



2020003733

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 4/30/2020 01:12 PM
REC FEE: 55.00

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

PAGES: 8

CERTIFICATION

I, **RUTH A. SCOTT**, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

ORDINANCE 2020-028

AUTHORIZING AMENDMENTS TO ORDINANCE 2019-004 TO MODIFY SETBACKS AND OTHER PROVISIONS, AND TO APPROVE A FINAL PLAT OF RESUBDIVISION FOR THE NORTHLAND PLAZA SHOPPING CENTER ON SYCAMORE ROAD, DEKALB, ILLINOIS (B33 NORTHLAND PLAZA, LLC).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 27th day of April 2020.

WITNESS my hand and the official seal of said City this 28th day of April 2020.



RUTH A. SCOTT, Executive Assistant

Prepared by and return to:

City of DeKalb
City Manager's Office
Attention: Ruth A. Scott
200 S. Fourth Street
DeKalb, Illinois 60115

8

ORDINANCE 2020-028

PASSED: APRIL 27, 2020

AUTHORIZING AMENDMENTS TO ORDINANCE 2019-004 TO MODIFY SETBACKS AND OTHER PROVISIONS, AND TO APPROVE A FINAL PLAT OF RESUBDIVISION FOR THE NORTHLAND PLAZA SHOPPING CENTER ON SYCAMORE ROAD, DEKALB, ILLINOIS (B33 NORTHLAND PLAZA, LLC).

WHEREAS, the City of DeKalb is a home-rule municipal corporation with all power and authority derived under the law; and

WHEREAS, the City has previously approved Ordinance 2019-004, which approved amendments to Ordinances 2002-045 and 2002-046 to add permitted and special uses, amended sign regulations, and to approve a Final Plan and Plat of Resubdivision for the property described therein and commonly referred to as "Northland Plaza;" and,

WHEREAS, B33 Northland Plaza, LLC has petitioned for approval of amendments to Ordinance 2019-004, approved on January 14, 2019, to modify setbacks and other provisions, and approve the Final Plat of Northland Plaza Third Resubdivision located along Sycamore Road and Barber Greene Road (herein referred to as the "Subject Property"); and,

WHEREAS, pursuant to public notice and hearing, the City's Planning and Zoning Commission has made a positive recommendation to approve amendments to Ordinance 2019-004 for Northland Plaza Shopping Center to modify setbacks and other provisions, and approve the Final Plat of Northland Plaza Third Resubdivision contained herein; and,

WHEREAS, the City Council expressly finds that the foregoing amendments and Final Plat are appropriate, meets all legally required standards, is subject to consideration following the provision of all required public notice and due process, and is agreeable to the City as modifications to Ordinance 2019-004;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL of the City of DeKalb, Illinois:

SECTION 1: The recitals set forth in the preamble are hereby incorporated herein by reference and made part of this Ordinance.

SECTION 2: This Ordinance is limited and restricted to the Subject Property, legally described as follows:

PARCEL 1:

LOTS 1, 2 AND 3, IN NORTHLAND PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 101, 102 AND 103 IN NORTHLAND PLAZA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1986 IN BOOK

"N" OF PLATS, PAGE 59, AS DOCUMENT NUMBER 330016, LOTS 1 THROUGH 12, BOTH, INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1956 IN BOOK "J" OF PLATS, PAGE 29 AS DOCUMENT NUMBER 283590, 66-FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 26, 2003 PLAT CABINET 9, SLIDE 54-B AS DOCUMENT NUMBER 2003008142, PART OF PARCEL "B" OF EMMA H. KLAGES FARM PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1964 IN BOOK "M" OF PLATS, PAGE 83 AS DOCUMENT NUMBER 320526 AND PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF NORTHLAND PLAZA RESUBDIVISION RECORDED MARCH 26, 2003 IN PLAT CABINET 9, AT SLIDE 54-C AS DOCUMENT NUMBER 2003008143, IN DEKALB COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 101 OF NORTHLAND PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 101, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS S.B.I. ROUTE 23, (DEKALB/SYCAMORE ROAD); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, SAID LINE BEING AN ARC OF A CURVE HAVING A RADIUS OF 4583.44 FEET, AN ARC DISTANCE OF 57.06 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE EASTERLY PARALLEL WITH AND 55 FEET PERPENDICULARLY DISTANT FROM THE SOUTH LINE OF SAID LOT 101, A DISTANCE OF 337.57 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 210 FEET; THENCE WESTERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 286.36 TO THE WEST LINE OF SAID LOT 101, SAID LINE ALSO BEING THE EASTERLY RIGHT OF WAY SAID S.B.I ROUTE 23; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, SAID LINE BEING AN ARC OF A CURVE HAVING A RADIUS OF 4583.44 FEET AND WHOSE CHORD FORMS AN ANGLE OF 103 DEGREES 43 MINUTES 46 SECONDS AS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 216 FEET TO THE POINT OF BEGINNING, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS

SECTION 3: The amendments to Ordinance 2019-004, a copy of which is attached hereto as Exhibit A, is hereby approved.

SECTION 4: The Final Plat of Northland Plaza Third Resubdivision dated April 2, 2020, a copy of which is attached hereto as Exhibit B, is hereby approved.

SECTION 5: That each section, paragraph, sentence, clause and provision of each Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of the ordinances, nor any part thereof, other than that part affected by such decision.

SECTION 6: Upon passage and approval according to law, these Ordinances shall by authority of the City Council be published in pamphlet form.

SECTION 7: The City Clerk and/or Executive Assistant of the City of DeKalb, Illinois shall be authorized and directed to attest the Mayor's signature and record a copy of this Ordinance after its execution.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 27th day of April 2020 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

ATTEST:



RUTH A. SCOTT
Executive Assistant



JERRY SMITH, Mayor



EXHIBIT A

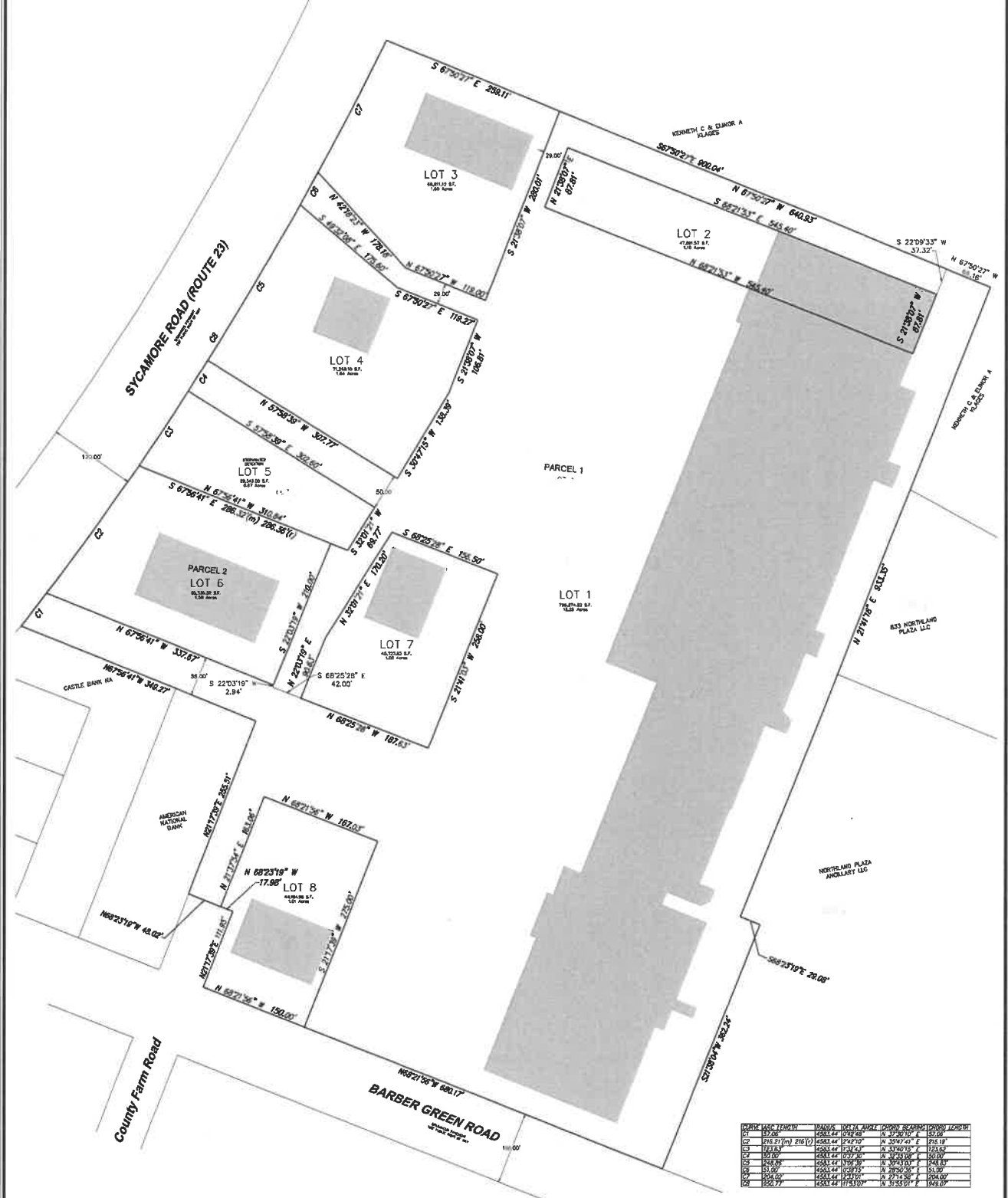
1. Approval of amendments to Ordinance 2019-004 as follows:

- a) Article 5.08 "GC-General Commercial District" regarding building setbacks and maximum site coverage by waiving any interior building setbacks, however maintaining the building setbacks along Sycamore Road and Barber Green Road that were established by the previous subdivision plats. Waive the 90% maximum site coverage (impervious site coverage) for individual lots, however, maintain the 90% maximum site coverage (impervious site coverage) for the entire subdivision.
- b) Waiver to Article 9 "Streets, Sidewalks and Subdivision Design" regarding lots having to front on a public street.
- c) Waiver to Article 10 "Utilities" to permit the existing utility connections for the proposed lots in the resubdivision.
- d) Article 12 "Off-Street Parking, Loading and Storage Requirements" regarding parking setbacks to waive any interior parking setbacks, however maintaining the parking setbacks along Sycamore Road and Barber Green Road that were established by the previous subdivision plats or as required by the UDO.

EXHIBIT B

Final Plat of Northland Plaza Third Resubdivision

BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 101, 102 AND 103 IN NORTHLAND PLAZA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1985 IN BOOK "N" OF PLATS, PAGE 59, AS DOCUMENT NUMBER 330015, LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1956 IN BOOK "J" OF PLATS, PAGE 29 AS DOCUMENT NUMBER 283590, 66-FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 26, 2003 PLAT CABINET 9, SLIDE 54-B AS DOCUMENT NUMBER 2003008142, PART OF PARCEL "B" OF EMMA H. KLAGES FARM PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1964 IN BOOK "M" OF PLATS, PAGE 83 AS DOCUMENT NUMBER 320528 AND PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.



LINE	LENGTH	AREA	DATE	APPROVED	REVISION	BY
01	67.00'	4500.00	10/22/04			JLS
02	216.21'	12747.00	11/12/04			JLS
03	216.21'	12747.00	11/12/04			JLS
04	216.21'	12747.00	11/12/04			JLS
05	216.21'	12747.00	11/12/04			JLS
06	216.21'	12747.00	11/12/04			JLS
07	216.21'	12747.00	11/12/04			JLS
08	216.21'	12747.00	11/12/04			JLS
09	216.21'	12747.00	11/12/04			JLS
10	216.21'	12747.00	11/12/04			JLS

1 of 3
SHEET

PLAT OF RESUBDIVISION
2444-2560 SYCAMORE ROAD
DEKALB, ILLINOIS

DATE	REVISION	BY
10/22/04	PREPARE LOT CONFIGURATION	JLS
11/12/04	PREPARE LOT CONFIGURATION	JLS
11/12/04	CLIENT REVIEW	JLS
11/12/04	REVISIONS	JLS
11/12/04	PREPARE CERTIFICATIONS	JLS
11/12/04	PREPARE TITLE PLAN REVIEW	JLS
11/12/04	PREPARE SURVEY REPORT	JLS

SURVEY PREPARED FOR:
Bridge33 Capital
4001 S. Decatur Blvd., Suite 6
Las Vegas, NV 89103
PHONE: 702.463.4603



JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
810 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhasurvey.com

Final Plat of Northland Plaza Third Resubdivision

BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 101, 102 AND 103 IN NORTHLAND PLAZA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1985 IN BOOK "N" OF PLATS, PAGE 59, AS DOCUMENT NUMBER 330015, LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1956 IN BOOK "J" OF PLATS, PAGE 26 AS DOCUMENT NUMBER 283590, 66-FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 26, 2003 PLAT CABINET 9, SLIDE 54-B AS DOCUMENT NUMBER 2003008142, PART OF PARCEL "B" OF EMMA H. KLAGES FARM PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1964 IN BOOK "M" OF PLATS, PAGE 33 AS DOCUMENT NUMBER 520526 AND PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

Notes:

1. The "Original Recorded Plat" will be sent to:

City of DeKalb
203 South Fourth Street
DeKalb, IL 60115

P.I.N.'s that affect:

0812451004, 0812451006, 0812451015, 0812451016,
0812451017, 0812451018

VICINITY MAP



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB) S.S.

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS

ON THIS _____ DAY OF _____ 2020.

MAYOR (SIGNATURE) PRINT NAME

CITY CLERK (SIGNATURE) PRINT NAME

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB) S.S.

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, ILLINOIS

ON THIS _____ DAY OF _____ 2020.

CHAIRMAN (SIGNATURE) CHAIRMAN (PRINT NAME)

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DOLL & LEE, IS THE LEGAL OWNER OF LOT 2 OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED AT _____ CITY, ILLINOIS, THIS _____ DAY OF _____ MONTH, _____ A.D., 2020.

BY: _____ TITLE: _____ PRINT TITLE: _____

ATTEST: _____ TITLE: _____ PRINT TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____

THIS AND _____ PRINT NAME TITLE _____

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____

TITLE AND _____ RESPECTFULLY APPEARED _____

BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____ A.D., 2020.

NOTARY PUBLIC SIGNATURE _____

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____ A.D., 2020.

UTILITY EASEMENT PROVISIONS

ALL EASEMENTS FOR SERVING THE SUBDIVISION AND OTHER PROPERTY INDICATED AS EASEMENTS, UTILITY EASEMENTS OR COMBINED DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE HEREBY RESERVED FOR, AND GRANTED TO THE CITY OF DEKALB, COUNTY OF DEKALB, AND TO UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR, RELOCATE AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS, WATER, ELECTRICITY AND SIGNALS AND SIGNALS TOGETHER WITH STORMWATER, SANITARY SEWER AND ANY OTHER FACILITIES USED IN THE TRANSMISSION, DISTRIBUTION OR TRANSPORTATION OF ANY COMMODITY IN A LIQUID OR GASEOUS STATE IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN DOTTED LINES ON THE PLAT MARKED EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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 NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

CROSS ACCESS EASEMENT PROVISIONS

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 SHALL HAVE ACCESS EASEMENTS ACROSS ALL LOTS DEPICTED ON THE FINAL PLAT FOR ACCESS TO AND FROM ILLINOIS STATE ROUTE 20 AND BARBER GREENE ROAD AT THE ACCESS POINTS SHOWN ON THE FINAL PLAT AND AS REFERENCED IN THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS, RECORDED MARCH 25, 2019 AS DOCUMENT NUMBER 201902130, AND AS SHOWN ON THE PLAT OF CARL KLAGES SUBDIVISION, RECORDED SEPTEMBER 11, 1956, VOLUME 0 OF PLATS, PAGE 29 AS DOCUMENT NUMBER 283590 AND AS SHOWN ON THE PLAT OF NORTHLAND PLAZA SUBDIVISION, RECORDED NOVEMBER 17, 1985, BOOK N, PAGE 59, OF PLATS, AS DOCUMENT NUMBER 330015.

PARKING EASEMENT PROVISIONS

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 SHALL HAVE RIGHTS ACROSS ALL LOTS DEPICTED ON THE FINAL PLAT FOR PARKING AS REFERENCED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED MARCH 25, 2019 AS DOCUMENT NUMBER 201902130, AND AS SHOWN ON THE PLAT OF CARL KLAGES SUBDIVISION, RECORDED SEPTEMBER 11, 1956, VOLUME 0 OF PLATS, PAGE 29 AS DOCUMENT NUMBER 283590 AND AS SHOWN ON THE PLAT OF NORTHLAND PLAZA SUBDIVISION, RECORDED NOVEMBER 17, 1985, BOOK N, PAGE 59, OF PLATS, AS DOCUMENT NUMBER 330015.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED, 838 NORTHLAND PLAZA, LLC, IS THE LEGAL OWNER OF LOT 1 AND LOTS 1 THROUGH 8 OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED AT _____ CITY, ILLINOIS, THIS _____ DAY OF _____ MONTH, _____ A.D., 2020.

BY: _____ TITLE: _____ PRINT TITLE: _____

ATTEST: _____ TITLE: _____ PRINT TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____

THIS AND _____ PRINT NAME TITLE _____

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____

TITLE AND _____ RESPECTFULLY APPEARED _____

BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____ A.D., 2020.

NOTARY PUBLIC SIGNATURE _____

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____ A.D., 2020.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB) S.S.

THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DEKALB COUNTY, AFORESAID ON THIS _____ DAY OF _____

A.D., 2020 AT _____ O'CLOCK, _____ A.M.

AS DOCUMENT NO. _____ IN PLAT CABINET _____

DOUGLAS L. JOHNSON - COUNTY RECORDER

(SIGNATURE)

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB) S.S.

I, DOUGLAS L. JOHNSON, COUNTY CLERK IN AND FOR DEKALB COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND HAVE FOUND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS, OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATED HEREON

THIS _____ DAY OF _____ A.D., 2020.

DOUGLAS L. JOHNSON - COUNTY CLERK

(SIGNATURE)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) S.S.

THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS REGISTERED LAND SURVEYOR, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOTS 1 AND 2, IN NORTHLAND PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 101, 102 AND 103 IN NORTHLAND PLAZA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1985 IN BOOK "N" OF PLATS, PAGE 59, AS DOCUMENT NUMBER 330015, LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1956 IN BOOK "J" OF PLATS, PAGE 26 AS DOCUMENT NUMBER 283590, 66-FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 26, 2003 PLAT CABINET 9, SLIDE 54-B AS DOCUMENT NUMBER 2003008142, PART OF PARCEL "B" OF EMMA H. KLAGES FARM PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1964 IN BOOK "M" OF PLATS, PAGE 33 AS DOCUMENT NUMBER 520526 AND PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF NORTHLAND PLAZA RESUBDIVISION RECORDED MARCH 25, 2003 IN PLAT CABINET 9, AT SLIDE 54-C AS DOCUMENT NUMBER 2003008143, IN DEKALB COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 101 OF NORTHLAND PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 101, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS S.B.L. ROUTE 20, DEKALB-SYCAMORE ROAD; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, SAID LINE BEING AN ARC OF A CURVE HAVING A RADIUS OF 4843.44 FEET, AN ARC DISTANCE OF 57.26 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE EASTERLY PARALLEL WITH AND 95 FEET PERPENDICULARLY DISTANT FROM THE SOUTH LINE OF SAID LOT 101, A DISTANCE OF 307.07 FEET; THENCE NORTHERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 210 FEET; THENCE WESTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 286.36 FEET TO THE WEST LINE OF SAID LOT 101; SAID LINE ALSO BEING THE EASTERLY RIGHT OF WAY OF SAID S.B.L. ROUTE 20; THENCE SOUTHERLY ALONG SAID, EASTERLY LINE, SAID LINE BEING AN ARC OF A CURVE HAVING A RADIUS OF 4843.44 FEET AND WHOSE CHORD FORMS AN ANGLE OF 100 DEGREES 43 MINUTES 46 SECONDS AS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 218 FEET TO THE POINT OF BEGINNING, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT BASED UPON AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170202020008 SHOWS THAT THE PROPERTY SURVEYED HEREON IS NOT SUBJECT TO FLOOD RISK AND THAT SAID PROPERTY FALLS WITHIN ZONE X.

I FURTHER CERTIFY THAT IRON PIPE SURVEY STAKES OR THE CONCRETE MONUMENTS AS SHOWN ON THE PLAT HEREON DRAWN, HAVE BEEN ESTABLISHED AT THE LOT CORNERS.

DATED AT SHOREWOOD, ILLINOIS, THIS _____ OF _____ 2020.

SURVEYOR SIGNATURE _____

JAMES L. HARPOLE
ILLINOIS PROFESSIONAL LAND SURVEYOR # 3100
REGISTRATION / EXPIRATION RENEWAL DATE NOVEMBER 30, A.D., 2020.

19-1120-01
2 of 3
SHEET

PLAT OF RESUBDIVISION
2444-2560 SYCAMORE ROAD
DEKALB, ILLINOIS

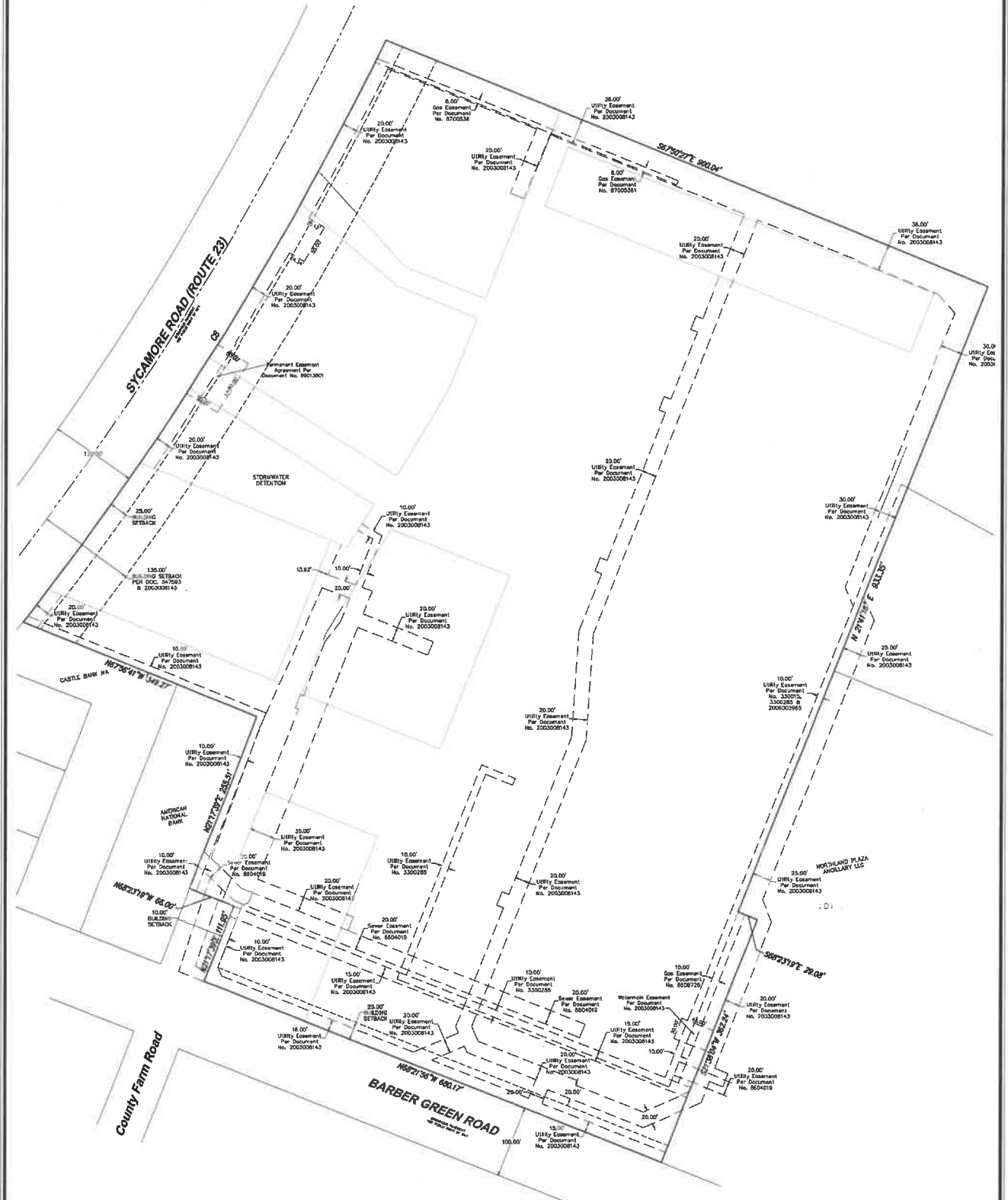
JLH LAND SURVEYING INC.

Illinois Professional Design Firm No. 184-007420
810 Geneva Street, Shorewood, Illinois 60404
815.728.4000 www.jlhsurvey.com

*****NOTICE: THESE PAGES ARE UNOFFICIAL. THE OFFICIAL RECORD IS AVAILABLE AT THE DEKALB COUNTY CLERK'S OFFICE.*****

Final Plat of Northland Plaza Third Resubdivision

BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 101, 102 AND 103 IN NORTHLAND PLAZA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1995 IN BOOK "N" OF PLATS, PAGE 59, AS DOCUMENT NUMBER 330015, LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1956 IN BOOK "J" OF PLATS, PAGE 29 AS DOCUMENT NUMBER 285990, 86-FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 28, 2003 PLAT CABINET 9, SLIDE 54-3 AS DOCUMENT NUMBER 2003008142, PART OF PARCEL "B" OF EMMA H. KLAGES FARM PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1984 IN BOOK "M" OF PLATS, PAGE 83 AS DOCUMENT NUMBER 520526 AND PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.



19-23-100	3	SHEET
	OF	
	3	

PLAT OF RESUBDIVISION
2444-2560 SYCAMORE ROAD
DEKALB, ILLINOIS



JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhasurvey.com