



2020009549

DOUGLAS J. JOHNSON  
RECORDER - DEKALB COUNTY, IL

RECORDED: 9/17/2020 02:15 PM  
REC FEE: 55.00

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

PAGES: 4

### 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 2020-059**

**APPROVING THE FINAL PLAT OF THE GOLDMAN RESUBDIVISION  
(LOTS 49 AND 50 IN THE BRIDGES OF RIVERMIST UNIT 2  
SUBDIVISION), DEKALB, ILLINOIS.**

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, on the 14<sup>th</sup> day of September 2020.

**WITNESS** my hand and the official seal of said City this 16<sup>th</sup> day of September 2020.

**RUTH A. SCOTT**, Executive Assistant



**Prepared by:** + *Return to:*

City of DeKalb  
City Manager's Office  
Attention: Ruth A. Scott  
164 E. Lincoln Highway  
DeKalb, Illinois 60115

**APPROVING THE FINAL PLAT OF THE GOLDMAN RESUBDIVISION (LOTS 49 AND 50 IN THE BRIDGES OF RIVERMIST UNIT 2 SUBDIVISION), DEKALB, ILLINOIS.**

**WHEREAS**, Stephan Goldman (hereinafter referred to as "Applicant") filed a petition with the City requesting approval of a final plat of resubdivision entitled "Final Plat of Goldman Resubdivision" for property commonly known as lots 49 and 50 in the Bridges of Rivermist Unit Two Subdivision along Quinlan Avenue, DeKalb, Illinois, and legally described in Exhibit A; and

**WHEREAS**, the City of DeKalb Planning and Zoning Commission met on September 8, 2020, and recommended approval of the "Final Plat of Goldman Resubdivision" to the City Council; and

**WHEREAS**, the City Council has reviewed the recommendations of the Planning and Zoning Commission of the City of DeKalb and now determines it would be in the best interest of the City to approve said plat.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL** of the City of DeKalb, Illinois as follows:

**SECTION 1:** That the "Final Plat of Goldman Resubdivision" dated September 1, 2020 a copy of which is attached hereto as Exhibit B, is hereby approved.

**SECTION 2:** That all provisions of the Unified Development Ordinance shall remain in full force and effect and this Ordinance shall take effect upon its passage and approval according to Law.


The City staff is authorized and directed to take all actions as shall be necessary to record and effectuate this plat.

**SECTION 3:** That City Clerk or the Executive Assistant be authorized to attest the Mayor's signature and that this ordinance shall be in full force and effect upon its passage and approval.

**ADOPTED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the 14<sup>th</sup> day of September 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 to the ORDINANCE**

**Legal Description**

BEING A RESUBDIVISION OF LOTS 49 AND 50 IN BRIDGES OF RIVERMIST UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, ALL IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2001, IN BOOK "Z" OF PLATS, PAGE 657, AS DOCUMENT NO. 2001013105 IN DEKALB COUNTY, ILLINOIS.

08-02-401-006  
007

# GOLDMAN RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 49 AND 50 IN BRIDGES OF RIVERMIST UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, ALL IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2001, IN BOOK "Z" OF PLATS, PAGE 657, AS DOCUMENT NO. 2001013105 IN DEKALB COUNTY, ILLINOIS.

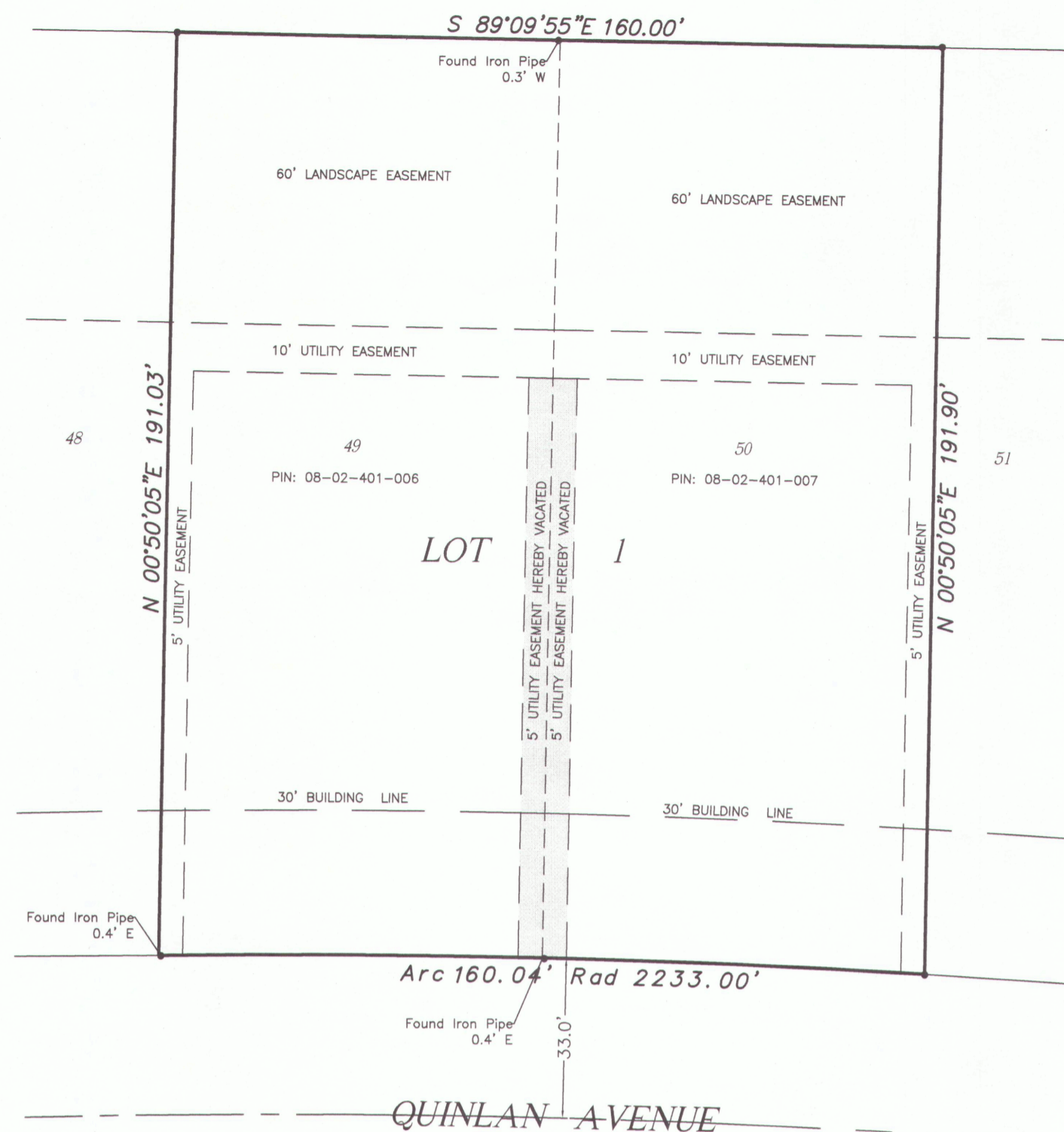


2020011328

DOUGLAS J. JOHNSON  
RECORDER - DEKALB COUNTY, IL  
RECORDED: 10/29/2020 01:38 PM  
REC FEE: 95.00 RHSPS FEE: 9.00

PAGES: 2

Plat Cabinet 11  
Slide #10-A



NOTE: NO VEHICULAR ACCESS ALLOWED FROM RICH ROAD TO THE LOT.

NOTE: ONE VEHICULAR ACCESS ALLOWED FROM QUINLAN AVENUE TO THE LOT.

STATE OF ILLINOIS )  
COUNTY OF DEKALB )SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS ON THIS 8th DAY OF September, 2020.

Max Maxwell  
MAX MAXWELL  
CHAIRPERSON



STATE OF ILLINOIS )  
COUNTY OF DEKALB )SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS ON THIS 14th DAY OF September, 2020.

BY: Jerry Smith  
JERRY SMITH  
MAYOR

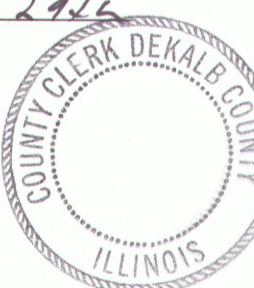
ATTEST: Ruth Scott  
RUTH SCOTT  
EXECUTIVE ASSISTANT



STATE OF ILLINOIS )  
COUNTY OF DEKALB )SS

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, NO UNPAID CURRENT GENERAL TAXES, NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON THIS 29th DAY OF October, 2020.

Douglas J. Johnson  
DOUGLAS J. JOHNSON  
COUNTY CLERK



STATE OF ILLINOIS )  
COUNTY OF DEKALB )SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, AFORESAID ON THIS 29th DAY OF October, 2020. AT 1:38 O'CLOCK P.M. AND RECORDED IN PLAT CABINET 11, AT SLIDE NO. 10-A, AS DOCUMENT NO. 2020011328.

Douglas J. Johnson  
DOUGLAS J. JOHNSON  
DEKALB COUNTY RECORDER



SCALE 1"=30'

-----=LEGEND=-----  
Boundary of property surveyed  
Found iron pipe

FOR: STEVE GOLDMAN  
JOB NO. 15307

REVISED: OCTOBER 16TH, 2020  
REVISED: SEPTEMBER 21ST, 2020  
DATE PREPARED: SEPTEMBER 1ST, 2020

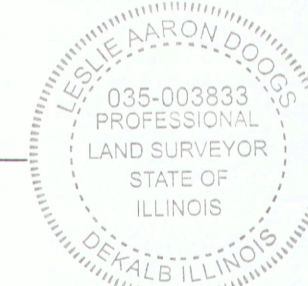
STATE OF ILLINOIS )  
COUNTY OF DEKALB )SS

THIS IS TO CERTIFY THAT I, LESLIE AARON DOOGS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833 HAVE SURVEYED AND RESUBDIVIDED LOTS 49 AND 50 IN BRIDGES OF RIVERMIST UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2001, IN BOOK "Z" OF PLAT, PAGE 657, AS DOCUMENT NO. 20010131105, IN DEKALB COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION. ALL LOTS SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY HEREON DESCRIBED IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS WHICH IS EXERCISING THE SPECIAL POWERS OF THE CITY PLAN AND THAT THE PROPERTY IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SET FORTH BY THE F.I.R.M. 17037C0253E, HAVING AN EFFECTIVE DATE OF JANUARY 2, 2009. DATED AT DEKALB, ILLINOIS THIS 16TH DAY OF OCTOBER, 2020.

L. A. Doogs

LESLIE AARON DOOGS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833  
LICENSE EXPIRATION: NOVEMBER 30TH, 2020



Note: Lot One of Goldman Resubdivision is subject to public utility and drainage easement provisions as shown on the plat of Bridges of Rivermist Unit 2, as recorded per Document No. 2001013105 (see plat for provisions).

Note: No new easements were granted per Goldman Resubdivision, however the east 5' side yard utility easement on Lot 49 and the west 5' side yard utility easement on Lot 50 is hereby vacated.

STATE OF ILLINOIS )  
COUNTY OF DEKALB )SS

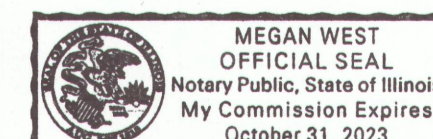
THIS IS TO CERTIFY THAT STEPHEN GOLDMAN AND SARAH BRAFFETT ARE THE OWNERS OF LOTS 49 AND 50 OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED ON THE ATTACHED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE OF GOLDMAN RESUBDIVISION, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, AND FURTHER CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL LOTS SHOWN HEREON LIE WITHIN DEKALB COMMUNITY UNIT SCHOOL DISTRICT NO. 428.

DATED THIS 22 DAY OF October, 2020

BY: Stephen Goldman  
STEPHEN GOLDMAN  
364 QUINLAN AVENUE  
DEKALB, IL 60115

BY: Sarah Braffett  
SARAH BRAFFETT  
1621 SCHIFLY LANE  
DEKALB, IL 60115

STATE OF ILLINOIS )  
COUNTY OF DEKALB )SS



I, Megan West, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT STEPHEN GOLDMAN AND SARAH BRAFFETT, PERSONALLY KNOWN TO BE SAME PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SAID OWNERS, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF October, 2020.

Megan West  
NOTARY PUBLIC

JADE Hanna Surveyors  
155 N 3rd Street  
Dekalb, IL 60115  
(815) 756-2189  
Info@Hannasurveyors.com  
License No. 184006622



## WARRANTY DEED

2020007639

DOUGLAS J. JOHNSON  
RECORDER - DEKALB COUNTY, IL

RECORDED: 8/3/2020 02:38 PM  
REC FEE: 56.00 RHSPS FEE: 9.00  
STATE TAX: 28.00  
COUNTY TAX: 14.00  
PAGES: 2

Return Recorded Deed to:  
Attorney Riley N. Oncken  
Law Office of Riley N. Oncken, P.C.  
212 S. Main Street  
Sycamore, IL 60178

Taxes to Grantees  
at Grantees' address:  
Stephen Goldman  
Sarah Braffett  
364 Quinlan Ave  
DeKalb, IL 60115

**THIS INDENTURE**, Made this 24 day of July, 2020, between Jesus Chavez and Isabel Munguia, husband and wife, of the City of Sycamore, County of DeKalb, and State of Illinois, Grantors; and Stephen Goldman, a single person, of the City of DeKalb, County of DeKalb, and State of Illinois; and Sarah Braffett, a single person, of the City of DeKalb, County of DeKalb, and State of Illinois, Grantees;

**WITNESSETH**, That the Grantors, in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto Grantees, not as tenants by the entirety, nor as tenants in common, but as joint tenants, the following described Real estate in the County of DeKalb, in the State of Illinois, to wit:

**Lots 49 and 50 in Bridges of Rivermist Unit 2, being a subdivision of part of the South 1/2 of Section 2, Township 40 North, Range 4 East of the Third Principal Meridian, according to the plat thereof recorded August 1, 2001, in Book "Z" of Plats, page 657, as Document No. 2001013105 in DeKalb County, Illinois.**

### Lot 49:

Permanent Parcel Index Number: 08-02-401-006

Address of Real Estate: 185 Quinlan Ave, DeKalb, IL 60115

### Lot 50:

Permanent Parcel Index Number: 08-02-401-007

Address of Real Estate: 177 Quinlan Ave, DeKalb, IL 60115

(Subject to general real estate taxes for the year 2019 and subsequent years; easements, restrictions, conditions and covenants of record, and building lines.)

**THIS IS NOT HOMESTEAD PROPERTY**

**TO HAVE AND TO HOLD** said premises to Grantees, forever.

**IN WITNESS WHEREOF**, the undersigned have hereunto set their hands and seals the day and year first above written.


  
\_\_\_\_\_  
Jesus Chavez

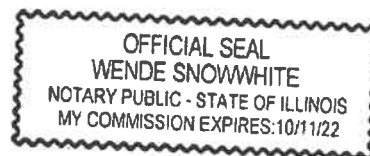
  
\_\_\_\_\_  
Isabel Munguia

STATE OF ILLINOIS       )  
                                      ) -ss-  
COUNTY OF DEKALB     )

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Jesus Chavez and Isabel Munguia, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 29<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
Notary Public



This Document Prepared by:  
Jeffrey Lewis  
Klein, Stoddard, Buck & Lewis, LLC  
2045 Aberdeen Ct., Suite A  
Sycamore, Illinois 60178  
Telephone: 815/748-0380

not recorded;  
for backup only

177 & 185 Quinlan Avenue  
Dekalb, IL  
September 9, 2020

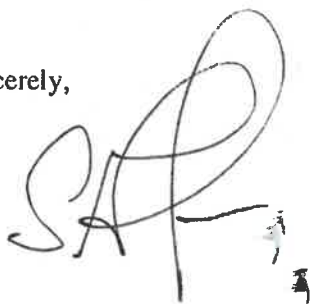
The Honorable Jerry Smith  
Mayor, City of Dekalb, City Council  
164 E. Lincoln Highway  
Dekalb, IL 60115

Mayor Smith and City Council:

On Tuesday September 8, 2020 the City of Dekalb Planning and Zoning Commission approved the petition for resubdivision for the River Mist Subdivision, combining the adjacent lots 49 and 50 (common addresses 177 and 185 Quinlan Avenue) into one lot. It is my intention to build a home on this new lot.

I respectfully request the City Council to waive the second reading requirements for this matter and approve the petition at the September 14, 2020 City Council meeting. In case Council or staff members have any questions that evening I will be in attendance of the September 14th meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'SAG', with a horizontal line extending from the end of the signature.

Stephen Goldman  
364 Quinlan Avenue  
Dekalb, IL



**STAFF REPORT**  
September 3, 2020

**TO:** Planning and Zoning Commission

**FROM:** Dan Olson, Principal Planner

**RE:** Final Plat of Goldman Resubdivision - Resubdivide two lots into one lot along Quinlan Ave. in the Bridges of Rivermist Unit Two Subdivision (Stephen Goldman)

**I. GENERAL INFORMATION**

- |    |                   |   |
|----|-------------------|---|
| A. | Purpose           | Resubdivide Lots 49 and 50 in the Bridges of Rivermist, Unit 2, to allow for construction of a single-family home |
| B. | Owner/Applicant   | Stephen Goldman   |
| C. | Location and Size | Lots 49 and 50 in the Bridges of Rivermist, Unit 2, 177 and 185 Quinlan Ave/.7 acres                              |

**II. BACKGROUND AND ANALYSIS**

The applicant, Stephan Goldman, is requesting to resubdivide lots 49 and 50 in the Bridges of Rivermist, Unit Two Subdivision from two lots into one lot. The addresses of the lots are 177 and 185 Quinlan Ave. Both lots are vacant and the applicant proposes to construct a single-family home on the combined lots. Lot 49 is 15,223 sq. ft. and Lot 50 is 15,258 sq. ft. The new lot will be 30,481 sq. ft. or .7 acres.

There is a 5-foot utility easement on the east side of Lot 49 and a 5-foot utility easement on the west side of Lot 50. Both easements will be vacated with the approval of the plat. There are no utilities in easements and the applicant has obtained release letters from all the utility companies that have rights to access the easement.

The plat has been reviewed by City staff and all comments have been adequately addressed. The applicant has provided a layout of the home on the lot along with the architectural elevations. The Commission's review only pertains to the Plat, not any layout of the home on the site.



### **III. RECOMMENDATION**

#### **Sample Motion:**

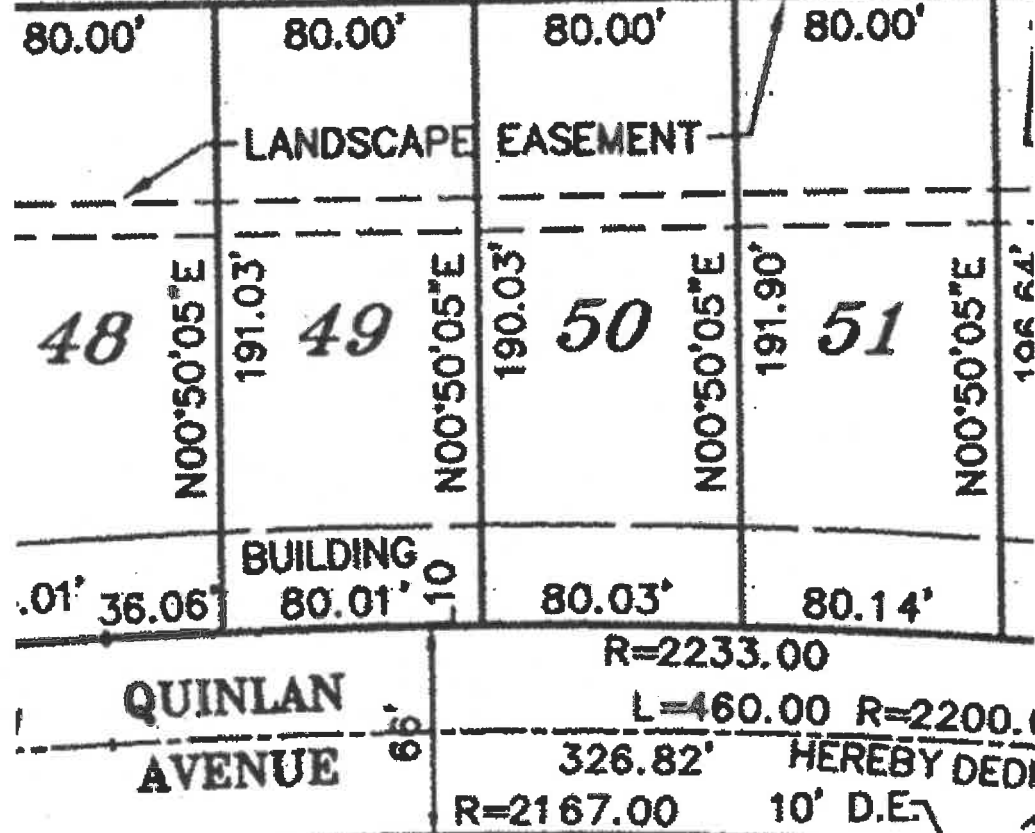
I move that the Planning and Zoning Commission recommend approval of the Final Plat of the Goldman Resubdivision dated September 1, 2020 prepared by Hanna Surveyors as shown on Exhibit A.



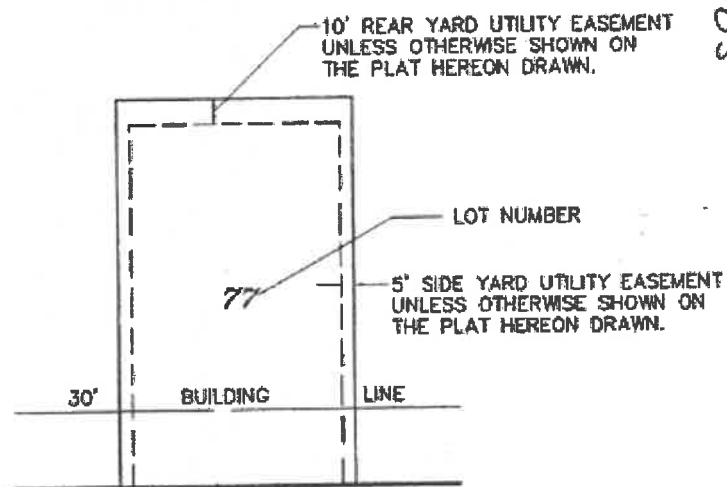




55°E

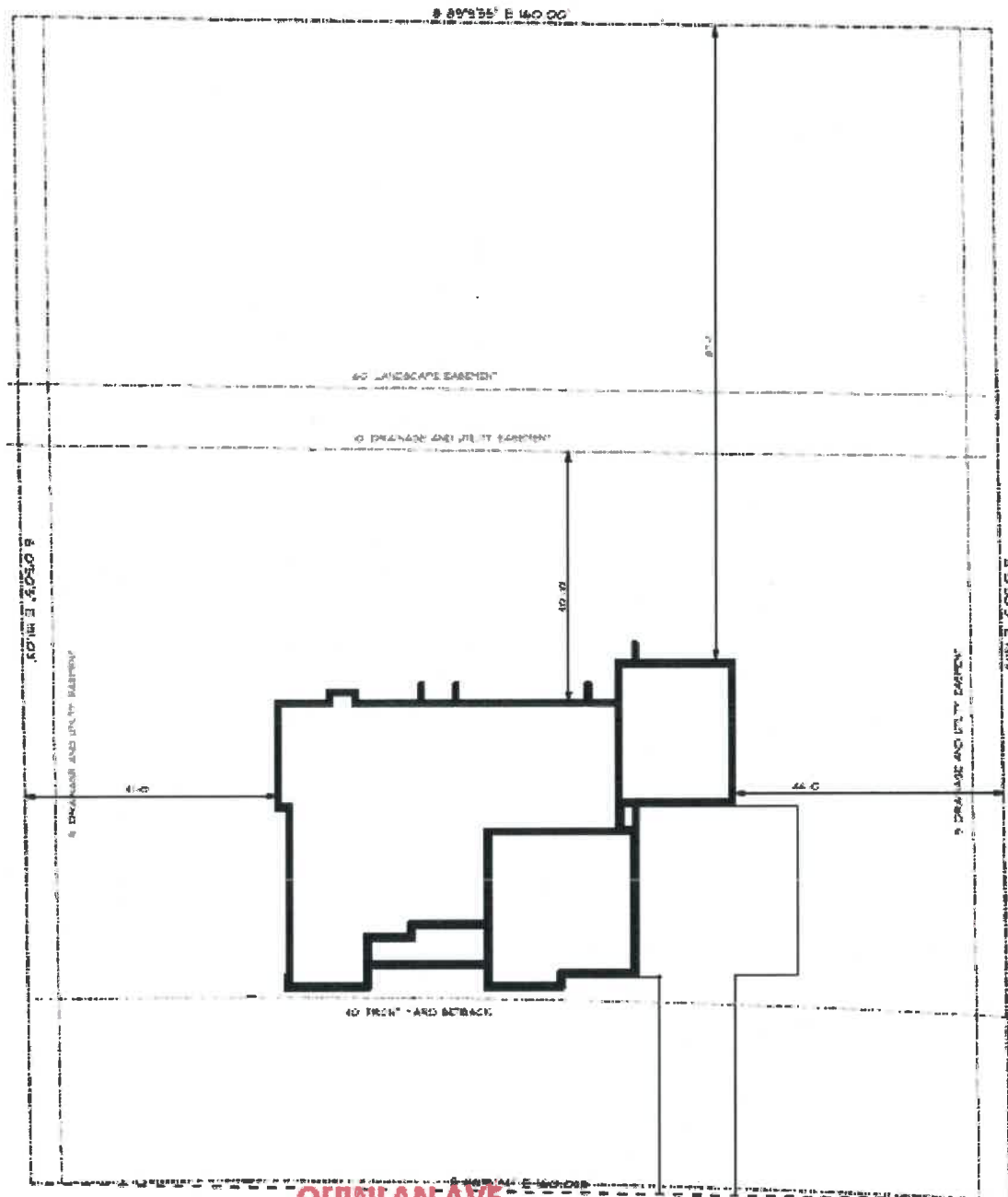


## EASEMENT LEGEND



11015103

RICH ROAD













**MINOR SUBDIVISION (UP TO 3 LOTS)**

**A. APPLICANT**

**1. Petitioner / Petitioner Representative**

Name Stephen Goldman Phone: 815 762 3374  
Mailing Address 364 Quinlan Ave Email: goldmanstephen19@gmail.com  
City, State, ZIP DeKalb, IL 60115

**2. Property Owner (if different from Petitioner)**

Name \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Email: \_\_\_\_\_  
City, State, ZIP \_\_\_\_\_

**3. Engineer / Architect**

Name \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Email: \_\_\_\_\_  
City, State, ZIP \_\_\_\_\_

**4. Surveyor (if applicable)**

Name Hanna Surveyors Phone: 815 756 2189  
Mailing Address 155 N. 30th St Email: \_\_\_\_\_  
City, State, ZIP DeKalb, IL 60115

**B. PROPERTY**

1. Subdivision Name River Mist
2. Common Address or Location 177 + 185 Quinlan Ave
3. Parcel #(s) 149 + 50
4. Legal Description (if necessary, briefly describe here and reference the full legal description on the Plat)  
\_\_\_\_\_  
\_\_\_\_\_
5. Size of the total area being subdivided (sq. ft. or acres) 0.70 acres
6. Proposed Number of Lots 1
7. Existing Zoning District \_\_\_\_\_

### C. PRE-APPLICATION CONFERENCE

A Pre-application Meeting with City staff is required prior to the acceptance of this application, per Unified Development Ordinance 5.13.10(1).

Date of meeting \_\_\_\_\_

Individuals in attendance \_\_\_\_\_

### D. CHECKLIST

Below are the minimum criteria necessary to properly process your application. Each item must be checked by the applicant to signify it is provided on this form or on other attached pages. **Failure to submit all required information will result in delays in the City's consideration of this application, per UDO 15.07.1.**

Item	If not applicable, indicate N/A and explain
<input type="checkbox"/> 1. Filing Fee: \$500.00 (>3 lots) OR \$300 (<3 lots)	_____
<input type="checkbox"/> 2. Three (3) copies of Preliminary Plat document	_____
<b>3. General Information</b>	
<input type="checkbox"/> a. Name of subdivision on plat	_____
<input type="checkbox"/> b. Map key	_____
<input type="checkbox"/> c. Compass, scale, date	_____
<input type="checkbox"/> d. Township, range, section	_____
<input type="checkbox"/> e. Acreage of tract to be subdivided (to 0.01 acre)	_____
<input type="checkbox"/> f. Surveyor's certification	_____
<b>4. Names and addresses</b>	
<input type="checkbox"/> a. Owner(s) of record of tract to be subdivided	_____
<input type="checkbox"/> b. Plat preparer	_____
<input type="checkbox"/> c. Party for whom plat was prepared	_____
<input type="checkbox"/> d. Engineer and surveyor	_____
<input type="checkbox"/> e. Owners of immediately adjacent land	_____
<b>5. Districts, boundaries and Jurisdictions</b>	
<input type="checkbox"/> a. Zoning district(s)	_____
<input type="checkbox"/> b. Floodplain/floodway boundaries	_____
<input type="checkbox"/> c. School district	_____
<input type="checkbox"/> d. Park district	_____
<input type="checkbox"/> e. Fire district	_____
<input type="checkbox"/> f. Sanitary district	_____
<input type="checkbox"/> g. Drainage district	_____
<input type="checkbox"/> h. Soil & water conservation district	_____
<input type="checkbox"/> i. Public utilities	_____
<input type="checkbox"/> j. Other districts, boundaries, etc.	_____

<u>Item</u>	<u>If not applicable, indicate N/A and explain</u>
<b>6. Lots, parcels, tracts, etc.</b>	
<input type="checkbox"/> a. Proposed lot and block depths and widths (to nearest foot)	
<input type="checkbox"/> b. Size of proposed lots (to nearest foot if less than 1 acre; to nearest 0.1 if greater than 1 acre)	
<input type="checkbox"/> c. Proposed building setback lines	
<input type="checkbox"/> d. Location of building lines for fences	
<input type="checkbox"/> e. Location of earth berms	
<b>7. Streets and sidewalks</b>	
<input type="checkbox"/> a. All existing and proposed street names	
<input type="checkbox"/> b. All existing and proposed pavement and all right-of-way widths	
<input type="checkbox"/> c. All existing and proposed sidewalks, pedestrian/bicycle paths, nature trails, etc.	
<input type="checkbox"/> d. Grades and profiles of streets and sidewalks (or written declaratory statement for subdivider's engineer)	
<b>8. Utilities</b>	
<input type="checkbox"/> a. Location, size, and dimensions of all existing and proposed water mains and sanitary sewer mains	
<input type="checkbox"/> b. Location, size, and dimensions of all existing and proposed utility easements	
<input type="checkbox"/> c. Written declaratory statement form	
<b>9. Stormwater</b>	
<input type="checkbox"/> a. Location and size of all existing and proposed storm sewer mains, catch basins, storm sewer laterals, field tiles, etc. along with all existing and proposed easements	
<input type="checkbox"/> b. Location and size of all existing and proposed detention and retention areas and an explanation of how they will function	
<input type="checkbox"/> c. All calculations and other data from subdivider's engineer used to demonstrate the ability of all stormwater facilities to effectively accommodate runoff	
<b>10. Physical information</b>	
<input type="checkbox"/> a. All contour data at 2-foot intervals	
<input type="checkbox"/> b. Proposed buildings, their use, and foundation elevations	
<input type="checkbox"/> c. Existing building, buried structures, bridges, culverts, and other physical structures, etc.	
<input type="checkbox"/> d. Results of any soil tests, borings, water surveys, etc. (optional)	
<input type="checkbox"/> e. Water courses, wooded areas, wetlands, likely areas of archaeological significance, likely areas of endangered species' habitats, etc. (if applicable)	

Item	If not applicable, indicate N/A and explain
<input type="checkbox"/> 11. Where applicable, provide all of the information listed herein for all adjacent land within 150 feet of the boundaries of the tract to be subdivided, including, but not limited to ownership, use, lot configuration, zoning, floodplain/floodway, street and sidewalk pavements and right-of-way widths, utilities and stormwater facilities (size, location, easements, etc.)	
<input type="checkbox"/> 12. Likely platting phases of the subdivision	
<input type="checkbox"/> 13. Traffic study (if applicable)	
<input type="checkbox"/> 14. Soils report (22.02a) from Soil & Conservation District (if applicable)	
<input type="checkbox"/> 15. Other	
(please indicate)	

E. The petitioner hereby agrees this application and plat will be placed on a Planning and Zoning Commission agenda only after it is completed in full.

F. The petitioner has read and completed all of the above information and affirms that it is true and correct.

Petitioner Signature

Date

I hereby affirm I am the legal owner (or authorized agent or representative of the owner—proof attached) of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if s/he is the owner).

Property Owner Signature

Date



**Andersen, Erin K.**

to me ▾

This is approved to have executed.

We are not meeting people face to face yet but you can have the org. sent to our hub office and I can have it signed for you and sent back.

1844 Ferry Rd., Naperville my attention, 6<sup>th</sup> Fl. Land Dept.

Thank you

Erin K. Andersen

Land Management Agent

Land Services Department

Direct 630.388.2094

Cell 224.760.1374

[ekanders@southernco.com](mailto:ekanders@southernco.com)

[nicorgas.com](http://nicorgas.com)




## 177 & 185 Quinlan Ave. - DeKalb; plat of Resubdivision inbox x



Wyman, Ted

to me ▾

 Wed, Jul 29, 9:44 AM (6 days ago)



Mr. Goldman,

We have underground cable facilities within the 10' utility easement that is behind the homes off Quinlan Ave. No Comcast cable is present within the 10' easement proposed to be vacated bordering Lots 49 and 50 that is part of the Goldman Resubdivision and therefore Comcast has no objection the vacation of said easement.

For your reference, I have attached a copy of our utility map showing the aforementioned Comcast underground cable facilities. Please note that the underground cable is shown in dashed bold green line.

If you have any questions in regards to this information, please do not hesitate to contact me.

Sincerely,

Ted Wyman

Comcast Cable

Right-of-Way Engineer

688 Industrial Drive

Elmhurst, IL 60126

Phone: (224) 229-5850 office (847) 652-6074 cell

Fax: (630) 359-5482

[Ted\\_Wyman@comcast.com](mailto:Ted_Wyman@comcast.com)

**PARTIAL EASEMENT DISCLAIMER**

**KNOW ALL MEN BY THESE PRESENTS:**

That, **COMMONWEALTH EDISON COMPANY**,  
having no facilities located thereon  
and anticipating no future need  
thereof, hereby disclaims all right,  
title, and interest it may have in  
and to the following described  
premises under and by virtue of the  
utility easement set forth, granted  
and reserved on the Plat of  
Subdivision for, **BRIDGES OF  
RIVERMIST UNIT 2** recorded in the  
office of the Recorder of Deeds of  
**De Kalb** County, Illinois, on  
August 1st, 2001, as Document No.  
2001013105 to wit:

**\*See Exhibit "A" sketch for specific area being released; attached hereto and made  
part hereof the property legally described as follows:**

**LOTS 49 AND 50 IN BRIDGES OF RIVERMIST UNIT 2, BEING A SUBDIVISION OF PART OF THE  
SOUTH ½ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2001 IN BOOK "Z" OF PLATS,  
PAGE 657, AS DOCUMENT NO. 2001013105 IN DE KALB COUNTY, ILLINOIS.**

This disclaimer is not intended to and shall not in any way affect the easements set  
forth and reserved on the aforesaid Plat of Subdivision, except as to the premises  
hereinbefore specifically described.

Signed and dated this 10<sup>th</sup> day of AUGUST, 2020, at CAKBLAKE TERRACE, Illinois.

Commonwealth Edison Company



NAME: Jerry Bouska

TITLE: Senior Real Estate Representative

STATE OF ILLINOIS

COUNTY OF

I, the undersigned, a notary public, in and for said county, in the state aforesaid, do hereby certify that Jerry Bouska, Real Estate Rep. of Commonwealth Edison Company, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Supervisor, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10TH day of AUGUST, 2020.



Notary Public

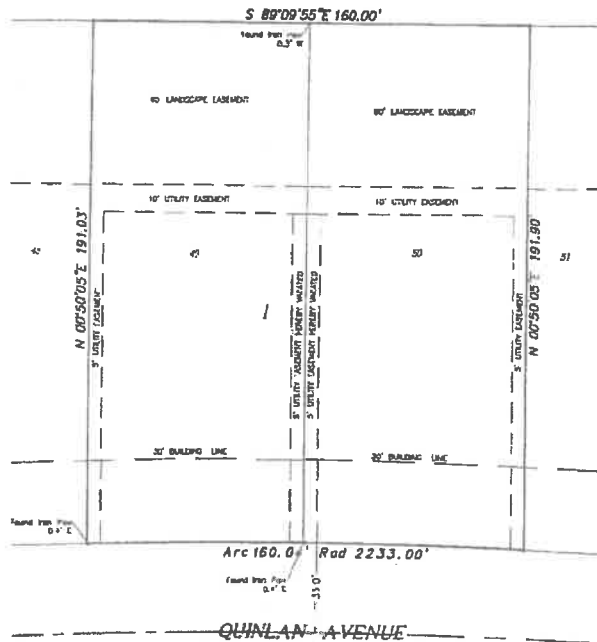
Nancy R Carrino

This instrument prepared by Jerry Bouska, 3 Lincoln Centre, 4<sup>th</sup> Floor, Oakbrook Terrace, Illinois, 60181, on behalf of Commonwealth Edison Company.

# FINAL PLAT OF GOLDMAN RESUBDIVISION

## Exhibit "A"

BEING A RESUBDIVISION OF LOTS 49 AND 50 IN BRIDGES OF RIVERMIST UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, ALL IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2001, IN BOOK "Z" OF PLATS, PAGE 657, AS DOCUMENT NO. 2001013105 IN DEKALB COUNTY, ILLINOIS.



STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Christina Doe  
CHAIRPERSON

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST, \_\_\_\_\_  
JERRY SMITH MAYOR LYNN FAZEKAS CITY CLERK

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

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, NO UNPAID CURRENT GENERAL TAXES, NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Douglas J. Johnson  
COUNTY CLERK

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB COUNTY, AFORESAID ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND RECORDED IN PLAT CABINET \_\_\_\_\_, AT SLIDE NO. \_\_\_\_\_, AS DOCUMENT NO. \_\_\_\_\_.

DOUGLAS J. JOHNSON  
DEKALB COUNTY RECORDER

SCALE 1"=30'

-----LEGEND-----  
• Boundary of property surveyed  
Found in p p e

FOR STEVE GOLDMAN  
NO. 15307

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT I, LESLIE AARON DOOGS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833 HAVE SURVEYED AND RESUBDIVIDED LOTS 49 AND 50 IN BRIDGES OF RIVERMIST UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2001, IN BOOK "Z" OF PLAT, PAGE 657, AS DOCUMENT NO. 2001013105, IN DEKALB COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION. ALL LOTS SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY HEREON DESCRIBED IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS WHICH IS EXERCISING THE SPECIAL POWERS OF THE CITY PLAN AND THAT THE PROPERTY IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SET FORTH BY THE F.I.R.M. 1202700253E, HAVING AN EFFECTIVE DATE OF JANUARY 2, 2009. DATED AT DEKALB, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

LESLIE AARON DOOGS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833  
LICENSE EXPIRATION: NOVEMBER 30TH, 2020

Note: Lot One of Goldman Resubdivision is subject to public utility and drainage easement provisions as shown on the plat of Bridges of Rivermist Unit 2, as recorded per Document No. 2001013105 (see plat for provisions).

Note: No new easements were granted per Goldman Resubdivision, however the east 5' side yard utility easement on Lot 49 and the west 5' side yard utility easement on Lot 50 is hereby vacated.

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT STEVE GOLDMAN THE OWNER OF LOTS 49 AND 50 OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED ON THE ATTACHED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE OF GOLDMAN RESUBDIVISION, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, AND FURTHER CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL LOTS SHOWN HEREON LIE WITHIN DEKALB COMMUNITY UNIT SCHOOL DISTRICT NO. 428.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
STEVE GOLDMAN

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT STEVE GOLDMAN, PERSONALLY KNOWN TO BE SAME PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SAID OWNER, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JADE Hanna Surveyors  
155 N 3rd Street  
Dekalb, IL 60115  
(815) 756-2189  
info@hannasurveyors.com  
License No. 184006622

**Klein, Jason**  
to me ▾

 Tue, Aug 18, 1:20 PM (22 hours ago)   

Stephen,

I had one of my engineers look at the information you provided and it appears that we will be able to vacate the highlighted (see attached) North/South easement between the two lots located at 177 Quinlan Avenue and 185 Quinlan Avenue in DeKalb, Illinois.. Do you have the legal paperwork for us to sign to vacate the easement?

Thank you,  
**Jason L. Klein**  
**Engineering Manager - OSP Engineering**  
Frontier Communications®  
309.853.6297 O | 309.714.5480 M  
[frontier.com](http://frontier.com)



**Mike Holland** via [kishwaterreclamationdist.onmicrosoft.com](mailto:kishwaterreclamationdist.onmicrosoft.com)  
to me ▾

📧 Wed, Jul 29, 11:08 AM (6 days ago) ☆ ↩ ⋮

Stephen,

The Kishwaukee Water Reclamation District approves the vacating of the easements as indicated in the attached final plat of Goldman Resubdivision for Lots 49 and 50 in the Bridges of Rivernist. Please let me know if you need anything further regarding this.

Sincerely,  
Mike Holland

...



John Greenbank  
Executive Vice President  
[john.greenbank@metronetinc.com](mailto:john.greenbank@metronetinc.com)

August 13, 2020

Stephen Goldman  
364 Quinlan Ave  
Dekalb, IL 60115

Re: Easement vacation Lots 49 & 50 in the Bridges of Rivermist subdivision, 177 & 185 Quinlan Ave, Dekalb, IL

Dear Stephen,

MetroFibernet, LLC does not object to vacating the utility easements indicated on the exhibit provided concerning Lots 49 & 50 in the Bridges of Rivermist subdivision, 177 & 185 Quinlan Ave, Dekalb, IL

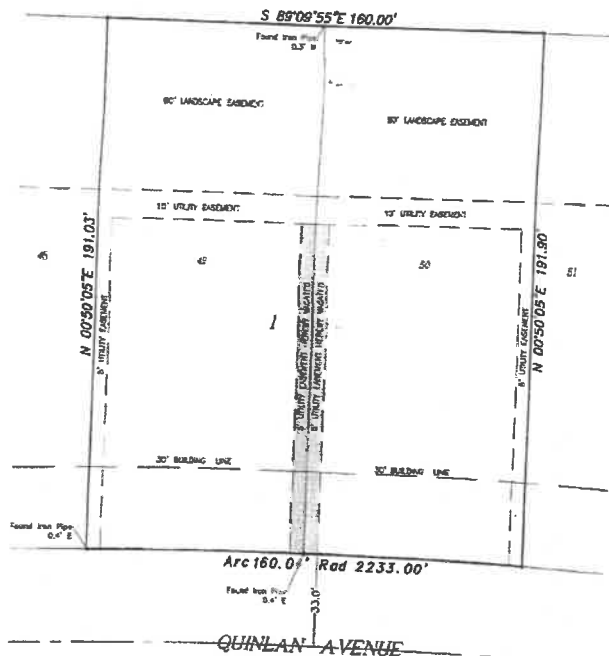


Very Truly Yours,  
METRO FIBERNET, LLC

  
John Greenbank  
Executive Vice President

# FINAL PLAT OF GOLDMAN RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 49 AND 50 IN BRIDGES OF RIVERMIST UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, ALL IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2001, IN BOOK "Z" OF PLATS, PAGE 657, AS DOCUMENT NO. 2001013105 IN DEKALB COUNTY, ILLINOIS.



STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

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STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

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BY: JERRY SMITH MAYOR ATTEST: LYNN FAZEKAS CITY CLERK

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

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, NO UNPAID CURRENT GENERAL TAXES, NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Douglas J. Johnson  
COUNTY CLERK

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

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DOUGLAS J. JOHNSON  
DEKALB COUNTY RECORDER

SCALE 1"=30'

=====LEGEND=====  
Boundary of property surveyed  
Found iron pipe

FOR: STEVE GOLDMAN  
JOB NO. 15307

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT I, LESLIE ARRON DOOGS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833 HAVE SURVEYED AND RESUBDIVIDED LOTS 49 AND 50 IN BRIDGES OF RIVERMIST UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2001, IN BOOK "Z" OF PLATS, PAGE 657, AS DOCUMENT NO. 2001013105, IN DEKALB COUNTY, ILLINOIS.

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LESLIE ARRON DOOGS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833  
LICENSE EXPIRATION: NOVEMBER 30TH, 2020

Note: Lot One of Goldman Resubdivision is subject to public utility and drainage easement provisions as shown on the plat of Bridges of Rivermist Unit 2, as recorded per Document No. 2001013105 (see plat for provisions).

Note: No new easements were granted per Goldman Resubdivision, however the east 5' side yard utility easement on Lot 49 and the west 5' side yard utility easement on Lot 50 is hereby vacated.

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: STEVE GOLDMAN

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE SAME PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SAID OWNER, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JADE Hanna Surveyors  
155 N 3rd Street  
Dekalb, IL 60115  
(815) 756-2189  
Info@HannaSurveyors.com  
License No. 184006822

**LEETZOW, DEBBIE J**

to me ▾

Good morning Stephen,

Per our conversation, AT&T does not service the DeKalb area, so we would have no objections to the vacation. Is this sufficient for your recording?

Deb

**Debra Leetzow**

Illinois Right of Way Manager

AT&T Technology Operations- Construction and Engineering-Midwest

**AT&T**

222 W. Jackson St., Woodstock, IL 60098

O 815.337.4389 | C 847.977.3088 | [dl3968@att.com](mailto:dl3968@att.com)

**MOBILIZING YOUR WORLD**

...