

**BOONE COUNTY PLANNING, ZONING AND BUILDING COMMITTEE
Agenda**

**Wednesday, December 7, 2016
Boone County Administrative Campus
County Board Room
6:00 PM**

ROLL CALL:

Members:

Denny Ellingson, Chairman
Marshall Newhouse, Vice-Chairman
Raymond Larson
Brad Stark
Jessica Muellner

Staff:

Hilary Arther, Land Use Planner

APPROVAL OF AGENDA:

MINUTES: Approval of Minutes from the October 5, 2016 meeting.

PUBLIC COMMENT:

UNFINISHED BUSINESS:

NEW BUSINESS:

22-2016; Erickson, 431-433 Pembroke Road SW: The applicant is requesting approval of the re-plat of Lots 265 and 266 of Candlewick Lake, Unit 4 into Lot GG, Unit 4 and the vacation of the utility/drainage easement between the two lots.

Staff (Approval); PZB (); CB ()

OTHER BUSINESS: None

DISCUSSION:

COMMUNICATIONS/PLANNING REPORTS: Staff Report

ADJOURNMENT

**BOONE COUNTY
PLANNING, ZONING, AND BUILDING COMMITTEE
Minutes
October 5, 2016
County Board Room
6:00 p.m.**

ROLL CALL:

Committee Members Present:

Denny Ellingson, CHM
Cory Lind
Brad Stark
Raymond Larson

Absent: Kenny Freeman

Staff Present:

Ken Terrinoni, County Administrator
Hilary Arther, Land Use Planner

Ex-Officio Present:

Bob Walberg

With a quorum present, Chairman Ellingson called the meeting to order at 6:00 p.m.

AGENDA:

It was moved and seconded (Stark/Larson) to approve the October 5, 2016 agenda. The motion carried with a 4-0 voice vote.

MINUTES:

It was moved and seconded (Lind/Larson) to approve the minutes of the September 7, 2016 meeting. The motion carried with a 4-0 voice vote.

PUBLIC COMMENT:

Mr. Herbest the attorney representing Tierney Farms, a neighboring property to Mr. Goad at 11860 Illinois Route 173 Capron, Illinois reviewed his opposition to case 18-2016 asking to send it back to the Zoning Board of Appeal for additional comment and review.

Mr. Ellingson stated the process of a planning appeal. The Planning, Zoning, and Building Committee cannot vote to have this item return to the Zoning Board of Appeals that is The County Board's responsibility.

UNFINISEHD BUSINESS:

18-2016; Goad: The application of Robert O. Goad and Betty Goad, 113 Galahad Court SE, Poplar Grove, IL 61065, requesting a special use permit under Section 2.7 (Special Uses) and Sub-Section 3.16.1 (Table of Permitted Uses of the Boone County Zoning Ordinance to allow an auction sales yard at 11860 Illinois Route 173, Capron Illinois, 61012, in the A1 Zoning Board of Appeals August 23, 2016 Agenda Page 2 of 2 (Agricultural Preservation) Zoning District in unincorporated Boone Township, Boone County, Illinois. (PIN: 04-01-400-004) and (PIN: 04-01-400-006).

Ms. Arther explained what had happened at the Zoning Board of Appeals on September 27th, and described how the conditions came about for the applicant. She also read aloud all the conditions that had been added along with the definition of a motor vehicle defined by States Attorney Michelle Courier. Ms. Barber the attorney for the applicant Robert Goad went over why Mr. Goad's request is valid and a respectable use of land. Along with how all the conditions that were added and would alleviate the neighbors' concerns.

Mr. Lind reviewed how many employees Mr. Goad had and clarified that he does pay sales tax. Ms. Arther explained that conditions were created throughout the meeting while testimonies were given. Mr. Stark clarified that the application had one set of regulation coming to the Zoning Board of Appeals and left with another set of regulations and that the applicant approved of that. Mr. Lind wanted to make sure that all the departments will review this application prior to approval, and that the special use will stay with applicant.

Motion was made and seconded (Stark / Lind) to approve case 18-2016.

Mr. Walberg spoke up about the Illinois Route 173 Corridor Plan and how he thinks it should be considered when approving this application. The committee discussed standards and setbacks that would be required if the Corridor Plan was added in to the conditions.

A motion was made and seconded (Lind/Stark) to amend the previous motion adding a condition for the Illinois 173 Corridor Plan being addressed. Further discussion was had on what the standards should be.

Ms. Arther spoke up with a proposed condition encompassing the concerns the committee had. She stated "All improvements for applicant's proposal shall include Illinois Route 173 Corridor Plan." A motion was made and seconded (Lind/Stark) to approve Ms. Arther's suggestion was added to the applicants Special Use Conditions. Mr. Ellington asked to have some standards from the Corridor Plan for the next County Board meeting.

A motion was made to amend the main motion, the motion carried with a 4-0 voice vote.

A motion was made to approve the amended main motion as it reads now. The motion carried with a 4-0 voice vote.

Mr. Larson left at 6:47 p.m.

NEW BUSINESS:

19-2016; Thomas: The applicant **William C. Thomas**, 6745 Auburn Road, Rockford IL 61101, is requesting a zoning map amendment under Sub-Section 2.12.2.C (Amending the Zoning Map/Special Uses) of Section 2.10 (Text and Map Amendments, Comprehensive Plan Amendments) of Chapter 2 (Administration, Enforcement, and Procedures) and Section 3.11 (Light Industrial District) of Chapter 3 (Districts and General Provisions) of the Boone County Zoning Ordinance to amend the Boone County Zoning Map from R-1 (Single Family Residential District) and I-1 (Light Industrial District) to I-1 (Light Industrial District) for the property located at 1401 Ipsen Road, Belvidere, Illinois, 61008 in unincorporated Flora Township, Boone County, Illinois. (PIN: 07-05-100-006).

No discussion was had on this case.

A motion made and seconded (Lind/Stark) to approve case 19-2016. The motion carried with a 3-0 voice vote.

OTHER BUSINESS: N/A

DISCUSSION: N/A

COMMUNICATIONS/PLANNING REPORTS: N/A

PREVIOUS CASE UPDATE: N/A

STAFF REPORT: N/A

ADJORNMENT:

It was moved and seconded (Lind/Stark) to adjourn the meeting. The meeting was adjourned at 6:51 p.m.

Recorded by:

Reviewed by:

Hilary Arther
Land Use Planner

Ken Terrinoni
County Administrator

**BOONE COUNTY
PLANNING DEPARTMENT**

1212 Logan Avenue, Suite 102, Belvidere, Illinois, 61008 (815) 547-4770 Fax (815) 547-3579

November 29, 2016

ADVISORY REPORT

CASE NO: 22-2016

APPLICANT: Erickson; 433 Pembroke Road SW

REQUEST:

The applicant is seeking plat approval for combining Lots 265 and 266 of Candlewick Lake, Unit 4 into Lot GG, Unit 4. The applicant is also requesting the vacation of the utility/drainage easement between the two lots.

LOCATION:

The subject property is located at 431-433 Pembroke Road, Poplar Grove, IL 61065 (PINs: 03-27-305-030 and 03-27-305-031). See the attached location and aerial maps.

BACKGROUND:

The re-plat of the above noted lots will reduce monthly utility charges assessed by Aqua America for the property owner and will allow the property owner to utilize the subject properties as one lot. The request to vacate the easement will remove any barriers that are currently located between the two lots. Requests for comments were forwarded to the appropriate review agencies. Comments were received from Frontier Communications and the Boone County Health Department.

SUMMARY OF FINDINGS:

The proposed re-plat of Lots 265 and 266 of Candlewick Lake Unit 4 to Lot GG, Unit 4 is in conformance with the Boone County subdivision and zoning codes.

RECOMMENDATION:

Planning staff recommends the **approval** of case number **22-2016** subject to the following conditions:

1. PINs (PINs: 03-27-305-030 and 03-27-305-031) of the property shall be shown on the plat.
2. The following comments are in relation to the signature blocks depicted on the Replat:
 - The utility block incorrectly refers to Verizon North Inc. The correct company is Frontier Communications.
 - The Plat Committee signature certificate is missing.

Submitted by:



Hilary Arther, Land Use Planner

ATTACHMENTS

1. Location Map by Planning Staff
2. Aerial Photo by Planning Staff
3. Letter from William Hatfield, Boone County Health Department, November 7, 2016
4. Letter from Donald Belmore, Frontier Communications, November 8, 2016
5. Plat Committee Certificate
6. Plat of Lot GG Candlewick Lake, Unit 4

APPLICATION FOR PLAT OF SUBDIVISION APPROVAL

BELVIDERE - BOONE COUNTY PLANNING DEPARTMENT

Belvidere City Hall
401 Whitney Blvd., Suite 400
Belvidere, Illinois 61008

FOR OFFICE USE ONLY

Preliminary Final Replat

Case Number 22-2010
Filing Date 11/2/2010
Zone District R-1

Belvidere
PZC Date _____
BPZ Date _____
CC Date _____
CC Date _____

Boone County
BCPC Date _____
PZB Date 12/7/2010
CB Date 12/21/2010

PLEASE PRINT IN BLACK INK OR TYPE

1) Applicant Name: Paul Erickson
Mailing Address: 433 Pembroke Rd
Poplar Grove, IL Zip: 61065
Daytime Phone: 815-219-0952 Fax: _____ Email: Deber103@gmail.com

2) Property Owner Name: Paul Erickson
Mailing Address: 433 Pembroke Rd
Poplar Grove, IL Zip: 61065
Daytime Phone: 815-219-0952 Fax: _____

3) Surveyor/Engineer Name: Survey-Tech (Div of C.E.S. Inc)
Mailing Address: 104 A Maple Court
Rochelle, IL Zip: 61068
Daytime Phone: 815-562-8771 Fax: 815-562-6555

4) Attorney Name: Charles G. Popp, P.C.
Mailing Address: 215 South State St.
Belvidere, IL Zip: 61008
Daytime Phone: 815-544-3130 Fax: 815-544-9700

5) Project Manager: In order to reduce confusion, planning staff requests one contact person be designated to discuss issues concerning this petition.

Name: _____
Mailing Address: _____
Daytime Phone: _____ Fax: _____ Zip: _____
Email: _____

6) Proposed Name of Subdivision: Candlewick Lake

7) Property Location: 433 Pembroke Rd

Parcel Identification Number: 03-27-305-031 Section: 27th St Twp: 45 N
Range: 3 E Other (attached) _____ Twp. Name: Calverton

8) Proposed Use(s): Replat w/ current lot Present Zoning: R-1
Proposed Zoning: R-1 # of Lots: 1 Area of Parcel: 0.24 Acres

9) Are you proposing deed restrictions? _____ Yes No If yes, please attach copy.

10) For residential subdivisions, indicate total number of proposed:

Single-Family: 1 Two-Family: _____ Multi-Family: _____
Indicate total dwelling units of all Multi-Family: _____

11) Your proposed single-family, multi-family, or mobile home plat must comply with the Land/Cash Ordinance adopted by Belvidere / Boone County. Please indicate when you plan to pay the required fee.

At time of final plat approval.
 At time of securing building permit for each residential unit. (Applicant must sign "Exhibit B, Agreement", attached to this application)

12) What type of sewage disposal do you propose? N/A

13) List all proposed improvements and utilities. State your intention to install or post a guarantee prior to actual installation.

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

14) List other materials submitted with this application.

	Item	Number
a.	_____	_____
b.	_____	_____
c.	_____	_____

NOTE: The "Endangered Species Act" entitles the Illinois Department of Natural Resources (IDNR) to review all platting applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The Applicant is responsible for contacting the IDNR, via the EcoCAT website at DNR.EcoCAT@illinois.gov.

The "National Historic Preservation Act" entitles the Illinois Historic Preservation Agency to review all platting applications for their impact on cultural or historical resources if the proposed development involves State or Federal funding. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the Illinois Historic Preservation Agency at (1-217-782-4836).

DECLARATION

I, the applicant, of the above legally described property on which the plat of subdivision is proposed, has provided answers to the questions herein that are true to the best of my knowledge. I have been granted permission by the property owner(s) of the above legally described property to apply for a plat of subdivision on said property.

By virtue of my application for a plat of subdivision, I do hereby declare that the appropriate appointed and elected officials responsible for the review of my application are given permission to visit and inspect the property proposed for plat of subdivision in order to determine the suitability of the request.

Applicant Signature: Paul Erickson Date Signed: Oct 31, 2016

Owner(s) Signature: Paul Erickson Date Signed: Oct 31, 2016

Sharon Erickson Date Signed: 10/31/16

STAFF SIGNATURE: Melany Carter Date Signed: 11/8/16

Filing Fee - Amount Paid: \$ 375.00 Check Number: 1277

FILING PROCEDURE

- A. This form, ten (10) full size copies, and one (1) 11" x 17" copy of each page of the plat shall be filed with this application. Reduction must be readable. All plats must be filed in the Planning Department at the time of application submittal.
- B. Submit this form and supporting information accompanied by an application fee (make check payable to the Boone County Treasurer). See the attached fee schedule.
- C. City of Belvidere Applicants must appear before the Belvidere Planning & Zoning Commission, Building, Planning and Zoning Committee, and the Belvidere City Council for preliminary plats. For final plats, Belvidere applicants must appear before the Building, Planning & Zoning Committee, and the City Council.

Boone County Applicants must appear before the Boone County Regional Planning Commission, and the Planning, Zoning and Building Committee for preliminary plats. For final plats, Boone County applicants must appear before the Planning, Zoning and Building Committee and the Boone County Board. Boone County Applicants must also appear before the Joint Planning Commission for preliminary plats on land located within 1.5 miles of Belvidere.

Additional fees for City plats with public improvements.

-Preliminary plat submittals require an Engineering Review fee based on the following:

1 - 5 lots: \$375 flat fee

6 or more lots: \$75/lot

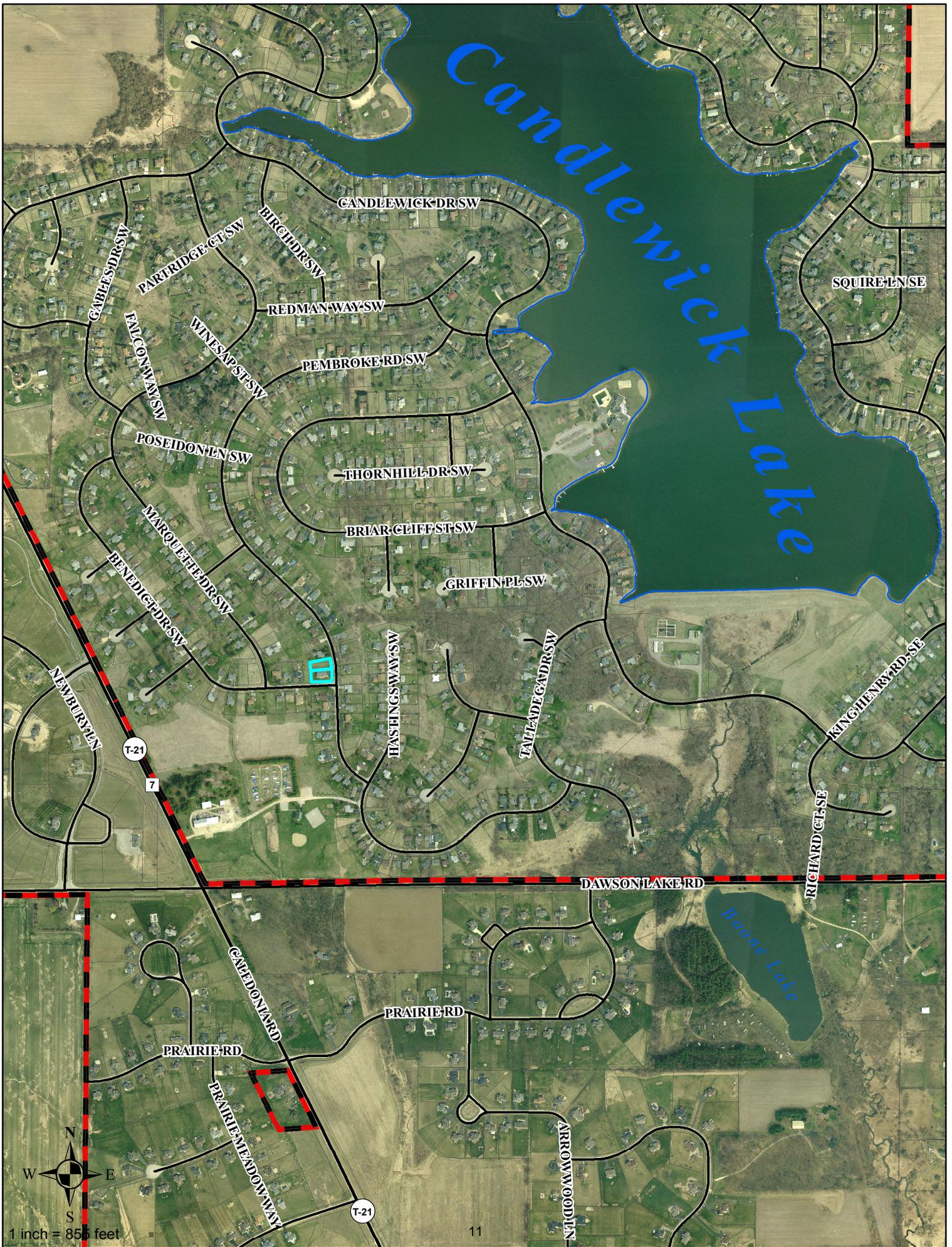
-Final plat submittals require a 3% inspection fee paid prior to the approval and release of the construction plans by the Director of Public Works. The inspection fee is based on the public improvement construction estimate.

Checks for *subdivision filing fees* for city plats are to be made out to *the Boone County Treasurer* and shall be submitted to the Planning Department. Checks for *City Engineering Review fees* are to be made out to the *City of Belvidere* and shall be submitted to the Public Works Department.

Additional fees for County plats with public improvements.

-Final plat submittals require a 3% inspection fee paid prior to the approval and release of the construction plans by the County Engineer. The inspection fee is based on the public improvement construction estimate.

Checks for *subdivision filing fees* for county plats are to be made out to *the Boone County Treasurer* and shall be submitted to the Planning Department. Checks for *County Inspection fees* are to be made out to the *Boone County Treasurer* and shall be submitted to the County Highway Department.



Candlewick Lake

CANDLEWICK-DR-SW

GABLES-DR-SW

PARTRIDGE-CT-SW

BIRCH-DR-SW

REDMAN-WAY-SW

FALCON-WAY-SW

WINE-SAP-ST-SW

PEMBROKE-RD-SW

POSEIDON-LN-SW

THORNHILL-DR-SW

MARQUEE-DR-SW

BRIAR-CLIFF-ST-SW

GRIFFIN-PL-SW

BENEDICT-DR-SW

HASTINGS-WAY-SW

TALLEGADE-DR-SW

KINGHENRY-RD-SE

NEWBURY-LN

T-21

7

DAWSON LAKE RD

RICHARD-CT-SE

GALLOP-LANE

PRAIRIE RD

PRAIRIE RD

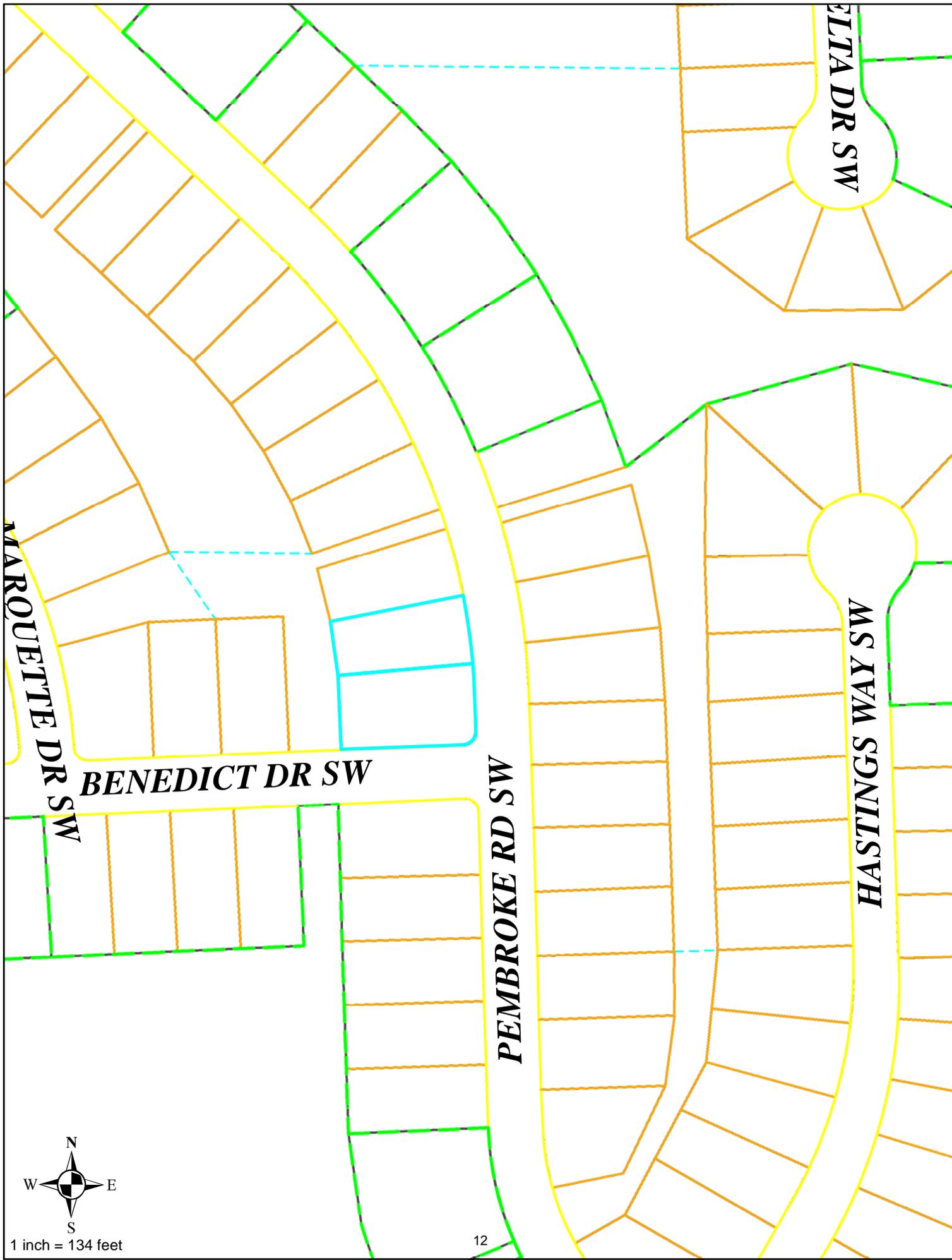
PRAIRIE MEADOW WAY

T-21

ARROWWOOD-LN

Boone Lake





MARQUETTE DR SW

BENEDICT DR SW

PEMBROKE RD SW

ELTA DR SW

HASTINGS WAY SW



1 inch = 134 feet



Boone County
DEPARTMENT OF
PUBLIC HEALTH

1204 Logan Avenue ♦ Belvidere, Illinois 61008

Main Office: 815-544-2951 ♦ Clinic: 815-544-9780
Fax: 815-544-2050 www.boonehealth.org

The mission of the BCDPH is to protect and promote health in Boone County.

November 7, 2016

Hilary Arther
Boone County Planning Dept.
1212 Logan Ave.
Belvidere, IL 61008
Fax 815-547-3579

Re: 22-2016; re-plat of Lots 265 and 266 Unit 4 Of Candlewick

Dear Hilary,

We are in receipt of the request re-plat for the above named lots in Candlewick for the above referenced case.

The Boone County Health Department has no comment.

Thank you,

William L. Hatfield
Director of Environmental Health
skm

Hilary Arther

From: Belmore, Donald <donald.j.belmore@ftr.com>
Sent: Tuesday, November 08, 2016 12:04 PM
To: Hilary Arther
Subject: Case 22-2016; Re-plat of Lots 265 and 266 Unit 4 Candlewick Lake

Hi Hilary,

Verizon North Inc. should be changed to Frontier North Inc. within the Easement provisions of the replat of lots 265 and 266 in Candlewick Lake unit 4. Other than the name change, Frontier does not have any objections to the replat.

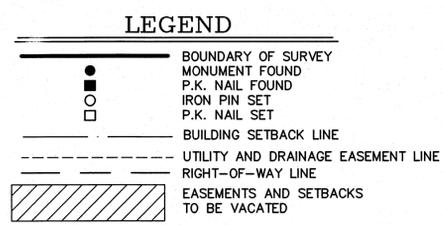
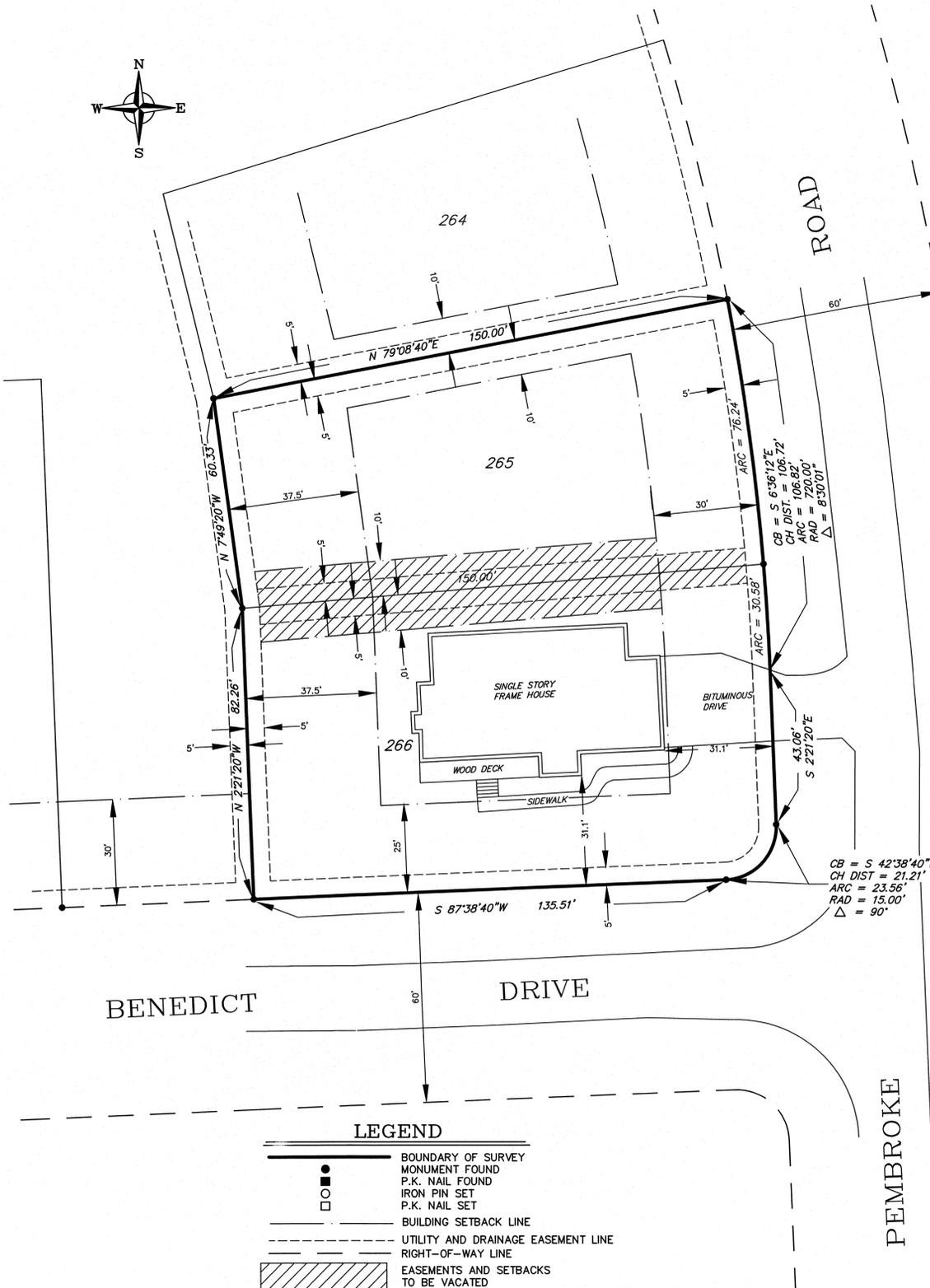
Thanks,

Don Belmore
Specialist Engineer, OSP Engineering
Frontier Communications
2239 Newburg Rd
Belvidere, IL 61008
815-544-6171(o)
815-544-4685(f)
donald.j.belmore@ftr.com

"I Can Help You!"

This communication is confidential. Frontier only sends and receives email on the basis of the terms set out at http://www.frontier.com/email_disclaimer.

**LOT GG OF CANDLEWICK LAKE UNIT NO. 4
REPLAT OF LOT 265 AND LOT 266 OF CANDLEWICK LAKE UNIT NO. 4
BEING A SUBDIVISION OF PORTIONS OF SECTION 27 AND 28
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN
BOONE COUNTY, ILLINOIS
OCTOBER 2016**



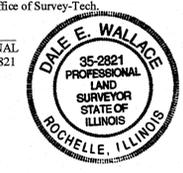
VILLAGE OF POPLAR GROVE CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
Approved by the Village of Poplar Grove, at a meeting held this ____ day of _____, 2016, A.D.
President / Mayor _____ Attest: Clerk _____

VILLAGE OF TIMBERLANE CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
Approved by the Village of Timberlane, at a meeting held this ____ day of _____, 2016, A.D.
President / Mayor _____ Attest: Clerk _____

VILLAGE OF CALEDONIA CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
Approved by the Village of Caledonia, at a meeting held this ____ day of _____, 2016, A.D.
President / Mayor _____ Attest: Clerk _____

CANDLEWICK LAKE ASSOCIATION CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
Approved this ____ day of _____, 2016, A.D.
President of Candlewick Lake Association _____

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)
I hereby certify that I, Dale E. Wallace, an Illinois Professional Land Surveyor, have surveyed, subdivided and platted for the owners thereof, the following described property: Lots 265 and 266 as designated upon the Plat of Candlewick Lake Unit No. 4, the Plat which is recorded as Document No. 72-415, all in the Recorder's Office of Boone County, all situated in the County of Boone and the State of Illinois, all located in a portion of Section 27 and 28, Township 45 North, Range 3 East of the Third Principal Meridian in the County of Boone and the State of Illinois, to be known as LOT GG OF CANDLEWICK LAKE UNIT NO. 4. I further certify that this plat is a true and correct representation of said survey and that all dimensions are in feet and decimals thereof. Bearings shown are for descriptive purposes only.
Pursuant to Chapter 55, Section 5/3-5029 of the Illinois Compiled Statutes, I hereby certify that the attached plat is a correct representation of said survey and subdivision. I further certify that all of this property covered by this subdivision is within the corporate limits of the County of Boone and is within one and one-half miles of the Village of Poplar Grove, the Village of Timberline and the Village of Caledonia, Illinois; no part of the property covered by this subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency, panel number 170807 0030 B, effective date November 17, 1982.
I further certify that this plat is in compliance with Chapter 765, Section 205/1 of the Illinois Compiled Statutes as to monument placement, dimensions, etc.
Dated this 21st day of October 2016, A.D. at the office of Survey-Tech.
DALE E. WALLACE ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2821



OWNER'S CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)
This is to certify to Paul E. Erickson and Deborah A. Erickson, Owners of the land described in the foregoing surveyor's certificate and has caused the same to be surveyed, subdivided and platted for uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "LOT GG OF CANDLEWICK LAKE UNIT NO. 4", and does hereby acknowledge and adopt the same under the aforesaid style and title.
Dated and approved this ____ day of _____, 2016, A.D.
BY: Paul E. Erickson, Deborah A. Erickson
Owner Owner

NOTARY PUBLIC
STATE OF ILLINOIS)
(SS
COUNTY OF OGLE)
I, _____, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that Paul E. Erickson and Deborah A. Erickson personally known to me as the persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledges the execution of the annexed plat and accompanying instruments for the uses and purposes therein set forth as their free and voluntary act.
Given under my hand and Notarial Seal this ____ day of _____, 2016, A.D.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

COUNTY UTILITY EASEMENTS
A perpetual easement appurtenant is hereby granted to the County of Boone, Illinois, its successors and assigns, over, upon, across, through and under those portions of the above described real estate designated Public Utility Easement on this plat for the purpose of installing, laying, constructing, operating, maintaining, repairing, renewing and replacing water mains and sanitary lines, storm sewer lines, street light cable and any other County utilities, together with all appurtenant structures, including, but not limited to, manholes, wet wells, lift stations, fire hydrants, valve vaults and any and all other fixtures and equipment required for the purpose of the above described real estate with water services, sanitary sewer service, storm water collection, street lighting, and other municipal services and for the purpose of providing ingress and egress from the property shown hereon for emergency vehicles of any kind and all types whatsoever. In no event shall any permanent building be placed upon said easement areas, but they may be used for gardens, shrubs, landscaping and such other purposes that do not, and will nor in the future, interfere unreasonably with the easement rights granted to the County of Boone.
EASEMENT PROVISION:
An easement serving the Subdivision and other property with Electric and Communications service is hereby reserved for and granted to ComEd an Exelon Company, Verizon North Inc., NICOR Gas Company, MediaCom and their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, across, along and upon the surface of the property shown within the dotted line on the Plat marked "Easements", the property designated in the declaration of condominium and/or on this Plat as "Common Elements" and the property designated on the Plat as "Common Area or Areas", and the property designated on the Plat for streets and alleys, whether public or private, together with the right to install required service connections over and under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, common area or areas, 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 Grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall be altered in a manner so as to interfere with the proper operation and maintenance thereof.

STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
We, ComEd an Exelon Company, Verizon North Inc., NICOR Gas Company and MediaCom by our signatures hereon acknowledge that we have received a copy of the Plat and we hereby consent to the recording of said Plat as prepared.
ComEd an Exelon Company _____ Verizon North Inc. _____
By: _____ By: _____
Dated: _____ Dated: _____
NICOR Gas Company _____ MediaCom _____
By: _____ By: _____
Dated: _____ Dated: _____

COUNTY PLANNER CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
Approved this ____ day of _____, 2016, A.D.
County Planner _____

PROFESSIONAL ENGINEER CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
I HEREBY CERTIFY that based upon a review of the site and relevant data, there are no dominant tenements to the common-line easement and tributary flow will not be affected by the vacation of this easement.
Dated and approved this ____ day of _____, 2016, A.D.
Professional Engineer _____

COUNTY BOARD CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
This Plat approved by the County Board of Supervisors of the County of Boone this ____ day of _____, 2016, A.D.
Chairman _____ Attest: County Clerk _____

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
I, _____, County Clerk of Boone 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 plat. I further certify that I have received all statutory fees in connection with the plat.
Given under my name and seal of the County Clerk at Belvidere, Illinois, this ____ day of _____, 2016, A.D.
Boone County Clerk _____

RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
(SS
COUNTY OF BOONE)
This instrument No. _____ was filed for record in the Recorder's Office of Boone County, Illinois on this ____ day of _____, 2016, A.D., at ____ o'clock ____ M.
Boone County Recorder _____

SURVEY-TECH
A DIVISION OF C.E.S., INC.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-001260
104A MAPLE COURT ROCHELLE, ILLINOIS 61068
(815)-562-8771 FAX: (815)-562-6555

DATE: 10-06-16	SCALE: 1" = 20'	DRAWN BY: JB
REVISED:		
PAUL ERICKSON		
FB: GRAPH PAPER	BOONE COUNTY	FILE NUMBER: S224-16