

**APPROVING A PRELIMINARY AND FINAL PLAT OF THE DEKALB COUNTY NURSING HOME SUBDIVISION AND APPROVAL OF AN AMENDMENT TO ORDINANCE 2019-003 TO AMEND THE INTERIOR LOT LINE SETBACKS BETWEEN THE DEKALB COUNTY NURSING HOME AND THE DEKALB COUNTY HEALTH DEPARTMENT LOCATED AT 2550 AND 2600 N. ANNIE GLIDDEN ROAD, DEKALB, ILLINOIS (DEKALB COUNTY).**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government and 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**, DeKalb County (the "Applicant") is the owner of property located at 2550 and 2600 N. Annie Glidden Road, DeKalb, Illinois and legally described in Exhibit A attached hereto and incorporated herein by reference (the "Property"); and

**WHEREAS**, Applicant filed a petition with the City requesting approval of: (1) a "Preliminary Plat of DeKalb County Nursing Home Subdivision" for the Property (the "Preliminary Plat"); (2) a "Final Plat of DeKalb County Nursing Home Subdivision" for the Property (the "Final Plat"); and (3) an amendment to Ordinance 2019-003 to remove the interior lot line setbacks between Lots 1 and 2 for the Property (the "Amendment"); and

**WHEREAS**, on October 17, 2022, pursuant to due notice, the City's Planning and Zoning Commission (the "PZC") held a public hearing on the Preliminary Plat, the Final Plat, and the Amendment, made findings of fact, and recommended the approval of the Preliminary Plat, the Final Plat, and the Amendment; and

**WHEREAS**, the City's corporate authorities adopt and incorporate the PZC's findings of fact and recommendation by reference and further find that it is in the City's best interests for the protection of the public health, morals, and welfare to approve the Preliminary Plat, the Final Plat and the Amendment; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:**

**SECTION 1:** The recitals to this ordinance are true, material, adopted and incorporated herein as Section 1 to this ordinance.

**SECTION 2:** The City's corporate authorities adopt and approve the "Preliminary Plat of DeKalb County Nursing Home Subdivision" dated August 27, 2022 attached hereto and incorporated herein as Exhibit B (the "Preliminary Plat").

**SECTION 3:** The City's corporate authorities adopt and approve the "Final Plat of DeKalb County Nursing Home Subdivision" dated September 8, 2022 attached hereto and incorporated herein as Exhibit C (the "Final Plat"), subject to all City Staff comments related to easements being addressed prior to the recording of the Final Plat.

**SECTION 4:** The City's corporate authorities adopt and approve an amendment to Section 3 of Ordinance 2019-003 to: (1) remove the interior lot line setbacks between Lots 1 and 2 as shown on the Final Plat; and (2) allow for the Preliminary Plat and Final Plat. Except as may be amended

by this ordinance, Ordinance 2019-003 shall remain in full force and effect.

**SECTION 5:** The City Manager and his designee are authorized to record this ordinance in the DeKalb County Clerk and Recorder's Office.

**SECTION 6:** This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, this ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 7:** 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 24<sup>th</sup> day of October 2022 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 for DeKalb County Nursing Home Subdivision:

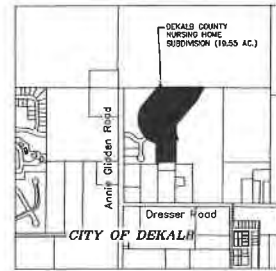
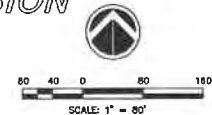
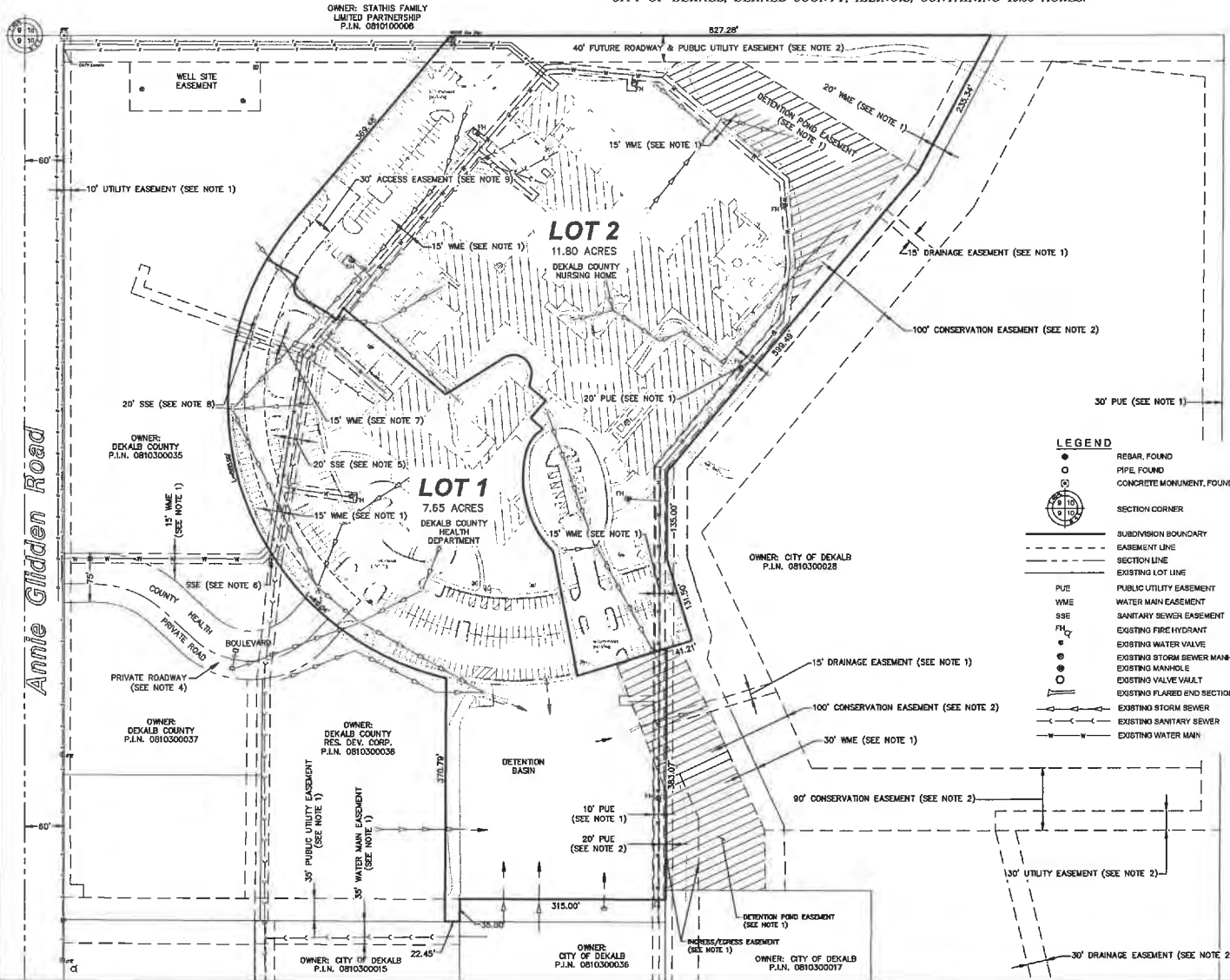
PART OF LOT 1 AS DESIGNATED UPON THE FINAL PLAT OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 AND 5 OF DRESSER FARM SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THERE RECORDED AUGUST 23, 2002 IN PLAT CABINET 9 AT SLIDE NO. 33-D AS DOCUMENT NO. 2002016211, CITY OF DEKALB, DEKALB COUNTY ILLINOIS: EXCEPTING THEREFROM ANY PART FALLING IN THE FINAL PLAT OF WINDSONG ACRES AS RECORDED ON SEPTEMBER 8, 2006 IN PLAT 9, AT SLIDE NO 198-A AS DOCUMENT NO. 2006016822, AND AFFIDAVIT OF CORRECTIONS RECORDED FEBRUARY 15, 2007 AS DOCUMENT NO. 2007002758, IN DEKALB COUNTY, ILLINOIS, AND ALSO EXCEPTING THAT PART OF LOT 1 OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION NOW WITHIN LOT 12 OF DRESSER FARM RESUBDIVISION, AS RECORDED ON OCTOBER 9, 2002 IN PLAT 9, AT SLIDE NO 38-A AS DOCUMENT NO. 2002021704, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID DEKALB COUNTY HEALTH FACILITIES SUBDIVISION; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 591.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 827.28 FEET; THENCE SOUTH 28 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 235.39 FEET; THENCE SOUTH 40 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 599.42; THENCE SOUTH 00 DEGREES 11 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 135.00 FEET; THENCE SOUTH 17 DEGREES 12 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 131.50; THENCE SOUTH 72 DEGREES 47 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 41.21 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 383.19 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 29 SECONDS WEST, A DISTANCE OF 315.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 22.45 FEET TO THE SOUTHEAST CORNER OF SAID WINDSONG ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID WINDSONG ACRES, A DISTANCE OF 370.79 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 435.00 FEET, A LENGTH OF 885.99 FEET, A CHORD BEARING OF NORTH 18 DEGREES 11 MINUTES 31 SECONDS WEST AND A CHORD LENGTH OF 740.59 FEET, SAID CURVE BEING ON THE EAST LINE OF SAID WINDSONG ACRES; THENCE NORTH 40 DEGREES 09 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF SAID WINDSONG ACRES, A DISTANCE OF 369.48 FEET TO THE POINT OF BEGINNING, CONTAINING 19.55 ACRES, MORE OR LESS, ALL BEING IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

# EXHIBIT B

## PRELIMINARY PLAT OF DEKALB COUNTY NURSING HOME SUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT 1 OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, CONTAINING 19.55 ACRES.



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	73.85'	435.00'	S 35°11'12"W	73.85'
C2	812.04'	435.00'	S 23°03'43"E	698.16'
C3	45.17'	21.32'	S 15°09'50"E	37.18'
C4	57.63'	156.79'	N 59°47'02"W	58.72'
C5	19.16'	433.69'	S 25°31'16"W	19.16'
C6	66.63'	39.00'	N 54°24'20"W	51.76'
C7	39.47'	97.89'	S 39°30'44"W	38.71'
C8	172.15'	185.00'	S 14°10'46"E	164.43'
C9	88.89'	435.00'	S 18°17'31"E	743.68'

- LEGEND**
- REBAR, FOUND
  - PIPE, FOUND
  - CONCRETE MONUMENT, FOUND
  - SECTION CORNER
  - SUBDIVISION BOUNDARY
  - EASEMENT LINE
  - SECTION LINE
  - EXISTING LOT LINE
  - PUE PUBLIC UTILITY EASEMENT
  - WME WATER MAIN EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - FM FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING STORM SEWER MANHOLE
  - EXISTING MANHOLE
  - EXISTING VALVE VAULT
  - EXISTING FLARED END SECTION
  - EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - EXISTING WATER MAIN

- NOTES REGARDING RECORDED SUBDIVISIONS AND EASEMENTS**
- NOTE 1: PREVIOUSLY GRANTED PER DOCUMENT NO. 2002018211 (DEKALB COUNTY HEALTH FACILITIES SUBDIVISION)
  - NOTE 2: PREVIOUSLY GRANTED PER DOCUMENT NO. 97003380 (DRESSER FARM SUBDIVISION)
  - NOTE 3: PREVIOUSLY GRANTED PER DOCUMENT NO. 2002021704 (DRESSER FARM RESUBDIVISION)
  - NOTE 4: PREVIOUSLY GRANTED PER DOCUMENT NO. 2006016822 (FINAL PLAT OF WINDSOR ACRES)
  - NOTE 5: PREVIOUSLY GRANTED PER DOCUMENT NO. 2007005820 (20' SANITARY EASEMENT)
  - NOTE 6: PREVIOUSLY GRANTED PER DOCUMENT NO. 2007005819 (SANITARY SEWER EASEMENT, TRIANGULAR)
  - NOTE 7: PREVIOUSLY GRANTED PER DOCUMENT NO. 2007005824 (15' WATER MAIN EASEMENT)
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  - NOTE 9: PREVIOUSLY GRANTED PER DOCUMENT NO. 2007005823 (30' ACCESS EASEMENT)

EXISTING ZONING DISTRICT: PD-R PLANNED DEVELOPMENT RESIDENTIAL

PROPOSED ZONING: AMEND ORDINANCE 2019-003 TO REMOVE INTERIOR LOT LINE SETBACKS BECAUSE THE PROPOSED LOT LINE BETWEEN LOTS 1 & 2 WILL CROSS A HALFWAY OF THE EXISTING BUILDING.

FLOOD ZONE X - "AREA OF MINIMAL FLOOD HAZARD" PER MAP NO. 1703700234E, EFFECTIVE 1/2/2009

OWNER: DEKALB COUNTY  
110 E. SYCAMORE STREET  
SYCAMORE, IL 60178

PREPARED BY: IMEG CORP.  
1138 COLUMBUS STREET  
OTTAWA, ILLINOIS 61350

REVISIONS		DATE
No.	DESCRIPTION	

**IMEG**  
1138 COLUMBUS STREET  
OTTAWA, ILLINOIS 61350  
Phone: 815.433.2808  
Fax: 815.433.2809  
Email: info@imegcorp.com

**DEKALB COUNTY NURSING HOME SUBDIVISION**  
**DEKALB, ILLINOIS**  
**PRELIMINARY PLAT OF SUBDIVISION**

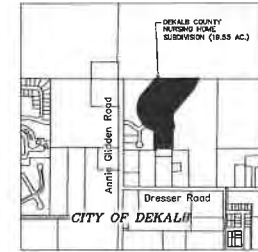
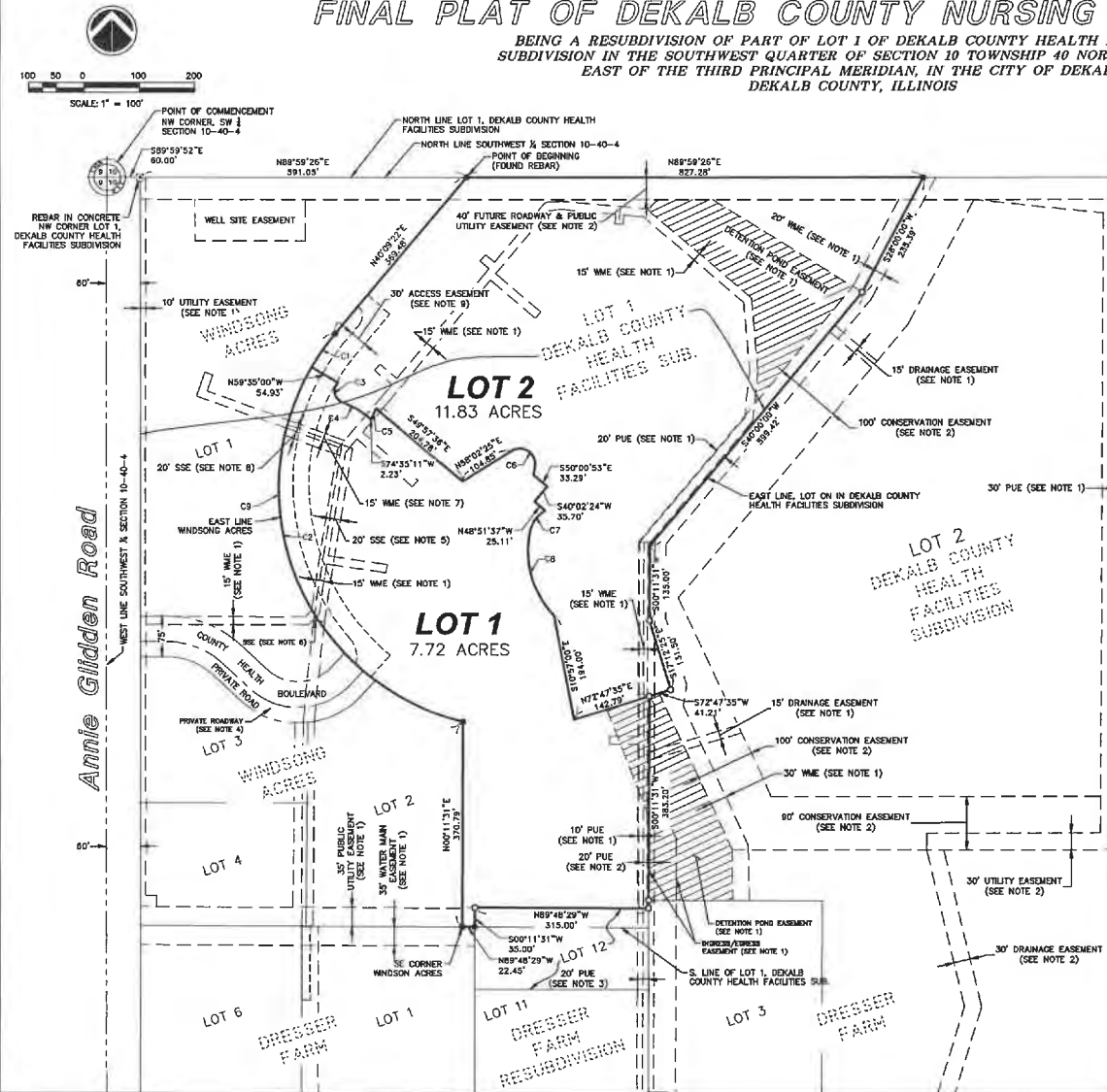
IMEG Project No: 22005375.00  
File Name: Preliminary Plat.dwg  
© COPYRIGHT 2022 ALL RIGHTS RESERVED  
Field Book No:    
Drawn By: MLW  
Checked By: JAK  
Date: 8/27/2022  
**D-304**  
Sheet 1 of 1

Theresa, Jennifer, & 2022 2-4-17 PM  
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# EXHIBIT C

## FINAL PLAT OF DEKALB COUNTY NURSING HOME SUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT 1 OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS



Location Map (int)

### LEGEND

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- PIPE, FOUND
- CONCRETE MONUMENT, FOUND
- SECTION CORNER
- SUBDIVISION BOUNDARY
- EASEMENT LINE
- SECTION LINE
- EXISTING LOT LINE
- PUE
- WME
- SSE

CURVE TABLE				
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C8	172.15'	195.00'	S 14°10'48" E	194.45'
C9	885.99'	435.00'	S 18°11'31" E	740.59'

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OWNER: DEKALB COUNTY  
110 E. D'AMORE STREET  
SYCAMORE, IL 60178

PREPARED BY: IMEG CORP.  
1138 COLUMBUS STREET  
CITYANA, ILLINOIS 61350

REVISIONS	DESCRIPTION	DATE
No.		



DEKALB COUNTY NURSING HOME  
SUBDIVISION  
DEKALB, ILLINOIS

FINAL PLAT OF SUBDIVISION

IMEG Project No:  
22005375.00

File Name:  
Final Plat of Dekalb County Health Facilities Subdivision

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Field Book No:  
Drawn By: MLW

Checked By: GWP

Date: 9/8/2022

**D-303**

Sheet 1 of 2





2022011643

TASHA SIMS  
RECORDER - DEKALB COUNTY, IL  
RECORDED: 12/13/2022 01:53 PM  
REC FEE: 55.00

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

PAGES: 7

### 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 2022-060

**APPROVING A PRELIMINARY AND FINAL PLAT OF THE DEKALB COUNTY NURSING HOME SUBDIVISION AND APPROVAL OF AN AMENDMENT TO ORDINANCE 2019-003 TO AMEND THE INTERIOR LOT LINE SETBACKS BETWEEN THE DEKALB COUNTY NURSING HOME AND THE DEKALB COUNTY HEALTH DEPARTMENT LOCATED AT 2550 AND 2600 N. ANNIE GLIDDEN ROAD (DEKALB COUNTY).**

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, on the 24<sup>th</sup> day of October 2022.

**WITNESS** my hand and the official seal of said City this 13<sup>th</sup> day of December 2022.

**RUTH A. SCOTT**, Executive Assistant

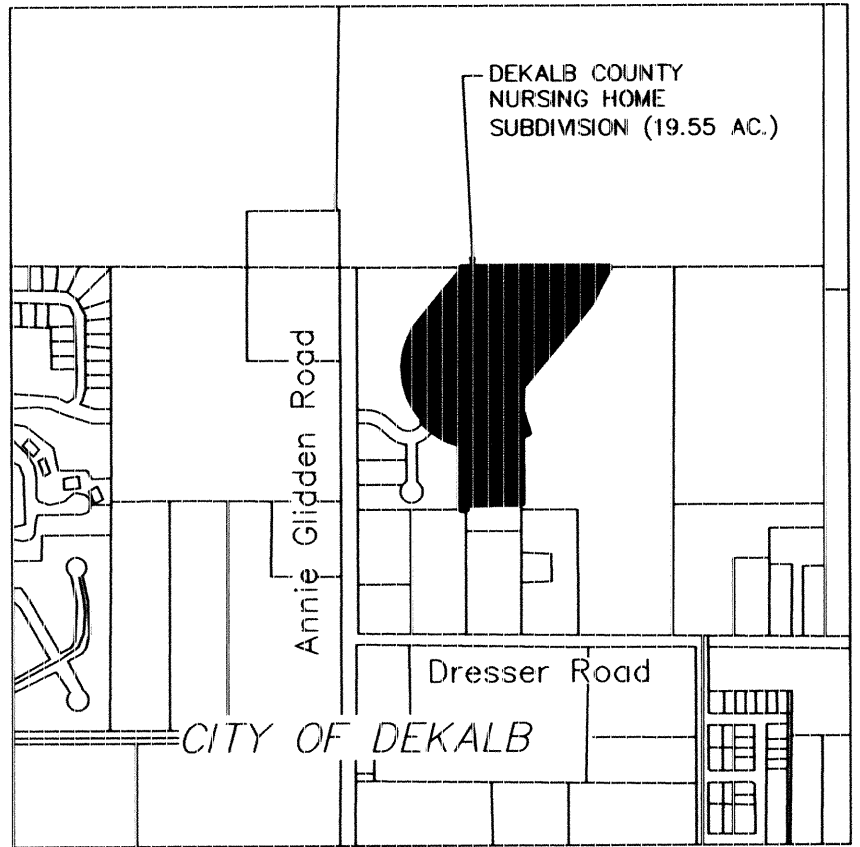
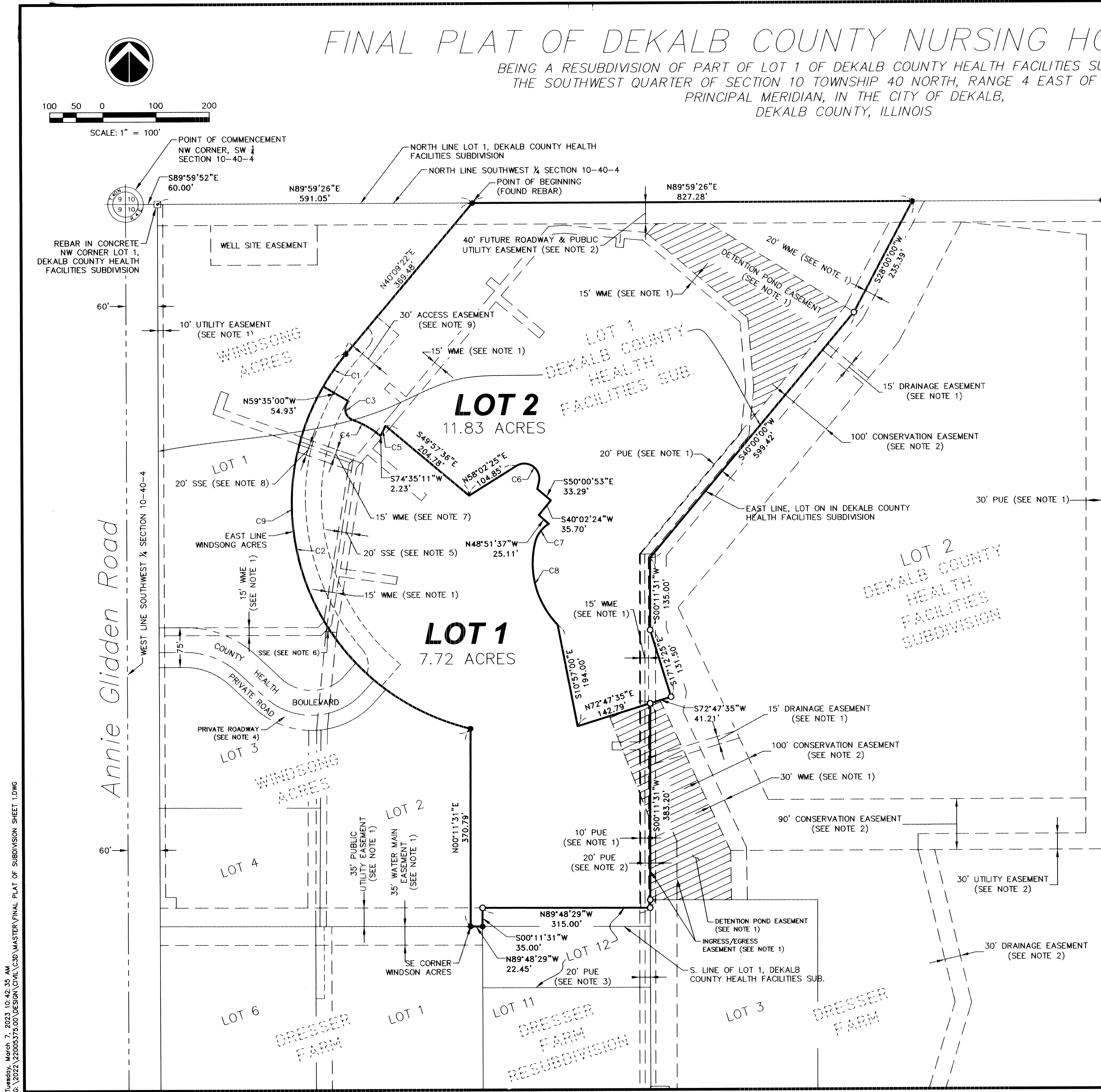


#### Prepared by and Return to:

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



Tuesday, March 7, 2023 10:42:35 AM  
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Location Map (nts)

LEGEND

- REBAR, FOUND
- PIPE, FOUND
- CONCRETE MONUMENT, FOUND
- SECTION CORNER
- SUBDIVISION BOUNDARY
- EASEMENT LINE
- SECTION LINE
- EXISTING LOT LINE
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- SSE SANITARY SEWER EASEMENT

CURVE TABLE

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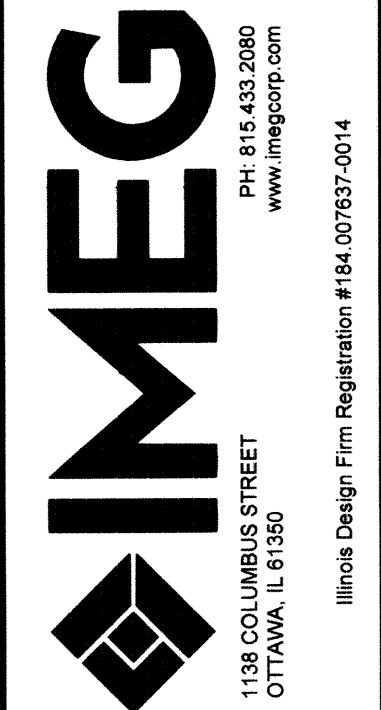
OWNER: DEKALB COUNTY  
110 E. SYCAMORE STREET  
SYCAMORE, IL 60178

PREPARED BY: IMEG CORP.  
1138 COLUMBUS STREET  
OTTAWA, ILLINOIS 61350

2023003833

11/55-A

REVISIONS		DATE
No.	DESCRIPTION	



DEKALB COUNTY NURSING HOME  
SUBDIVISION  
DEKALB, ILLINOIS

FINAL PLAT OF SUBDIVISION

IMEG Project No:  
22005375.00

File Name:  
Final Plat of Subdivision Sheet

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Field Book No:

Drawn By: MLW

Checked By: GWP

Date: 9/8/2022

D-303

Sheet 1 of 2



Tuesday, March 7, 2023 10:57:42 AM  
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2023003833

TASHA SIMS  
RECORDER - DEKALB COUNTY, IL

RECORDED: 6/8/2023 12:28 PM  
REC FEE: 0.00  
PAGES: 3

"KEEP IN FILE"

Plat Cabinet 11  
Slide # 55-A

CERTIFICATE OF OWNER

STATE OF ILLINOIS )  
COUNTY OF DeKALB ) SS

This is to certify that DeKalb County is the owner of the land described in the hereon and has caused the same to be surveyed, subdivided, platted and recorded as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

This 8<sup>th</sup> day of June, 2023.

SCHOOL DISTRICT STATEMENT

Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this Document shall serve as the School District Statement. To the best of the owner's knowledge the School District in which the tract of land lies, is in the following School District:

Dekalb School District 428  
901 S. 4th Street  
Dekalb, Illinois 60115

Dekalb County

By: Derek H. Land  
Name: Derek H. Land  
Title: Plat Officer

Owner Address:  
110 Sycamore Street  
Sycamore, Illinois, 60178

CERTIFICATE OF NOTARY

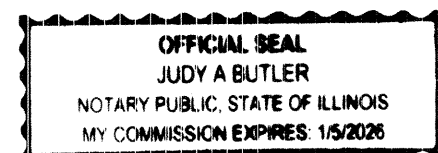
STATE OF ILLINOIS )  
COUNTY OF DEKALB ) SS

I, Judy A. Butler, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that he, who is personally known to me to be the same person whose name is subscribed to the foregoing Owner Certificate in such capacity, appeared before me this day in person and acknowledges that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and notarial seal

This 8<sup>th</sup> day of June, 2023.

Judy A. Butler 1/5/2026  
(Notary Public) (My Commission Expires)



CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS )  
COUNTY OF DeKALB ) SS

I, Tasha Sims, as County Clerk of Dekalb County, do hereby certify that there are no unpaid forfeited taxes and no redeemable tax sales against any of the property described hereon.

I further certify that I have received all statutory fees in connection with the property described hereon.

Given under my hand and seal of the County Clerk at: Sycamore, Illinois.

This 8<sup>th</sup> day of June, 2023.

By: Tasha Sims  
Dekalb County Clerk  
(PLEASE SIGN & PRINT)  
Tasha Sims



CERTIFICATE OF SANITARY DISTRICT

STATE OF ILLINOIS )  
COUNTY OF DeKALB ) SS

This is to certify that the attached plat was approved by Kishwaukee Water Reclamation District, Dekalb County, Illinois.

on this 5<sup>th</sup> day of June, 2023.

By: Dennis J. Collins Attest: Mark Codington  
President (PLEASE SIGN & PRINT) (PLEASE SIGN & PRINT)



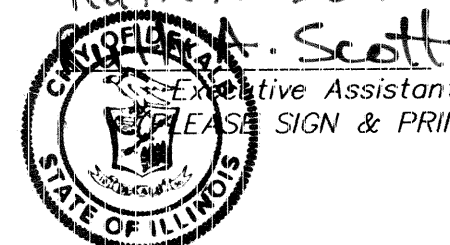
CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS )  
COUNTY OF DeKALB ) SS

This is to certify that attached plat was approved by the Mayor and the City Council of the City of Dekalb, Dekalb County, Illinois.

on this 24<sup>th</sup> day of October, 2023 (Ord 2023-000)

By: Cohen Barnes Attest: Ruth A. Scott  
Mayor (PLEASE SIGN & PRINT) (PLEASE SIGN & PRINT)



CERTIFICATE OF CITY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF DeKALB ) SS

All required improvements, if any, including streets, sidewalks, sanitary sewers, storm sewers, and drainage structures have been built, as required, or have been provided for by bond contract OR irrevocable letter of credit to my approval.

Approved this 25<sup>th</sup> day of May, 2023.

By: Zac Gill  
City Engineer  
(PLEASE SIGN & PRINT)



CERTIFICATE OF CITY PLANNING AND ZONING COMMISSION

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 17<sup>th</sup> day of October, 2023

By: Max Maxwell  
Chair of the Plan Commission  
(PLEASE SIGN & PRINT)

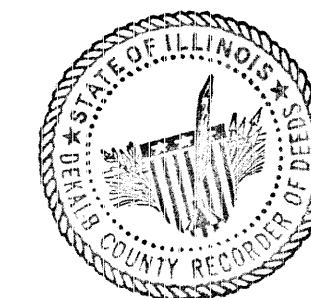


COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DeKALB ) SS

PLAT CABINET 11  
SLIDE NO. 55-A  
This instrument number 2023003833  
was filed for the record in the Recorder's Office of Dekalb County, Illinois  
This 8<sup>th</sup> day of June, 2023  
at 12:28 o'clock P.m.

Tasha Sims  
Dekalb County Recorder  
(PLEASE SIGN & PRINT)  
Tasha Sims



SURVEYOR CERTIFICATE

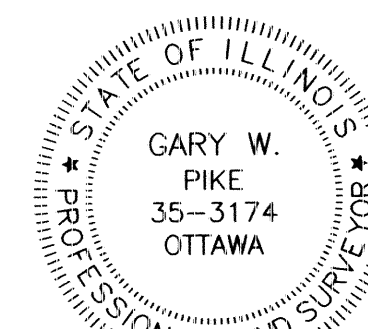
THIS IS TO CERTIFY THAT I, GARY W. PIKE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:  
PART OF LOT 1 AS DESIGNATED UPON THE FINAL PLAT OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 AND 5 OF DRESSER FARM SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THERE RECORDED AUGUST 23, 2002 IN PLAT CABINET 9 AT SLIDE NO. 33-D AS DOCUMENT NO. 2002016211, CITY OF DEKALB, DEKALB COUNTY, ILLINOIS; EXCEPTING THEREFROM ANY PART FALLING IN THE FINAL PLAT OF WINDSONG ACRES AS RECORDED ON SEPTEMBER 8, 2006 IN PLAT 9, AT SLIDE NO 198-A AS DOCUMENT NO. 2006016822, AND AFFIDAVIT OF CORRECTIONS RECORDED FEBRUARY 15, 2007 AS DOCUMENT NO. 2007002758, IN DEKALB COUNTY, ILLINOIS, AND ALSO EXCEPTING THAT PART OF LOT 1 OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION NOW WITHIN LOT 12 OF DRESSER FARM RESUBDIVISION, AS RECORDED ON OCTOBER 9, 2002 IN PLAT 9, AT SLIDE NO 38-A AS DOCUMENT NO. 2002021704, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID DEKALB COUNTY HEALTH FACILITIES SUBDIVISION; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 591.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 827.28 FEET; THENCE SOUTH 28 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 235.39 FEET; THENCE SOUTH 40 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 599.42; THENCE SOUTH 00 DEGREES 11 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 135.00 FEET; THENCE SOUTH 17 DEGREES 12 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 131.50; THENCE SOUTH 72 DEGREES 47 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 41.21 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 383.19 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 29 SECONDS WEST, A DISTANCE OF 315.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 22.45 FEET TO THE SOUTHEAST CORNER OF SAID WINDSONG ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID WINDSONG ACRES, A DISTANCE OF 370.79 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 435.00 FEET, A LENGTH OF 885.99 FEET, A CHORD BEARING OF NORTH 18 DEGREES 11 MINUTES 31 SECONDS WEST AND A CHORD LENGTH OF 740.59 FEET, SAID CURVE BEING ON THE EAST LINE OF SAID WINDSONG ACRES; THENCE NORTH 40 DEGREES 09 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF SAID WINDSONG ACRES, A DISTANCE OF 369.48 FEET TO THE POINT OF BEGINNING, CONTAINING 19.55 ACRES, MORE OR LESS, ALL BEING IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

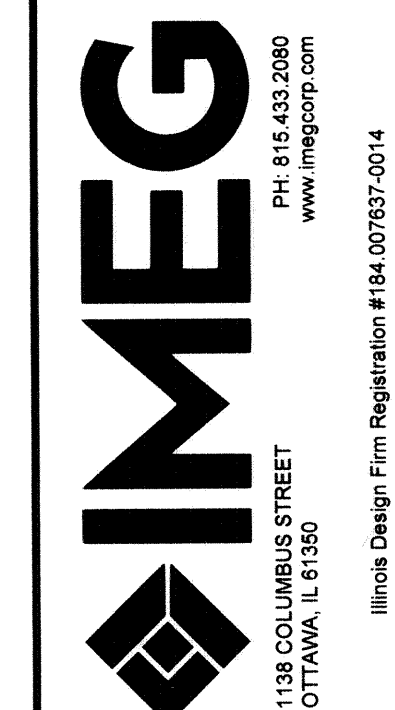
I FURTHER CERTIFY that the attached plat is a correct representation of said survey and subdivision. All distances are given in feet and decimal parts thereof. I further certify that the property covered by this plat or subdivision is within the corporate limits of the City of Dekalb, Dekalb County, Illinois, that said City is exercising the special powers of the City Plan, and no part of the property covered by this plat or subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency.

Dated at Ottawa, Illinois, this 8<sup>th</sup> day of March, 2023.

Gary W. Pike  
Gary W. Pike  
IMEG Corp  
1138 Columbus Street  
Ottawa, Illinois 61350  
Phone (815) 433-2080  
My Current License Expires 11/30/2022



REVISIONS	DESCRIPTION	DATE
No.		



DEKALB COUNTY NURSING HOME  
SUBDIVISION  
DEKALB, ILLINOIS  
FINAL PLAT OF SUBDIVISION

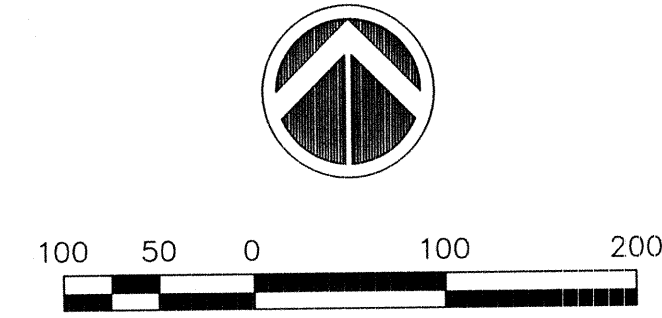
IMEG Project No:  
22005375.00  
File Name:  
Final Plat of Subdivision Sheet 2  
COPYRIGHT 2022  
ALL RIGHTS RESERVED  
Field Book No:  
Drawn By: MLW  
Checked By: JAK  
Date: 8/27/2022  
D-303  
Sheet 2 of 2

PARCEL INDEX NUMBER: 08-10-300-034

2023003833

11/55-A

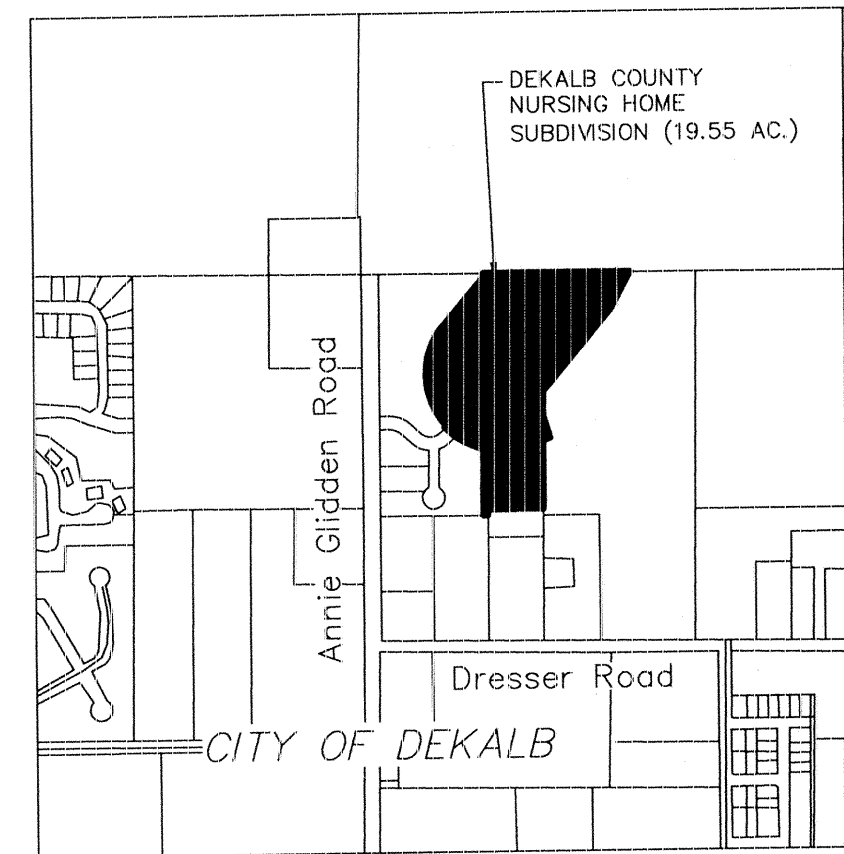




# PLAT OF EASEMENT

A PORTION OF LOT 1 OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION, ALSO LOT 2 IN WINDSONG ACRES AND PRIVATE ROAD IN WINDSONG ACRES, ALL IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS

## EXHIBIT



Location Map (nts)

**SANITARY SEWER EASEMENT #1**  
A 20 FOOT WIDE EASEMENT, LYING 10 FOOT ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF FINAL PLAT OF WINDSONG ACRES, BEING A PLANNED DEVELOPMENT AND RESUBDIVISION OF PART OF LOT 1 OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH FIRST NAMED SUBDIVISION IS RECORDED AS DOCUMENT NO. 2006016822; THENCE N 89 DEGREES 59 MINUTES 26 SECONDS E, ALONG THE NORTH LINE OF SAID LOT 1 OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION, 52.43 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS E, 182.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 36 MINUTES 23 SECONDS WEST, 418.86 FEET TO THE POINT OF TERMINATION, ALL IN DEKALB COUNTY, ILLINOIS.

**SANITARY SEWER EASEMENT #2**  
A 20 FOOT WIDE EASEMENT, LYING 10 FOOT ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF FINAL PLAT OF WINDSONG ACRES, BEING A PLANNED DEVELOPMENT AND RESUBDIVISION OF PART OF LOT 1 OF DEKALB COUNTY HEALTH FACILITIES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH FIRST NAMED SUBDIVISION IS RECORDED AS DOCUMENT NO. 2006016822; THENCE NORTH 00 DEGREES 30 MINUTES 33 SECONDS EAST, 376.61 FEET ALONG THE WEST LINE OF SAID LOT 2, TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 46 MINUTES 49 SECONDS EAST, 170.45 FEET; THENCE NORTH 64 DEGREES 03 MINUTES 24 SECONDS EAST, 183.48 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 49 SECONDS EAST, 88.33 FEET; THENCE NORTH 71 DEGREES 34 MINUTES 30 SECONDS EAST, 154.31 FEET TO THE POINT OF TERMINATION, ALL IN DEKALB COUNTY, ILLINOIS.

1.A PERMANENT NON EXCLUSIVE EASEMENT WITHIN THOSE AREAS DESIGNATED AS "SANITARY EASEMENT" WITHIN THOSE AREAS DESIGNATED AS SANITARY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO GRANTEE, THE KISHWAUKEE WATER RECLAMATION DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, TO OWN, OPERATE AND MAINTAIN, RELOCATE, AND EXTEND SANITARY SEWERS, LINES, MANHOLES, INLETS, VAULTS, AND OTHER APPURTENANCES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF PROVIDING THE SUBDIVISION AND OTHER ADJACENT PROPERTY WITH SANITARY SEWERS, ACCESS AND SERVICE. THE RIGHT IS ALSO GRANTED TO THE ABOVE-NAMED ENTITY TO CUT, TRIM OR REMOVE TREES, BUSHES AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED AND THE RIGHT TO ENTER UPON SAID PROPERTY FOR ALL SUCH PURPOSES STATED HEREIN. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT; HOWEVER, THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

2.A NON-EXCLUSIVE PUBLIC PEDESTRIAN WALKWAY AND BICYCLE PATH EASEMENT WHICH IS NOT INTENDED TO BE CONSIDERED A PUBLIC SIDEWALK AS DEFINED BY LOCAL AND STATE LAW BUT INSTEAD WILL BE OPERATED AND MAINTAINED AS A PUBLIC BICYCLE AND PEDESTRIAN WALKWAY FOR ALL PURPOSES.

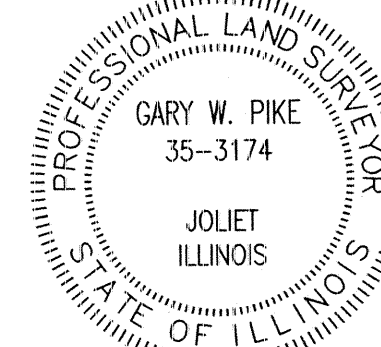
3.A PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS-ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS OF LOTS 1 AND 2 ("GRANTEES") FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS, AND EGRESS BY GRANTEES AND THEIR INVITEES, ON, OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS ACCESS EASEMENT. NO PERMANENT BUILDINGS, STRUCTURES OR VEGETATION SHALL BE PLACED ON SAID ACCESS EASEMENT THAT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

I, Gary W. Pike, Illinois Professional Land Surveyor, do hereby state that this plat was prepared by me or under my direct supervision.

Dated this 7th day of June, 2023.

*Gary W. Pike*

Gary W. Pike  
Illinois Professional Land Surveyor  
No. 35-3174  
License Expires 11-30-24



OWNER: DEKALB COUNTY  
110 E. SYCAMORE STREET  
SYCAMORE, IL 60178  
  
PREPARED BY: IMEG CORP.  
1138 COLUMBUS STREET  
OTTAWA, ILLINOIS 61350

2023003833

11/65-A

REVISIONS		
No.	DESCRIPTION	DATE
1	ADDED SHARED USE PATH EASEMENT	5/11/23
2	ADDED EASEMENT NOTES	5/15/23
3	CORRECTED DIRECTIONAL CALLOUT IN DESCRIPTION	6/07/23
DEKALB COUNTY HEALTH FACILITIES SUBDIVISION DEKALB, ILLINOIS		
PLAT OF EASEMENT		
IMEG Project No: 22005375.00		
File Name: Easement Plat.dwg		
© COPYRIGHT 2023 ALL RIGHTS RESERVED		
Field Book No:		
Drawn By: MLW		
Checked By: GWP		
Date: 4/5/2023		
D-311		
Sheet 1 of 1		