

**CONSERVATION, PLANNING, AND ZONING COMMITTEE**  
**WOODFORD COUNTY, ILLINOIS**  
**Monday, May 8, 2023**  
**5:30 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

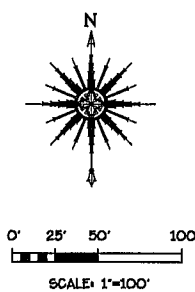
Tuesday, April 18, 2023  
6:15 P.M.

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.

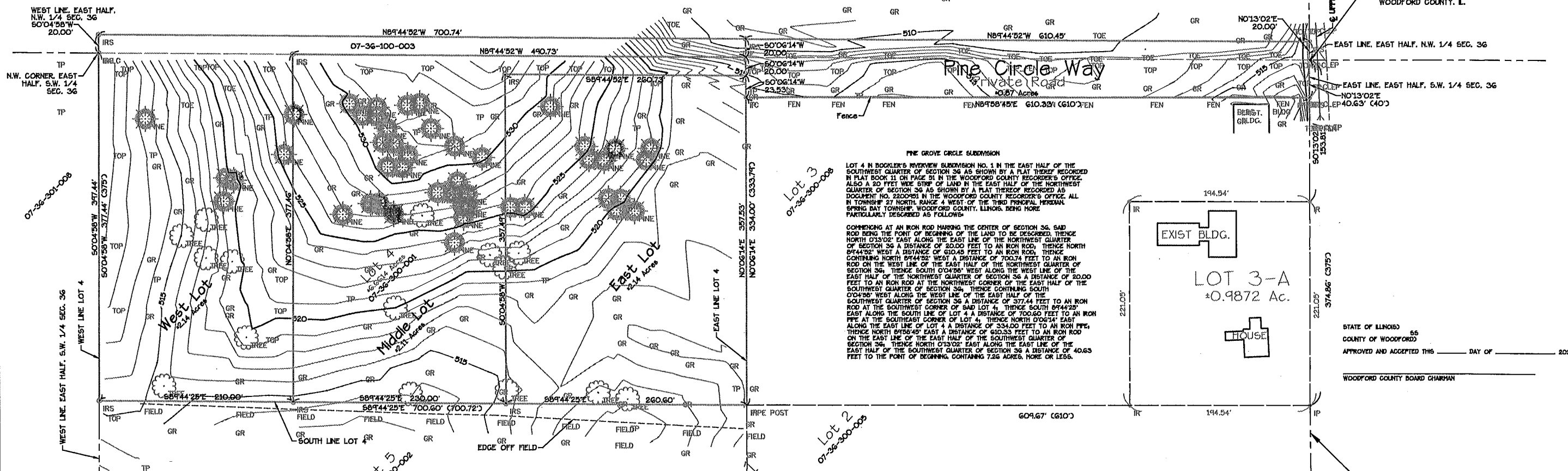
STATE OF ILLINOIS 55 PLAT OFFICER'S CERTIFICATE  
COUNTY OF WOODFORD

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.

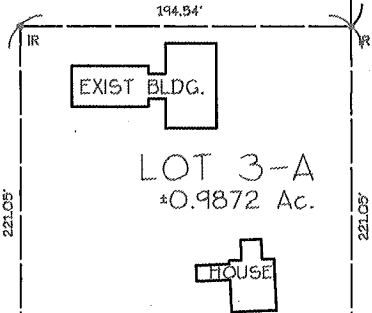
LISA JORDING  
WOODFORD COUNTY PLAT OFFICER

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 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 ENGRAVED 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

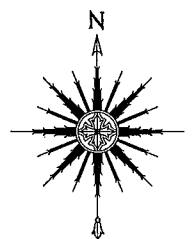


STATE OF ILLINOIS 55  
COUNTY OF WOODFORD  
I, KEVIN C. KELLY, OWNER OF THE PRIVATE ROAD SHOWN HEREON DECLARE  
THAT THE PRIVATE ROAD IS NOT DEDICATED TO THE PUBLIC, BUT SHALL REMAIN  
PRIVATE, TO BE MAINTAINED BY AND FOR THE ADJOINING LOT OWNERS UNTIL  
SUCH THAT SAID ROAD IS ACCEPTED BY THE APPROPRIATE 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) 586-9467  
FAX (309) 078-0467  
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 | 5/01/2023 |
| DATE                                                                                                                                                                                                                          | 4/19/2023 | BY       | D.A.P.    |
| FOR: KEVIN KELLY                                                                                                                                                                                                              |           |          |           |
|                                                                                                                                                                                                                               |           | REVISION | 1 OF 1    |

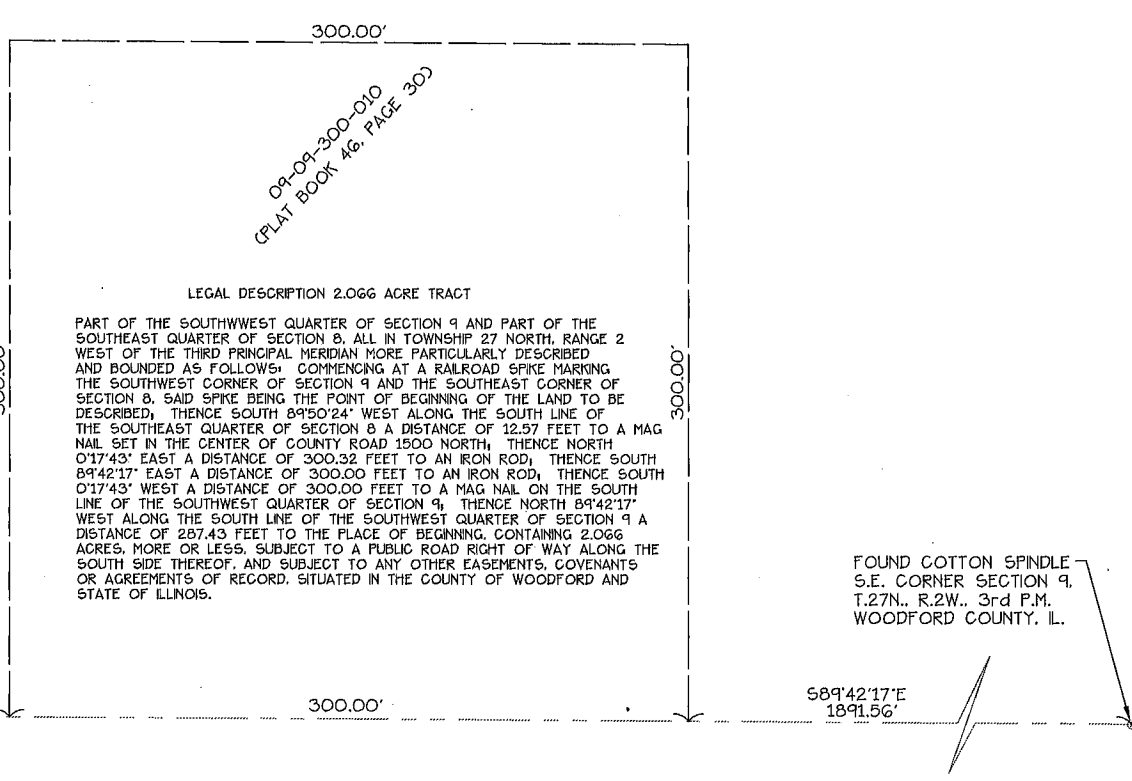
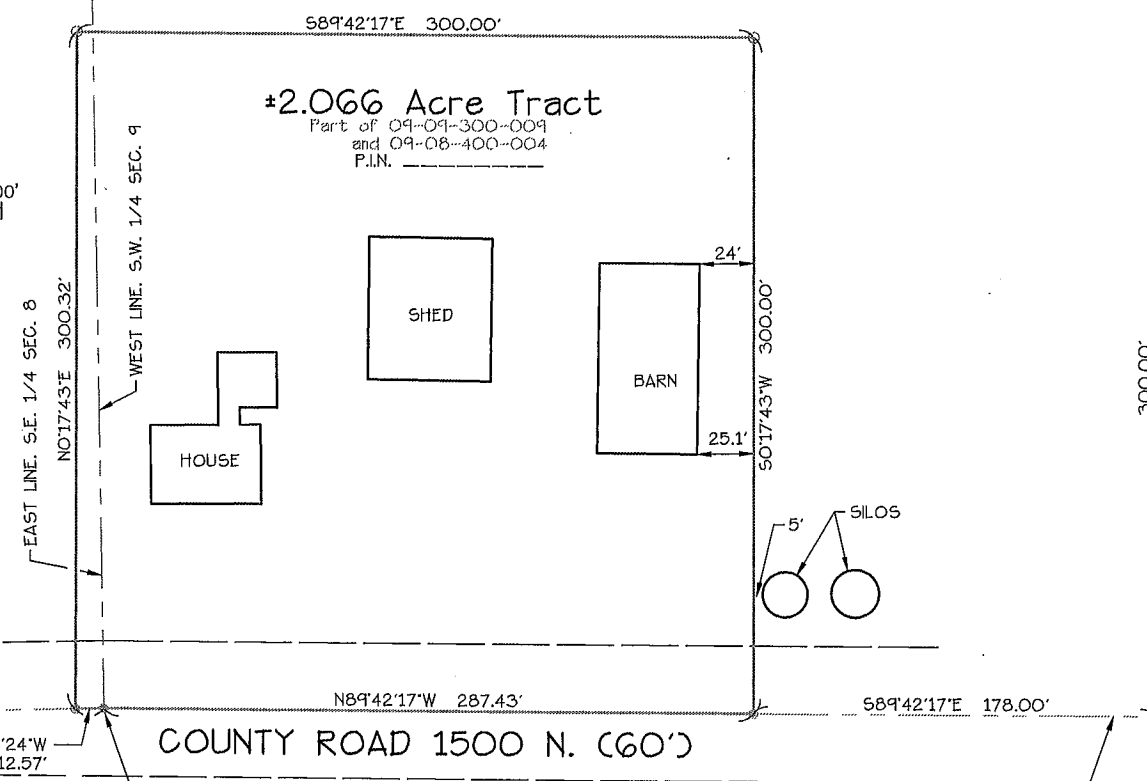


0 25' 50' 100'  
SCALE: 1" = 50'

LEGEND  
----- BOUNDARY OF SURVEY  
● SURVEY MARKER FOUND  
○ 1/2" REBAR SET  
( ) PLATTED DIMENSION  
+ NOT TO SCALE

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

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



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.

09-09-300-009

09-08-400-004

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

SOUTH LINE, S.E. 1/4  
SEC. 8  
588'50'24"W  
12.57'  
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)     SS   OWNER'S CERTIFICATE  
COUNTY OF WOODFORD)  
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 HEREOF 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)     SS   COUNTY PLAT EXEMPTION CERTIFICATE  
COUNTY OF WOODFORD)  
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)     SS   COUNTY CLERK'S CERTIFICATE  
COUNTY OF WOODFORD)  
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)     SS   SURVEYOR'S CERTIFICATE  
COUNTY OF WOODFORD)  
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



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

DENNIS A. PERRY  
LAND SURVEYING  
Dennis A. Perry, P.L.S. No. 2914  
Boundary Surveys • Lots • Farms  
Subdivisions  
829 ZIMMERMAN ROAD  
METAMORA, IL 61548  
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 SOUTHWEST 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 |