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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
09/04/2019 04:06 PM
RHSP

DOCUMENT # R2019-077141

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-19-29 A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS WASHINGTON STREET REDEVELOPMENT 640 N. CENTRAL AVENUE, WOOD DALE, ILLINOIS** Passed 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 20th day of June, 2019.

Shirley J. Siebert

Shirley J. Siebert, City Clerk

SEAL

CITY OF WOOD DALE
CORPORATE SEAL
ILLINOIS

Submitted/Prepared By:
(Bond, Dickson & Conway)
Mary E. Dickson
400 S. Knoll Street, Unit C
Wheaton, IL 60187

7/2
6

RESOLUTION NO. R-19-29

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS WASHINGTON STREET REDEVELOPMENT 640 N. CENTRAL AVENUE, WOOD DALE, ILLINOIS 60191

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, CH Realty VIII/I Chicago Washington St., L.L.C. ("Petitioner") is the Petitioner in Case No. 2019-CDC-01; and is the owner of the property commonly identified (upon annexation) as 640 N. Central, Wood Dale (collectively the "Property"); and

WHEREAS, the Petitioner has requested approval of a Final Plat of Subdivision to consolidate lots into one zoning lot for the improvement of the Property being described as:

Lot 1 in Wood Dale Highland Garden Lots, being a subdivision in the North half of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946, as document 500132 in DuPage County, Illinois.

Lot 2 in Wood Dale Highland Gardens Lots in the northwest 1/4 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat recorded June 7, 1946 as document 500132, in DuPage County, Illinois.

Lot 3 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 4 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 5 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 6 in Wood Dale Highland Garden Lots, being a subdivision in the North half of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 7 in Wood Dale Highland Gardens Lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessment plat No. 9, being a part of the North 1/2 of section 10, township 34 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale highlands garden lots recorded June 17, 1976 as document 500132, in DuPage County, Illinois.

Lot 8 in Wood Dale Highland Gardens Lots in the northwest 1/4 of section 10, Township 40 North, Range 11, East of the third principal meridian, according to the plat recorded June 7, 1946 as document 500132, in DuPage County, Illinois.

Lot 9 in Wood Dale Highland Garden lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessment plat No. 9 being a part of section 10, Township 40 North, Range

11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946, as document No. 500132 in DuPage County, Illinois.

Lot 10 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian according to the plat thereof recorded June 17, 1946, as document number 500132, in DuPage County, Illinois.

Lot 11 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessment plat No. 9, being a part of the North half of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale highland garden lots recorded June 17, 1946, as document 500132, in DuPage County, Illinois.

Lot 12 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 13 in Wood Dale Highland Garden Lots, being a subdivision in the north 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lots 14 and 15 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisors assessment plat No.9, being a part of the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of said wood dale highland garden Lots, recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 16 in Wood Dale Highland Garden subdivision, subdivision of lots 10 and 11 in Addison township supervisors assessment plat No. 9 in the northwest quarter of section 10, township 40 North, Range 11, East of the third principal meridian, in DuPage County, Illinois.

Lot 17 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 18 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisors assessment plat No. 9, being a part of the North 14 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946 as document number 500132 in DuPage County, Illinois.

Lot 19 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessments plat No.9, being a part of the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 20 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisors assessment plat No. 9, being a part of the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946, as document 500132, in DuPage County, Illinois.

Consisting of PINs: 03-10-107-009; 03-10-107-010; 03-10-107-008; 03-10-107-007; 03-10-107-005 and -004; 03-10-107-002; 03-10-106-007; 03-10-106-009; 03-10-106-010; 03-10-106-015; 03-10-106-013; 03-10-106-008; 03-10-106-011; 03-10-107-006; 03-10-107-003; 03-10-107-001; 03-10-106-006; 03-10-106-012; and 03-10-106-014)

("Subject Property"); and

WHEREAS, the application for said lot consolidation was made under Case No. 2019-CDC-01 and was discussed by the Community Development Commission on May 20, 2019, at which time the Community Development Commission recommended approval of the requested lot consolidation; 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 Final Plat of 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 Washington Street Redevelopment, located at 640 N. Central, Wood Dale, Illinois, is hereby approved, as part of the approval of the Special Use Permit for a Planned Unit Development, for the Washington Street Redevelopment 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 20th day of June, 2019

AYES: 7

NAYS: 0

ABSENT: 2

APPROVED this 20th day of June, 2019

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

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

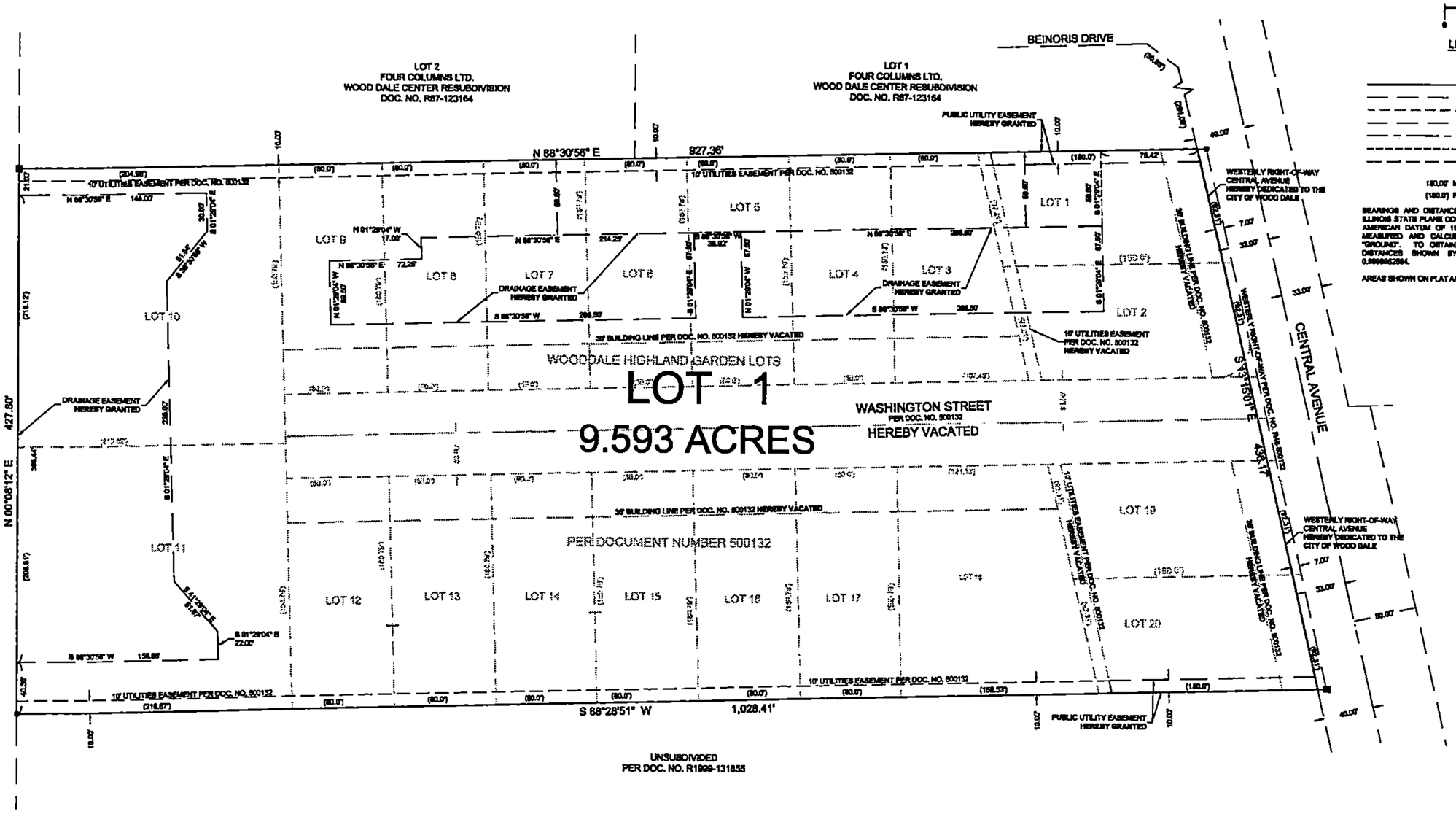
EXHIBIT A

FINAL PLAT OF SUBDIVISION

FINAL PLAT OF SUBDIVISION

WASHINGTON STREET ADDITION TO WOOD DALE

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 10-40-11, DUPAGE COUNTY, ILLINOIS.



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www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WASHINGTON STREET ADDITION TO WOOD DALE
WOOD DALE, IL

FINAL PLAT OF SUBDIVISION

REVISIONS

SHEET 1 OF 2

SURVEY

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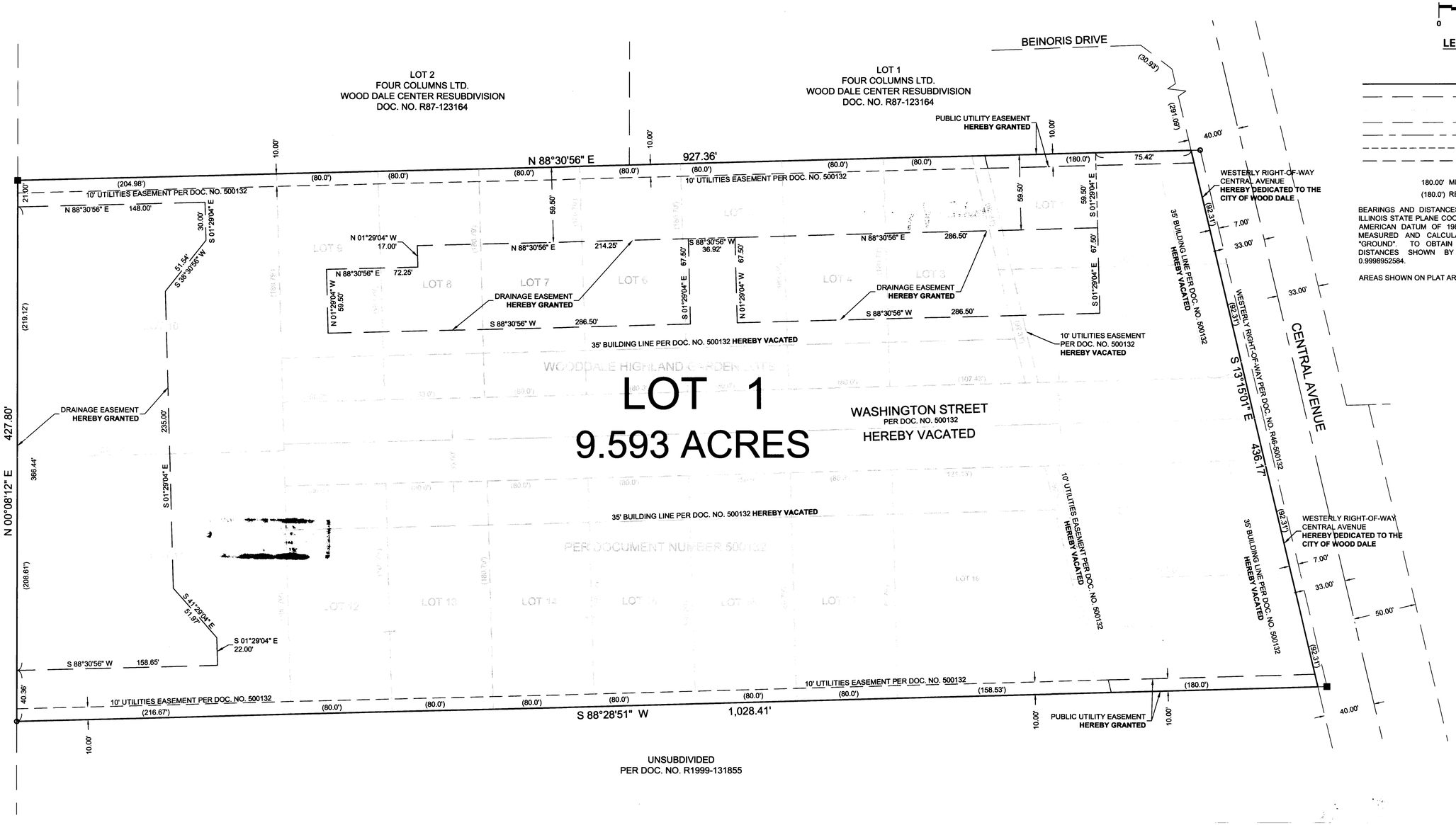
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

FINAL PLAT OF SUBDIVISION

WASHINGTON STREET ADDITION TO WOOD DALE

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 10-40-11, DUPAGE COUNTY, ILLINOIS.

R2019-077141
FRED BUCHOLZ, RECORDER
09/04/2019 04:06 PM



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

LEGEND OF LINES

- SUBDIVISION BOUNDARY
- ADJACENT BOUNDARY
- UNDERLYING LOT LINE
- RIGHT-OF-WAY
- CENTER OF RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

180.00' MEASURED DIMENSION
(180.0') RECORD DIMENSION

BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST GRID, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID". ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.9998952584.

AREAS SHOWN ON PLAT ARE GROUND.

Submitted/Prepared By:
(Bond, Dickson & Conway)
Mary E. Dickson
400 S. Knoll Street, Unit C
Wheaton, IL 60187

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www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300
CHICAGO I MILWAUKEE : NATIONWIDE

WASHINGTON STREET ADDITION TO WOOD DALE
WOOD DALE, IL

FINAL PLAT OF SUBDIVISION

REVISIONS

PEG JOB No. 1489.00
PEG PM
DATE 1/10/2019
SCALE 1"=40'

SHEET 1 OF 2

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SURVEY

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REVIEWED: JPK
DESIGNED:
DRAFTED: ST

FINAL PLAT OF SUBDIVISION

WASHINGTON STREET ADDITION TO WOOD DALE

BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 10-40-11, DUPAGE COUNTY, ILLINOIS.

R2019-077141
FRED BUCHOLZ, RECORDER
09/04/2019 04:06 PM

OWNER'S CERTIFICATE:

STATE OF Texas)
) SS
COUNTY OF Dallas)

THIS IS TO CERTIFY THAT CH REALTY VIII/I CHICAGO WASHINGTON ST., L.L.C., A DELAWARE LIMITED LIABILITY COMPANY 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 " Washington Street Addition to Wood Dale " CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID STYLE AND TITLE.

DATED THIS 30 DAY OF July, 2019.

CH REALTY VIII/I CHICAGO WASHINGTON ST., L.L.C.,
a delaware limited liability company
BY: Fund VIII Managers, L.L.C., a Texas limited liability
OWNER company, its manager
By: [signature]
Name: Matthew E. Colter
Title: Vice President

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS CH REALTY VIII/I CHICAGO WASHINGTON ST., L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT 7 ELEMENTARY SCHOOL DISTRICT AND THE DISTRICT 100 HIGH SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT Dallas, TX, THIS 30 DAY OF July, 2019.

CH REALTY VIII/I CHICAGO WASHINGTON ST., L.L.C.,
a delaware limited liability company
By: Fund VIII Managers, L.L.C., a Texas limited liability
OWNER company, its manager
By: [signature]
Name: Matthew E. colter
Title: Vice Presider

NOTARY CERTIFICATE:

STATE OF Texas)
) SS
COUNTY OF Dallas)

I, Raquel Morales, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT, Matthew E. Colter (OWNER) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 30 DAY OF July, 2019.

[signature]
NOTARY PUBLIC

RAQUEL N. MORALES
Notary Public, State of Texas
Comm. Expires 07-30-2021
Notary ID 132774-[illegible]

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Jean Kaczmarek, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS 3rd DAY OF September, 2019

[signature]
COUNTY CLERK

DUPAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. R2019-077141 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE 4 DAY OF Sept, 2019

[signature]
COUNTY RECORDER

COMMUNITY DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

PLAT APPROVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF WOOD DALE THIS 20 DAY OF May, 2019.

BY: [signature]
COMMUNITY DEVELOPMENT COMMISSION CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE THIS 20 DAY OF JUNE, 2019

BY: Annunziato Pulice
MAYOR

ATTEST: Shirley J. Ilsley by K. Buzzy, Deputy Clerk
CITY CLERK

CITY TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Sandra 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 1 DAY OF August, 2019

BY: Sandra L. Porch
CITY TREASURER

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 AT A LOCATION WITH A GROUND ELEVATION BELOW THE HIGHWATER LEVEL OF THE STORMWATER MANAGEMENT FACILITY 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.

PUBLIC 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 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.

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

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

THEIR RESPECTIVE LICENSES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO 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 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 TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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 DESIGNATED EASEMENT AREA 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, IT SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE 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 PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, 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.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, DONALD E RERICKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, AND ALL OF WASHINGTON STREET LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF CENTRAL AVENUE, ALL IN WOODDALE HIGHLAND GARDEN LOTS, BEING A SUBDIVISION OF LOTS 10 AND 11 IN ADDISON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 9, BEING A PART OF THE NORTH 1/2 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WOOD DALE HIGHLAND GARDEN LOTS, RECORDED JUNE 17, 1946 AS DOCUMENT 500132, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 9.593 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 DRAWN 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, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17043C0302H, EFFECTIVE DATE DECEMBER 16, 2004.

DATED AT EAST DUNDEE, ILLINOIS, THIS 18th DAY OF MARCH, 2019 .

[signature]
DONALD E RERICKA, 035-003465, PINNACLE ENGINEERING GROUP. LLC
ALL LICENSES EXPIRE NOVEMBER 30, 2020

DUPAGE CO RECORDER PAGE 2 OF 2

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DRAFTED: ST DESIGNED: REVIEWED: JPK

PLAN I DESIGN I DELIVER
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EAST DUNDEE, IL 60118
(847) 551-5300
CHICAGO I MILWAUKEE : NATIONWIDE

WASHINGTON STREET ADDITION TO WOOD DALE
WOOD DALE, IL

FINAL PLAT OF SUBDIVISION

REVISIONS

PEG JOB No. 1489.00
PEG PM
DATE 1/10/2019
SCALE

SHEET 2 OF 2

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SURVEY

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