

T.Q. HOMES WEST AVENUE SUBDIVISION

LOTS 21, 22, 23 & 24 IN BLOCK 14 IN FIRST ADDITION TO WARRENVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1927 AS DOCUMENT 231151, IN DUPAGE COUNTY, ILLINOIS.

SUBDIVIDED AREA: 0.5935 ACRES

AREA TABLE		
AREA OF LOT 1 =	2,013 SQ.FT.	7.8 %
AREA OF LOT 2 =	2,013 SQ.FT.	7.8 %
AREA OF LOT 3 =	2,013 SQ.FT.	7.8 %
AREA OF LOT 4 =	2,013 SQ.FT.	7.8 %
OUTLOT A =	17,801 SQ.FT.	68.8 %
TOTAL AREA OF SITE =	25,853 SQ.FT.	100.0 %

LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET (PLS 35-2551)
- CONCRETE MONUMENT
- (50.00') RECORD DIMENSION
- x — FENCE LINE
- - - EASEMENT LINE
- (50.00') RECORD DIMENSION
- 100.00' PROPOSED LOT DIMENSION
- LOT EXISTING LOT NUMBER
- LOT PROPOSED LOT NUMBER

SCALE: 1" = 20'

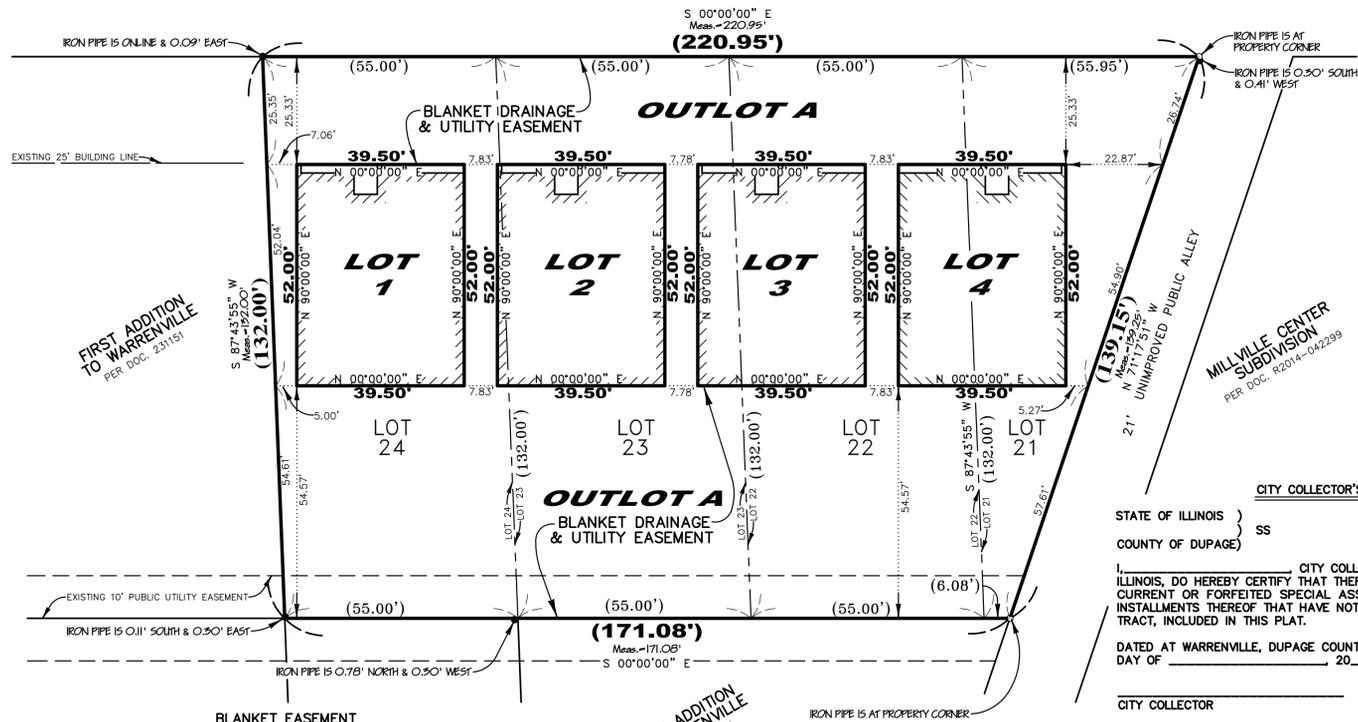
CARRADUS

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED AND NOT TIED INTO ANY DATUM. BEARINGS SHOWN ON THIS PLAT ARE FOR REFERENCE PURPOSES ONLY.

WEST

AVENUE

HERETO FORE DEDICATED FOR PUBLIC RIGHT OF WAY PURPOSES



AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE (THE "CITY") AND ITS FRANCHISEES, FOR ALL AREAS HEREON PLATTED AND DESIGNATED "BLANKET EASEMENT," TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATERMANS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GASMAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL, THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "BLANKET EASEMENT" WHICH ENROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

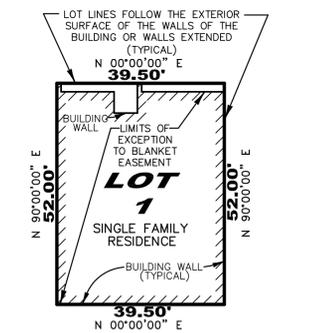
FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

NOTWITHSTANDING, NEITHER THE CITY NOR ANY FRANCHISEE SHALL DISTURB ANY STOOPS, DECKS, WINDOW WELLS, PORCHES, PATIOS, UNIT MECHANICALS (SUCH AS AIR CONDITIONERS, HEAT EXCHANGERS, EXTERNAL GENERATORS, ETC.) AFFIXED TO ANY BUILDING CONSTRUCTED ON ANY UNIT, AND THE HOMEOWNERS ASSOCIATION AND THE OWNER OF ANY LOT OR UNIT SHALL BE PERMITTED TO MAINTAIN DRIVEWAYS, DRIVEWAY APRONS, ENTRY WALKWAYS, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, OFF STREET PARKING SPACES AND AREAS, BORDER FENCES, PAVEMENT, LANDSCAPING, HARDSCAPING AND DECORATIVE ELEMENTS, AND SUCH OTHER IMPROVEMENT AS APPROVED BY THE CITY.

- NOTES**
- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
 - Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
 - Consult local authorities for additional setbacks and restrictions not shown hereon.
 - Compare all survey points and report any discrepancies immediately.
 - Consult utility companies and municipalities prior to the start of any construction.
 - Dimensions to and along buildings are exterior foundation measurements.
 - Do Not Assume distances from scaled measurements made hereon.

EASEMENT NOTE:
THE AREA OF EACH LOT WHICH IS NOT OCCUPIED BY THE BUILDING IS SUBJECT TO THE PROVISIONS OF THE "BLANKET EASEMENT" FOR PUBLIC UTILITIES & DRAINAGE AS DESCRIBED HEREON.

TYPICAL BLANKET EASEMENT EXCEPTION



PLAT SUBMITTED FOR RECORDING BY:
CITY OF WARRENVILLE
3 S. 258 MANNING AVENUE
WARRENVILLE, ILLINOIS 60555

PREPARED FOR:
T.Q. HOMES
1633 WADSWORTH LANE
WHEATON, IL. 60189
(630) 669-0637

MAIL TO:
ALLEN D. CARRADUS
191 W. GARY AVENUE SUITE 180
CAROL STREAM, ILLINOIS 60188
(630) 588-0416
(FAX) 653-7682

CITY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
I, _____ CITY COLLECTOR FOR THE CITY OF WARRENVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THIS PLAT.

DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY COLLECTOR _____ REGISTRATION NUMBER _____

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
I, _____ CITY ENGINEER FOR THE CITY OF WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WARRENVILLE, DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY ENGINEER _____ REGISTRATION NUMBER _____

OWNER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY _____ OWNER(S) OF THE LAND HEREON DESCRIBED OR DULY AUTHORIZED ATTORNEY, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT 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, ADEQUATE 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 NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

NAME & TITLE (IF ANY) _____
ADDRESS _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

CHAIRMAN _____
SECRETARY _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

MAYOR _____
CITY CLERK _____

CITY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
I, _____ CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____, 20____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF WARRENVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY CLERK _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED AS:

LOTS 21, 22, 23 & 24 IN BLOCK 14 IN FIRST ADDITION TO WARRENVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1927 AS DOCUMENT 231151, IN DUPAGE COUNTY, ILLINOIS.

IN DU PAGE COUNTY, ILLINOIS, SHOWN HEREON AS LOTS 21, 22, 23 AND 24 AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE OR INTEREST IN SAID LAND, AND THAT SAID OWNERS HAS/HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND TO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE INDICATED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ OWNER BY: _____ OWNER

ADDRESS: _____ ADDRESS: _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
I, _____ A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M., AS DOCUMENT NUMBER _____

COUNTY RECORDER _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND 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 PLAT, 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 AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

COUNTY CLERK, DUPAGE COUNTY, ILLINOIS _____

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY I, _____ A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 20____

NAME _____
ADDRESS _____
REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE) SS
I, ALLEN D. CARRADUS, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 30 FEET PER 1 INCH, IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE PLACED IRON STAKES AT ALL CORNERS AND AT ALL CURVE POINTS AS PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE. ALL MEASUREMENTS ARE SHOWN IN FEET AND IN DECIMAL PARTS OF A FOOT.

I FURTHER CERTIFY THAT THE ABOVE-DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WARRENVILLE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF WARRENVILLE, ILLINOIS, AND ARE SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL NO. 17043C0133J EFFECTIVE DATE OF AUGUST 1, 2019, TO BE IN ZONE X.

DATED AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2026



Date of Field Work: 07/01/25	Drawn By: CMG	Scale: 1" = 20'	Checked By: EAC
Plat Blk. Pg: 460-15/16	Approved: ADC	Date: _____	Revision: _____
Prepared For: TQ HOMES			
Prepared By: CARRADUS LAND SURVEY, INC. 191 S. Gary Avenue Suite 180, Carol Stream, Illinois 60188 (630) 588-0416 (FAX) 653-7682 carradus_survey@yahoo.com			

PLAT OF SUBDIVISION
35729 WEST AVENUE, WARRENVILLE
DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-36-316-028
04-36-316-029
04-36-316-030
04-36-316-031

Sheet 1 of 1

DRAWING FILE NAME: 41057-SUB