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FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
06/04/2019 03:47 PM


DOCUMENT # R2019-043577

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF DU PAGE        )

I, Shirley J. Siebert, 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 Resolution **#R-19-12 A RESOLUTION APPROVING THE FINAL PLAN OF SUBDIVISION TO RESUBDIVIDE LOTS FOR PROPERTY COMMONLY KNOWN AS OAKWOOD COMMERCE CENTRE 2<sup>ND</sup> RESUBDIVISION 700-770 N. WOOD DALE ROAD, WOOD DALE, ILLINOIS**

To the City of Wood Dale, DuPage County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 21<sup>ST</sup> day of March, 2019.

Prepared by: (City of Wood Dale  
3 Mailed to 404 N. Wood Dale Rd.)  
Wood Dale, IL 60191

  
Shirley J. Siebert, City Clerk

SEAL



**Resolution #R-19-12**

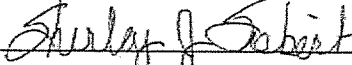
**A RESOLUTION APPROVING THE FINAL PLAN OF SUBDIVISION TO  
RESUBDIVIDE LOTS FOR PROPERTY COMMONLY KNOWN AS  
OAKWOOD COMMERCE CENTRE 2<sup>ND</sup> RESUBDIVISION 700-770 N. WOOD  
DALE ROAD, WOOD DALE, ILLINOIS**

Passed: March 21, 2019  
Published in Pamphlet March 21, 2019

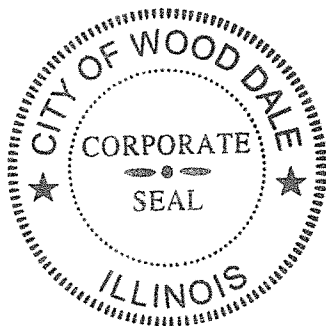
I, Shirley J. Siebert, as the Clerk for the City of Wood Dale, hereby certify that the attached is a true and correct copy of Resolution #R-19-12

**A RESOLUTION APPROVING THE FINAL PLAN OF SUBDIVISION TO  
RESUBDIVIDE LOTS FOR PROPERTY COMMONLY KNOWN AS  
OAKWOOD COMMERCE CENTRE 2<sup>ND</sup> RESUBDIVISION 700-770 N. WOOD  
DALE ROAD, WOOD DALE, ILLINOIS**

Passed and approved by the by the City Council of the City of Wood Dale  
March 21, 2019 and hereby published in pamphlet March 21, 2019.

  
Shirley J. Siebert, City Clerk

SEAL



RESOLUTION NO. R-19-12

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION TO  
RESUBDIVIDE LOTS FOR PROPERTY COMMONLY KNOWN AS  
OAKWOOD COMMERCE CENTRE 2<sup>ND</sup> RESUBDIVISION  
700-770 N. WOOD DALE ROAD, 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**, Bridge Industrial Acquisition LLC (the "Petitioner") is the Petitioner in Case No. 2018-CDC-09; and is the contract purchaser of 700-770 N. Wood Dale Road (collectively the "Property"); and

**WHEREAS**, the Petitioner requested approval of a Final Plat of Subdivision for the improvement of the Property being legally described as follows:

**PARCEL 1:**

LOTS 3 AND 4 IN OAKWOOD COMMERCE CENTRE RESUBDIVISION OF LOTS 3, 4, 6 AND 7, BEING A RESUBDIVISION OF LOTS 3, 4, 6 AND 7 OF OAKWOOD COMMERCE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 201 THROUGH 213 IN FOREST CREEK UNIT#2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD COMMERCE CENTRE RESUBDIVISION OF LOTS 3, 4, 6 AND 7 RECORDED APRIL 9, 1987 AS DOCUMENT NO. R87-49243, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 5 IN OAKWOOD COMMERCE CENTRE, BEING A RESUBDIVISION OF LOTS 201 THROUGH 213, BOTH INCLUSIVE, IN FOREST CREEK UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THAT PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD COMMERCE CENTRE RECORDED MARCH 15, 1985 AS DOCUMENT R85-18184, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 1 IN OAKWOOD CONSOLIDATION OF LOTS 1 AND 2, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN OAKWOOD COMMERCE CENTRE, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 9, ALL IN TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD

PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD CONSOLIDATION OF LOTS 1 AND 2 RECORDED DECEMBER 12, 1986 AS DOCUMENT NO. R86-157907, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 700-770 N. Wood Dale Road, PINs 03-09-205-020, -025, -026, and -027 (the "Property"); and

**WHEREAS**, the application for said re-subdivision was made under Case No. 2018-CDC-09 and was discussed by the Community Development Commission on February 25, 2019, at which time the Community Development Commission recommended approval of the requested re-subdivision; and

**WHEREAS**, the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale reviewed the findings made by the Community Development Commission, and concurred with its recommendation for approval, and referred this matter to the Corporate Authorities for consideration; and

**WHEREAS**, the Corporate Authorities of the City of Wood Dale received the recommendation of the Planning, Zoning and Building Committee and of the Community Development Commission, and reviewed the findings made relative to the application, and upon its consideration, determined to approve the request for re-subdivision.

**NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS** as follows:

**SECTION ONE:** The recitals set forth hereinabove are incorporated herein by reference as part of this Ordinance.

**SECTION TWO:** That the Final Plat of Subdivision for the Oakwood Commerce Centre, 2<sup>nd</sup> Resubdivision, located at 700-770 N. Wood Dale Road, Wood Dale, Illinois, is hereby approved, as part of the approval of the Special Use, Planned Unit Development and Major Site Plan Review for Oakwood Commerce Centre and conditions set forth relative thereto.

**SECTION THREE:** That the Mayor, City Clerk, City Treasurer and Community Development Commission Chairman are authorized and directed to sign the Final Plat of Subdivision (attached as Exhibit "A") by and on behalf of the City.

**SECTION FOUR:** That all Ordinances and Resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

**SECTION FIVE:** That this Resolution shall be in full force and effect from and after its adoption in the manner provided by law.

PASSED this 21<sup>st</sup> day of March, 2019

AYES: ALDERMEN CATALANO, JAKAB, MESSINA, SORRENTINO, E. WESLEY,

NAYS: NONE SUSMARSKI, AND WOODS

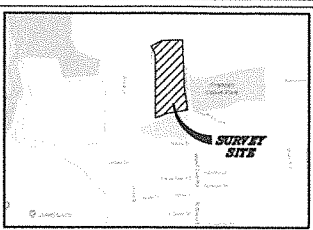
ABSENT: ALDERMAN R. WESLEY,

APPROVED this 21<sup>st</sup> day of March, 2019

SIGNED: Annunziato Pulice  
Annunziato Pulice, Mayor

ATTEST: Shirley J. Siebert  
Shirley J. Siebert, City Clerk

EXHIBIT A  
FINAL PLAT OF SUBDIVISION



**LOCATION MAP**  
NOT TO SCALE

**OWNER/DEVELOPER**

BRIDGE DEVELOPMENT PARTNERS, LLC  
1000 W. IRVING PARK ROAD, SUITE 150  
ITASCA, IL 60143

**SURVEYOR, ENGINEER & LAND PLANNER**

MANHARD CONSULTING, LTD.  
700 SPRINGER DRIVE  
LOWMEAD, IL 60148

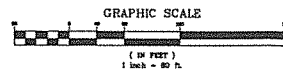
**ARCHITECT**

CORNERSTONE ARCHITECTS LTD.  
1152 SPRING LAKE DRIVE  
ITASCA, IL 60143

# FINAL PLAT OF SUBDIVISION OF OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION

BRIDGE DEVELOPMENT PARTNERS ADDITION TO WOOD DALE

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE 3RD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



**BASIS OF BEARINGS**

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GRID VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE NETRIP NETWORK.

**CURRENT P.I.N.'S**

03-09-203-020  
03-09-203-025  
03-09-203-026  
03-09-203-027

**AREA SUMMARY**

LOT 1: 366,181 SQUARE FEET (8.397 AC)  
LOT 2: 369,889 SQUARE FEET (8.494 AC)  
TOTAL: 736,070 SQUARE FEET (16.891 AC)

**SUBDIVISION DATA**

CURRENT ZONING: WOOD DALE ROAD SUB-AREA OF THE THORNHILL CORRIDOR CORPORATE (TCC) WITH UNDERLYING L-1, LIGHT INDUSTRIAL, PROPOSED ZONING: SAME AS CURRENT ZONING  
4 EXISTING LOTS  
2 PROPOSED LOTS  
SITE AREA: 21.82 ACRES  
MINIMUM LOT SIZE (ZONING): 2 ACRES  
MINIMUM LOT SIZE (PROPOSED): 8.5 ACRES

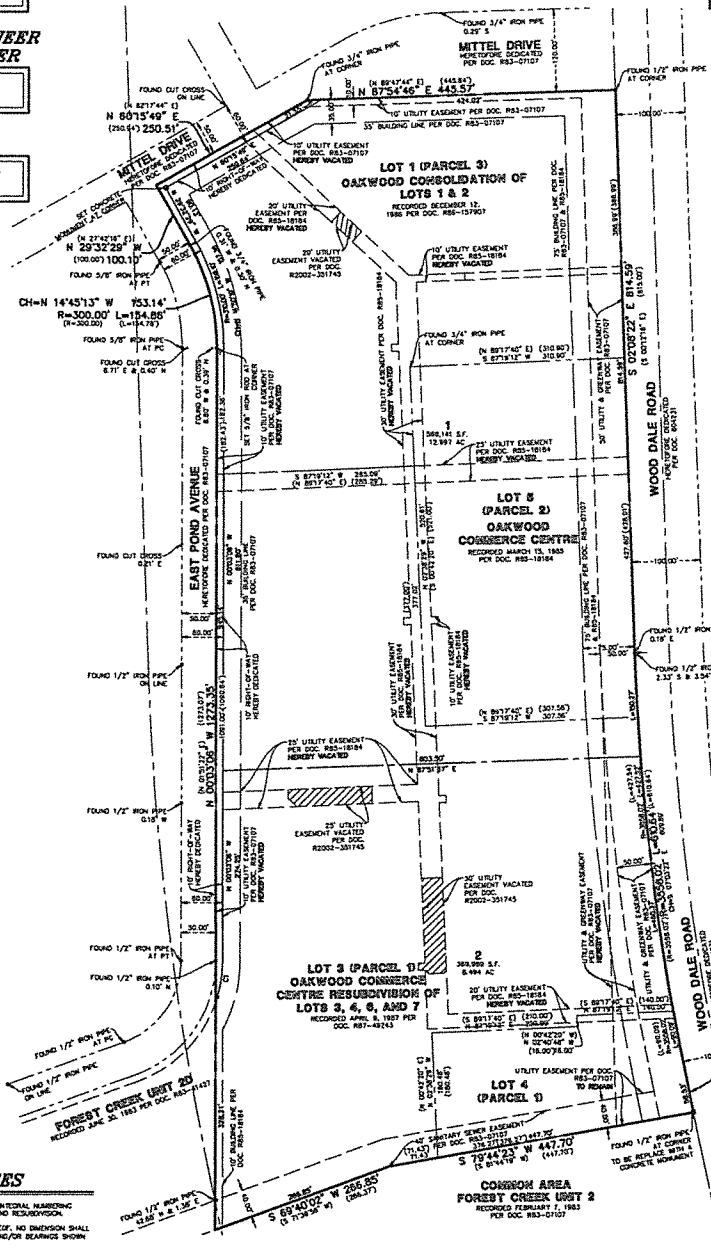
**LEGEND**

- EX. PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EX. SECTION LINE
- EX. LOT LINE
- PROP. LOT LINE
- MEASURED INFORMATION
- RECORD INFORMATION

**SHEET INDEX**

SHEET 1 OF 3	BOUNDARY, EX. EASEMENT, LOT DETAIL AND SETBACK INFORMATION
SHEET 2 OF 3	PROPOSED EASEMENT GRANT
SHEET 3 OF 3	LEGAL DESCRIPTION, PROVISION LANGUAGE AND CERTIFICATIONS

CURVE TABLE			
CURVE RADIUS	LENGTH	CHORD BEARING	CHORD
185.00'	81.17'	S 89° 53' 30" W	60.87'



**SURVEYOR'S NOTES**

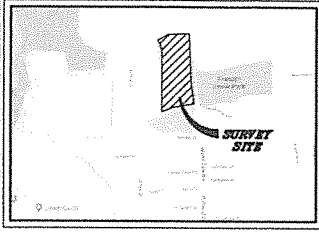
- THIS SUBDIVISION CONSISTS OF 2 LOTS AND IS PART OF AN INTERNAL READING SYSTEM TO DIVIDE ALL OF OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION.
- DISTANCES ARE WARRANTED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT. PERMANENT DISTANCES AND/OR BEARINGS SHOWN IN PARALLELS [688.87] ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- DONOTES CONCRETE MONUMENTS TO BE SET
- IN ACCORDANCE WITH CHAPTER 785 ICS SECTION 305.1 5/8" x 2 1/4" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
- UTILITY EASEMENT AND ANY OTHER EASEMENTS SHALL BE GRANTED BY A PLAT OR GRANT RECORDED AS A SEPARATE DOCUMENT.
- CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

**OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION**  
CITY OF WOOD DALE, ILLINOIS  
FINAL PLAT OF SUBDIVISION

**Manhard CONSULTING**

770 Springer Drive | Lombard, IL 60148 | P: 630.251.1234 | M: 630.251.1234  
Civil Engineers | Surveyors | Water Resources Engineers | Water & Wastewater Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners

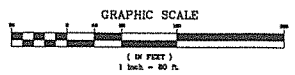
DATE	REVISION	DESIGNED BY



**LOCATION MAP**  
NOT TO SCALE

# FINAL PLAT OF SUBDIVISION OF OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION BRIDGE DEVELOPMENT PARTNERS ADDITION TO WOOD DALE

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THE NORTH HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



**OWNER/DEVELOPER**

BRIDGE DEVELOPMENT PARTNERS, LLC  
1000 W. IRVING PARK ROAD, SUITE 150  
ITASCA, IL 60143

**SURVEYOR, ENGINEER  
& LAND PLANNER**

MANHARD CONSULTING, LTD.  
1700 SPRINGER DRIVE  
LOMBARD, IL 60148

**ARCHITECT**

CORNERSTONE ARCHITECTS LTD.  
1152 SPRING LAKE DRIVE  
ITASCA, IL 60143

**BASIS OF BEARINGS**

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO BRIDGE VALUES AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE NETWORK.

**CURRENT P.I.N.'S**

- 03-09-203-020
- 03-09-203-023
- 03-09-203-025
- 03-09-203-027

**AREA SUMMARY**

LOT 1: 565,141 SQUARE FEET (12.891 AC)  
LOT 2: 369,989 SQUARE FEET (8.494 AC)  
R.O.W.: 14,330 SQUARE FEET (3.293 AC)  
TOTAL: 949,460 SQUARE FEET (21.678 AC)

**SUBDIVISION DATA**

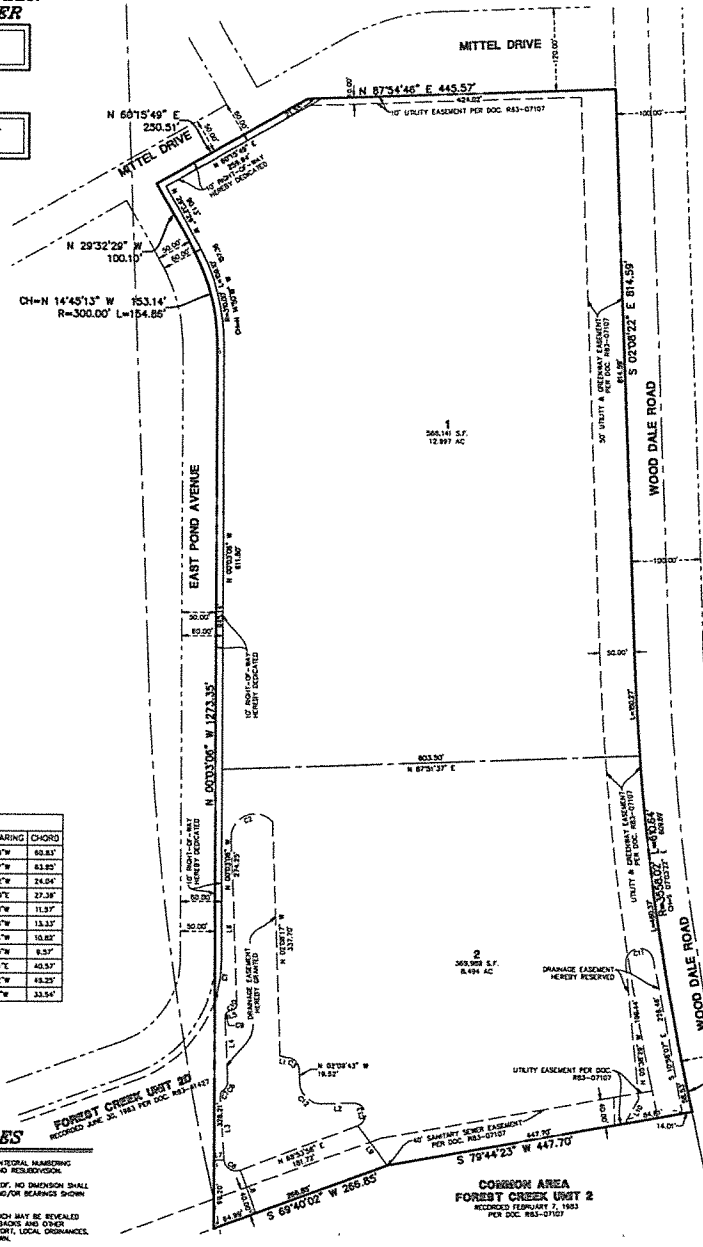
CURRENT ZONING: WOOD DALE ROAD SUB-AREA OF THE INDUSTRIAL CORRIDOR CORPORAITE (ICC) WITH UNDERLYING I-1, LIGHT INDUSTRIAL. PROPOSED ZONING: SAME AS CURRENT ZONING.  
4 EXISTING LOTS  
2 PROPOSED LOTS  
SITE AREA: 21.82 ACRES  
MINIMUM LOT SIZE (ZONING): 2 ACRES  
MINIMUM LOT SIZE (PROPOSED): 0.5 ACRES

**LEGEND**

- - - - - EX. PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- - - - - EX. SECTION LINE
- - - - - EX. LOT LINE
- - - - - PROP. LOT LINE
- XXXIX - MEASURED INFORMATION
- (XXXIX) - RECORD INFORMATION

LINE	BEARING	LENGTH
L1	N 77°36'00"W	10.32'
L2	S 87°31'38"W	44.51'
L3	S 52°48'36"E	30.58'
L4	S 52°33'19"E	83.14'
L5	S 71°19'21"W	3.06'
L6	S 80°19'21"E	246.03'
L7	S 52°36'20"W	13.02'
L8	S 52°19'38"E	68.02'
L9	N 38°44'29"W	71.34'
L10	N 38°48'34"E	40.72'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	162.00'	81.17'	S 69°34'38"W	80.81'
C2	24.00'	62.82'	S 69°34'38"W	62.82'
C3	17.00'	26.77'	N 47°00'00"W	24.04'
C4	17.00'	21.84'	S 57°29'29"E	27.34'
C5	18.00'	12.87'	S 23°02'16"W	13.37'
C6	14.10'	13.88'	S 23°39'02"W	13.37'
C7	8.00'	11.60'	S 34°33'08"W	10.82'
C8	8.00'	15.28'	S 54°34'20"W	8.57'
C9	20.33'	61.20'	N 67°43'41"E	40.57'
C10	32.00'	90.22'	N 47°00'00"W	48.25'
C11	17.00'	47.78'	N 11°27'12"W	33.53'



**SURVEYOR'S NOTES**

- THIS SUBDIVISION CONSISTS OF 2 LOTS AND IS PART OF A NATIONAL MAPPING SYSTEM TO CORRECT ALL OF DUPAGE COUNTY CENTER AND RESUBDIVISION.
- DISTANCES ARE GIVEN IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT. HORIZONTAL DISTANCES AND BEARINGS SHOWN IN PARANTHESIS (AS IS) ARE RECORD OR BEE VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- - DONOR'S CONCRETE MONUMENTS TO BE SET
- IN ACCORDANCE WITH CHAPTER 783 ILCS SECTION 255/1 3/8" X 2 1/4" LONG IRON RODS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
- UTILITY EASEMENTS AND ANY OTHER EASEMENTS SHALL BE GRANTED BY A PLAT OR DEED RECORD AS A SEPARATE DOCUMENT.
- CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

**OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION**  
CITY OF WOOD DALE, ILLINOIS  
FINAL PLAT OF SUBDIVISION

**Manhard CONSULTING**  
700 Sprague Drive, Lombard, IL 60148 PH: 630.951.0500 FAX: 630.941.2885 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISION	COMPUTED BY



# FINAL PLAT OF SUBDIVISION OF OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION

BRIDGE DEVELOPMENT PARTNERS ADDITION TO WOOD DALE

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**OWNER'S CERTIFICATE**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }  
I, \_\_\_\_\_, who is the owner of the land described in the foregoing Surveyor's Certificate and has caused the same to be surveyed, subdivided and platted as shown on the annexed plat for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION", CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS and does hereby acknowledge and adopt same under the aforesaid title and title.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

OWNER: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**COUNTY HIGHWAY CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS  
THIS PLAT HAS BEEN APPROVED BY THE DU PAGE COUNTY HIGHWAY DEPARTMENT WITH REFERENCE TO ACCESS TO COUNTY HIGHWAY NO. 156 AND HIGHWAY NO. 157 AS SHOWN ON ROAD MAP 2018 PURSUANT TO ILLINOIS REVISED STATUTES, CHAPTER 100, PARAGRAPHS 2, 3 AND 4, AND A HIGHWAY FUNDING FOR ACCESS IS REQUIRED. THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_  
COUNTY ENGINEER

**COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS  
I, \_\_\_\_\_, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO UNDELETED GENERAL TAXES, NO UNPAID CURRENT TAXES OF SPECIAL ASSESSMENTS AND NO UNPAID FORECLOSED TAXES AND NO PENDING 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 OF DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

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

**NOTARY PUBLIC**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ OF \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HIS/HER DO/DOES SIGN THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

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

**DRAINAGE FACILITIES**

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 WHOLE OR IN PART, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT" ON THIS PLAT OF SUBDIVISION, OR WERE OTHERWISE NOTED IN THE NOTES HEREON FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, IMPROVING, OPERATING, REPLACING, MAINTAINING, ALTERING, REPAIRING, REPAIRING, CLEANING AND MAINTAINING STORM SEWER DRAINAGE SYSTEMS AND APPURTENANCES, AND ANY AND ALL HANDMADE PIPES, CONNECTIONS, CATCH BASINS, AND WINDMILL TANKS, 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 OF ALL OF THE ABOVE.

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 PROVISIONS MAY BE MADE FOR LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND PURPOSES;
- TREES SHALL BE NO DRESSED OR FILL MATERIAL PLACED UPON SAID DRAINAGE EASEMENTS; AND
- FENCES SHALL NOT BE ERRECTED UPON SAID DRAINAGE EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED.

**DU PAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_  
COUNTY RECORDER

**SCHOOL DISTRICT BOUNDARY STATEMENT**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }  
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND KNOWN AS "OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION", TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE WOOD DALE SCHOOL DISTRICT #7 AND WOOD DALE HIGH SCHOOL DISTRICT 100 IN DU PAGE COUNTY, ILLINOIS.

DATED AT \_\_\_\_\_ ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

OWNER: \_\_\_\_\_

ATTEST: \_\_\_\_\_

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

**SURFACE WATER STATEMENT**

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS  
WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY THE ILLINOIS PLAT ACT, ILLINOIS REVISOR STATUTES CHAPTER 100, 2 ET SEQ., AS NOW OR HEREINAFTER AMENDED, HAVE BEEN FILED WITH THIS PLAT OF SUBDIVISION AND THE BEST OF OUR 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, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE SYSTEMS AND THAT EACH SURFACE WATER HAS BEEN PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO PROTECT THE LIFE AND WELL-BEING OF THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
ILLINOIS REGISTRATION NUMBER 062-098315  
LICENSE EXPIRES NOVEMBER 30, 2019

OWNER: \_\_\_\_\_ ON ATTORNEY \_\_\_\_\_

**CITY CLERK CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF DU PAGE }  
PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: MAYOR \_\_\_\_\_

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

THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, OR UTILITIES, INCLUDING ERECTION OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GRIANT RIGHTS, REPLACEMENT OF TREES SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

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

ANY AREA DISTURBED BY MAINTENANCE OF 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 PROPRIETOR 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 ASSURE ACCURATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE DRAINAGE EASEMENTS. IN THE EVENT THE GRANTEE SHALL BE REQUIRED TO PERFORM, ON HIS/HER PERCENT OF SAID COST SHALL UPON RECEIPT OF A NOTICE OF WORK WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEU AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE GRANTEE.

**PERMISSION TO RECORD**

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS  
I, SAMUEL J. PHILLIPS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF \_\_\_\_\_ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 033-003698  
LICENSE EXPIRES NOVEMBER 30, 2020

**VACATION OF UTILITY AND OPENWAY FACILITIES APPROVED AND ACCEPTED.**

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABANDON OF THE UTILITY FACILITIES GRANTED PER DOC. 183-0789 AS SHOWN HEREON:

AS SHOWN HEREON:

ACCEPTED:	DATE:
_____	_____
ACCEPTED: COMMONWEALTH EDISON COMPANY	DATE: _____
PRINTED NAME AND TITLE	DATE: _____
ACCEPTED: NORTHERN ILLINOIS GAS COMPANY	DATE: _____
PRINTED NAME AND TITLE	DATE: _____
ACCEPTED: _____ CABLE COMPANY	DATE: _____
PRINTED NAME AND TITLE	DATE: _____
ACCEPTED: CITY OF WOOD DALE	DATE: _____
PRINTED NAME AND TITLE	DATE: _____

**CITY TREASURER CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF DU PAGE }  
I, \_\_\_\_\_, TREASURER FOR THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT OR FORECLOSED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED ON THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: CITY TREASURER \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS  
THIS IS TO CERTIFY THAT I, SAMUEL J. PHILLIPS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

- PARCEL 1**  
LOTS 3 AND 4 IN OAKWOOD COMMERCE CENTRE RESUBDIVISION OF LOTS 3, 4, 6, 8 AND 7, BEING A RESUBDIVISION OF LOTS 3, 4, 6 AND 7 OF OAKWOOD COMMERCE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 20 THROUGH 213 IN FOREST CREEK UNIT #2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THAT PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD COMMERCE CENTRE RESUBDIVISION OF LOTS 3, 4, 6, 8 AND 7 RECORDED APRIL 8, 1987 AS DOCUMENT NO. 187-1824, IN DU PAGE COUNTY, ILLINOIS.
- PARCEL 2**  
LOT 3 IN OAKWOOD COMMERCE CENTRE, BEING A RESUBDIVISION OF LOTS 201 THROUGH 211, BOTH INCLUSIVE, IN FOREST CREEK UNIT #2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 4, TOGETHER WITH THAT PART OF THE NORTH HALF OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD COMMERCE CENTRE RESUBDIVISION OF LOTS 3, 4, 6, 8 AND 7 RECORDED APRIL 8, 1987 AS DOCUMENT NO. 187-1824, IN DU PAGE COUNTY, ILLINOIS.
- PARCEL 3**  
LOT 1 IN OAKWOOD CONSOLIDATION OF LOTS 1 AND 2, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN OAKWOOD COMMERCE CENTRE, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 8, ALL IN TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKWOOD CONSOLIDATION OF LOTS 1 AND 2 RECORDED DECEMBER 12, 1988 AS DOCUMENT NO. 188-1197, IN DU PAGE COUNTY, ILLINOIS.

CONTAINING 21,820 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT HIGH STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND SANGUITY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAINS CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD DALE, ILLINOIS, AND THAT SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170422020A, EFFECTIVE DATE OF DECEMBER 18, 2024.

DATED AT OAKWOOD, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**FOR REVIEW ONLY**

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 033-003698  
LICENSE EXPIRES NOVEMBER 30, 2020  
DESIGN FIRM PROFESSIONAL LICENSE NO. 184003330  
LICENSE EXPIRES APRIL 30, 2018  
DATE OF FIELD SURVEY: JANUARY 21, 2019

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

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**OAKWOOD COMMERCE CENTRE 2ND RESUBDIVISION**  
CITY OF WOOD DALE, ILLINOIS  
FINAL PLAT OF SUBDIVISION

**Manhard CONSULTING**  
700 Banger Drive | Lombard, IL 60148 | P: 630.834.8300 | F: 630.834.8301 | www.manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISION	BY