

**CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS**

Monday, May 8, 2023

6:15 P.M.

1. Call to Order:
2. Roll Call: Nick Miller, Blake Parsons, Dan Steffen, Nathan Schertz, Zach Ferris
3. Approval of Monthly claims:
4. Approval of April 18, 2023 minutes:
5. Public Input:
6. Unfinished Business:
7. New Business:
 - a) Scanning project - Resolution
8. Planning and Zoning Issues:
 - a) Pine Circle Grove Subdivision
 - b) Obery Subdivision
9. Executive session (if necessary)
10. Any action coming out of Executive Session:
11. Adjournment

**CONSERVATION, PLANNING, AND ZONING COMMITTEE
WOODFORD COUNTY, ILLINOIS**

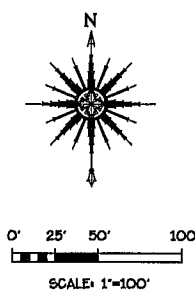
**Tuesday, April 18, 2023
6:15 P.M.**

1. Call to Order: at
Mr. Miller called the meeting to order at 6:15 p.m.
2. Roll Call: Nick Miller, Blake Parsons, and Dan Steffen were present. Nathan Schertz and Zach Ferris were absent.
3. Approval of Monthly claims:
Mr. Parsons made the motion to approve the monthly claims, seconded by Steffen. *Motion Carried.*
4. Approval of March 13, 2023 minutes:
Mr. Parsons made a motion to approve the minutes, seconded by Steffen. *Motion Carried.*
5. Review of Executive Session
 - a) Approval of Nov 13, 2008 Executive Session minutes:
Motion to keep confidential made by Parsons, seconded by Steffen. *Motion Carried.*
 - b) Approval of Feb 10, 2009 # 1 Executive Session minutes:
Motion to keep confidential made by Parsons, seconded by Steffen. *Motion Carried.*
 - c) Approval of Feb 10, 2009 # 2 Executive Session minutes:
Motion to keep confidential made by Parsons, seconded by Steffen. *Motion Carried.*
 - d) Approval of Mar 10, 2009 Executive Session minutes:
Motion to keep confidential made by Parsons, seconded by Steffen. *Motion Carried.*
 - e) Approval of July 13, 2020 Executive Session minutes:
Motion to keep confidential made by Parsons, seconded by Steffen. *Motion Carried.*
6. Public Input: None
7. Unfinished Business: None
8. New Business:
 - a) Proposed Northern Tazewell County Enterprise Zone Boundary Expansion - EZ Boundary Expansion Ordinance/IGA
This is a modification to Tazewell Counties portion of the enterprise zone, because the Germantown Hills enterprise zone connects to the Tazewell zone we must sign off on the change.
Motion to send to the full board made by Parsons, seconded by Steffen. *Motion Carried.*
 - b) 2022 Annual Inspection – Minonk Wind Farm (file for the record)
This is the annual report, we place on file.
Motion to send to the full board made by Steffen, seconded by Parsons. *Motion Carried.*
9. Planning and Zoning Issues: None
10. Executive session (if necessary) None
11. Any action coming out of Executive Session:
12. Adjournment
Motion to adjourn made by Parsons at 6:18 p.m., seconded by Steffen. *Motion Carried.*

Lisa Jording, Secretary

Nick Miller, Chairman

Date _____



Preliminary Plat of Pine Circle Grove

A Subdivision of Lot 4 in Bockler's Riverview Subdivision No. 1
in the East Half of the Southwest Quarter of Section 36, and Part of the East Half
of the Northwest Quarter of Section 36, all in Township 27 North, Range 4 West of the
Third Principal Meridian, Woodford County, Illinois.

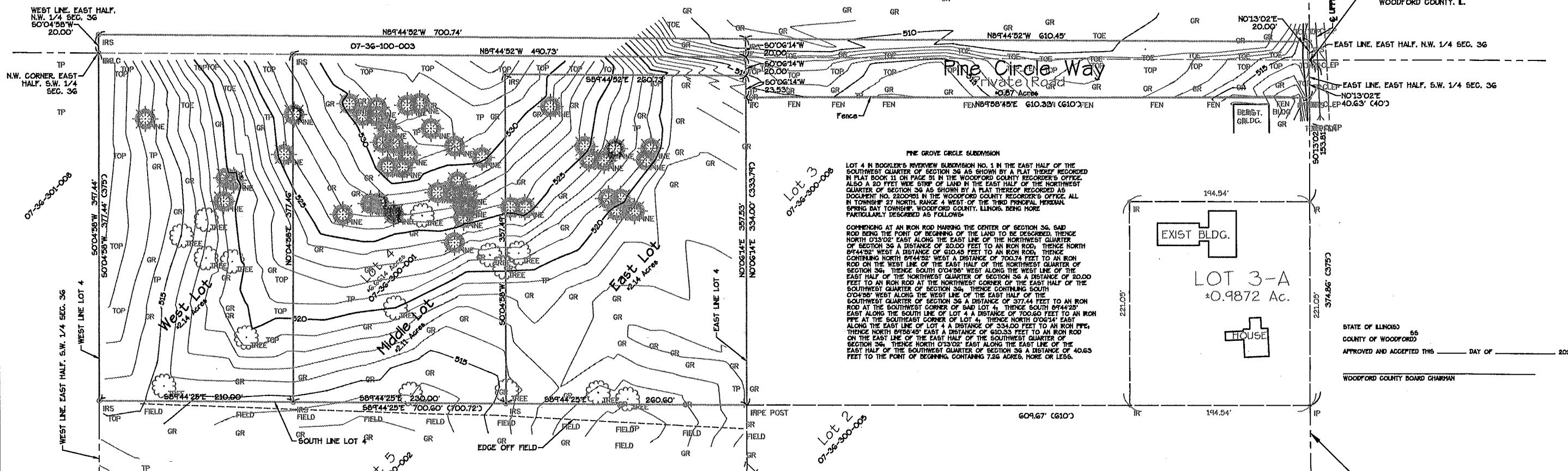
STATE OF ILLINOIS 55 PLAT OFFICER'S CERTIFICATE
COUNTY OF WOODFORD

I LISA JORDING, WOODFORD COUNTY PLAT OFFICER, DO HEREBY APPROVE THIS
PRELIMINARY PLAT OF PINE CIRCLE GROVE SUBDIVISION IN ACCORDANCE WITH
THE PROVISIONS OF THE LAND SUBDIVISION REGULATION OF WOODFORD
COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 2023.

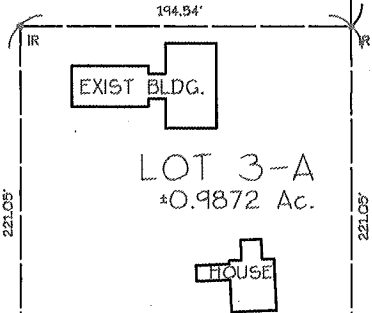
LISA JORDING
WOODFORD COUNTY PLAT OFFICER

P.O.B. IRON ROD
CENTER SECTION 36
T.27N. R.4W. 3rd P.M.
WOODFORD COUNTY, IL



PINE GROVE CIRCLE SUBDIVISION
LOT 4 IN BOCKLER'S RIVERVIEW SUBDIVISION NO. 1 IN THE EAST HALF OF THE
SOUTHWEST QUARTER OF SECTION 36 AS SHOWN BY A PLAT THEREOF RECORDED
IN PLAT BOOK 11 ON PAGE 51 IN THE WOODFORD COUNTY RECORDER'S OFFICE.
ALSO A 20 FEET WIDE STRIP OF LAND IN THE EAST HALF OF THE NORTHWEST
QUARTER OF SECTION 36 AS SHOWN BY A PLAT THEREOF RECORDED AS
DOCUMENT NO. 220083 IN THE WOODFORD COUNTY RECORDER'S OFFICE. ALL
IN TOWNSHIP 27 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN,
SPRING BAY TOWNSHIP, WOODFORD COUNTY, ILLINOIS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE CENTER OF SECTION 36, SAID
ROD BEING THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED, THENCE
NORTH 01°30'21" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER
OF SECTION 36 A DISTANCE OF 20.00 FEET TO AN IRON ROD, THENCE NORTH
89°44'02" WEST A DISTANCE OF 610.45 FEET TO AN IRON ROD, THENCE
CONTINUING NORTH 89°44'02" WEST A DISTANCE OF 700.74 FEET TO AN IRON
ROD ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF
SECTION 36, THENCE SOUTH 00°42'28" WEST ALONG THE WEST LINE OF THE
EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36 A DISTANCE OF 20.00
FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF THE EAST HALF OF THE
SOUTHWEST QUARTER OF SECTION 36, THENCE CONTINUING SOUTH
00°42'28" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE
SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 377.44 FEET TO AN IRON
ROD AT THE SOUTHWEST CORNER OF SAID LOT 4, THENCE SOUTH 89°44'25"
EAST ALONG THE SOUTH LINE OF LOT 4 A DISTANCE OF 700.60 FEET TO AN IRON
ROD AT THE SOUTHWEST CORNER OF LOT 4, THENCE NORTH 01°30'21" EAST
ALONG THE EAST LINE OF LOT 4 A DISTANCE OF 610.33 FEET TO AN IRON ROD
ON THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF
SECTION 36, THENCE NORTH 01°30'21" EAST ALONG THE EAST LINE OF THE
EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 40.63
FEET TO THE POINT OF BEGINNING, CONTAINING 7.26 ACRES, MORE OR LESS.



STATE OF ILLINOIS 55
COUNTY OF WOODFORD
APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2023.

WOODFORD COUNTY BOARD CHAIRMAN

NOTES:
A 10 FOOT UTILITY EASEMENT IS RESERVED AROUND THE PERIMETER OF EACH
LOT.
MINIMUM LOT SIZE IS 2.11 AC.
TOTAL AREA OF SUBDIVISION = 47.26 ACRES
THIS PROPERTY LIES IN THE GERMANTOWN HILLS SCHOOL DISTRICT NO. 64 AND
THE METAMORA TOWNSHIP HIGH SCHOOL DISTRICT NO. 122.
INDIVIDUAL PRIVATE SEPTIC SYSTEMS TO BE PROVIDED BY LOT OWNERS FOR
SANITARY WASTE.
PROPERTY IS CURRENTLY ZONED AGRICULTURAL.
ANY NEW CONSTRUCTION ON THE LAND SHOWN HEREIN WILL BE REQUIRED TO
ADHERE TO THE COUNTY EROSION CONTROL RESTRICTIONS THAT ARE IN EFFECT
AT THE TIME OF SAID CONSTRUCTION.
IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION
REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY,
BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION,
A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE
OBTAINED.
BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83).

STATE OF ILLINOIS 55 OWNER'S CERTIFICATE
COUNTY OF WOODFORD
THIS IS TO CERTIFY THAT THE UNDERSIGNED, KEVIN C. KELLY, IS THE LEGAL
OWNER OF RECORD OF THE LAND SHOWN AS DESCRIBED ON THE PLAT HEREON
DRAWN AND SHOWN HEREON AS SUBDIVIDED, AND THAT HE HAS CAUSED SAID
LAND TO BE SURVEYED, SUBDIVIDED, STAKED AND PLATTED AS SHOWN
HEREON FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY
LAW AND TO THE BEST OF THE OWNER'S KNOWLEDGE THE LAND DESCRIBED
HEREON LIES IN THE GERMANTOWN HILLS SCHOOL DISTRICT NO. 64 AND THE
METAMORA TOWNSHIP HIGH SCHOOL DISTRICT NO. 122. IN WITNESS WHEREOF
WE HAVE HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF
_____, A.D. 2023.

KEVIN C. KELLY

STATE OF ILLINOIS 55 NOTARY PUBLIC'S CERTIFICATE
COUNTY OF WOODFORD
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
DO HEREBY CERTIFY THAT KEVIN C. KELLY PERSONALLY KNOWN TO ME TO BE
THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING PLAT
AND CERTIFICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE SIGNED AND SEALED SAID PLAT AND CERTIFICATION
AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET
FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC

STATE OF ILLINOIS 55 COUNTY HEALTH DEPARTMENT
COUNTY OF WOODFORD
NO PUBLIC SEWER SYSTEM EXISTS TO SERVE THIS PROPERTY. THIS PLAT IS
APPROVED WITH RESPECT TO ONSITE SEWAGE DISPOSAL AND THE ACREAGE
INVOLVED HAS BEEN REVIEWED IN ACCORDANCE WITH ESTABLISHED SOL
SUSTAINABILITY EVALUATION PROCEDURES.
WOODFORD COUNTY PUBLIC HEALTH OFFICIAL _____ DATE _____

STATE OF ILLINOIS 55 TOWNSHIP HIGHWAY COMMISSIONER'S CERTIFICATE
COUNTY OF WOODFORD
I, JEFF SMITH, SPRING BAY TOWNSHIP HIGHWAY COMMISSIONER, DO HEREBY
APPROVE THIS PLAT WITH RESPECT TO ONSITE SEWAGE DISPOSAL AND ROADWAY ACCESS
CONTROL STANDARDS OF SPRING BAY TOWNSHIP. HOWEVER, A CULVERT
PERMIT FOR ACCESS MAY BE REQUIRED BY THE OWNER OF THE PROPERTY.
DATED THIS _____ DAY OF _____ 2023.

JEFF SMITH
SPRING BAY TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS 55 COUNTY CLERK'S CERTIFICATE
COUNTY OF WOODFORD
I, DAWN HUFFER, CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT
I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON
THE ATTACHED PLAT AND FIND NO DELINQUENT GENERAL TAXES, UNPAID
CURRENT GENERAL TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST
ANY OF THE REAL ESTATE EMBRACED IN THE ATTACHED PLAT OF SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 2023.

COUNTY CLERK _____ DEPUTY CLERK _____

STATE OF ILLINOIS 55 SURVEYOR'S CERTIFICATE
COUNTY OF WOODFORD
I, DENNIS A. PERRY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF
ILLINOIS, DO HEREBY STATE THAT I HAVE PREPARED THIS PRELIMINARY
SUBDIVISION PLAT OF THE PINE CIRCLE GROVE SUBDIVISION, A SUBDIVISION OF
LOT 4 IN BOCKLER'S RIVERVIEW SUBDIVISION NO. 1, BEING PART OF THE EAST
HALF OF THE SOUTHWEST QUARTER OF SECTION 36, IN TOWNSHIP 27 NORTH,
RANGE 4 WEST, OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY,
ILLINOIS, AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT
REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1 INCH EQUALS 20
FEET. I FURTHER STATE THAT THE ABOVE TRACT OF LAND IS NOT LOCATED
WITHIN 1-1/2 MILES OF THE CORPORATE LIMITS OF ANY MUNICIPALITY WHICH
HAS ADOPTED A CITY PLAN. I FURTHER STATE THAT THIS PARCEL OF LAND IS
PART OF A SUBDIVISION REQUIRING COUNTY APPROVAL UNDER THE LAND
SUBDIVISION RESOLUTION OF WOODFORD COUNTY, ILLINOIS AND NONE OF THE
PROPERTY SHOWN HEREON LIES IN A "SPECIAL FLOOD HAZARD AREA" AS
DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS
PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.
DATED AT METAMORA THIS TWENTY EIGHTH DAY OF APRIL, A.D. 2023.
DENNIS A. PERRY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2914
LICENSE EXPIRES ON 11/30/2024

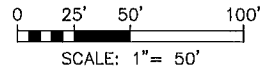
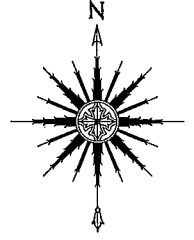


STATE OF ILLINOIS 55
COUNTY OF WOODFORD
I, KEVIN C. KELLY, OWNER OF THE PRIVATE ROAD SHOWN HEREON DECLARE
THAT THE PRIVATE ROAD IS NOT DEDICATED TO THE PUBLIC, BUT SHALL REMAIN
PRIVATE, TO BE MAINTAINED BY AND FOR THE ADJOINING LOT OWNERS UNTIL
SUCH THAT SAID ROAD IS ACCEPTED BY THE APPROPRIATE TOWNSHIP OR
WOODFORD COUNTY, ILLINOIS. A ROAD MAINTENANCE AGREEMENT IS
RECORDED IN DOCUMENT NO. _____ IN THE WOODFORD COUNTY RECORDER'S OFFICE.
DATED THIS _____ DAY OF _____ 2023.
OWNER: _____

- BOUNDARY OF PROPERTY
- PINE TREE
- DECIDUOUS TREE
- SURVEY MARKER FOUND
- PLATTED DIMENSION
- NOT TO SCALE

DENNIS A. PERRY
LAND SURVEYING
Dennis A. Perry, P.L.S. No. 8814
Boundary Surveys • Lots • Farms
Subdivisions
288 BIRCHMOUNT ROAD
METAMORA, IL 61548
PH (309) 586-8467
FAX (309) 586-8467
Member I.P.L.S.A.

PRELIMINARY PLAT			
PINE GROVE CIRCLE SUBDIVISION, A SUBDIVISION OF LOT 4 IN BOCKLER'S RIVERVIEW SUBDIVISION NO.1 IN THE EAST HALF OF THE S. W. 1/4 OF SECTION 36 AND PART OF THE N. W. 1/4 SEC. 36 IN T.27N. R.4W. OF THE 3rd P. M. WOODFORD CO.			
SCALE	1"=50'	REVISION	D.A.P. 5/01/2023
DATE	4/19/2023	REVISION	PHM
FOR: KEVIN KELLY		REVISION	1 OF 1

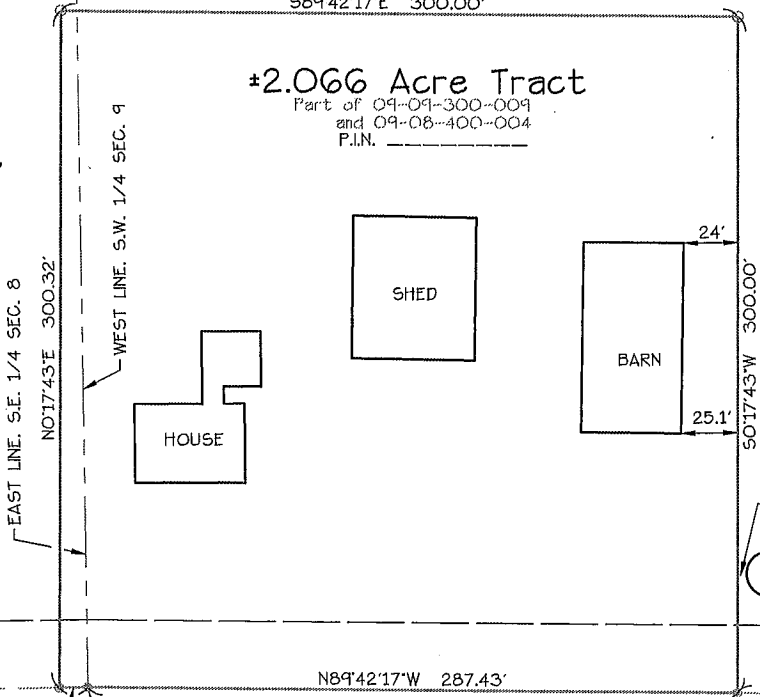


FOUND IRON ROD
N.W. CORNER, N.W. 1/4
SEC. 9, T.27N., R.2W., 3rd P.M.
WOODFORD CO., IL.

09-09-300-009

09-08-400-004

±2.066 Acre Tract
Part of 09-09-300-009
and 09-08-400-004
P.I.N.



SOUTH LINE, S.E. 1/4
SEC. 8

FOUND RAILROAD SPIKE
S.W. CORNER, S.E. 1/4
SEC. 8, T.27N., R.2W., 3rd P.M.
WOODFORD CO., IL.

P.O.B.
FOUND RAILROAD SPIKE
S.W. CORNER SECTION 9,
S.E. CORNER SECTION 8,
T.27N., R.2W., 3rd P.M.
WOODFORD CO., IL.

STATE OF ILLINOIS))
COUNTY OF WOODFORD))
SS OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MARLA OBERY, JOHN OBERY, JOEL OBERY, MARK OBERY, AND SHARON OBERY ARE THE LEGAL OWNERS OF RECORD OF THE LAND SHOWN AS DESCRIBED ON THE PLAT HEREON DRAWN AND SHOWN HEREON AS SUBDIVIDED, AND THAT THEY HAVE CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED, STAKED AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY LAW AND TO THE BEST OF THE OWNER'S KNOWLEDGE THE LAND DESCRIBED HEREON LIES IN THE METAMORA GRADE AND HIGH SCHOOL DISTRICTS. IN WITNESS THEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____ A.D. 2023.

MARLA OBERY - OWNER JOHN OBERY - OWNER
JOEL OBERY - OWNER MARK OBERY - OWNER
SHARON OBERY - OWNER

STATE OF ILLINOIS))
COUNTY OF WOODFORD))
SS NOTARY PUBLIC'S CERTIFICATE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT MARLA OBERY, JOHN OBERY, JOEL OBERY, MARK OBERY, AND SHARON OBERY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ACCOMPANYING PLAT AND CERTIFICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED SAID PLAT AND CERTIFICATION AS THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ 2023.

NOTARY PUBLIC

LEGEND

- BOUNDARY OF SURVEY
- SURVEY MARKER FOUND
- 1/2" REBAR SET
- < > PLATTED DIMENSION
- + NOT TO SCALE

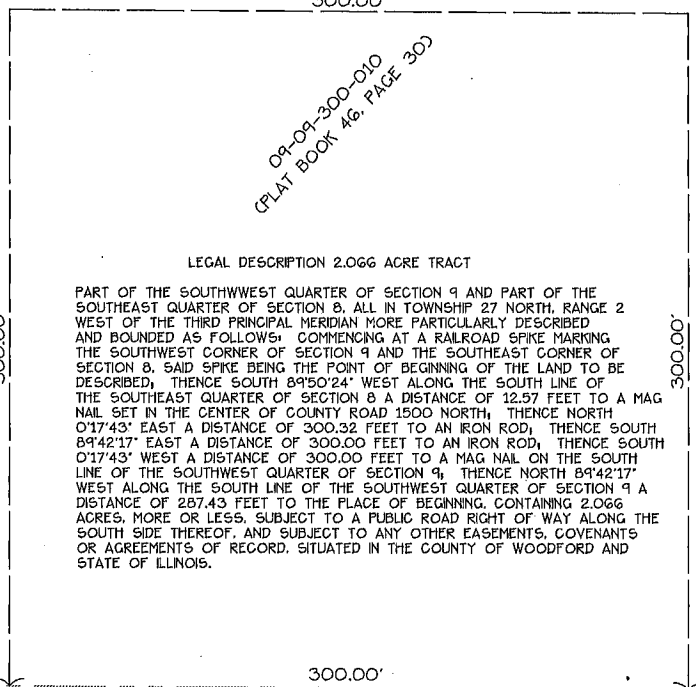
STATE OF ILLINOIS))
COUNTY OF WOODFORD))
SS TOWNSHIP HIGHWAY COMMISSIONER'S CERTIFICATE

I, KYLE SCHERTZ, METAMORA TOWNSHIP HIGHWAY COMMISSIONER, DO HEREBY APPROVE THIS PLAT WITH RESPECT TO SAFETY AND ROADWAY ACCESS CONTROL STANDARDS OF METAMORA TOWNSHIP. HOWEVER, A CULVERT PERMIT FOR ACCESS MAY BE REQUIRED BY THE OWNER OF THE PROPERTY.

DATED THIS ____ DAY OF _____ 2023.

KYLE SCHERTZ
METAMORA TOWNSHIP HIGHWAY COMMISSIONER

09-09-300-010
PLAT BOOK 46, PAGE 303



LEGAL DESCRIPTION 2.066 ACRE TRACT

PART OF THE SOUTHWEST QUARTER OF SECTION 9 AND PART OF THE SOUTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 27 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS: COMMENCING AT A RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SECTION 9 AND THE SOUTHEAST CORNER OF SECTION 8, SAID SPIKE BEING THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED, THENCE SOUTH 89°50'24" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 12.57 FEET TO A MAG NAIL SET IN THE CENTER OF COUNTY ROAD 1500 NORTH; THENCE NORTH 0°17'43" EAST A DISTANCE OF 300.32 FEET TO AN IRON ROD; THENCE SOUTH 89°42'17" EAST A DISTANCE OF 300.00 FEET TO AN IRON ROD; THENCE SOUTH 0°17'43" WEST A DISTANCE OF 300.00 FEET TO A MAG NAIL ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9; THENCE NORTH 89°42'17" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9 A DISTANCE OF 287.43 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.066 ACRES, MORE OR LESS, SUBJECT TO A PUBLIC ROAD RIGHT OF WAY ALONG THE SOUTH SIDE THEREOF, AND SUBJECT TO ANY OTHER EASEMENTS, COVENANTS OR AGREEMENTS OF RECORD, SITUATED IN THE COUNTY OF WOODFORD AND STATE OF ILLINOIS.

FOUND COTTON SPINDLE
S.E. CORNER SECTION 9,
T.27N., R.2W., 3rd P.M.
WOODFORD COUNTY, IL.

STATE OF ILLINOIS))
COUNTY OF WOODFORD))
SS COUNTY PLAT EXEMPTION CERTIFICATE

I, LISA JORDING, WOODFORD COUNTY PLAT OFFICER, DO HEREBY APPROVE THIS TRACT SURVEY AS BEING AN EXCEPTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION RESOLUTION OF WOODFORD COUNTY, ILLINOIS, THIS ____ DAY OF _____ 2023.

LISA JORDING
PLAT APPROVING OFFICER

STATE OF ILLINOIS))
COUNTY OF WOODFORD))
SS COUNTY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT I FIND NO DELINQUENT TAXES, UNPAID CURRENT TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ATTACHED PLAT OF SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ A.D. 2023.

COUNTY CLERK DEPUTY CLERK

NOTES:

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

SUBJECT PROPERTY AND ALL ADJACENT PROPERTIES ARE CURRENTLY ZONED AGRICULTURAL.

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83, 2011)

STATE OF ILLINOIS))
COUNTY OF WOODFORD))
SS SURVEYOR'S CERTIFICATE

I, DENNIS A. PERRY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 27 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN LYING IN WOODFORD COUNTY, ILLINOIS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF ONE INCH EQUALS 50 FEET. I FURTHER CERTIFY THAT THE ABOVE TRACT OF LAND IS LOCATED WITHIN 1-1/2 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF METAMORA AND IS NOT PART OF A SUBDIVISION REQUIRING COUNTY APPROVAL UNDER THE LAND SUBDIVISION RESOLUTION OF WOODFORD COUNTY. I FURTHER CERTIFY THAT NONE OF THE PROPERTY DESCRIBED IS IN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED AT METAMORA THIS FIRST DAY OF MAY, A.D. 2023.

DENNIS A. PERRY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2914



LICENSE EXPIRES ON 11/30/2024

DENNIS A. PERRY
LAND SURVEYING
Dennis A. Perry, P.L.S. No. 2914
Boundary Surveys • Lots • Farms
Subdivisions
829 ZIMMERMAN ROAD
METAMORA, IL 61549
PH (309) 822-8487
PH (309) 678-8487
Member I.P.L.S.A.

PLAT OF SURVEY	
A 2.066 ACRE TRACT IN THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 27 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS.	
SCALE: 1"=50'	DRAWN BY: D.A.P.
DATE: 5/01/2023	BOOK: PAGE:
REVISION	REVISION
FOR: OBERY FAMILY	DRAWING NUMBER 1 OF 1