

## ORDINANCE NO. O2022-40

**AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION  
FOR THE ESTATES OF GALUSHA FARM  
3S346 HERRICK ROAD**

WHEREAS, HACA, LLC (“**Owner**”) is the owner the property commonly known as 3S346 Herrick Road, Warrenville, Illinois (“**Property**”), and legally described on **Exhibit A** attached to and made a part of this Ordinance; and

WHEREAS, the Owner desires to subdivide the Property into three lots of record (“**Proposed Subdivision**”); and

WHEREAS, the Property is located in an unincorporated area within one and one-half miles of the corporate limits of the City; and

WHEREAS, pursuant to Article 3 of the Warrenville Subdivision Control Ordinance (“**Subdivision Control Ordinance**”) and Section 11-12-12 of the Illinois Municipal Code, 65 ILCS 5/11-12-12, the City has jurisdiction over proposed subdivisions in unincorporated areas within one and one-half miles of the City’s corporate limits; and

WHEREAS, pursuant to the applicable sections of the Subdivision Control Ordinance, Fred Conforti (“**Applicant**”), on behalf and with the consent of, the Owner, filed an application with the City for approval of a final plat of subdivision for the Proposed Subdivision (“**Final Plat**”); and

WHEREAS, on October 6, 2022, the Plan Commission considered the Proposed Subdivision and heard public comments; and

WHEREAS, on October 6, 2022, the Plan Commission voted to recommend that the Mayor and the City Council approve the Final Plat subject to certain conditions; and

WHEREAS, the Mayor and the City Council have determined that the Final Plat complies with the required standards for subdivisions as set forth in Article 6 of the Subdivision Control Ordinance; and

WHEREAS, consistent with the Plan Commission recommendation, and pursuant to the City’s powers under applicable law, including its home rule powers under the Illinois Constitution of 1970, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Final Plat, in accordance with, and subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1: Recitals.** The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

**SECTION 2: Approval, Execution, and Recordation of the Final Plat.**

A. Approval of the Final Plat. In accordance with Section 6 of the Subdivision Control Ordinance, and subject to, and contingent upon, the conditions, restrictions, and provisions set

forth in this Ordinance, including specifically, but without limitation, Section 3 of this Ordinance, the City Council hereby approves the Final Plat, titled “The Final Plat of the Estates of Galusha Farm,” consisting of two sheets, prepared by Engineering Resource Associates, and dated June 28, 2022, attached to and, by this reference, made a part of this Ordinance as **Exhibit B**.

B. Execution of the Final Plat. The City Council hereby authorizes and directs the Mayor, the City Clerk, the Chairman and Secretary of the Plan Commission, the City Collector and the City Engineer to execute, on behalf of the City, the Final Plat following its execution and delivery to the City Clerk by the Owner and all other required parties.

C. Recordation of Final Plat. The City Council directs the City Clerk to record the executed Final Plat with the DuPage County Recorder of Deeds upon satisfactory completion all conditions precedent to recordation set forth in Section 3 of this Ordinance and of all administrative details relating thereto.

**SECTION 3: Conditions.** Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Warrenville City Code (“**City Code**”), the City of Warrenville Zoning Ordinance (“**Zoning Ordinance**”), or the Subdivision Control Ordinance or any other rights the Owner and the Applicant may have, the approval granted in Section 2 of this Ordinance is hereby expressly subject to and contingent upon the conditions, concepts, restrictions, limitations, and provisions set forth in this Section (collectively, the “**Conditions**”).

A. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property shall comply with all applicable City codes and ordinances as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. Recording Fees. All fees incurred by the City associated with the recordation of the Final Plat in accordance with Section 2 of this Ordinance must be reimbursed by the Applicant.

C. School, Park and Library Contributions. The Owner shall pay all required school, park and library contributions prior to the City’s execution and recordation of the Final Plat.

**SECTION 4: Effective Date.** This Ordinance will be effective only upon its passage by the City Council by a majority vote and approval in the manner required by law.

*[Signatures and Voting Record on Following Page]*

PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2022.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2022.

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MAYOR

ATTEST:

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CITY CLERK

**EXHIBIT A**

**LEGAL DESCRIPTION**

TRACT 5 IN THE GALUSHA FARM, IN PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1944 AS DOCUMENT 462197, IN DUPAGE COUNTY, ILLINOIS.

**PINs:** 04-36-200-011

**COMMONLY KNOWN AS:** 3S346 Herrick Road, Warrenville, Illinois

**AFTER RECORDING OF THE FINAL PLAT, THE PROPERTY WILL BE DESCRIBED AS:**

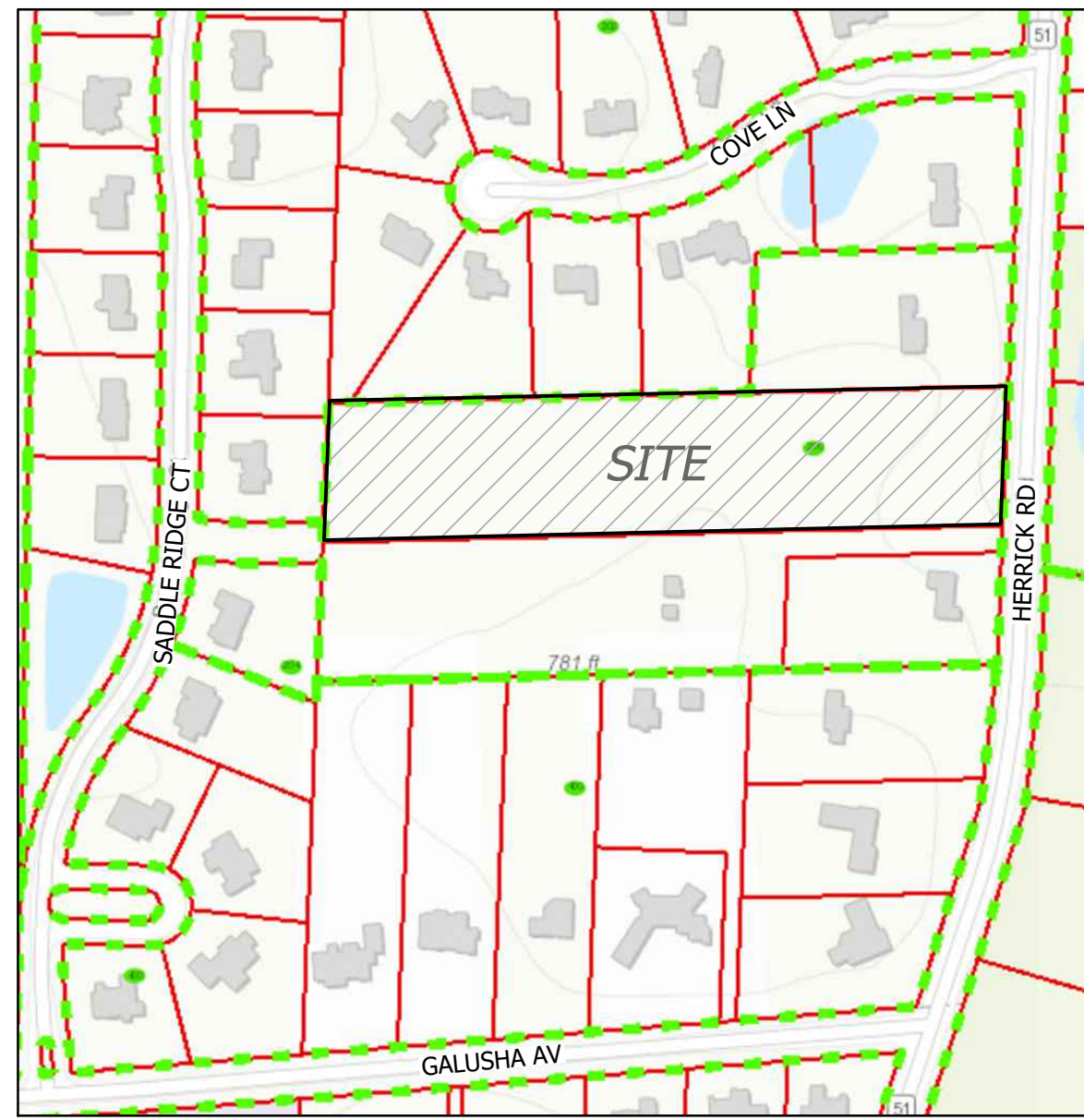
LOTS 1, 2, AND 3 IN THE ESTATE OF GALUSHA FARM SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED \_\_\_\_\_, 2022, AS DOCUMENT NO. \_\_\_\_\_ IN DUPAGE COUNTY, ILLINOIS.

**EXHIBIT B**  
**FINAL PLAT**

# FINAL PLAT OF SUBDIVISION OF THE ESTATES OF GALUSHA FARM

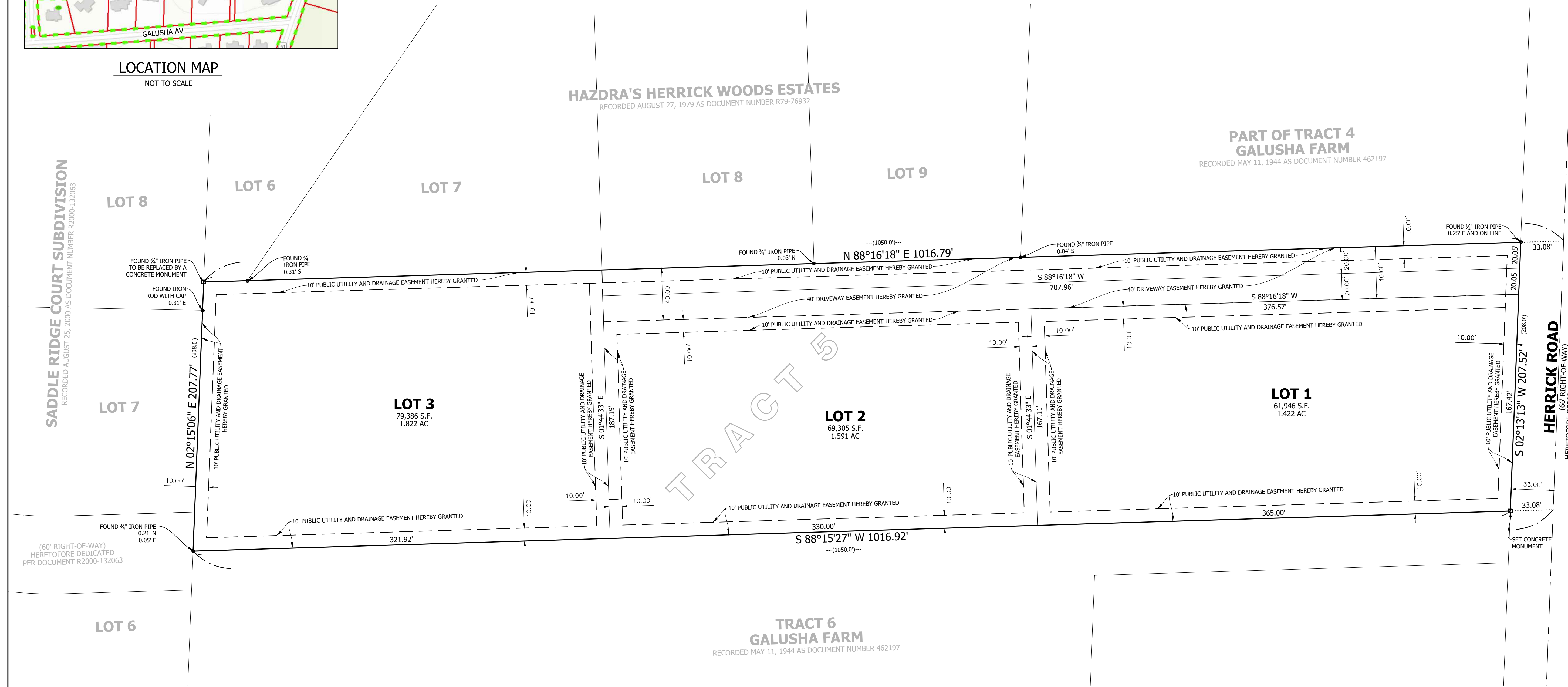
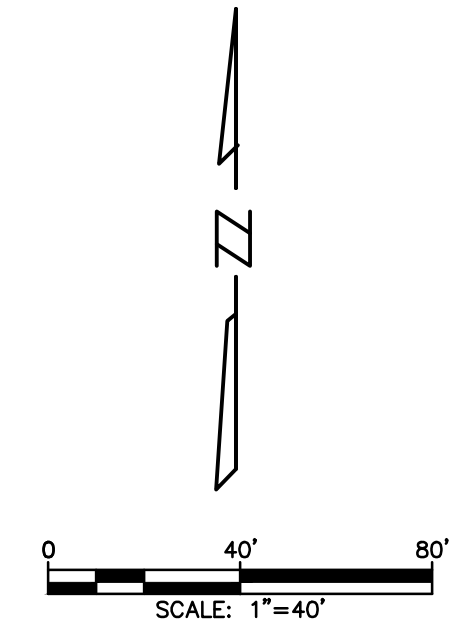
PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN

AT THE TIME OF SUBDIVISION RECORDING, THE PCBMP AND STORMWATER DETENTION THRESHOLDS FOR THE ORIGINAL PARCEL WERE SUBSEQUENTLY SUBDIVIDED AMONG THE NEWLY CREATED PARCELS. EACH LOT IS TO BE ALLOTTED 8,330 SQUARE FEET OF NET NEW IMPERVIOUS AREA IN ORDER TO STAY BELOW THE THRESHOLD FOR DETENTION REQUIREMENTS. PLEASE CHECK WITH YOUR LOCAL PERMITTING AUTHORITY REGARDING ALL STORMWATER MANAGEMENT REQUIREMENTS.



LOCATION MAP  
NOT TO SCALE

P.I.N.: 04-36-200-011



SADDLE RIDGE COURT SUBDIVISION  
RECORDED AUGUST 25, 2000 AS DOCUMENT NUMBER R2000-132063

HAZDRA'S HERRICK WOODS ESTATES  
RECORDED AUGUST 27, 1979 AS DOCUMENT NUMBER R79-76932

PART OF TRACT 4  
GALUSHA FARM  
RECORDED MAY 11, 1944 AS DOCUMENT NUMBER 462197

LOT 8

LOT 9

LOT 8

LOT 6

LOT 7

LOT 8

LOT 9

LOT 7

LOT 3  
79,386 S.F.  
1.822 AC

LOT 2  
69,305 S.F.  
1.591 AC

LOT 1  
61,946 S.F.  
1.422 AC

LOT 6

TRACT 6  
GALUSHA FARM  
RECORDED MAY 11, 1944 AS DOCUMENT NUMBER 462197

- GENERAL NOTES**
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83) 2011.
  - ALL AREAS LISTED ARE MORE OR LESS.
  - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
  - AT THE COMPLETION OF CONSTRUCTION, IRON PIPES TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE AND TANGENCY, AND ANGLE POINTS ALL IRON PIPES SET ARE 3/4" DIAMETER BY 24" LONG, UNLESS OTHERWISE NOTED. CONCRETE MONUMENTS TO BE SET AT LOCATIONS SHOWN.

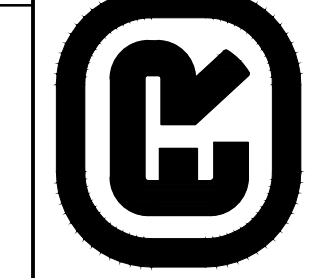
**LEGEND**

—	= PROPERTY LINE
—	= LOT LINE
- - -	= EASEMENT LINE
—	= BUILDING LINE
—	= CENTER LINE
○	= FOUND IRON PIPE OR ROD
□	= CONCRETE MONUMENT

**ABBREVIATIONS**

A	ARC LENGTH
B.S.L.	BUILDING SETBACK LINE
CH	CHORD
CONC.	CONCRETE
DOC.	DOCUMENT
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
N	NORTH
R	RADIUS
R.O.W.	RIGHT OF WAY
S	SOUTH
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

ENGINEERING  
RESOURCE ASSOCIATES  
35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
TEL: (630) 399-3130  
FAX: (630) 399-3132  
www.eraconsultants.com



TITLE:  
FINAL PLAT OF SUBDIVISION  
35346 HERRICK ROAD  
WARRENVILLE, ILLINOIS

PREPARED FOR:  
**HACA, LLC**  
227 W. INDIAN STREET, WHEATON, ILLINOIS 60187

REVISIONS:	DATE	BY	DESCRIPTION
DATE	06-28-2022		
PROJECT #	W22079.00		
DRAWN BY	CNB		
CHECKED BY	TBM		
APPROVED BY	TBM		

FINAL PLAT  
OF  
SUBDIVISION

SHEET  
1 OF 2

# FINAL PLAT OF SUBDIVISION OF THE ESTATES OF GALUSHA FARM

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN

P.I.N.: 04-36-200-011

## OWNER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ARE THE OWNERS OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

OWNER \_\_\_\_\_

OWNER \_\_\_\_\_

## NOTARY PUBLIC

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_.

## MORTGAGEE CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

\_\_\_\_\_, AS MORTGAGEE, UNDER THE

PRINT MORTGAGEE NAME \_\_\_\_\_

PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_, A.D. 20\_\_

AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE

OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_, A.D., 20\_\_

AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

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

PRINT MORTGAGEE NAME: \_\_\_\_\_

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

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

## NOTARY PUBLIC

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_.

## TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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

HIGHWAY COMMISSIONER \_\_\_\_\_

TOWNSHIP \_\_\_\_\_

## HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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

ENVIRONMENTAL ENGINEER \_\_\_\_\_

## DEPARTMENT OF ENVIRONMENTAL CONCERNS CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_ DIRECTOR OF THE DUPAGE COUNTY DEPARTMENT OF ENVIRONMENTAL CONCERNS, DO HEREBY CERTIFY THAT THIS PLAT, AND THE PLANS AND SPECIFICATION FOR THE IMPROVEMENTS THEREOF MEET THE REQUIREMENTS OF THE ENVIRONMENTAL CONCERNS DEPARTMENT OF DUPAGE COUNTY

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS

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

DIRECTOR \_\_\_\_\_

## DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT, DUPAGE COUNTY \_\_\_\_\_

## DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

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

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

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

APPROVED BY THE CITY COUNCIL OF THE CITY OF \_\_\_\_\_,

DUPAGE COUNTY, ILLINOIS

DATED AT \_\_\_\_\_, ILLINOIS

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

CITY CLERK \_\_\_\_\_

## DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS

TO COUNTY HIGHWAY # \_\_\_\_\_ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHTS-OF-WAY.

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

COUNTY ENGINEER \_\_\_\_\_

## SURFACE WATER STATEMENT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

TO 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 PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

NICOLAS A. VARCHETTO  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY FOR OWNER

062-068622  
STATE REGISTRATION NUMBER

NOVEMBER 30, 2023  
REGISTRATION EXPIRATION / RENEWAL DATE

## DRIVEWAY EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS DRIVEWAY EASEMENTS ON THIS PLAT ARE RESERVED AND GRANTED TO THE TOWNSHIP OF WINFIELD AND COUNTY OF DUPAGE AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO OBTAIN ACCESS TO RETENTION/DETENTION, DRAINAGE AND UTILITY FACILITIES WITH WORK PERSONNEL AND EQUIPMENT TO PERFORM CONSTRUCTION AND/OR MAINTENANCE AS REQUIRED ON SUCH FACILITIES.

## PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY INDICATED AS EASEMENTS, UTILITY EASEMENTS, OR COMBINED DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE HEREBY RESERVED FOR, AND GRANTED TO THE TOWNSHIP OF WINFIELD, COUNTY OF DUPAGE, AND TO UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO; ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO INSTALL OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS, WATER, ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH STORMWATER, SANITARY SEWER AND ANY OTHER FACILITIES USED IN THE TRANSMISSION, DISTRIBUTION OR TRANSPORTATION OF ANY COMMODITY IN A LIQUID OR GASEOUS STATE IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN DOTTED LINES ON THE PLAT MARKED EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, AND ALLEYS, TOGETHER WITH THE RIGHT TO TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS 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 GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN THE DOTTED LINE MARKED EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. 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.

## PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

APPROVED BY THE \_\_\_\_\_ PLAN COMMISSION,

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

CHAIRMAN \_\_\_\_\_

## PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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

PLAT OFFICER, DUPAGE COUNTY \_\_\_\_\_

## INFORMATION TECHNOLOGY (GIS SECTION) CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS  
DATA PROCESSING DEPARTMENT \_\_\_\_\_

## DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

RECORDER OF DEEDS \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

TRACT 5 IN GALUSHA FARM, IN PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1944 AS DOCUMENT 462197, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

NO PART OF THE PROPERTY WITHIN THIS SUBDIVISION IS SITUATED WITHIN FIVE HUNDRED FEET (500') OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF SIX HUNDRED FORTY 640 ACRES OR MORE.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT AND THAT SAID PLAT IS NOT WITHIN THE CORPORATE LIMITS OF ANY CITY OR VILLAGE, BUT IS LOCATED WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CITY OF WARRENVILLE.

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

## FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782  
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186  
LICENSE EXPIRES APRIL 30, 2023

DATE OF FIELD SURVEY: JUNE 8, 2020.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

## DRAINAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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

SR. DRAINAGE ENGINEER OF COUNTY DEVELOPMENT  
DEPARTMENT, DUPAGE COUNTY \_\_\_\_\_

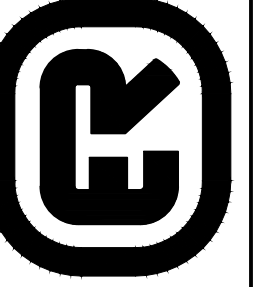
## COUNTY DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

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

DIRECTOR OF COUNTY DEVELOPMENT, DUPAGE COUNTY \_\_\_\_\_

ENGINEERING  
RESOURCE ASSOCIATES  
35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE: (630) 399-8280  
FAX: (630) 399-2152  
www.eresourcians.com



TITLE:  
FINAL PLAT OF SUBDIVISION  
35346 HERRICK ROAD  
WARRENVILLE, ILLINOIS

PREPARED FOR:  
HACA, LLC  
227 W. INDIAN STREET, WHEATON, ILLINOIS 60187

DATE	REVISIONS:	DATE	BY	DESCRIPTION
06-28-2022				
W22079.00				
CNB				
TBM				
TBM				

FINAL PLAT  
OF  
SUBDIVISION

SHEET  
2 OF 2