

P.I.N. 05-11-209-019

Plat of Subdivision Riford Springs Estates

Being a Subdivision of Lots 4 and 5 in Apollo Springs Amended Subdivision, a subdivision in Sections 11 and 12, Township 39 North, Range 10 East of the Third Principal Meridian according to the Plat thereof recorded August 8, 1924 as Document 181125, in DuPage County, Illinois.

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC 08 2015 10:40 AM
PLAT 169.00 05-11-209-019
000 PAGES R2015-133255

LEGEND

- ===== CENTERLINE OF R.O.W.
 - ===== LOT LINES
 - ===== BOUNDARY
 - ===== ADJACENT PROPERTY LINES
 - ===== BUILDING LINES
 - ===== BASEMENT LINES
-
- AC. ACRES
 - L = ASC LENGTH
 - R = RADIUS LENGTH
 - C = CHORD LENGTH
 - CB = CHORD BEARING
 - D = CURVE DELTA
 - FOUND IRON PIPE
 - SET CONCRETE MONUMENT
 - ⊙ SECTION CORNER

Drainage & Natural Area Easement:

A NON EXCLUSIVE EASEMENT IS HEREBY RESERVED OVER ALL OF OUTLOT A FOR THE PURPOSE OF INSTALLING AND MAINTAINING ADEQUATE STORMWATER CONVEYANCE FACILITIES AND PROTECTING THE NATURAL FLORA AND FAUNA ON THE PROPERTY. NO GRADING, SHAPING OR FILLING OF THE LAND SHALL BE DONE WITHOUT PRIOR APPROVAL BY THE VILLAGE OF GLEN ELLYN. APPLICATION OF HERBICIDES OR PESTICIDES AND THE REMOVAL OF FLORA OR FAUNA SHALL ALSO REQUIRE THE PRIOR APPROVAL BY THE VILLAGE OF GLEN ELLYN. NO PERMANENT BUILDING OR STRUCTURES SHALL BE PLACED ON THE PROPERTY UNLESS SAID STRUCTURES ARE DIRECTLY RELATED TO INSURING THE FREE FLOWING OF WATER THROUGH THE PROPERTY AND/OR PREVENTING EROSION.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS:

EASEMENTS ARE RESERVED AS SHOWN HEREON FOR THE VILLAGE OF GLEN ELLYN AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF GLEN ELLYN, INCLUDING, BUT NOT LIMITED TO, SBC AMERITECH TELEPHONE COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, THE CABLE COMMUNICATION FRANCHISE OPERATING WITHIN THE VILLAGE AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS, AS MAY BE DEEMED NECESSARY BY THE SAID VILLAGE OF GLEN ELLYN, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS TO THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND FOR/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION LOCATION SHALL BE SUBJECT TO APPROVAL BY THE VILLAGE OF GLEN ELLYN.

Planning and Development Certificate

State of Illinois)
JSS
County of DuPage)

I, Staci Hulmeberg, Director of Planning and Development for the Village of Glen Ellyn, do hereby certify that this Plat conforms to the requirements of Section 508 of the Village of Glen Ellyn Subdivision Regulations Code.

Dated at Glen Ellyn, Illinois, this 1st day of September, 2015.

Staci Hulmeberg
Director of Planning and Development

Certificate as to Special Assessments

State of Illinois)
JSS
County of DuPage)

I, Catherine Colton, Village Collector of the Village of Glen Ellyn, do hereby certify that there are no delinquent or unpaid current or deferred Special Assessments or any delinquent or unpaid taxes that have been apportioned against the tract of land included in this plat.

Dated at Glen Ellyn, DuPage County, Illinois, this 1st day of September, 2015.

Catherine Colton
Village Collector

DuPage County Clerk's Certificate

State of Illinois)
JSS
County of DuPage)

I, Paul Hinds, County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid special taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Clerk at Wheaton, Illinois this 8TH day of DECEMBER, 2015.

Paul Hinds
DuPage County Clerk

Surveyor's Authorization to Record

State of Illinois)
JSS
County of DuPage)

I, Raymond G. Ulreich, Registered Land Surveyor No. 2674 do hereby authorize the Village of Glen Ellyn to record this plat.

Raymond G. Ulreich
Registered Land Surveyor

DuPage County Recorder's Certificate

State of Illinois)
JSS
County of DuPage)

This instrument No. R2015-133255 was filed for record in the Recorder's Office of DuPage County, Illinois, on the 8TH day of DECEMBER, A.D., 2015, at 10:40 A.M. and recorded as Document Number R2015-133255.

Fred Bucholz
DuPage County Recorder

Owner's Certificate

State of Illinois)
JSS
County of DuPage)

This is to certify that the Village of Glen Ellyn is the owner of the land described in the annexed plat, and has caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title therein indicated.

This is to further certify that to the best of the owner's knowledge, the school district in which the tract parcel or block of the proposed subdivision lies within the boundaries of High School District 87 and Elementary School District 85, in DuPage County.

Dated at Glen Ellyn, Illinois this 1st day of September, A.D., 2015.

Alex Demos
Name: Alex Demos
Title: Village President

Catherine Colton
Name: Catherine Colton
Title: Village Clerk

Notary Certificate

State of Illinois)
JSS
County of DuPage)

I, Caroline Conlon, a Notary Public in and for said County of DuPage, do hereby certify that Alex Demos and Catherine Colton personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as Village President and Village Clerk of the Village of Glen Ellyn, appeared before me this day in person and acknowledged that they signed and delivered the said instrument not personally but in behalf of the Village as their own free and voluntary act and as the free and voluntary act of said Village, as given under my hand and material seal.

This 1st day of September, A.D., 2015.

My commission expires 04/10/2017

Caroline Conlon
Notary



Surface Water Drainage Certificate

State of Illinois)
JSS
County of DuPage)

The Village of Glen Ellyn as owner, and I, Raymond G. Ulreich, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this 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 subdivisor 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 28th day of August, 2015.

Raymond G. Ulreich
Engineer/Professional Engineer

Village of Glen Ellyn

Surveyor's Certificate

State of Illinois)
JSS
County of DuPage)

This is to certify that I, Raymond G. Ulreich, Registered Illinois Land Surveyor No. 2674 have surveyed and subdivided the following described property, consisting of 0.449 acres:

Lots 4 and 5 in Apollo Springs Amended Subdivision, a subdivision in Sections 11 and 12, Township 39 North, Range 10 East of the Third Principal Meridian according to the Plat thereof recorded August 8, 1924 as Document 181125, in DuPage County, Illinois as shown by the annexed plat which is a correct representation of said survey and subdivision. Permanent measurements and iron pipes have been set in accordance with the Village of Glen Ellyn Subdivision Ordinance and all distances are shown in feet and decimals thereof. I further certify that all regulations enacted by the Board of Trustees relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that the property shown on the plat hereto drawn is situated within the corporate limits of the Village of Glen Ellyn which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12 of Article II of the Illinois Municipal Code as heretofore amended.

I further certify that no portion of the property covered by this plat is located within Zone AE which is a special flood hazard area identified by the Federal Management Agency per flood insurance rate map number 17043-03031H with an effective date of December 16, 2004.

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Glen Ellyn, Illinois, this 28th day of August, A.D., 2015.

Raymond G. Ulreich
Illinois Professional Land Surveyor Number 2674



SUBMITTED BY:

Prepared by and returned to:
Village of Glen Ellyn
Planning & Development Department
535 Duane Street
Glen Ellyn, IL

Village of Glen Ellyn

Planning & Development Department
535 Duane Street
Glen Ellyn, IL 60137
630-547-5250

Prepared For:	Property Address:	Date:	Scale: 1"=20'
Village of Glen Ellyn 535 Duane Street Glen Ellyn, IL	735 Ridgely Road Glen Ellyn, IL 60137		Date