

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 Resolution **#R-22-06 A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SUBDIVISION TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS BRYN MAWR AVENUE ADDITION TO WOOD DALE UNIT TWO, WOOD DALE, ILLINOIS 60191**

Passed by The City of Wood Dale, Du Page County, Illinois, IN WITNESS WHERE OF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 20<sup>th</sup> day of January, 2022.



Lynn Curiale, City Clerk



Resolution #R-22-06

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SUBDIVISION  
TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS BRYN  
MAWR AVENUE ADDITION TO WOOD DALE UNIT TWO, WOOD DALE,  
ILLINOIS 60191**

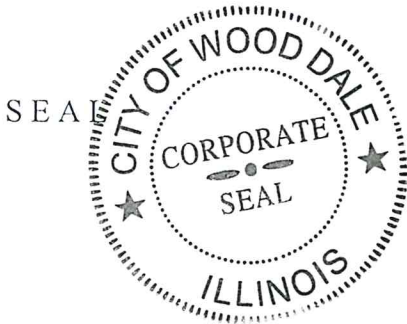
Passed: January 20, 2022  
Published in Pamphlet Form: January 21, 2022

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Resolution is a true and correct copy of #R-22-06  
**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SUBDIVISION  
TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS BRYN  
MAWR AVENUE ADDITION TO WOOD DALE UNIT TWO, WOOD DALE,  
ILLINOIS 60191**

Passed and approved by the City Council of the City of Wood Dale on January 20, 2022  
and hereby published in pamphlet on January 21, 2022.



Lynn Curiale, City Clerk



**RESOLUTION NO. R-22-06**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SUBDIVISION  
TO CONSOLIDATE LOTS FOR PROPERTY COMMONLY KNOWN AS  
BRYN MAWR AVENUE ADDITION TO WOOD DALE UNIT TWO  
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 IX-TDC I Wood Dale, III, L.P. and the Wood Dale Park District (“Petitioners”) are the Petitioners in Case No. CDC-2021-0003; and are the owners of the property commonly identified (upon annexation) as located at the Southwest Corner of Bryn Mawr Avenue and Illinois Route 83, Wood Dale (collectively the “Subject Property”); and

**WHEREAS**, the Petitioners have requested approval of a Preliminary Plat of Subdivision to consolidate thirty-three (33) lots into one zoning lot and two lots of record for the improvement of the Subject Property, the Subject Property being described as:

6N776 Pine Street, Bensenville, IL 60106; 6N760 Pine Street, Bensenville, IL 60106; 6N748 Pine Street, Bensenville, IL 60106; 6N734 Pine Street, Bensenville, IL 60106; 6N720 Pine Street, Bensenville, IL 60106; 6N706 Pine Street, Bensenville, IL 60106; 6N680 Pine Street, Bensenville, IL 60106; 6N666 Pine Street, Bensenville, IL 60106; 6N654 Pine Street, Bensenville, IL 60106; 6N775 Pine Street, Bensenville, IL, 60106; 6N761 Pine Street, Bensenville, IL 60106; 6N747 Pine Street, Bensenville, IL 60106; 6N735 Pine Street, Bensenville, IL 60106; 6N723 Pine Street, Bensenville, IL 60106; 6N675 Pine Street, Bensenville, IL 60106; 6N661 Pine Street, Bensenville, IL 60106; 7W115 Bryn Mawr Ave, Bensenville, IL 60106; 17W101 Bryn Mawr Ave, Bensenville, IL 60106; 17W077 Bryn Mawr Ave, Bensenville, IL 60106; 7W063 Bryn Mawr Ave, Bensenville, IL 60106; 17W049 Bryn Mawr Ave, Bensenville, IL 60106; 17W027 Bryn Mawr Ave, Bensenville, IL 60106; 17W023 Bryn Mawr Ave, Bensenville, IL 60106; 17W134 North Street, Bensenville, IL 60106; 17W114 North Street, Bensenville, IL 60106; 17W102 North Street, Bensenville, IL 60106; 17W080 North Street, Bensenville, IL 60106; 17W068 North Street, Bensenville, IL 60106; 17W115 North Street, Bensenville, IL 60106; 17W101 North Street, Bensenville, IL 60106; 17W081 North Street, Bensenville, IL 60106; 17W065 North Street, Bensenville, IL 60106; and Mohawk Park.

As identified by the following PINS:

03-10-201-001; 03-10-201-002; 03-10-201-003; 03-10-201-004; 03-10-201-005;  
03-10-201-006; 03-10-201-007; 03-10-201-008; 03-10-201-009; 03-10-204-001;  
03-10-204-002; 03-10-204-003; 03-10-204-004; 03-10-204-005; 03-10-205-001;  
03-10-205-002; 03-10-204-007; 03-10-204-008; 03-10-204-009; 03-10-204-010;  
03-10-204-011; 03-10-204-012; 03-10-204-013; 03-10-204-006; 03-10-204-014;



03-10-204-015; 03-10-204-016; 03-10-204-017; 03-10-205-003; 03-10-205-004;  
03-10-205-005; 03-10-205-006; 03-10-204-018;

and

**WHEREAS**, the application for said lot consolidation was made under Case CDC-2021-0003 and was discussed by the Community Development Commission on December 20, 2021 and January 17, 2022, at which time the Community Development Commission recommended approval of the requested lot consolidation; and

**WHEREAS**, the Corporate Authorities of the City of Wood Dale received the recommendation of the Community Development Commission and reviewed the findings made relative to the petition, and upon its consideration, determined to approve the Preliminary 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 Preliminary Plat of Subdivision for the Bryn Mawr Avenue Addition to Wood Dale Unit Two is hereby approved, as part of the approval of the Special Use, Planned Unit Development – Major Site Plan Review, for the redevelopment of the Subject Property 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 Preliminary Plat of Subdivision, attached hereto 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 January, 2022

AYES: 6

NAYS: 0

ABSENT: Alderman Ames, Somentino

APPROVED this 20th day of January, 2022

SIGNED: Annunziato Pulice  
Annunziato Pulice, Mayor

ATTEST: Lynne Curiale  
City Clerk

**EXHIBIT A**

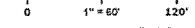
**PRELIMINARY PLAT OF SUBDIVISION**

# PRELIMINARY PLAT OF SUBDIVISION BRYN MAWR AVENUE ADDITION TO WOOD DALE UNIT TWO

BEING A RESUBDIVISION OF LOTS 26 THROUGH 48, LOT 75, LOTS 128 THROUGH 136, ALL OF NORTH STREET AND PART OF PINE AVENUE IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825111, IN DU PAGE COUNTY, ILLINOIS.



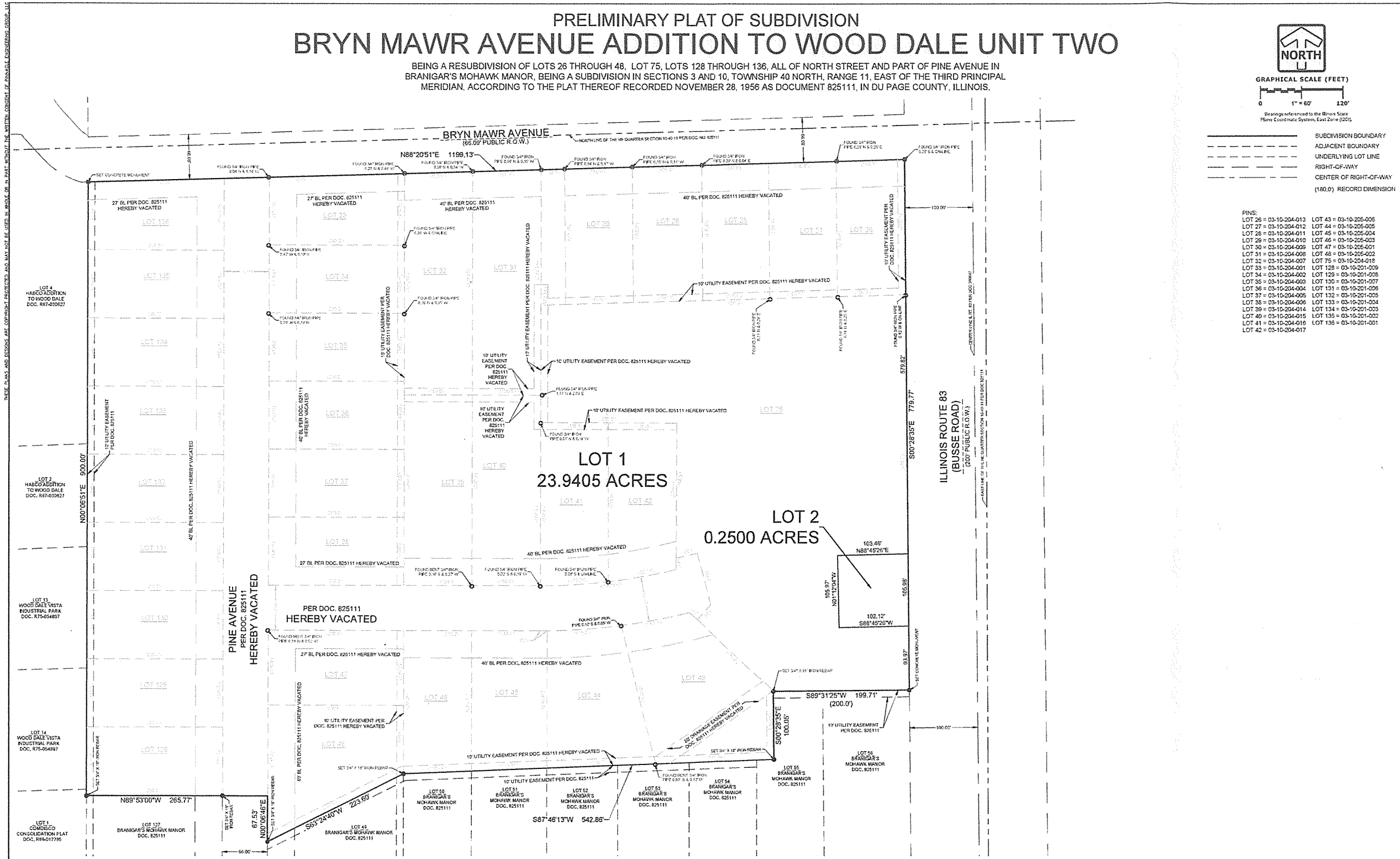
GRAPHICAL SCALE (FEET)



Readings referenced to the Illinois State Plane Coordinate System, East Zone (2011)

- SUBDIVISION BOUNDARY
- ADJACENT BOUNDARY
- UNDERLYING LOT LINE
- RIGHT-OF-WAY
- CENTER OF RIGHT-OF-WAY (180.0') RECORD DIMENSION

- PINS:
- |                        |                         |
|------------------------|-------------------------|
| LOT 26 = 03-10-204-013 | LOT 43 = 03-10-205-005  |
| LOT 27 = 03-10-204-012 | LOT 44 = 03-10-205-006  |
| LOT 28 = 03-10-204-011 | LOT 45 = 03-10-205-004  |
| LOT 29 = 03-10-204-010 | LOT 46 = 03-10-205-003  |
| LOT 30 = 03-10-204-009 | LOT 47 = 03-10-205-001  |
| LOT 31 = 03-10-204-008 | LOT 48 = 03-10-205-002  |
| LOT 32 = 03-10-204-007 | LOT 75 = 03-10-204-018  |
| LOT 33 = 03-10-204-001 | LOT 128 = 03-10-201-009 |
| LOT 34 = 03-10-204-002 | LOT 129 = 03-10-201-008 |
| LOT 35 = 03-10-204-003 | LOT 130 = 03-10-201-007 |
| LOT 36 = 03-10-204-004 | LOT 131 = 03-10-201-006 |
| LOT 37 = 03-10-204-005 | LOT 132 = 03-10-201-005 |
| LOT 38 = 03-10-204-006 | LOT 133 = 03-10-201-004 |
| LOT 39 = 03-10-204-014 | LOT 134 = 03-10-201-003 |
| LOT 40 = 03-10-204-015 | LOT 135 = 03-10-201-002 |
| LOT 41 = 03-10-204-016 | LOT 136 = 03-10-201-001 |
| LOT 42 = 03-10-204-017 |                         |



PLAN | DESIGN | DELIVER

**PINNACLE ENGINEERING GROUP**

ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:  
10311 BRANIGAR STREET SUITE 217  
EAST DUNDEN, IL 60118  
(847) 551-5100

**BRYN MAWR AVENUE ADDITION  
TO WOOD DALE UNIT TWO**

WOOD DALE, IL

**PRELIMINARY PLAT OF  
SUBDIVISION**

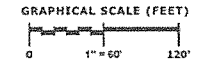
REVISIONS	
1. Add lot 7	12/22/2021
2. Village comments	10/12/2021

PROJ. NO. 2492.00  
DATE 11/29/2021  
SCALE 1"=60'  
SHEET 1  
3  
SURVEY

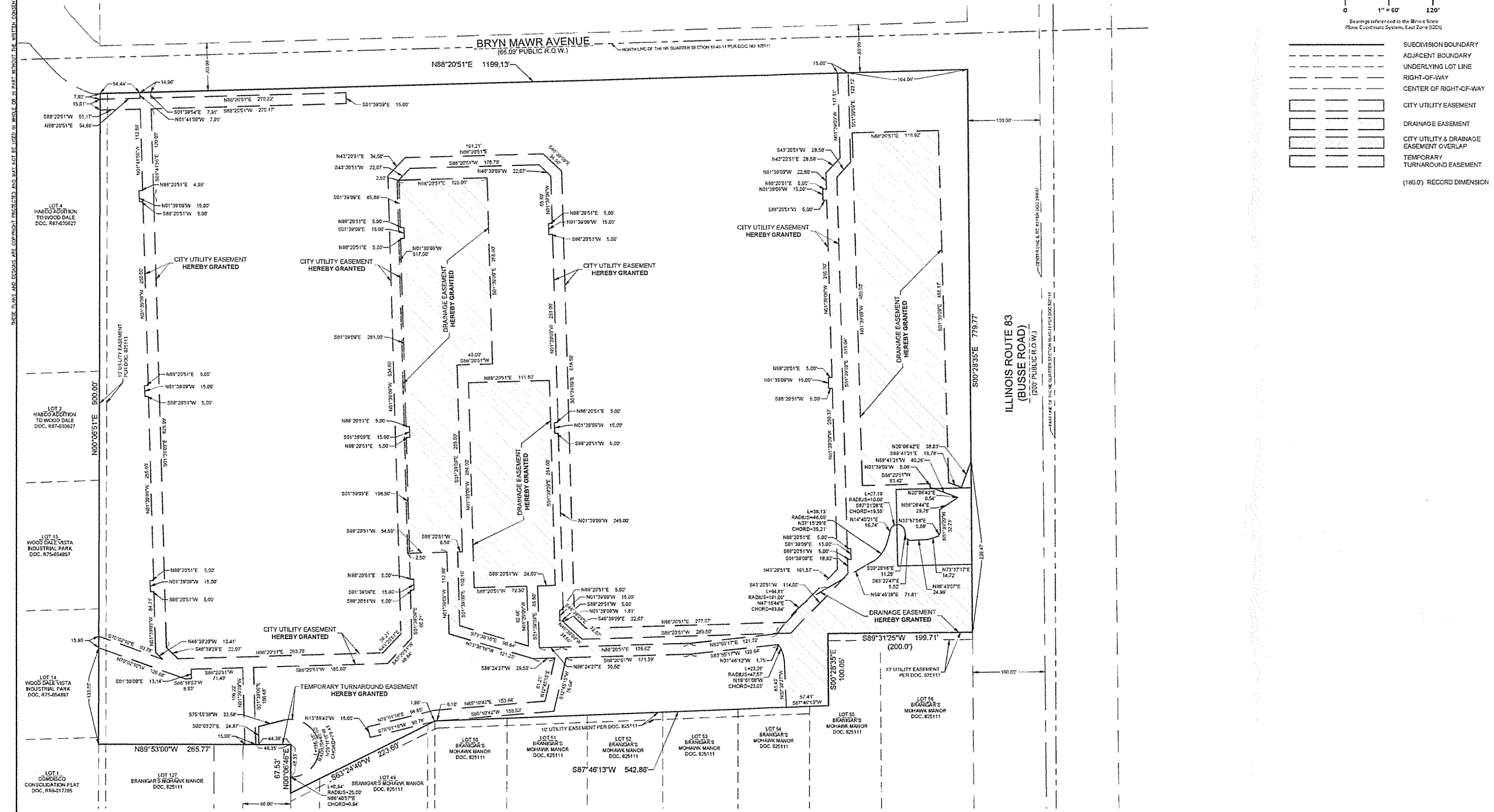
www.pinnacle-engr.com

# PRELIMINARY PLAT OF SUBDIVISION BRYN MAWR AVENUE ADDITION TO WOOD DALE UNIT TWO

BEING A RESUBDIVISION OF LOTS 26 THROUGH 48, LOT 75, LOTS 128 THROUGH 136, ALL OF NORTH STREET AND PART OF PINE AVENUE IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825111, IN DU PAGE COUNTY, ILLINOIS.



- SUBDIVISION BOUNDARY
- ADJACENT BOUNDARY
- UNDERLYING LOT LINE
- RIGHT-OF-WAY
- CENTER OF RIGHT-OF-WAY
- CITY UTILITY EASEMENT
- DRAINAGE EASEMENT
- CITY UTILITY & DRAINAGE EASEMENT OVERLAP
- TEMPORARY TURNAROUND EASEMENT
- (180.0') RECORD DIMENSION



PLAN | DESIGN | DELIVER

**PINNACLE ENGINEERING GROUP**

ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:  
201 E. MAIN STREET - SUITE 217  
EAST RICHMOND, IL 62114  
(618) 551-5300

**BRYN MAWR AVENUE ADDITION  
TO WOOD DALE UNIT TWO**

WOOD DALE, IL

**PRELIMINARY PLAT OF  
SUBDIVISION**

REVISIONS	
1 Add lot 7	12/22/2021
2 Village comments	10/1/2022

PROJ. NO. 249908  
 REG. NO. 111/11/2021  
 DATE 11/11/2021  
 SCALE 1"=60'  
 SHEET 2  
 3  
 SURVEY

www.pinnacle-engr.com



# PRELIMINARY PLAT OF SUBDIVISION BRYN MAWR AVENUE ADDITION TO WOOD DALE UNIT TWO

BEING A RESUBDIVISION OF LOTS 26 THROUGH 48, LOT 75, LOTS 128 THROUGH 136, ALL OF NORTH STREET AND PART OF PINE AVENUE IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825111, IN DU PAGE COUNTY, ILLINOIS.

### OWNER'S CERTIFICATE:

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT CH REALTY IX-TDC I CHICAGO WOOD DALE IL, L.P., A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF LOTS 26 THROUGH 48 & LOTS 128 THROUGH 136 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 \_\_\_\_\_ CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID STYLE AND TITLE.

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

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

### SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF LOTS 26 THROUGH 48 & LOTS 128 THROUGH 136, AND KNOWING AS CH REALTY IX-TDC I CHICAGO WOOD DALE IL, L.P., A DELAWARE LIMITED LIABILITY COMPANY, TO THE BEST OF THEIR 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 \_\_\_\_\_, ILLINOIS THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

### NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_ (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(HER) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC

### OWNER'S CERTIFICATE:

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT THE PARK DISTRICT OF WOOD DALE IS THE OWNER OF LOT 75 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 \_\_\_\_\_ CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID STYLE AND TITLE.

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

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

### NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT \_\_\_\_\_ (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(HER) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC

### 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 ERRECTED 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.

### CITY 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 CITY UTILITY EASEMENT ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING, AND REPLACING WATER MAINS, AND SANITARY SEWER LINES, 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, 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 HERIN GRANTED TO THE CITY OF WOOD DALE.

### DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT 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 THIS PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COUNTY CLERK

### DUPAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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 \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
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 \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

ATTEST:

CITY CLERK

### CITY TREASURER CERTIFICATE

STATE OF ILLINOIS ) SS  
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 \_\_\_\_\_, 20\_\_.

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

### AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF KANE )

I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 035-003296, HEREBY GRANT PERMISSION TO \_\_\_\_\_ TO RECORD THIS PLAT OF SUBDIVISION.

DATED 11th DAY OF DECEMBER, 2021.

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR  
035-003296  
EXPIRES 11/30/2022  
PINNACLE ENGINEERING GROUP, LLC #184009289-0010  
EXPIRES 04/30/2023

THIS PLAT IS BEING SUBMITTED BY:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

### PUBLIC UTILITY CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED.

COMCAST

BY: \_\_\_\_\_  
SIGNATURE

ITS: \_\_\_\_\_  
TITLE

COMMONWEALTH EDISON COMPANY

BY: \_\_\_\_\_  
SIGNATURE

ITS: \_\_\_\_\_  
TITLE

NICOR GAS COMPANY

BY: \_\_\_\_\_  
SIGNATURE

ITS: \_\_\_\_\_  
TITLE

ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS

BY: \_\_\_\_\_  
SIGNATURE

ITS: \_\_\_\_\_  
TITLE

### ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF KANE )

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF § 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.  
REGION ONE ENGINEER

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 26 THROUGH 48, LOT 75 AND LOTS 128 THROUGH 136, ALL OF NORTH STREET AND PART OF PINE AVENUE LYING NORTH OF THE SOUTH LINE OF LOT 128 EXTENDED AND SOUTH OF BRYN MAWR AVENUE IN BRANIGAR'S MOHAWK MANOR, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1956 AS DOCUMENT 825111, IN DU PAGE COUNTY, ILLINOIS.

CONTAINING 1,053,740 SQUARE FEET OR 24.1906 ACRES

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 18, 2004.

DATED AT EAST DUNDEE, ILLINOIS, THIS 9th DAY OF DECEMBER, 2021.

**FOR REVIEW**

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296  
EXPIRES 11/30/2022  
PINNACLE ENGINEERING GROUP, LLC #184009289-0010  
EXPIRES 04/30/2023

DATE: 11/30/21 08:35 AM  
DRAWN: JAC  
CHECKED: JAC  
DATE: 11/30/21 08:35 AM  
DRAWN: JAC  
CHECKED: JAC

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER  
3000 S. WISCONSIN AVE., SUITE 200  
MOUNTAIN VIEW, IL 60054

ILLINOIS OFFICE:  
1015 E. MAIN STREET, SUITE 217  
EAST DUNDEE, IL 60118  
(815) 553-2200

**BRYN MAWR AVENUE ADDITION  
TO WOOD DALE UNIT TWO  
WOOD DALE, IL**

**PRELIMINARY PLAT OF  
SUBDIVISION**

REVISIONS		
NO.	DESCRIPTION	DATE
1	Add lot 7	12/22/2021
2	ViBape comments	1/6/2022

SHEET  
3  
3  
3

PG 03A No. 2495A.00  
FIG. 11  
DATE 11/22/2021  
SCALE

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