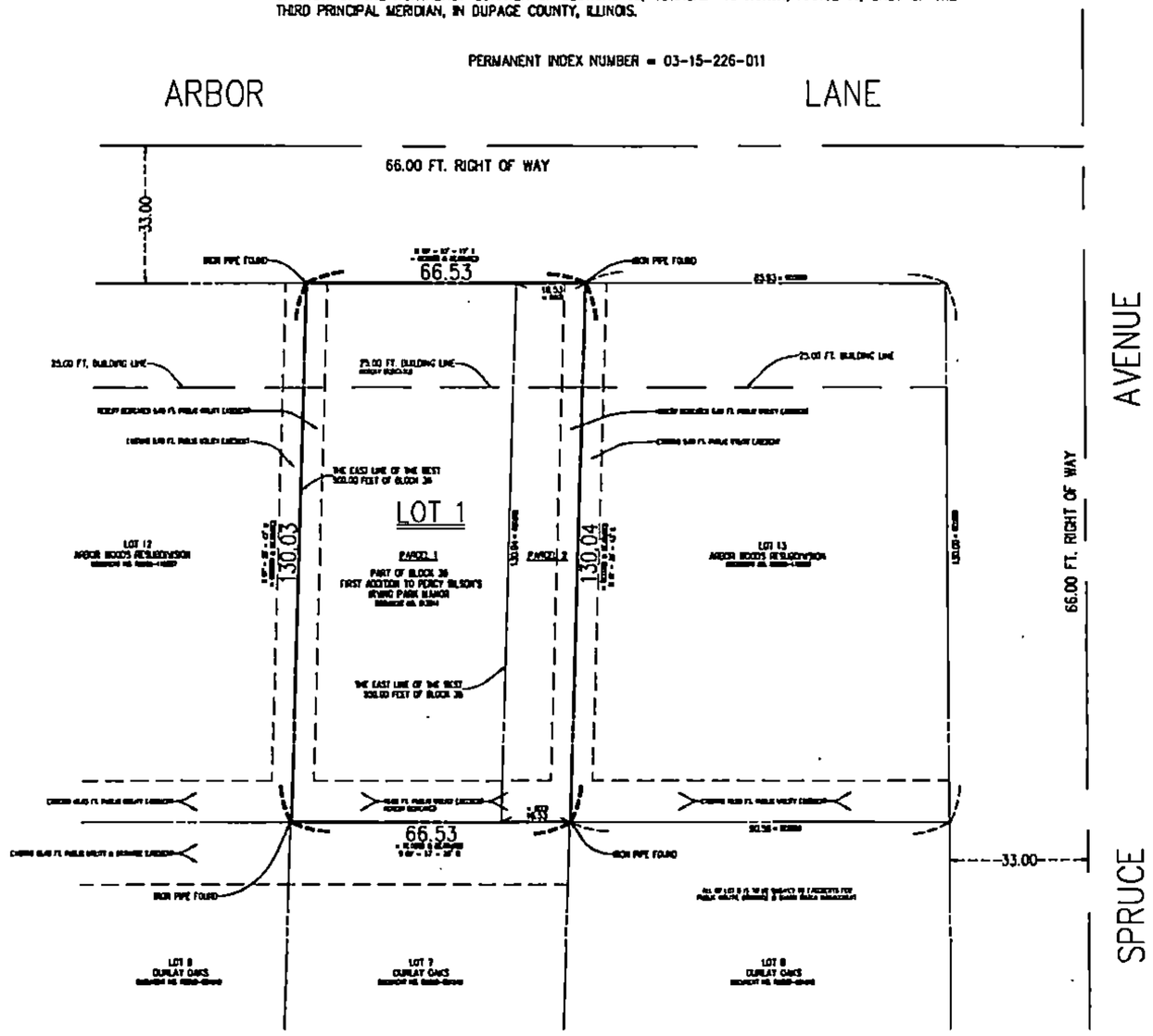
Plat of Subdivision/Consolidation 470 Arbor Lane

FINAL REVIEW PRELIMINARY

GIUDICE'S PLAT OF CONSOLIDATION

OF PART OF THE NORTHEAST QUARTER OF SECTIONS 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER = 03-15-226-011



OWNER'S CERTIFICATE (1)

STATE OF ILLINOIS
S.S.
COUNTY OF _____

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND ABROCDATED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED THIS_____ DAY OF _____, A.D., 2023

_____
_____
OWNER(S)

NOTARY'S CERTIFICATE (1)

STATE OF ILLINOIS
S.S.
COUNTY OF _____

I HEREBY CERTIFY THAT _____ WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____ DAY OF _____, A.D., 2023

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ SEAL:

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS
S.S.
COUNTY OF DUPAGE

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS 470 ARBOR LANE, IN WOOD DALE, DUPAGE COUNTY, ILLINOIS, TO THE BEST OF THEIR KNOWLEDGE IT IS LOCATED WITHIN THE BOUNDARIES OF WOOD DALE COMMUNITY CONSOLIDATED "DOGAL" ELEMENTARY SCHOOL DISTRICT 2; "BLACKHAWK MIDDLE" JUNIOR HIGH SCHOOL DISTRICT 2; "FENTON" HIGH SCHOOL DISTRICT 100 AND COLLEGE OF DUPAGE DISTRICT 502.

DATED THIS_____ DAY OF _____, A.D., 2023.

BY: _____

COMMUNITY DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF DUPAGE

REVIEWED BY THE PLAN COMMISSION OF THE CITY OF WOOD DALE IN DUPAGE COUNTY, ILLINOIS.

DATED THIS_____ DAY OF _____, A.D., 2023

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
PLAN COMMISSION SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF DUPAGE

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD DALE, IN DUPAGE COUNTY, ILLINOIS.

DATED THIS_____ DAY OF _____, A.D., 2023

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

CITY TREASURER CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF DUPAGE

I, _____ TREASURER FOR THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, 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 INCLUDED ON THIS PLAT.

DATED THIS_____ DAY OF _____, A.D., 2023

BY: _____
CITY TREASURER

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF _____

THIS PLAT OF CONSOLIDATION IS APPROVED BY THE CITY ENGINEER OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS.

DATED THIS_____ DAY OF _____, A.D., 2023

_____
CITY ENGINEER

DRAINAGE EASEMENTS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WOOD DALE (HEREINAFTER THE GRANTEE), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT"; ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION FACILITIES, SUBSURFACE DRAINAGE SYSTEMS AND APPURTERANCES, AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITADIONS, SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY, 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.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE FOLLOWING COVENANTS SHALL RUN WITH SAID LAND IN PERPETUITY:

NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID DRAINAGE EASEMENTS;
NO TREES OR SHRUBS SHALL BE PLACED ON SAID DRAINAGE EASEMENT WITHOUT APPROVAL BY THE CITY ENGINEER, BUT THE PREMISES MAY BE USED FOR LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS;
THERE SHALL BE NO DREDGED OR FILL MATERIAL PLACED UPON SAID DRAINAGE EASEMENT; AND
FENCES SHALL NOT BE ERECTED UPON SAID DRAINAGE EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED.

THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO REMOVE ANY BUILDINGS OR STRUCTURES, TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH DRAINAGE FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID DRAINAGE EASEMENTS.

THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

WHERE DRAINAGE EASEMENTS ARE ALSO USED FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, OR NATURAL GAS DISTRIBUTION SYSTEMS OR COMPONENTS, SUCH OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE CITY OF WOOD DALE SO AS NOT TO INTERFERE WITH THE MAINTENANCE OF GRAVITY FLOW AND STABILIZATION OF VEGETATION GROUND COVER ON THE ABOVE-MENTIONED DRAINAGE FACILITIES.

ANY AREA DISTURBED BY MAINTENANCE OR OTHER ACTIVITY SHALL BE RESTORED IN ACCORDANCE WITH ANY AND ALL WOOD DALE STORMWATER CERTIFICATIONS ISSUED FOR THIS SUBDIVISION. IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENTS, THE GRANTEE SHALL, UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN STORMWATER MANAGEMENT FACILITIES REASONALY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE DRAINAGE EASEMENTS. IN THE EVENT THE GRANTEE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK IN THE STORMWATER MANAGEMENT EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE GRANTEE.

EASEMENT PROVISION

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
AMERITECH ILLINOIS A.K.A. ILLINOIS BELL COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE, AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENTS AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR INSTALLATIONS, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTIES, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH EASEMENT AREA, STREET, ALLEYS OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

UTILITY EASEMENTS

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING, AND REPLACING WATER MAINS, AND SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLE, AND ANY OTHER CITY UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING, AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER. IN NO EVENT SHALL ANY PERMANENT BUILDING OR STRUCTURE BE PLACED UPON SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH EASEMENT RIGHTS HEREIN GRANTED TO THE CITY OF WOOD DALE, ILLINOIS.

NORTH

MARCHESE SURVEYING, INC.

RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane
Bartlett, Illinois 60103

Phone: (630) 830-1570
Fax: (630) 830-1844
E-Mail: marchesesurveying@gmail.com

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS
S.S.
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, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.
GIVEN UNDER MY HAND AND SEAL AT DUPAGE COUNTY, ILLINOIS.

THIS_____ DAY OF _____, A.D., 2023 AT _____O'CLOCK _____M.

BY: _____
COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS
S.S.
COUNTY OF DUPAGE

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

THIS_____ DAY OF _____, A.D., 2023 AT _____O'CLOCK _____M.

IN MAP BOOK _____, PAGE _____ AS DOCUMENT NUMBER _____

BY: _____
COUNTY RECORDER

SCALE: ONE INCH = TWENTY FEET

ORDER NO.: 23-20488

ORDERED BY: MS. NICOLE GIUDICE
REAL ESTATE BROKER - RE/MAX DESTINY

STATE OF ILLINOIS
S.S.
COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT I, ROCCO J. MARCHESE AND ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 35-3039 HAVE SURVEYED, CONSOLIDATED AND PLOTTED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THE EAST 50.00 FEET OF THE WEST 550.00 FEET OF THE NORTH HALF OF BLOCK 36 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION OF SECTIONS 10, 11, 14 AND 15 ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NUMBER 213044, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH HALF (EXCEPT THE WEST 550.00 FEET THEREOF) OF BLOCK 36 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION OF SECTIONS 10, 11, 14 AND 15 ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NUMBER 213044, IN DUPAGE COUNTY, ILLINOIS.

ALSO REFERRED TO AS: 470 ARBOR LANE IN WOOD DALE, ILLINOIS
CONTAINING 8,652.23 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON IS A CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DISTANCE SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

I CERTIFY THE LAND IS WITHIN THE CITY OF WOOD DALE OF THE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AMENDED.

I FURTHER CERTIFY THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 17043C0075J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS MY OPINION THE THE PROPERTY PLATTED HEREON IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAP.
THIS DOES NOT ISSUE A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

I HEREBY AUTHORIZE AN AGENT OF THE CITY OF WOOD DALE, ILLINOIS TO RECORD THIS PLAT OF SUBDIVISION WITH THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL AT BARTLETT, ILLINOIS THIS 4TH DAY OF JULY, 2023

X-X-X

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2024

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

DRAWN BY:	R.J.M.
CHECK BY:	R.J.M.

UNOFFICIAL
ELECTRONIC COPY
FOR OFFICE USE ONLY

SUBMITTED FOR RECORDING BY:
CITY OF WOOD DALE
404 NORTH WOOD DALE ROAD
WOOD DALE, ILLINOIS 60191

3039
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

NOT VALID UNLESS SEAL IS IN RED INK.

© ALL RIGHTS RESERVED MARCHESE SURVEYING, INC. 2023

GIUDICE'S PLAT OF CONSOLIDATION

OF PART OF THE NORTHEAST QUARTER OF SECTIONS 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER = 03-15-226-011

OWNER'S CERTIFICATE (1)

STATE OF ILLINOIS
COUNTY OF DuPage S.S.

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND ABROGATED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED THIS 25th DAY OF July, A.D., 2023

Nicole Giudice

OWNER(S)

NOTARY'S CERTIFICATE (1)

STATE OF ILLINOIS
COUNTY OF DuPage S.S.

I HEREBY CERTIFY THAT Nicole Giudice WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 25th DAY OF July, A.D., 2023

BY: Natalie M Krygier
NOTARY PUBLIC

MY COMMISSION EXPIRES: Natalie M Krygier 05/29/2024 SEAL:

OFFICIAL SEAL
Natalie M Krygier
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/29/2024

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS 470 ARBOR LANE, IN WOOD DALE, DUPAGE COUNTY, ILLINOIS, TO THE BEST OF THEIR KNOWLEDGE IT IS LOCATED WITHIN THE BOUNDARIES OF WOOD DALE COMMUNITY CONSOLIDATED "TIOGAL" ELEMENTARY SCHOOL DISTRICT 2; "BLACKHAWK MIDDLE" JUNIOR HIGH SCHOOL DISTRICT 2; "FENTON" HIGH SCHOOL DISTRICT 100 AND COLLEGE OF DUPAGE DISTRICT 502.

DATED THIS 25th DAY OF July 25th, A.D., 2023.

BY: Nicole Giudice

COMMUNITY DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

REVIEWED BY THE PLAN COMMISSION OF THE CITY OF WOOD DALE IN DUPAGE COUNTY, ILLINOIS.

DATED THIS 21 DAY OF NOVEMBER, A.D., 2022

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
PLAN COMMISSION SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD DALE, IN DUPAGE COUNTY, ILLINOIS.

DATED THIS 20 DAY OF JULY, A.D., 2023

BY: Annunziato Pulice
MAYOR

ATTEST: Lynn Curiale
CITY CLERK

CITY TREASURER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

I, Sandra L. Porch, TREASURER FOR THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, 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 INCLUDED ON THIS PLAT.

DATED THIS 20 DAY OF JULY, A.D., 2023

BY: Sandra L. Porch
CITY TREASURER

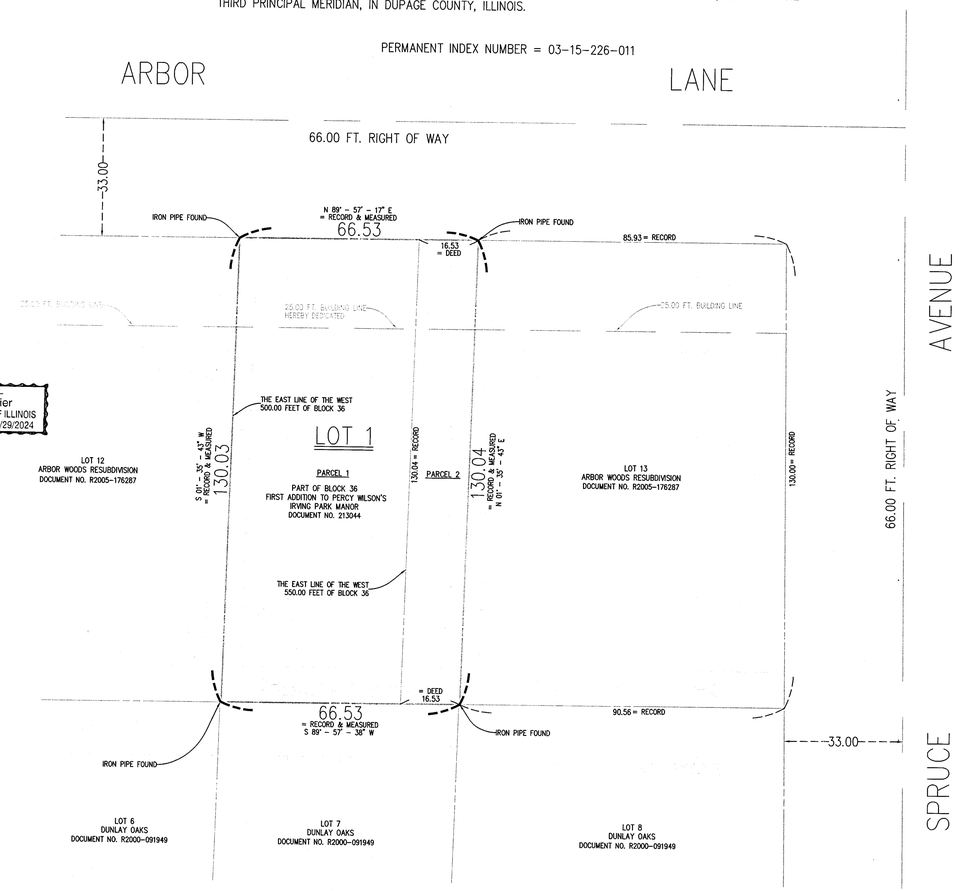
CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DuPage S.S.

THIS PLAT OF CONSOLIDATION IS APPROVED BY THE CITY ENGINEER OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS.

DATED THIS 22nd DAY OF September, A.D., 2023

Paul R. Rhe
CITY ENGINEER



DRAINAGE EASEMENTS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WOOD DALE (HEREINAFTER THE GRANTEE), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT"; ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION FACILITIES, SUBSURFACE DRAINAGE SYSTEMS AND APPURTENANCES, AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATIONS, SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY, 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.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE FOLLOWING COVENANTS SHALL RUN WITH SAID LAND IN PERPETUITY:

NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID DRAINAGE EASEMENTS;
NO TREES OR SHRUBS SHALL BE PLACED ON SAID DRAINAGE EASEMENT WITHOUT APPROVAL BY THE CITY ENGINEER, BUT THE PREMISES MAY BE USED FOR LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS;
THERE SHALL BE NO DREDGED OR FILL MATERIAL PLACED UPON SAID DRAINAGE EASEMENT; AND
FENCES SHALL NOT BE ERECTED UPON SAID DRAINAGE EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED.

THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO REMOVE ANY BUILDINGS OR STRUCTURES, TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH DRAINAGE FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID DRAINAGE EASEMENTS.

THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

WHERE DRAINAGE EASEMENTS ARE ALSO USED FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, OR NATURAL GAS DISTRIBUTION SYSTEMS OR COMPONENTS, SUCH OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE CITY OF WOOD DALE SO AS NOT TO INTERFERE WITH THE MAINTENANCE OF GRAVITY FLOW AND STABILIZATION OF VEGETATION GROUND COVER ON THE ABOVE-MENTIONED DRAINAGE FACILITIES.

ANY AREA DISTURBED BY MAINTENANCE OR OTHER ACTIVITY SHALL BE RESTORED IN ACCORDANCE WITH ANY AND ALL WOOD DALE STORMWATER CERTIFICATIONS ISSUED FOR THIS SUBDIVISION. IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENTS, THE GRANTEE SHALL, UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN STORMWATER MANAGEMENT FACILITIES REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE DRAINAGE EASEMENTS. IN THE EVENT THE GRANTEE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK IN THE STORMWATER MANAGEMENT EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE GRANTEE.

EASEMENT PROVISION

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
AMERITECH ILLINOIS A.K.A. ILLINOIS BELL COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE, AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENTS AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR INSTALLATIONS, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTIES, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH EASEMENT AREA, STREET, ALLEYS OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

UTILITY EASEMENTS

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING, AND REPLACING WATER MAINS, AND SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLE, AND ANY OTHER CITY UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING, AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT BUILDING OR STRUCTURE BE PLACED UPON SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH EASEMENT RIGHTS HEREIN GRANTED TO THE CITY OF WOOD DALE, ILLINOIS.

NORTH

MARCHESE SURVEYING, INC.

RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane
Bartlett, Illinois 60103

Phone: (630) 830-1570
Fax: (630) 830-1844
E-Mail: marchesesurveying@gmail.com

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

I, Jean Kaczmarek

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, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT. GIVEN UNDER MY HAND AND SEAL AT DUPAGE COUNTY, ILLINOIS.

THIS 1st DAY OF December, A.D., 2023 AT 9:32 O'CLOCK A.M.

BY: Jean Kaczmarek
COUNTY CLERK

THE COUNTY OF DU PAGE
WHEATON, ILLINOIS

RECORDER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

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

THIS 1st DAY OF December, A.D., 2023 AT 9:59 O'CLOCK A.M.

IN MAP BOOK _____, PAGE _____ AS DOCUMENT NUMBER R2023-076541

BY: Kathleen V. Carrier
COUNTY RECORDER

Kathleen V. Carrier
DuPage County Recorder

R2023-076541

SCALE: ONE INCH = TWENTY FEET

ORDER NO.: 23-20488

ORDERED BY: MS. NICOLE GIUDICE
REAL ESTATE BROKER - RE/MAX DESTINY

STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

THIS IS TO CERTIFY THAT I, ROCCO J. MARCHESE AND ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 35-3039 HAVE SURVEYED, CONSOLIDATED AND PLOTTED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THE EAST 50.00 FEET OF THE WEST 550.00 FEET OF THE NORTH HALF OF BLOCK 36 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION OF SECTIONS 10, 11, 14 AND 15 ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NUMBER 213044, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH HALF (EXCEPT THE WEST 550.00 FEET THEREOF) OF BLOCK 36 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION OF SECTIONS 10, 11, 14 AND 15 ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT NUMBER 213044, IN DUPAGE COUNTY, ILLINOIS.

P.A ALSO REFEREED TO AS: 470 ARBOR LANE IN WOOD DALE, ILLINOIS 60191
CONTAINING 8,652.23 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON IS A CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DISTANCE SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

I CERTIFY THE LAND IS WITHIN THE CITY OF WOOD DALE OF THE WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AMENDED.

I FURTHER CERTIFY THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 17043C0079J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS MY OPINION THE THE PROPERTY PLATTED HEREON IS SITUATED IN ZONE "X" , AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAP.
THIS DOES NOT ISSUE A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

I HEREBY AUTHORIZE AN AGENT OF THE CITY OF WOOD DALE, ILLINOIS TO RECORD THIS PLAT OF SUBDIVISION WITH THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL AT BARTLETT, ILLINOIS THIS 4TH DAY OF JULY, 2023

3039
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS

NOT VALID UNLESS SEAL IS IN RED INK.

Rocco J. Marchese
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2024

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

DRAWN BY:	R.J.M.
CHECK BY:	R.J.M.

© ALL RIGHTS RESERVED: MARCHESE SURVEYING, INC. 2023