

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**10/5/2021**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Abrogation of Easements - 824 63rd Street	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is requesting the abrogation of a portion of an easement at 824 63rd Street.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2021-2023 include *Top Quality Infrastructure*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the October 5th, 2021 consent agenda.

**BACKGROUND**

The subject property is located on approximately 0.92 acres of land on the north side of 63<sup>rd</sup> street and is zoned R-2, Detached House 2.

In 2000, the Village granted approval of an ordinance (ORD 4180) vacating a certain portion of the Washington Street right-of-way and placed certain public utility and drainage easements on the subject property. The property owner is requesting partial abrogation of certain public utility and drainage easements to place a detached garage on the property. The partial abrogation reduces the original thirty-three-foot public utility easement to a ten-foot public utility easement. It has been deemed that the easements are no longer necessary based on input from utility companies and the Public Works Department. With the abrogation request the property owner will also be dedicating certain public utility easements in accordance with the Subdivision Ordinance.

The Village has determined that the abrogation of the easements will not adversely affect the Village and easements provided will be sufficient.

**ATTACHMENTS**

Resolution  
 Location Map  
 Plat of Consolidation and Abrogation

**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION ACCEPTING AND ABROGATING CERTAIN PUBLIC EASEMENTS  
IN THE VILLAGE OF DOWNERS GROVE FOR 824 63<sup>RD</sup> STREET**

WHEREAS, the property owner of 824 63<sup>rd</sup> Street (“the Property”) is requesting abrogation of certain public easements that are no longer necessary due to anticipated residential addition; and

WHEREAS, it has been determined by the Council of the Village of Downers Grove in DuPage County, Illinois, that it is in the public interest to abrogate these public easements on the Property; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that there is no evidence of any Village use of these public easements; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant the abrogation of said public easements; and

WHEREAS, the property owner will also be dedicating certain public easements to the Village,

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That the 33-foot public easements dedicated via the Plat of Vacation recorded as document number R2000-029369 are hereby abrogated and closed as specifically depicted and marked in the Plat of Consolidation and Abrogation attached hereto as Exhibit A and described as follows:

THE EAST HALF OF VACATED WASHINGTON STREET LYING WEST OF AND ADJOINING THE BELOW DESCRIBED PROPERTY, IN DUPAGE COUNTY, ILLINOIS.

LOT 13 OF MAIN STREET HIGHLANDS, BEING A SUBDIVISION OF THE NORTH 586.4 FEET OF THE SOUTH 636.4 FEET (EXCEPT THE WEST 50.00 FEET THEREOF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 373183, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY ADDRESS: 824 63<sup>RD</sup> STREET, DOWNERS GROVE, ILLINOIS 60516

and that it is hereby declared that the same are no longer required for public use and that the public interest will be served by such abrogation.

SECTION 3. That the Village of Downers Grove accepts the 10-foot public utility and drainage easement shown as dedicated in Exhibit A.

SECTION 4. That a certified copy of this resolution may be filed for record in the Office of the Recorder of Deeds, DuPage County, Illinois.

SECTION 5. That all resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

SECTION 6. That this resolution shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

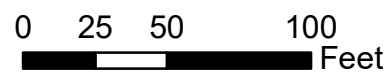
\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk



### Location Map: 824 63rd Street

Project Location   
Subject Property 



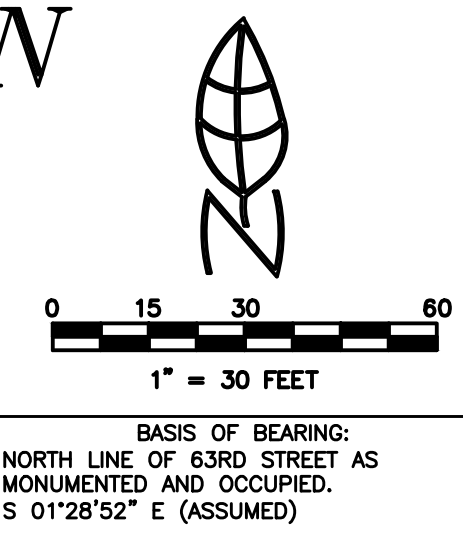
# VONKERENS - PLAT OF CONSOLIDATION AND ABROGATION

OF

PROPERTY ADDRESS: 824 63RD STREET, DOWNERS GROVE, ILLINOIS 60516

LOT 13 OF MAIN STREET HIGHLANDS, BEING A SUBDIVISION OF THE NORTH 586.4 FEET OF THE SOUTH 636.4 FEET (EXCEPT THE WEST 50.00 FEET THEREOF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 373183, IN DUPAGE COUNTY, ILLINOIS. TOGETHER WITH: THE EAST HALF OF VACATED WASHINGTON STREET LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY, IN DUPAGE COUNTY, ILLINOIS.

LAND AREA = 39,981 SF  
OR 0.89 ACRES MORE OR LESS



### PROPERTY OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I, JOHN VONKERENS, INDIVIDUAL, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HE HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED AS SHOWN ON THE PLAT HEREON DRAWN.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2021.  
OWNER: \_\_\_\_\_

### OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTARIAL SEAL:  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2021.  
BY: \_\_\_\_\_  
NOTARY PUBLIC

### VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2021.  
BY: \_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT  
ATTEST: \_\_\_\_\_  
VILLAGE CLERK

### DOWNERS GROVE SANITARY DISTRICT'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I, \_\_\_\_\_, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2021.  
BY: \_\_\_\_\_  
COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT

### DOWNERS GROVE VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I, \_\_\_\_\_, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2021.  
BY: \_\_\_\_\_  
COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE

### VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
APPROVED AND ACCEPTED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AT A MEETING HELD  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ VILLAGE CLERK

### DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED:

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE, AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT," OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH 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 ANY OF THE PUBLIC UTILITIES AND DRAINAGE EASEMENTS, 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.

IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT THE PROHIBITIONS OF THE PRECEDING PARAGRAPH HAVE BEEN VIOLATED OR THAT THE OWNER IS INTERFERING OR HAS ALLOWED INTERFERENCE WITH THE PROPER OPERATION OF THE DRAINAGE OR UTILITIES IN THE EASEMENT AREAS AT ANY TIME, THE VILLAGE OR ITS CONTRACTORS OR AGENTS, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PROPERTY FOR THE PURPOSES OF (A) CORRECTING ANY VIOLATION AND (B) PERFORMING MAINTENANCE WORK.

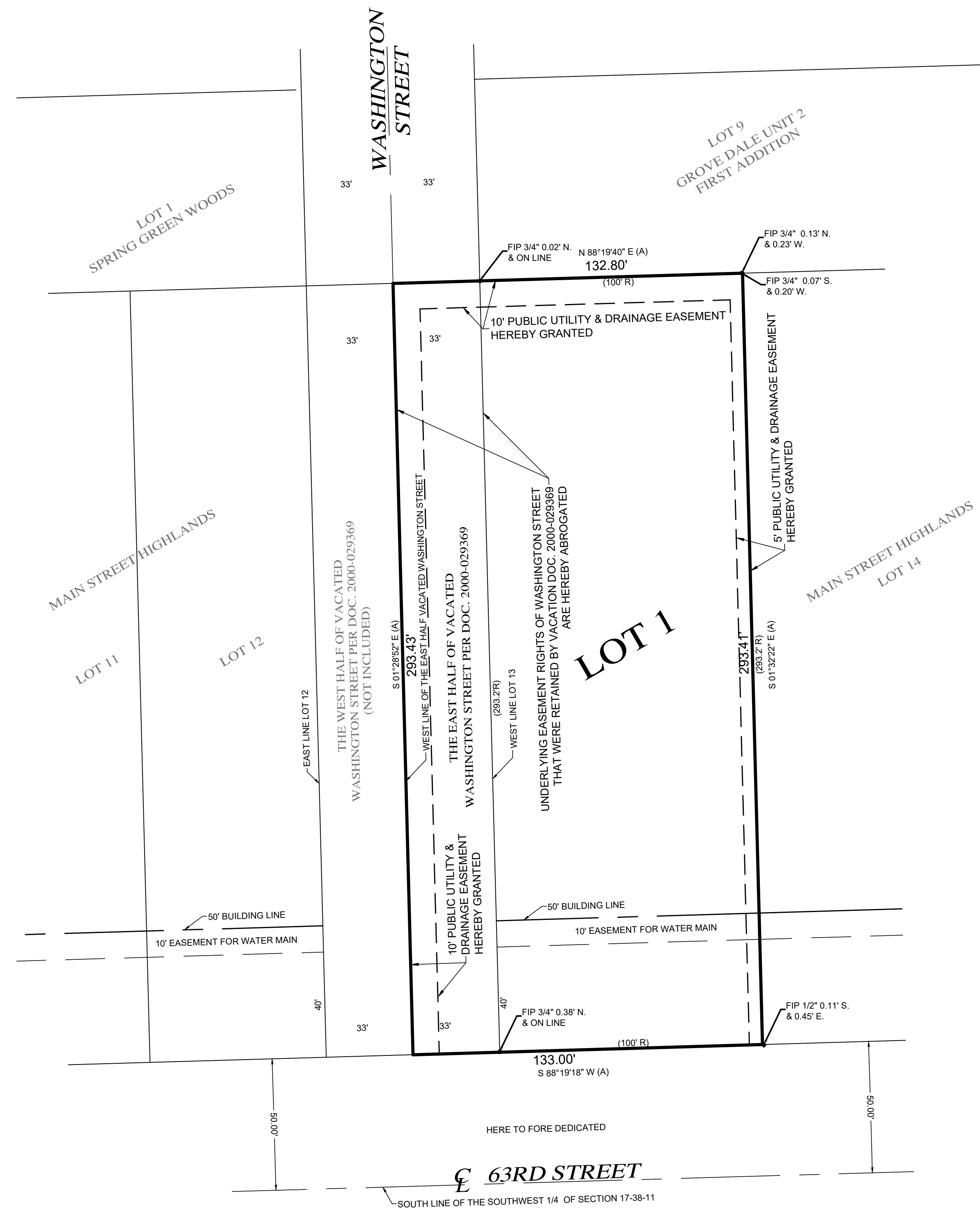
IN THE EVENT THAT THE VILLAGE SHALL PERFORM, OR CAUSE TO BE PERFORMED, ANY WORK IN THE EASEMENT AREAS AS A RESULT OF THE OWNER'S INTERFERENCE OR NEGLIGENCE, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED, IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT. SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

### EASEMENT PROVISIONS

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 AT&T TELEHOLDINGS INCORPORATED, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEPARATELY, 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). THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", 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 OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT," "UTILITY EASEMENT," "PUBLIC UTILITY EASEMENT," "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605.2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS," "COMMON ELEMENTS" AND "OPEN SPACE," "OPEN AREA," "COMMON GROUND," "PARKING" AND "COMMON AREA." THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.



### DRAINAGE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I, \_\_\_\_\_, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND 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 CONSOLIDATION. FURTHER, AS AN ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS CONSOLIDATION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2021.  
BY: \_\_\_\_\_  
ENGINEER  
BY: \_\_\_\_\_  
OWNER OR DULY AUTHORIZED ATTORNEY

### COUNTY CLERK'S 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 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 HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2021.  
BY: \_\_\_\_\_  
COUNTY CLERK

### COUNTY RECORDER'S 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 \_\_\_\_\_, AD 2021, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AS  
DOCUMENT NUMBER \_\_\_\_\_  
BY: \_\_\_\_\_  
RECORDER OF DEEDS

IN WITNESS WHEREOF, THE OWNER HAS SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2021.  
BY: \_\_\_\_\_  
OWNER(S)  
ATTEST: \_\_\_\_\_  
NOTARY PUBLIC

### SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.  
TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF:  
ELEMENTARY SCHOOL DISTRICT: \_\_\_\_\_  
HIGH SCHOOL DISTRICT: \_\_\_\_\_  
IN DUPAGE COUNTY, ILLINOIS.  
DATED AT \_\_\_\_\_ ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2021.  
BY: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE) SS  
I, THOMAS J. CEPAL, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-2205, HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY, AND THAT THIS PLAT, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION. ALL DIMENSIONS ARE IN FEET AND DECIMALS PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.  
LOT 13 OF MAIN STREET HIGHLANDS, BEING A SUBDIVISION OF THE NORTH 586.4 FEET OF THE SOUTH 636.4 FEET (EXCEPT THE WEST 50.00 FEET THEREOF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 373183, IN DUPAGE COUNTY, ILLINOIS.  
TOGETHER WITH:  
THE EAST HALF OF VACATED WASHINGTON STREET LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X\_" PER THE FLOOD INSURANCE RATE MAP IN DUPAGE COUNTY, AS SHOWN ON MAP NO. 17043C0169J WITH A REVISED MAP

DATE OF 08/01/2019  
FURTHERMORE, I DESIGNATE THE VILLAGE OF DOWNERS GROVE TO ACT AS MY AGENT, FOR THE PURPOSE OF RECORDING THIS DOCUMENT.

DATED THIS 2ND DAY OF SEPTEMBER, AD 2021.  
BY: Thomas J. Ceval  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205



CLIENT: JOHN VONKERENS

DATE	1	2	3	4	5	6

PLAT OF CONSOLIDATION  
824 63RD STREET  
DOWNERS GROVE, ILLINOIS

Morris Engineering, Inc.  
Civil Engineering • Consulting  
Land Surveying  
515 Warrenville Road, Leslie, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0599  
FAX: (630) 271-0774  
Website: www.mechil.com



FIELD CREW:	PH
DRAWN BY:	MW
CHECKED BY:	TC
APPROVED BY:	TC
DATE:	05/18/2021
SCALE:	HORIZ 1"=30' VERT NONE
SHEET	1
OF 1 SHEETS	
PROJ #	21-05-1000