



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

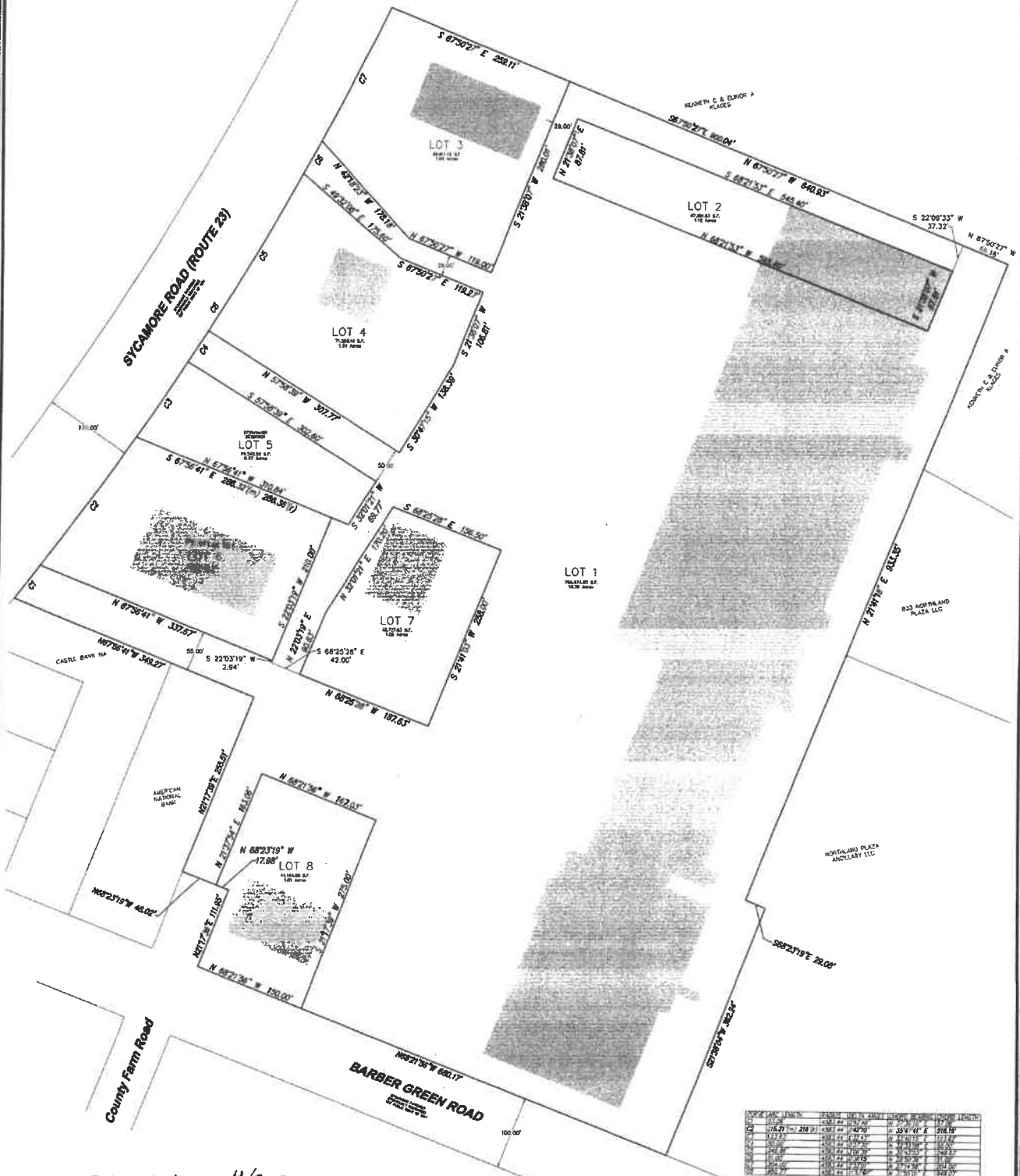
EXHIBIT A

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.**

Final Plat of Northland Plaza Resubdivision No. 3

BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION NO. 2, RECORDED MARCH 21, 2019 IN PLAT CABINET 10, SLIDE 189-C AS DOCUMENT NUMBER 2019002045, BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION RECORDED MARCH 28, 2003 IN PLAT CABINET 8, AT SLIDE 54-C AS DOCUMENT NUMBER 2003008143 AND 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 68, AS DOCUMENT NUMBER 3300015, LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1988 IN BOOK "J" OF PLATS, PAGE 29 AS DOCUMENT NUMBER 288890, 66 FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 28, 2003 PLAT CABINET 9, SLIDE 64-B 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 320526 AND PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.



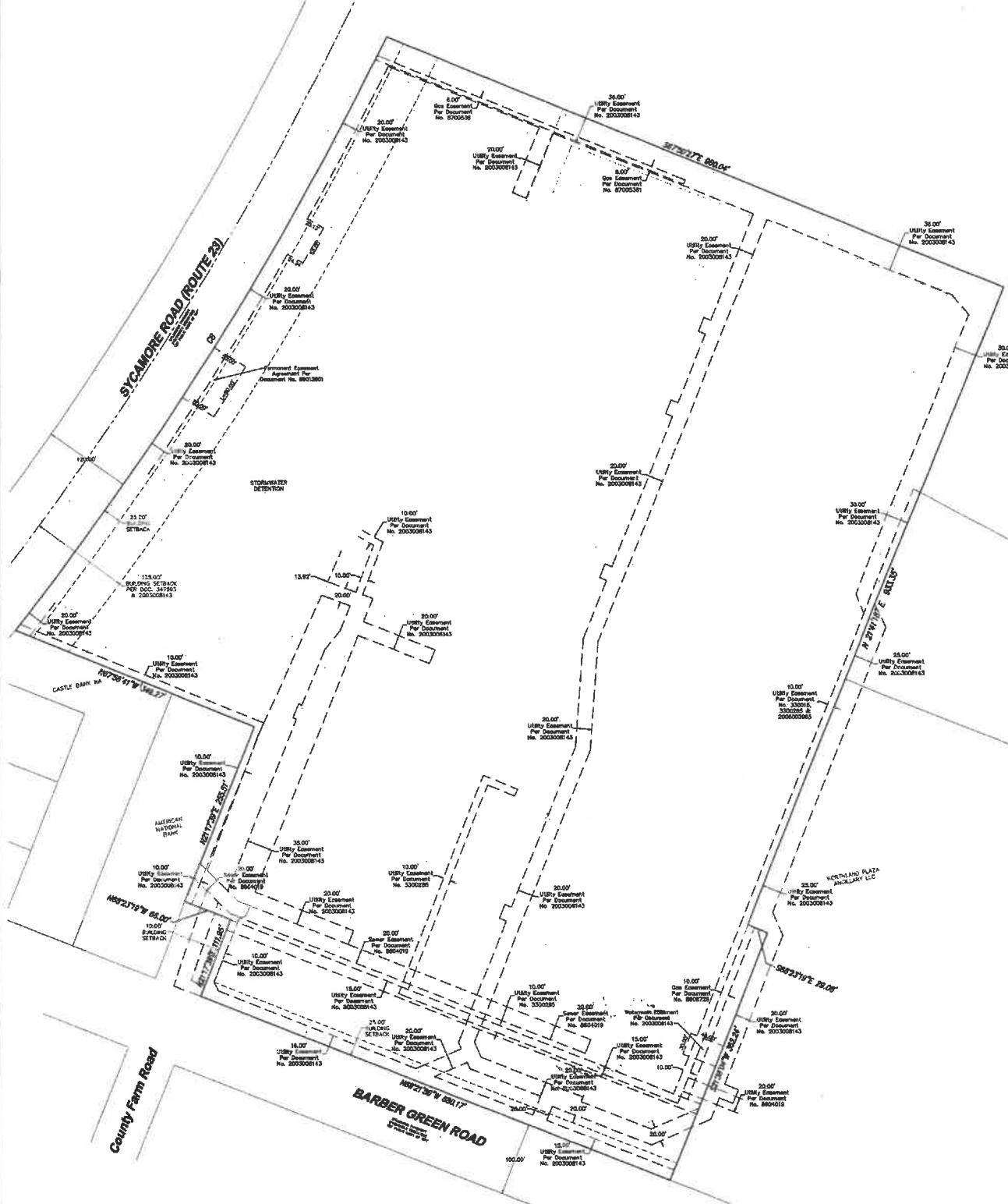
LINE	BEARING	LENGTH	AREA	PERIMETER
1	N 87°00'00" E	258.11	1.00	100.00
2	S 87°00'00" E	118.00	1.00	100.00
3	N 87°00'00" W	118.00	1.00	100.00
4	S 87°00'00" W	118.00	1.00	100.00
5	N 87°00'00" E	118.00	1.00	100.00
6	S 87°00'00" E	118.00	1.00	100.00
7	N 87°00'00" W	118.00	1.00	100.00
8	S 87°00'00" W	118.00	1.00	100.00
9	N 87°00'00" E	118.00	1.00	100.00
10	S 87°00'00" E	118.00	1.00	100.00
11	N 87°00'00" W	118.00	1.00	100.00
12	S 87°00'00" W	118.00	1.00	100.00

2020010624 11/9-D

SHEET 1 OF 3 11-821-100	PLAT OF RESUBDIVISION 2444-2560 SYCAMORE ROAD DEKALB, ILLINOIS	SURVEY PREPARED FOR: Bridge33 Capital 4001 S. Decatur Blvd., Suite 6 Las Vegas, NV 89103 PHONE: 702.463.4862	JLH LAND SURVEYING INC. 1100 S. Decatur Blvd., Suite 600 Las Vegas, NV 89103 PHONE: 702.463.4862
	DATE: 11/9/20 BY: J. L. H. LAND SURVEYING INC. CHECKED: J. L. H. LAND SURVEYING INC. APPROVED: J. L. H. LAND SURVEYING INC.		
	TITLE: NORTHLAND PLAZA RESUBDIVISION NO. 3 SCALE: AS SHOWN NORTH: NORTH ARROW		
	LEGEND: SHADING: EXISTING IMPROVEMENTS DASHED LINE: VACATED PUBLIC ROAD SOLID LINE: SURVEYED BOUNDARY		

Final Plat of Northland Plaza Resubdivision No. 3

BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION NO. 2, RECORDED MARCH 21, 2019 IN PLAT CABINET 10, SLIDE 189-C AS DOCUMENT NUMBER 2019002045, BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION RECORDED MARCH 26, 2003 IN PLAT CABINET 9, AT SLIDE 54-C, AS DOCUMENT NUMBER 2003008143 AND 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 55, AS DOCUMENT NUMBER 330015, LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1958 IN BOOK "J" OF PLATS, PAGE 29 AS DOCUMENT NUMBER 335590, 60-FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 25, 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 43 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.



10-201-000
2 of 3
SHEET

PLAT OF RESUBDIVISION
2444-2560 SYCAMORE ROAD
DEKALB, ILLINOIS

2020010624

11/9-0



JLH LAND SURVEYING INC.
When Prepared Under Permit No. 161.007750
919 Cassius Street, Shawnee, Illinois 60404
815.723.4000 www.jlhlandsurveying.com

2020010624
DOUGLAS J. JOHNSON
RECORDED - DEKALB COUNTY, IL
RECORDED: 16/12/20 12:33 PM
REC. FEE: \$1.00
PAGES: 1

Final Plat of Northland Plaza Resubdivision No. 3

08-12-451-004
08-12-451-006
08-12-451-015
08-12-451-016
08-12-451-017
08-12-451-018


"KEEP IN FILE"
Plat Cabinet 11
Slide 9-D

BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION NO. 2, RECORDED MARCH 21, 2019 IN PLAT CABINET 10, SLIDE 189-C AS DOCUMENT NUMBER 2019020045, BEING A RESUBDIVISION OF NORTHLAND PLAZA RESUBDIVISION RECORDED MARCH 28, 2003 IN PLAT CABINET 8, AT SLIDE 54-C AS DOCUMENT NUMBER 2003008143 AND 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 58, AS DOCUMENT NUMBER 330015, LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1968 IN BOOK "P" OF PLATS, PAGE 29 AS DOCUMENT NUMBER 285390, 66-FOOT WIDE VACATED PUBLIC ROAD ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2003 PLAT CABINET 8, SLIDE 54-B AS DOCUMENT NUMBER 2003008142, PART OF PARCEL "B" OF EMMA H. KLAGES FARM PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1984 IN BOOK "M" OF PLATS, PAGE 53 AS DOCUMENT NUMBER 320526 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 Decatur
300 South Fourth Street
Decatur, IL 62515

P.I.N.'s that affect:
0812451004, 0812451006, 0812451015, 0812451016,
0812451017, 0812451018


CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)
THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS
ON THIS 21st DAY OF April, 2020.

MAYOR (SIGNATURE) Jerry Smith (PRINT NAME)
CITY CLERK (SIGNATURE) Ruth A. Scott (PRINT NAME)
CITY ENGINEER (SIGNATURE) Erica Anderson (PRINT NAME)


PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)
THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, ILLINOIS
ON THIS 14th DAY OF April, 2020.

CHAIRMAN (SIGNATURE) William W. Williams (PRINT NAME)
MEMBER (SIGNATURE) William W. Williams (PRINT NAME)

DEKALB COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)
THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE DEKALB COUNTY HIGHWAY DEPARTMENT, DEKALB, ILLINOIS.
ON THIS 30th DAY OF April, 2020.

COUNTY ENGINEER (SIGNATURE) Nathan F. Schmitt (PRINT NAME)

I.D.O.T. CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO THE ILLINOIS HIGHWAY ACT, AS AMENDED, A PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE ROADS WILL BE REQUIRED BY THE DEPARTMENT.

MASSOOD AHMAD, P.E. (SIGNATURE)
MASSOOD AHMAD, P.E. (PRINT NAME)

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 RAILROADS 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, BURNERS 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 ADDED OVER OR UNDER FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE EASEMENTED 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 28 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 28, 2019 AS DOCUMENT NUMBER 330015, AND AS SHOWN ON THE PLAT OF CARL KLAGES SUBDIVISION, RECORDED SEPTEMBER 11, 1968, VOLUME 0 OF PLATS, PAGE 29 AS DOCUMENT NUMBER 285390 AND AS SHOWN ON THE PLAT OF NORTHLAND PLAZA SUBDIVISION, RECORDED NOVEMBER 17, 1985, BOOK "N", PAGE 58, 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 28, 2019 AS DOCUMENT NUMBER 330015, AND AS SHOWN ON THE PLAT OF CARL KLAGES SUBDIVISION, RECORDED SEPTEMBER 11, 1968, VOLUME 0 OF PLATS, PAGE 29 AS DOCUMENT NUMBER 285390 AND AS SHOWN ON THE PLAT OF NORTHLAND PLAZA SUBDIVISION, RECORDED NOVEMBER 17, 1985, BOOK "N", PAGE 58, OF PLATS, AS DOCUMENT NUMBER 330015.

OWNER'S CERTIFICATE


STATE OF Illinois)
COUNTY OF DeKalb)
THIS IS TO CERTIFY THAT THE UNDERSIGNED, SS NORTHLAND PLAZA, LLC, IS THE LEGAL OWNER OF LOT 1 AND LOTS 2 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.
SS NORTHLAND PLAZA, LLC
2500 W. BARKER AVENUE, SUITE 270
LAS VEGAS, NV 89117

DATED AT Chicago, ILLINOIS, THIS 1st DAY OF June, A.D. 2020.
BY: Bryce Refarman TITLE: Authorized Signatory
ATTEST: Michael Campagna TITLE: Managing Principal

SCHOOL DISTRICT STATEMENT
PURSUANT TO SECTION 10-1.0 OF THE PLAT ACT, THE S.D. HAS BEEN REVIEWED BY THE SCHOOL DISTRICT OFFICIALS IN THE SCHOOL DISTRICT IN WHICH THE TRACT OF LAND DESCRIBED IN THE FOLLOWING SCHOOL DISTRICTS:
DEKALB COUNTY SCHOOL DISTRICT #10
DEKALB COUNTY SCHOOL DISTRICT #11
DEKALB COUNTY SCHOOL DISTRICT #12

SS NORTHLAND PLAZA, LLC
Bryce Refarman
Michael Campagna

NOTARY'S CERTIFICATE

STATE OF Illinois)
COUNTY OF DeKalb)
I, Victor Chang, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Bryce Refarman
Michael Campagna AND Michael Campagna
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND JURVED 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 1st DAY OF June, A.D. 2020.

MY COMMISSION EXPIRES ON May, 23, A.D. 2023.

VICTOR CHANG
NOTARY PUBLIC
DEKALB COUNTY, ILLINOIS
My Commission Expires May 23, 2023

OWNER'S CERTIFICATE

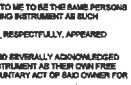
STATE OF New Jersey)
COUNTY OF Ocean)
THIS IS TO CERTIFY THAT THE UNDERSIGNED, DELA LLC, IS THE LEGAL OWNER OF LOT 2 OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.
DELA LLC
1208 CENTRAL AVENUE
INDIANAPOLIS, IN 46202

DATED AT New Jersey, NEW JERSEY, THIS 17th DAY OF July, A.D. 2020.
BY: Michael Campagna TITLE: Attorney
ATTEST: Michael Campagna TITLE: Managing Principal

SCHOOL DISTRICT STATEMENT
PURSUANT TO SECTION 10-1.0 OF THE PLAT ACT, THE S.D. HAS BEEN REVIEWED BY THE SCHOOL DISTRICT OFFICIALS IN THE SCHOOL DISTRICT IN WHICH THE TRACT OF LAND DESCRIBED IN THE FOLLOWING SCHOOL DISTRICTS:
DEKALB COUNTY SCHOOL DISTRICT #10
DEKALB COUNTY SCHOOL DISTRICT #11
DEKALB COUNTY SCHOOL DISTRICT #12

DELA LLC
Michael Campagna
Michael Campagna


NOTARY'S CERTIFICATE

STATE OF New Jersey)
COUNTY OF Ocean)
I, Michael Campagna, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Michael Campagna
Michael Campagna AND Michael Campagna
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND JURVED 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 17th DAY OF July, A.D. 2020.

MY COMMISSION EXPIRES ON 06-04-2024, A.D. 2023.


VICINITY MAP



COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS ON THIS 13th DAY OF October, A.D. 2020 AT 12:28 PM.
AS DOCUMENT NO. 2020010624 IN PLAT CABINET 11
0812


COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB)
I, DOUGLAS J. 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 GENERAL CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS, OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON
THIS 13th DAY OF October, A.D. 2020.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WALL)
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 NO. 2, RECORDED MARCH 21, 2019 IN PLAT CABINET 10, SLIDE 189-C AS DOCUMENT NUMBER 330015, BEING A RESUBDIVISION OF LOT 2 IN NORTHLAND PLAZA RESUBDIVISION RECORDED MARCH 28, 2003 IN PLAT CABINET 8, AT SLIDE 54-C AS DOCUMENT NUMBER 2003008143 AND 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 58, AS DOCUMENT NUMBER 330015, LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN CARL KLAGES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1968 IN BOOK "P" OF PLATS, PAGE 29 AS DOCUMENT NUMBER 285390, 66-FOOT WIDE VACATED PUBLIC ROAD RECORDED MARCH 28, 2003 PLAT CABINET 8, SLIDE 54-B AS DOCUMENT NUMBER 2003008142, PART OF PARCEL "B" OF EMMA H. KLAGES FARM PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1984 IN BOOK "M" OF PLATS, PAGE 53 AS DOCUMENT NUMBER 320526 AND PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 EASTERN RIGHT-OF-WAY LINE OF ILLINOIS S.B.L. ROUTE 28 (DEKALB AVENUE/ROAD); THENCE NORTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE, SAID LINE BEING 66 FEET WIDE, TO THE POINT OF BEGINNING OF SAID LOT 101, A DISTANCE OF 807.87 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 888.38 FEET TO THE WEST LINE OF SAID LOT 101, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY OF SAID S.B.L. ROUTE 28; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, SAID LINE BEING AN ARC OF A CURVE HAVING A RADIUS OF 408.44 FEET AND SAGRE CHORD FORMING AN ANGLE OF 148 DEGREES 58 MINUTES 45 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.

I FURTHER CERTIFY THAT BASED UPON AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 1705200386 SHOWING THAT THE PROPERTY SURVEYED HEREON IS NOT SUBJECT TO FLOOD HAZARD AND THAT SAID PROPERTY FALLS WITHIN ZONE X.
I FURTHER CERTIFY THAT THE PROPERTY AS DESCRIBED FALLS WITHIN THE CORPORATE LIMITS OF THE CITY OF DEKALB.
I FURTHER CERTIFY THAT NON PIPE SURVEY STAKES OR THE CONCRETE MONUMENTS AS SHOWN ON THE PLAT HEREON DRAWING, HAVE BEEN ESTABLISHED AT THE LOT CORNERS.

DATED AT SHOREWOOD, ILLINOIS, THIS 13th DAY OF May, 2020.

JAMES L. HARPOLE
ILLINOIS PROFESSIONAL LAND SURVEYOR # 3190
REGISTRATION/EXPIRATION RENEWAL DATE NOVEMBER 30, A.D. 2020.

PLAT OF RESUBDIVISION
2444-2560 SYCAMORE ROAD
DEKALB, ILLINOIS

JLH LAND
SURVEYING INC.
State Professional Design Firm No. 16408740
910 General Street, Shorewood, Illinois 60084
630.732.4880 www.jlhland.com