

# Ordinance 1656-22

*An Ordinance approving preliminary and final Plats of Subdivision for Island Lake Properties/Kelley's Market for the property at the northwest corner of River Road and Route 176 in the Village of Island Lake*

Passed on the 10<sup>th</sup> day  
November, 2022

## ORDINANCE 1656-22

*An Ordinance Approving  
Preliminary and Final Plat of  
Subdivision for the Property at  
the Northwest Corner of Illinois  
Route 176 and North River  
Road, Island Lake, Illinois*

WHEREAS, the Village of Island Lake is an Illinois municipal corporation in Lake and McHenry counties (the “Village”); and

*This space reserved for Recorder’s use only.*

WHEREAS, a petition has been filed with the Village of Island Lake for Preliminary Subdivision Plat approval relating to 6.964 acres of vacant land at the northwest corner of Illinois Route 176 and River Road land (303,341 sf), legally described and depicted on the attached drawings prepared by Arc Design Resources, Inc. and last revised on November 4, 2022, with a Property Tax Identification Number as part of 15-20-101-001 (“Preliminary Subdivision Plat”);

WHEREAS, a petition has also been filed with the Village of Island Lake for Final Subdivision Plat approval relating to the 3.194 acres of vacant land at the northwest corner of Illinois Route 176 and River Road land (139,124 sf), legally described and depicted on the attached drawings prepared by Arc Design Resources, Inc. and last revised on November 4, 2022 (first page) and November 5, 2022 (second page) (“Final Subdivision Plat”);

WHEREAS, the Village Board hereby waives the necessity of the zoning and plan commission consideration of the Preliminary Subdivision Plat and Final Subdivision Plat at a public meeting in accordance with the Village Subdivision Control Ordinance; and

WHEREAS, the Mayor and the Board of Trustees have determined that it is in the best interest of the Village and in furtherance of the public health, safety, and welfare of the Village to approve the proposed Preliminary Subdivision Plat and Final Subdivision Plat.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Island Lake, Lake and McHenry Counties, Illinois, as follows:

SECTION 1: The Mayor and Board of Trustees of the Village hereby approve the Preliminary Subdivision Plat and Final Subdivision Plat.

SECTION 2: Severability. If any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect

SECTION 3: Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4: Effective Date. This Ordinance shall be in full force and effect from after its passage and approval.

PASSED on the 10<sup>th</sup> day of November, 2022.

	AYES	NAYS	ABSTAIN	ABSENT
Charles Cermak	X			
Dan Powell	X			
Stacey Pyne	X			
Will Ziegler	X			
Julie McManus				X
Thadd Lewis	X			

APPROVED on the 11<sup>th</sup> day of November, 2022

  
Richard McLaughlin, Mayor

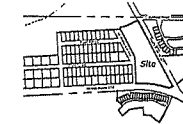
ATTEST:

\_\_\_\_\_  
Village Clerk Georgine Cooper

Prepared by:  
David W. McArdle, Village Attorney  
Zukowski Rogers Flood & McArdle  
50 N. Virginia Street  
Crystal Lake, IL 60014

# PRELIMINARY PLAT OF CLARK STREET ISLAND LAKE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHEENY COUNTY, ILLINOIS



## LEGAL DESCRIPTION

PROPOSED LOT 1 IN THE FINAL PLAT OF CLARK STREET ISLAND LAKE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 201542, IN BOOK 14 OF PLATS, PAGE 29, IN MCHEENY COUNTY, ILLINOIS.

BEING PART OF THE NORTH 1/2 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER BETWEEN SECTION 17 AND 30; AND RUNNING THENCE WEST ON THE SECTION LINE, 622.8 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE WEST ON SAID SECTION LINE, 1272 FEET, MORE OR LESS, TO THE WATER'S EDGE OF GRISWOLD LAKE; THENCE IN A SOUTHWESTERLY AND WESTERLY DIRECTION ALONG THE WATER'S EDGE OF GRISWOLD LAKE TO AN INTERSECTION WITH THE NORTH AND SOUTH SECTION LINE BETWEEN SECTIONS 19 AND 30; THENCE SOUTH ON SAID SECTION LINE, 943 FEET, MORE OR LESS, TO THE CENTER OF THE STATE HIGHWAY NOW KNOWN AS ROUTE NO. 176; THENCE NORTH 87 DEGREES 37 MINUTES EAST ALONG THE CENTER LINE OF SAID STATE HIGHWAY, 1923.84 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE CENTER LINE OF SAID STATE HIGHWAY, BEING ON A CURVED LINE TO THE RIGHT, (RADIUS EQUAL TO 1146.78 FEET), FOR A DISTANCE OF 631.1 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE PUBLIC HIGHWAY, EXTENDING NORTHWESTERLY FROM SAID POINT; THENCE NORTH 27 DEGREES 15 MINUTES WEST ALONG THE CENTER LINE OF SAID PUBLIC HIGHWAY, 1276.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PART THEREOF CONTAINED WITHIN THE BOUNDARIES OF RIMAS LODGE SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1952 AS DOCUMENT NUMBER 201542, IN BOOK 10 OF PLATS, PAGE 14.

ALSO EXCEPTING THEREFROM THAT PART THEREOF FALLING WITHIN THE BOUNDS OF RIMAS LODGE SUBDIVISION UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1959 AS DOCUMENT NUMBER 205644, IN BOOK 14 OF PLATS, PAGE 29.

AND ALSO EXCEPTING THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF RIMAS LODGE SUBDIVISION UNIT NO. 1, RECORDED AS DOCUMENT NUMBER 201542 AND A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF ILLINOIS ROUTE 176; THENCE NORTH 03 DEGREES 06 MINUTES 15 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 45 SECONDS EAST, ALONG A LINE PERPENDICULAR TO LAST DESCRIBED LINE, A DISTANCE 289.98 FEET TO A LINE THAT IS 55.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF SOUTH RIVER ROAD AS SHOWN ON UNRECORDED PLAT OF DEDICATION REFERRING DEDICATION DEED RECORDED AS DOCUMENT NUMBER 192144; THENCE SOUTH 27 DEGREES 29 MINUTES 22 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 338.93 FEET; THENCE SOUTH 15 DEGREES 25 MINUTES 03 SECONDS WEST, A DISTANCE OF 114.29 FEET TO A NON-TANGENT CURVE, SAID CURVE BEING THE APFORESAID PARALLEL LINE THAT IS 50.00 FEET NORTH OF CENTERLINE OF ILLINOIS 176; THENCE NORTHWESTERLY, ALONG A SAID NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1166.287 FEET AND AN ARC DISTANCE OF 387.00 FEET; A CHORD BEARING OF NORTH 83 DEGREES 53 MINUTES 45 SECONDS WEST, CONTINUE ALONG SAID PARALLEL LINE, A DISTANCE OF 13.38 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ANY PARTS TAKEN FOR ROAD PURPOSES, ALL IN MCHEENY COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

A parcel of land being part of the North Half of the fractional Northwest Quarter of Section 20, Township 44 North, Range 9 East of the Third Principal Meridian, described as follows:

Beginning at the Northeast corner of Rimas Lodge Subdivision Unit No. 1, being a subdivision of part of the North Half of Section 20, Township 44 North, Range 9 East of the Third Principal Meridian, the plat of which subdivision was recorded March 11, 1952 in Book 10 of Plats on Page 14 in the Recorder's Office of McHenry County, Illinois; thence North 5 degrees 57 minutes 19 seconds East, a distance of 32.24 feet; thence Easterly along a non-tangent curve to the left whose radius is 140.00 feet and whose center line is to the North, the long chord of which curve bears North 79 degrees 13 minutes 46 seconds East, a distance of 58.58 feet; thence North 62 degrees 30 minutes 12 seconds East, a distance of 272.02 feet to the Westerly line of the premises conveyed by Grace H. Dake and Harold H. Vaupe to the McHenry County Highway Department as described and depicted upon a Plat of Dedication for Public Highway recorded June 20, 1946 as Document No. 19564 in said Recorder's Office; thence South 27 degrees 28 minutes 30 seconds East along the Westerly line of said premises, a distance of 1655.57 feet; thence South 62 degrees 31 minutes 12 seconds West along the Westerly line of said premises, a distance of 53.72 feet to the Northerly line of the premises conveyed by Alice H. & May C. Hale to the State of Illinois Department of Public Works and Buildings as described and depicted upon a Plat of Dedication for Public Highway recorded September 10, 1939 in Book 16 of Misc. Records on Page 121, as Document No. 94459 in said Recorder's Office; thence Westerly along the Northerly line of said last mentioned premises, along a non-tangent curve to the left whose radius is 1166.28 feet and whose center line is to the South, the long chord of which curve bears North 82 degrees 06 minutes 34 seconds West, a chord distance of 452.31 feet; thence South 86 degrees 47 minutes 21 seconds West along the Northerly line of said premises, a distance of 12.27 feet to the Southerly extension of the Easterly line of said Rimas Lodge Subdivision Unit No. 1; thence North 3 degrees 06 minutes 27 seconds West along the Southerly extension of the Easterly line and the Easterly line of said Rimas Lodge Subdivision Unit No. 1, a distance of 705.81 feet to an angle point in said Easterly line; thence North 27 degrees 32 minutes 20 seconds West along the Easterly line of said Rimas Lodge Subdivision Unit No. 1, a distance of 428.83 feet to the Point of Beginning, containing 6.232 acres, more or less, all being situated in the County of McHenry and the State of Illinois.

## SHEET INDEX

SHEET 1 OF 2 EXISTING LOT AND EASEMENT DETAILS  
SHEET 2 OF 2 PROPOSED LOT AND EASEMENT DETAILS

## EXISTING PIN

PART OF 15-20-101-001

## EXISTING PROPERTY AREA

303,341 SQUARE FEET (6.964 ACRES)

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED USING REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING DIFFERENTIAL GPS OBSERVATIONS.

## SUBDIVIDER / DEVELOPER

CSD ISLAND LAKE, LLC  
980 NORTH MICHIGAN AVENUE SUITE 1280  
CHICAGO, ILLINOIS

## SUBMITTED BY / RETURN TO:

CSD ISLAND LAKE, LLC  
980 NORTH MICHIGAN AVENUE SUITE 1280  
CHICAGO, ILLINOIS 60611-4523

## OWNER / TAXPAYER:

ISLAND LAKE PROPERTIES, LLC  
980 NORTH MICHIGAN AVENUE SUITE 1280  
CHICAGO, ILLINOIS 60611-4523

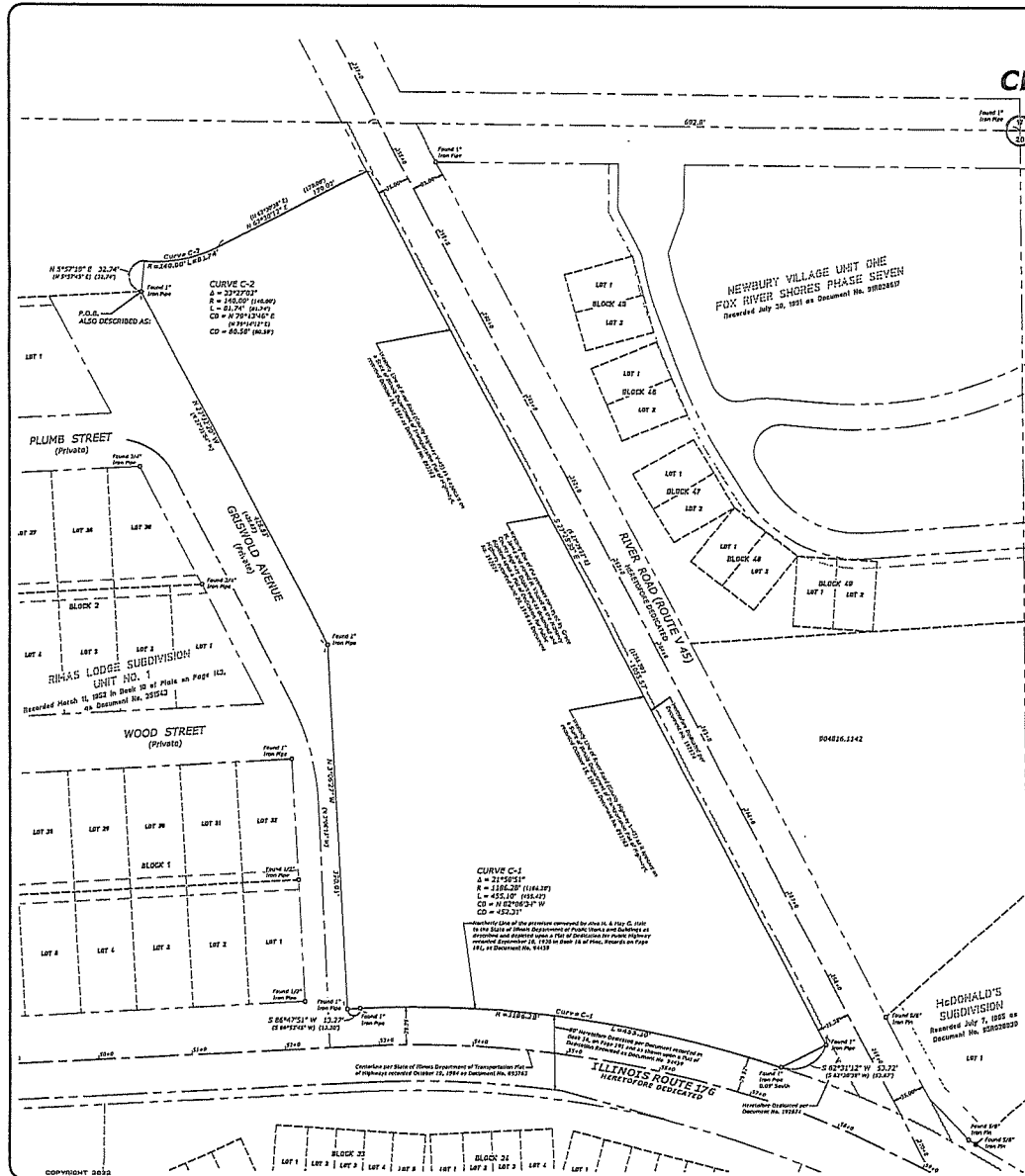
## FLOOD HAZARD NOTE:

THE PROPERTY PRESENTED WITHIN THE BOUNDARY OF THIS PLAT FALLS WITHIN UNHAZARDED ZONE X (AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA HAP NO. 17112C0037 WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006.

## SURVYORS NOTES:

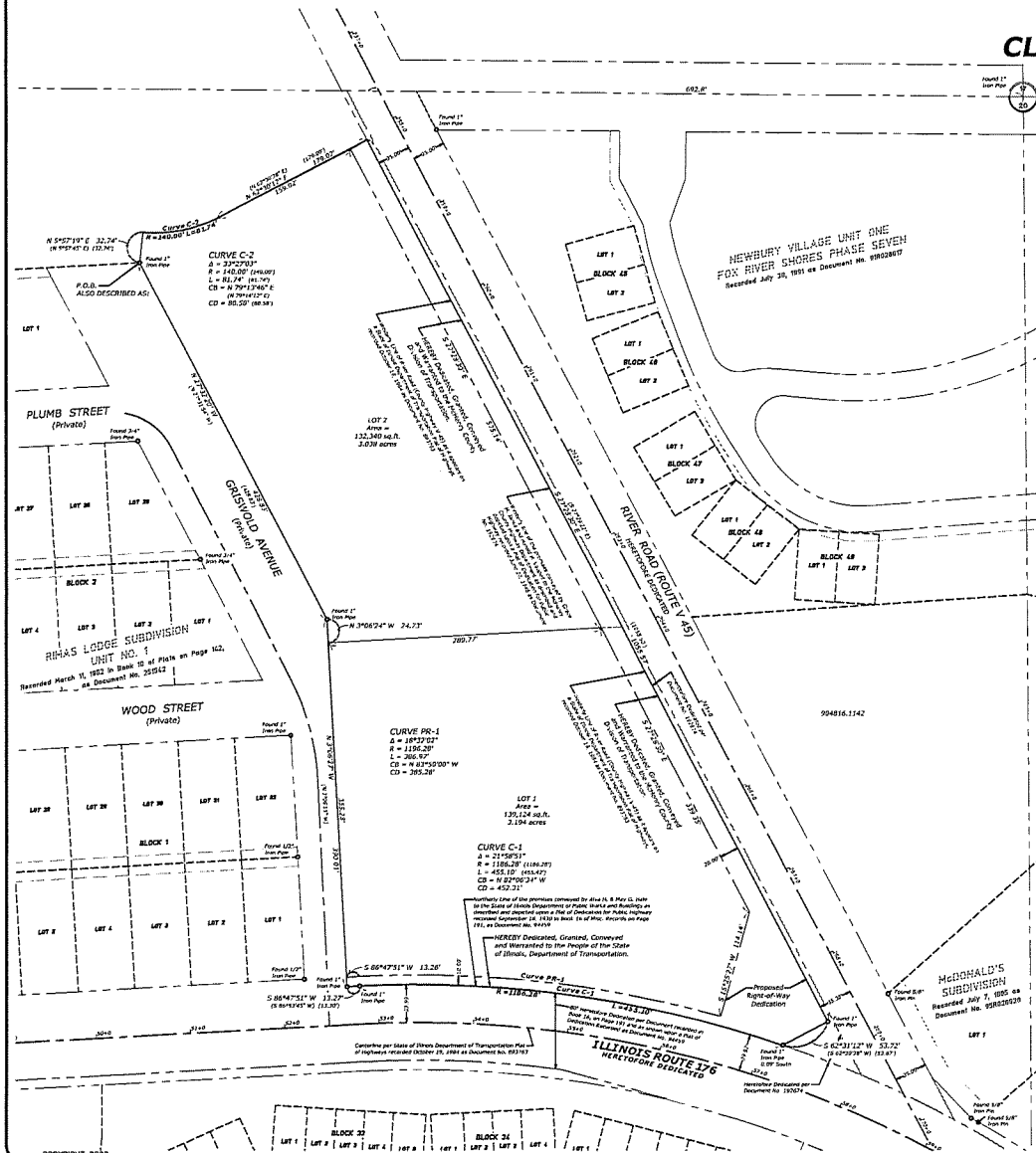
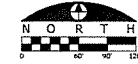
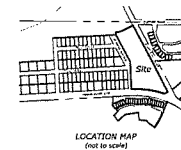
- DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- SURVEY IS BASED ON FIELD WORK PERFORMED BY APC DESIGN RESOURCES, INC. ON JULY 6, 2022.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS SURVEY WAS PREPARED FOR CSD ISLAND LAKE, LLC BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CH01230413326 DATED JUNE 6, 2022.

SHEET 1 of 2  
ARC 22008  
REV: 11/04/2022



# PRELIMINARY PLAT OF CLARK STREET ISLAND LAKE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 44 NORTH, RANGE  
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHEENY COUNTY, ILLINOIS

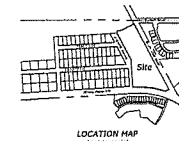
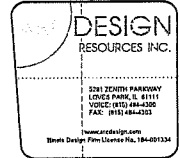


**PROPOSED PROPERTY AREA**  
PROPOSED LOT 1 = 129,174 SQUARE FEET (2.94 ACRES)  
PROPOSED LOT 2 = 132,340 SQUARE FEET (3.03 ACRES)  
PROPOSED RIGHT OF WAY DEDICATION 11,879 SQUARE FEET (0.27 ACRES)  
AREA IN EXISTING RIGHT OF WAY = 0.00 SQUARE FEET (0.00 ACRES)

**PROPOSED ZONING**  
PROPOSED LOT 1 = \_\_\_\_\_  
PROPOSED LOT 2 = \_\_\_\_\_

# FINAL PLAT OF CLARK STREET ISLAND LAKE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 44 NORTH, RANGE  
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHEVRY COUNTY, ILLINOIS



EXISTING PIN  
PART OF 15-20-101-001

PROPOSED PROPERTY AREA  
PROPOSED LOT 1 = 139,124 SQUARE FEET (3.194 ACRES)  
PROPOSED RIGHT OF WAY DEDICATION 20,285 SQUARE FEET (0.466 ACRES)  
AREA IN EXISTING RIGHT OF WAY = 0.00 SQUARE FEET (0.000 ACRES)

BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE  
SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED USING REAL-TIME  
KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)  
UTILIZING DIFFERENTIAL GPS OBSERVATIONS.

SUBDIVIDER / DEVELOPER  
CSB ISLAND LAKE, LLC  
980 NORTH MICHIGAN AVENUE SUITE 1280  
CHICAGO, ILLINOIS

SUBMITTED BY / RETURN TO:  
CSB ISLAND LAKE, LLC  
980 NORTH MICHIGAN AVENUE SUITE 1280  
CHICAGO, ILLINOIS 60611-4523

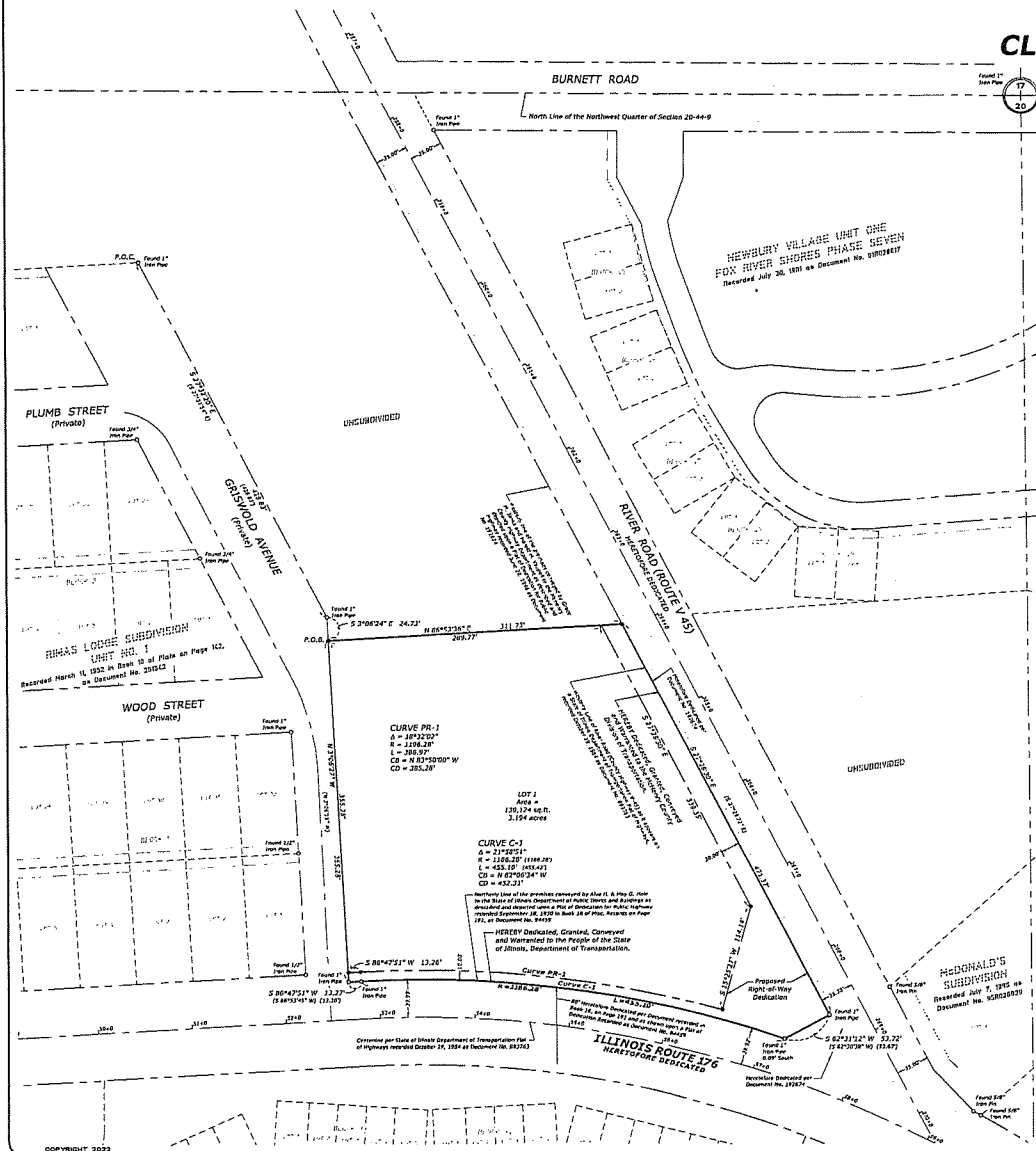
OWNER / TAXPAYER:  
ISLAND LAKE PROPERTIES, LLC  
980 NORTH MICHIGAN AVENUE SUITE 1280  
CHICAGO, ILLINOIS 60611-4523

SHEET INDEX  
SHEET 1 OF 2 EXISTING AND PROPOSED LOT AND EASEMENT DETAILS  
SHEET 2 OF 2 CERTIFICATES, LEGAL DESCRIPTION

## LEGEND

---	EXISTING LOT LINE
---	BOUNDARY LINE
N 20°37'40" W (N 22°30'17" W)	MEASURED DIRECTION/DISTANCE
---	RECORD DIRECTION/DISTANCE
---	SECTION LINE
---	CENTER LINE
○	SURVEY MONUMENT FOUND
●	SURVEY MONUMENT SET
⊙	RIGHT-OF-WAY MARKER
---	SETBACK LINE
---	EASEMENT LINE
⊕	SECTION CORNER

SHEET 1 of 2  
ARC 22080  
Rev: 11/04/2022



#### OWNER'S CERTIFICATE

This is to certify that \_\_\_\_\_ is the legal owner of the land described on the attached plat, and has caused the same to be surveyed, subdivided and platted as shown by the plat for the uses and purposes indicated thereon and does hereby acknowledge and adopt the same under the style and title thereon indicated.

This is to also certify that the undersigned, as owner of the property described as Clark Street Island Lake Subdivision and legally described on the plat of the same name, have determined to the best of our knowledge the school district in which the subdivision lies is Grade School District No. 15, High School District No. 156 and Junior College District No. 520.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

By: \_\_\_\_\_ OWNER'S NAME AND ADDRESS

Printed Name and Title

#### NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_ who is personally known to me to be the same whose name is subscribed to the foregoing Certificate, appeared before me this day in person and acknowledged that they did sign and deliver this annexed plat as a free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

Notary Public

#### MORTGAGEE'S CONSENT

The undersigned, as Mortgagee, under the provisions of a certain Mortgage dated \_\_\_\_\_ and recorded in the Recorder's Office of \_\_\_\_\_ County, \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., Document Number \_\_\_\_\_, hereby consents to the subdivision stated herein.

Dated: \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

By:

MORTGAGEE'S NAME AND ADDRESS

Printed Name and Title

Attest:

Printed Name and Title

#### MORTGAGEE NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_ of \_\_\_\_\_ and \_\_\_\_\_ who are personally known to me to be the same whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged that they did sign and deliver this instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

Notary Public

#### BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF MCHENRY ) SS

Approved by the Board of Trustees of the Village of Island Lake, McHenry County, Illinois,

This \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

Village President

Attest: Village Clerk

#### OWNER'S CERTIFICATION AND CONVEYANCE OF RIGHT-OF-WAY TO IDOT

This is to certify that \_\_\_\_\_ is/are the owner(s) of the Right-of-Way described above and as owner(s) hereby grant, convey and warrant to the People of the State of Illinois, Department of Transportation the Right-of-Way described above.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

By: \_\_\_\_\_ Signature

Name and Title

By: \_\_\_\_\_ Signature

Name and Title

#### ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

The proposed conveyance of Right-of-Way to the People of the State of Illinois, Department of Transportation is hereby accepted.

By: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_  
Anthony J. Quigley, P.E.,  
Region One Engineer

#### ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

This Plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Paragraph 2 of "An Act to Revise the Law in Relation to Plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

By: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_  
Anthony J. Quigley, P.E.,  
Region One Engineer

#### OWNER'S CERTIFICATION AND CONVEYANCE OF RIGHT-OF-WAY TO MCDOT

This is to certify that \_\_\_\_\_ is/are the owner(s) of the Right-of-Way described above and as owner(s) hereby grant, convey and warrant to the McHenry County, Division of Transportation the Right-of-Way described above.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

By: \_\_\_\_\_ Signature

Name and Title

By: \_\_\_\_\_ Signature

Name and Title

#### MCHENRY COUNTY DIVISION OF TRANSPORTATION ACCEPTANCE

The proposed conveyance of Right-of-Way to the McHenry County, Division of Transportation is hereby accepted.

By: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_

## FINAL PLAT OF CLARK STREET ISLAND LAKE SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS

#### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF MCHENRY ) SS

I, \_\_\_\_\_ County Clerk in and for the County of McHenry and the State of Illinois, do hereby certify that there is no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

County Clerk of McHenry County, Illinois

#### RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF MCHENRY ) SS

This instrument was filed for record in the Recorder's Office of McHenry County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_, P.M., and recorded in Map Book \_\_\_\_\_ Page \_\_\_\_\_, at Document No. \_\_\_\_\_.

By: \_\_\_\_\_  
McHenry County Recorder

#### SURFACE WATER DRAINAGE CERTIFICATE

I, \_\_\_\_\_, owner, and I, Ryan Swanson, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of surface waters into public areas, or drains which the subdivisor has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

By: \_\_\_\_\_  
Ryan Swanson  
Arc Design Resources, Inc.  
5291 Zenith Parkway  
Loves Park, Illinois 61111

OWNER'S NAME AND ADDRESS

#### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF MCHENRY ) SS

Approved by the Plan Commission of the Village of Island Lake, McHenry County, Illinois,

This \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

Chairman

#### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF MCHENRY ) SS

I, \_\_\_\_\_ Village Engineer of the Village of Island Lake, do hereby certify that the land improvements described in the annexed plat and the plans and specifications thereof, meet the minimum requirements of said Village.

This \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

Village Engineer

Illinois Registered Professional  
Engineer No. \_\_\_\_\_

#### SURVEYORS' NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- SURVEY IS BASED ON FIELD WORK PERFORMED BY ARC DESIGN RESOURCES, INC. ON JULY 6, 2022.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS SURVEY WAS PREPARED FOR CSD ISLAND LAKE, LLC BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH2204133LD DATED JUNE 8, 2022.

#### PERMISSION TO RECORD

STATE OF ILLINOIS )  
COUNTY OF WINNEBAGO ) SS

I, Lee S. Sprecher, an Illinois Professional Land Surveyor, hereby grant permission to the owner's representative to record this plat on or before June 30, 2022. The representative shall provide this surveyor with a recorded copy of this plat.

Illinois Professional Land Surveyor No. 035-3436  
License Expires November 30, 2024

#### SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WINNEBAGO ) SS

This is to declare that the property described hereon was surveyed and subdivided by Arc Design Resources, Inc. under the supervision of an Illinois Professional Land Surveyor and that the plat hereon drawn is a correct representation of said survey and subdivision.

A parcel of land being part of the North Half of the Fractional Northwest Quarter of Section 20, Township 44 North, Range 9 East of the Third Principal Meridian, described as follows:

Beginning at the Northeast corner of Rimas Lodge Subdivision Unit No. 1, being a subdivision of part of the North Half of Section 20, Township 44 North, Range 9 East of the Third Principal Meridian, the plat of which subdivision was recorded March 11, 1952 in Book 12 of Plats on Page 142 in the Recorder's Office of McHenry County, Illinois; thence South 27 degrees 32 minutes 20 seconds East along the Eastern line of said Rimas Lodge Subdivision Unit No. 1, a distance of 428.63 feet to an angle point in said Eastern line; thence South 06 degrees 06 minutes 27 seconds East along the Eastern line of said Rimas Lodge Subdivision Unit No. 1, a distance of 24.73 feet to the Point of Beginning for the hereinafter described parcel of land; thence North 85 degrees 53 minutes 36 seconds East, a distance of 311.73 feet to the Western line of the premises conveyed by Grace M. Janks and Harold M. Vaupell to the McHenry County Highway Department as described and depicted upon a Plat of Dedication for Public Highway recorded June 20, 1946 as Document No. 192174 in said Recorder's Office; thence South 27 degrees 28 minutes 30 seconds East along the Western line of said premises, a distance of 471.37 feet; thence South 62 degrees 31 minutes 12 seconds West along the Western line of said premises, a distance of 53.72 feet to the Northern line of the premises conveyed by Alex H. & May G. Hale to the State of Illinois Department of Public Works and Buildings as described and depicted upon a Plat of Dedication for Public Highway recorded September 16, 1920 in Book 16 of Misc. Records on Page 191, as Document No. 94459 in said Recorder's Office; thence West along the Northern line of said last mentioned premises, along a non-tangent curve to the left whose radius is 1186.28 feet and whose center lies to the South, the long chord of which curve bears North 82 degrees 06 minutes 34 seconds West, a chord distance of 452.31 feet; thence South 86 degrees 47 minutes 51 seconds West along the Northern line of said last mentioned premises, a distance of 13.27 feet to the Southerly extension of the Eastern line of said Rimas Lodge Subdivision Unit No. 1; thence North 3 degrees 06 minutes 27 seconds West along the Southerly extension of the Eastern line and the Eastern line of said Rimas Lodge Subdivision Unit No. 1, a distance of 365.28 feet to the Point of Beginning, containing 3.659 acres, more or less, all being situated in the County of McHenry and the State of Illinois.

All distances are shown in feet and decimal parts thereof. Iron pins 3/4" x 48" have been set at all corners marked with a solid dot. Iron pins 3/8" x 36" have been set at all other lot corners.

WE FURTHER DECLARE that the property described on the annexed plat lies within the corporate limits of the Village of Island Lake, McHenry County, Illinois, which has adopted a Village Plan and is exercising the special power authorized by 65 ILCS 5, Section 11-12-6.

WE FURTHER DECLARE that the property presented within the boundary of this plat falls within unshaded Zone X (areas determined to be outside the 0.2% annual chance floodplain) on FEMA Map No. 1711C02037 with an effective date of November 16, 2006.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

Lee S. Sprecher  
Illinois Professional Land Surveyor No. 3436  
Arc Design Resources, Inc.  
5291 Zenith Parkway  
Loves Park, IL 61111  
(815) 484-4300  
My current license expires \_\_\_\_\_

DESIGN  
RESOURCES INC.

5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE (815) 484-4300  
FAX (815) 484-4303

www.arcdesign.com  
Bore Design The Survey No. 184-001334



SHEET 1 of 2  
ARC 22080  
Rev: 11/05/2022

## CERTIFICATION

I, GEORGINE COOPER, do hereby certify that I am the duly qualified Clerk of the Village of Island Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the ordinances, records, corporate seal and proceedings of the Mayor and Board of Trustees of said Village of Island Lake.

I do hereby further certify that at a meeting of the Mayor and Board of Trustees of the Village of Island Lake, held on the 10<sup>th</sup> day of November, 2022 the foregoing Ordinance entitled *An Ordinance Granting Preliminary and Final Plat of Subdivision for the Property at the Northwest Corner of Illinois Route 176 and North River Road, Island Lake, Illinois*, was duly passed and approved by the Mayor and Board of Trustees of the Village of Island Lake.

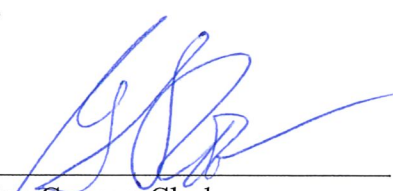
The pamphlet form of Ordinance No. 1656-22, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available from the Village Clerk commencing on the 11<sup>th</sup> day of November, 2022, and continuing for at least 10 days thereafter.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have affixed my name as Clerk and caused the seal of said Village to be affixed hereto this 11<sup>th</sup> day of November, 2022.

SEAL



  
\_\_\_\_\_  
Georgine Cooper, Clerk  
Village of Island Lake  
Lake and McHenry Counties, Illinois