PASSED: SEPTEMBER 13, 2021

APPROVING THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR CST SUBDIVISION ALONG HARVESTORE DRIVE, DEKALB, ILLINOIS (CST INDUSTRIES, INC.).

**WHEREAS,** the City of DeKalb (the "City") is a home rule unit of local government which may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, CST Industries, Inc. (the "Applicant") filed a petition with the City requesting approval of a Preliminary and Final Plat of Subdivision entitled "Preliminary and Final Plat of CST Subdivision" for approximately 13.4 acres of land located at 345 Harvestore Drive in DeKalb, Illinois and legally described in Exhibit A attached hereto and incorporated herein (the "Property"); and

WHEREAS, on September 7, 2021, the City's Planning and Zoning Commission recommended approval of the "Preliminary and Final Plat of CST Subdivision"; and

**WHEREAS**, the City's corporate authorities adopt the recommendations of the City's Planning and Zoning Commission and find that approving the Preliminary and Final Plat of CST Subdivision is in the City's best interests for the promotion of the public health, safety, morals and welfare; and

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

**SECTION 1:** The City's corporate authorities approve the "Preliminary and Final Plat of CST Subdivision" dated September 8, 2021, a copy of which is attached hereto as Exhibit B (the "Plat") and authorize and direct City staff and officials to take all actions that are necessary to record and effectuate the Plat.

**SECTION 2:** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the 13<sup>th</sup> day of September 2021 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None.

**COHEN BARNES**, Mayor

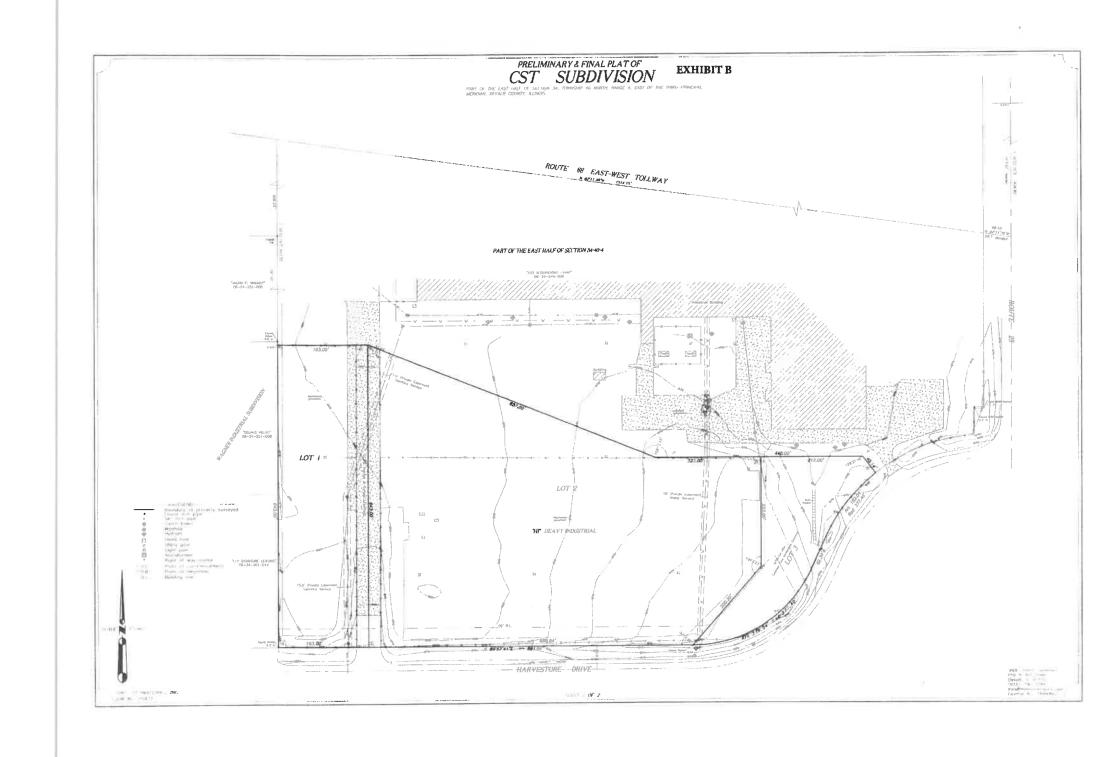
ATTEST:

Ruth A. Scott, Executive Assistant

#### **Exhibit A**

### **Legal Description**

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 404.80 FEET (403.92 FEET DEEDED) TO THE SOUTH LINE OF A PUBLIC ROAD DESIGNATED INTERSTATE ROUTE 88 EAST-WEST TOLLWAY; THENCE NORTH 82 DEGREES 11 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 60.18 FEET (59.3 FEET DEEDED) TO THE WESTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED ILLINOIS ROUTE 23; THENCE CONTINUING NORTH 82 DEGREES 11 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1514.15 FEET TO A POINT LYING 1,500.00 FEET WESTERLY OF AND PERPENDICULAR TO THE WESTERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 23; THENCE SOUTH 0 DEGREES 02 MINUTES 19SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 863.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 02 MINUTES 19 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 643.00 FEET TO THE NORTHERLY RIGHT OF LINE OF A PUBLIC ROAD DESIGNATED HARVESTORE DRIVE; THENCE NORTH 89 DEGREES 57 MINUTES 41 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 881.84 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID LINE BEING CURVED TO THE LEFT, HAVING A RADIUS OF 277.40 FEET, A CENTRAL ANGLE OF 66 DEGREES 00 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 56 DEGREES 57 MINUTES, 41 SECONDS EAST, AND AN ARC DISTANCE OF 319.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 23 DEGREES 57 MINUTES 41 SECONDS EAST ALONG SAID TANGENT NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 62.34 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID LINE BEING CURVED TO THE RIGHT, HAVING A RADIUS OF 377.40 FEET, AN ARC DISTANCE OF 182.04 FEET; THENCE NORTHWESTERLY, RADIAL TO SAID CURVED RIGHT OF WAY LINE, 45.14 FEET; THENCE WESTERLY, AT AN ANGLE OF 128°21'46" MEASURED CLOCKWISE FROM SAID RADIAL LINE, 440.00 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 158°13'48" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 657.00 FEET; THENCE WESTERLY, AT AN ANGLE OF 158°13'48" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 193.00 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE CITY OF DEKALB, IN DEKALB COUNTY, ILLINOIS.



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#### PRELIMINARY & FINAL PLAT OF CST SUBDIVISION

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PART OF P.I.N.S. 08-34-276-008 08-34-451-010 08-34-251-005

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DOUGLAS J. JOHNSON RECORDER - DEKALB COUNTY, IL

RECORDED: 9/16/2021 09:49 AM REC FEE: 75.00

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

PAGES: 5

POOR ORIGINAL OR CONTAINS COLORED INK RECORDER NOT RESPONSIBLE FOR REPRODUCTION

## **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 2021-039** 

APPROVING THE PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR CST SUBDIVISION ALONG HARVESTORE DRIVE, DEKALB, ILLINOIS (CST INDUSTRIES, INC.).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 13<sup>th</sup> day of September 2021.

WITNESS my hand and the official seal of said City this 15th day of September 2021.

**RUTH A. SCOTT, Executive Assistant** 

Prepared by and Return to:

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



# JADE Hanna Surveyors

155 N. 3<sup>rd</sup> St. DeKalb, IL 60115 Phone: 815-756-2189 Fax: 815-748-2532

Email: info@hannasurveyors.com

"KEEP IN FILE"

2021012657 Plat Cabinet 11 Slide 25-C

DeKalb County Recorder 110 E Sycamore Rd Sycamore, IL 60178

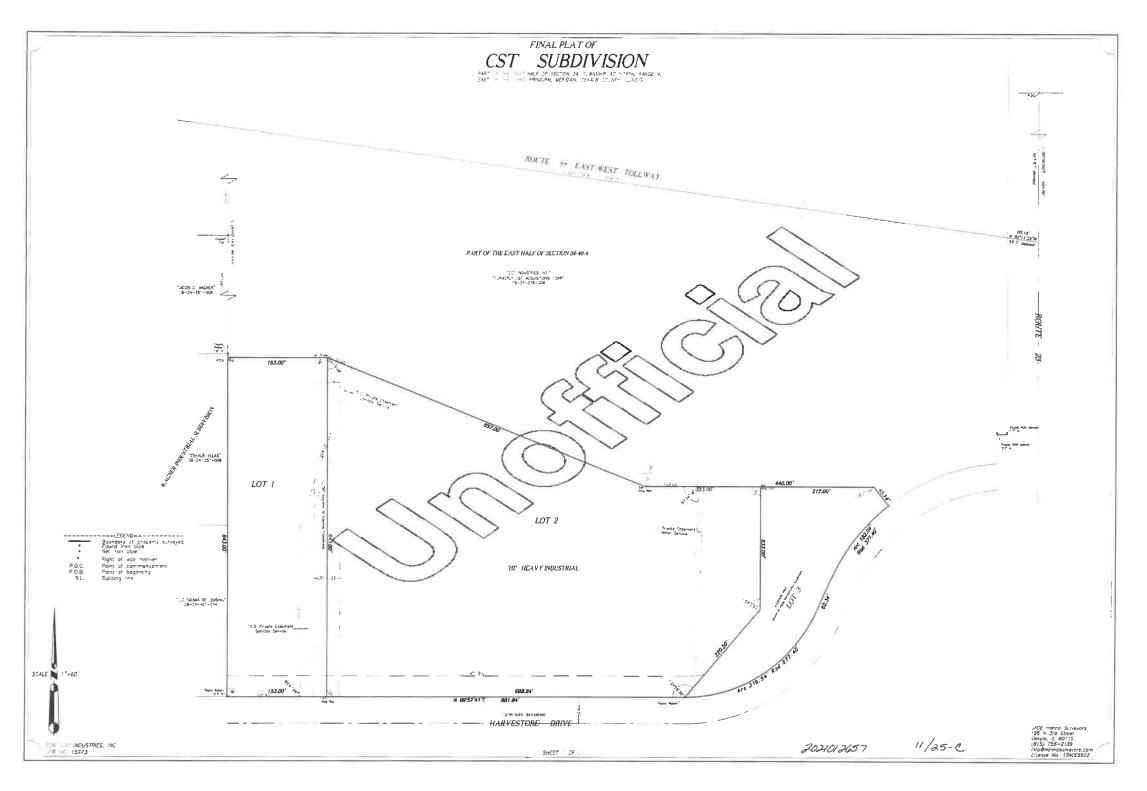
I, Leslie Aaron Doogs, Illinois Professional Land Surveyor No. 3833 and owner of JADE Hanna Surveyors, provider of the Plat of Subdivision for "CST Subdivision", hereby authorize Jeff Mueller, whose address is S107W34850 South Shore Drive, Mukwonago, WI., to present the above plats for recording.

Witness my hand and seal at DeKalb, It., this 24th day of September, 2021.

Leslie Aaron Doogs

Illinois Professional Land Surveyor No. 3833

035-003833
PROFESSIONAL
LAND SURVEYOR
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STATE OF COUNTY OF DENALES

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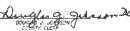
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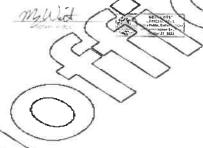
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ADE Hanno Surveyors 155 N 3rd Street Dekalo, N. 60115 (815) 756-2189 Info@Hannasurveyors.com

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PAGES: 3

"KEEP IN FILE" Plat Cabinet 11 S/1de # 25-C

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SHEET 2 OF 2

11/25-0

FOR: CST INDUSTRIES, INC. JOB NO. 15973

SCALE 1"=60"