

ORDINANCE NO. 2020-25

ORDINANCE APPROVING FINAL PLAT OF J & J ADDITION TO PECATONICA, THE SUBDIVISION OF PROPERTY COMMONLY KNOWN AS "410 JOHN STREET, PECATONICA", WINNEBAGO COUNTY, ILLINOIS INTO TWO PARCELS

WHEREAS, the Village of Pecatonica is a municipality legally formed pursuant to statute, and has a population of more than 500 inhabitants but less than 50,000 inhabitants; and

WHEREAS, the Village has adopted a subdivision ordinance under Title XV, Chapter 152 of the Code of Pecatonica, which Chapter regulates the approval of final plats for real property located within the Village; and

WHEREAS, the Village has been presented with a final plat for the subdivision of property commonly known as "410 John Street, Pecatonica, Illinois", formally P.I.N. 09-29-255-029, from one parcel to two parcels ("Final Plat"); and

WHEREAS, said two parcels are legally described as:

****SEE EXHIBIT "A", which Exhibit is incorporated herein by reference ****

WHEREAS, the Final Plat represents the subdivision of one previously fully developed parcel into two parcels with no new roads to be constructed or utility easements to be required; and

WHEREAS, the Code of Pecatonica requires the Village President sign all final plats after approval and authorization by the Village Board of Trustees.

BE IT ORDAINED by the President and the Board of Trustees of Pecatonica, Illinois.

SECTION 1: The recitals as stated above are fully incorporated herein by reference.

SECTION 2: That pursuant to Section 152.009(B)(1), the subdivision of the parcel at 410 John Street from one parcel to two parcels is exempt from the requirements of the Village subdivision.

SECTION 3: That the final plat entitled "J & J Addition to Pecatonica", which exhibits the subdivision of property commonly known as "410 John Street, Pecatonica, Illinois", substantially complies with the requirements of Section 152.033 which section regulates the content of final plats for property within the Village of Pecatonica.

SECTION 4: That subject to the conditions in Section 6 herein, the final plat entitled "J & J Addition to Pecatonica" is hereby approved by the Board of Trustees, and the Village President is hereby authorized to sign that certification on the final plat required by Section 152.033(F) of the Code of Pecatonica.

SECTION 5: The Village hereby waives the boundary map required by Section 152.010, the plat approval procedures of the subdivision ordinance, and the certifications required by Sections 152.033(E) and 152.033(I).

SECTION 6: That the final plat identified as "J & J Addition to Pecatonica" is hereby approved on the conditions that it shall be recorded with the Winnebago County Recorder with this ordinance and shall record the Easement Provision required by Section 152.033(D), a true and accurate copy of which is attached hereto as EXHIBIT B and incorporated herein by reference, at the same time said plat is recorded.

SECTION 7: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees this _____ day of July, 2020.

APPROVED by the President of the Board of Trustees this _____ day of July, 2020.

AYES: _____

NAYS: _____

ABSTAIN: _____

BY: _____
WILLIAM SMULL, Village President
Village of Pecatonica, Illinois

ATTEST:

GWENN SHIRLEY, Village Clerk
Village of Monroe Center

EXHIBIT "A"

ORDINANCE NO. 2020-_____

CERTIFICATE OF SURVEY

STATE OF ILLINOIS)
 COUNTY OF COLE)

I, Dale E. Wallace, an Illinois Professional Land Surveyor, hereby certify that the following described property was surveyed by me or under my direct supervision. I further certify that this plot is a true and correct representation of the actual survey of the land or any knowledge and belief. Dimensions are given in feet and decimals of a foot wherever necessary. Bearings are in degrees, minutes and seconds. Bearings are for discrepancies purposes and relate only to each order.

TRACT-1:

0.7 PROPERTY DESCRIBED AS: Part of Lot 1 and part of Lot 2, as delineated upon the Plat No. 1 of Deas Food Company Industrial Park, being a subdivision in part of the Northeast Quarter of Section 29, Township 27 North, Range 10 East of the Fourth Principal Meridian, the Plat of which is recorded in Book 38 of Plats, page 119A in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows:

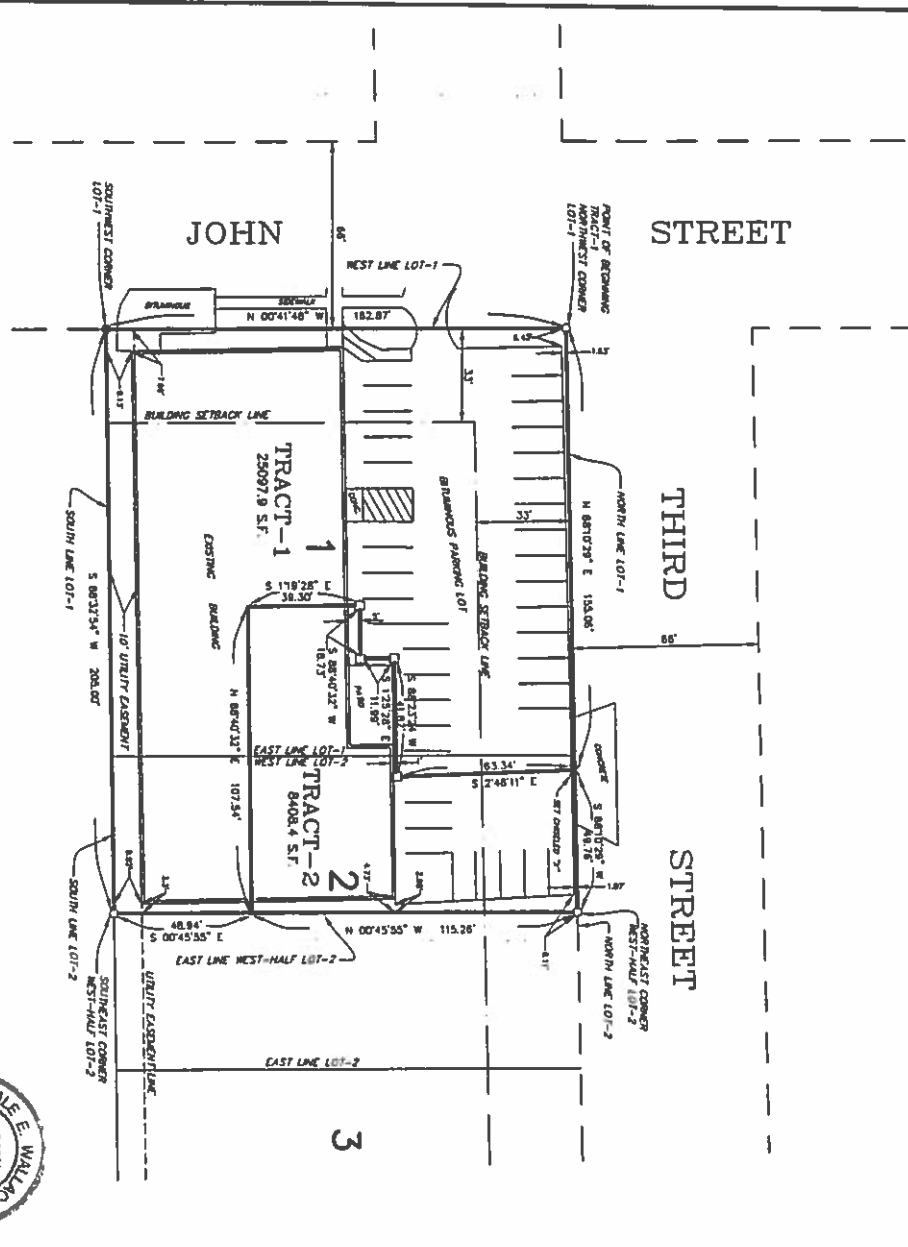
Beginning at the Northwest Corner of said Lot 1; thence North 88 degrees 10 minutes 29 seconds East along the North Line of said Lot 1 and 2, a distance of 155.06 feet; thence South 2 degrees 48 minutes 11 seconds East, a distance of 63.34 feet; thence South 88 degrees 23 minutes 24 seconds West, a distance of 41.82 feet; thence South 1 degree 25 minutes 28 seconds East, a distance of 11.99 feet; thence South 88 degrees 40 minutes 32 seconds West, a distance of 18.73 feet; thence South 1 degree 19 minutes 28 seconds East, a distance of 19.50 feet; thence North 88 degrees 40 minutes 32 seconds East, a distance of 107.54 feet to the East Line of the West-half of said Lot 2; thence South 00 degrees 45 minutes 55 seconds East along said East Line, a distance of 48.94 feet to the Southeast Corner of said West-half and the South Line of said Lot 1, a distance of 203.00 feet to the Southeast Corner of said Lot 1; thence North 00 degrees 41 minutes 49 seconds West along the West Line of said Lot 1, a distance of 162.87 feet to the Point of Beginning, containing 23,097.9 square feet, more or less, subject to all interests, appurtenances, village covenants and/or ordinances of record, if any, all situated in the Village of Freeborn, the County of Winnebago and the State of Illinois.

TRACT-2:

0.7 PROPERTY DESCRIBED AS: Part of Lot 1 and part of Lot 2, as delineated upon the Plat No. 1 of Deas Food Company Industrial Park, being a subdivision in part of the Northeast Quarter of Section 29, Township 27 North, Range 10 East of the Fourth Principal Meridian, the Plat of which is recorded in Book 38 of Plats, page 119A in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows:

Commencing at the Northwest Corner of said Lot 1; thence North 88 degrees 10 minutes 29 seconds East along the North Line of said Lot 1 and 2, a distance of 155.06 feet to the Point of Beginning of the herein described tract of land; thence South 2 degrees 48 minutes 11 seconds East, a distance of 63.34 feet; thence South 88 degrees 23 minutes 24 seconds West, a distance of 41.82 feet; thence South 1 degree 25 minutes 28 seconds East, a distance of 11.99 feet; thence South 88 degrees 40 minutes 32 seconds West, a distance of 18.73 feet; thence South 1 degree 19 minutes 28 seconds East, a distance of 19.50 feet; thence North 88 degrees 40 minutes 32 seconds East, a distance of 107.54 feet to the East Line of the West-half of said Lot 2; thence South 00 degrees 45 minutes 55 seconds East along said East Line, a distance of 48.94 feet to the Southeast Corner of said West-half and the South Line of said Lot 1, a distance of 203.00 feet to the Southeast Corner of said Lot 1; thence North 00 degrees 41 minutes 49 seconds West along the West Line of said Lot 1, a distance of 162.87 feet to the Point of Beginning, containing 23,097.9 square feet, more or less, subject to all interests, appurtenances, village covenants and/or ordinances of record, if any, all situated in the Village of Freeborn, the County of Winnebago and the State of Illinois.

Dated this 25th day of October, 2019, at the office of Surveyor,
 Dale E. Wallace, Illinois Professional
 Land Surveyor
 No. 35-2321



LEGEND

- BOUNDARY OF SURVEY
- BOUNDARY FOUND
- P.M. FOUND
- P.K. MARK SET
- CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE (APPROXIMATE)
- FENCE LINE



EXPIRES 11-30-2020
 THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS JOURNAL STANDARDS FOR A BOUNDARY SURVEY. FIELD WORK COMPLETED ON 9-26-19



SURVEY-TECH
 A DIVISION OF C.E.S., INC.
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001280
 1044 MAPLE COURT ROOSEVELT, ILLINOIS 61068
 (815)-562-8771 FAX: (815)-562-8555

J & J BUILDING

DATE: 10-25-2019 SCALE: 1" = 30'
 DRAWN BY: DEW
 REVISION:
 FB: WMH-13 FILE NUMBER:
 ACOR: S306-19 WINNEBAGO COUNTY S306-19

EXHIBIT "B"
ORDINANCE 2020-_____

(D) *Easement provision.*

Easement provision

"An easement is hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchises and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "Easement", to install, lay, construct, renew, operate, and maintain storm and sanitary sewers, pipes, conduits, cables, poles, and wires, overhead and underground, with all necessary braces, guys, anchors, and other equipment for the purpose of serving the subdivision and other properties with telephone, electric, gas, and other utility service or cable television service; also they are hereby granted, subject to pertinent Village ordinances, the right to use the streets for said purposes, the right to install required service connections under the surface of each lot to serve improvements thereon, and the right to enter upon the subdivided properties for all such purposes, and the right to enter upon the lots at all times to install, lay, construct, renew, operate, and maintain within said easement area said storm and sanitary sewers, pipes, conduits, cables, poles, wires, braces, guys, anchors, and other equipment and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs, or saplings that interfere with any of the said public utility equipment or cable television equipment installed on said easement.

No permanent buildings or trees shall be planted on said easement, but same may be used for gardens, shrubs, landscaping, and other purposes that will not then or later interfere with the aforesaid uses or rights herein granted".