

CITY OF LE ROY
COUNTY OF McLEAN, STATE OF ILLINOIS

ORDINANCE NO. 02-03-03-50

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR FALCON RIDGE SECOND ADDITION
TO THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS
18TH DAY OF MARCH, 2002

PRESENTED: March 18, 2002

PASSED: March 18, 2002

APPROVED: March 18, 2002

RECORDED: March 18, 2002

PUBLISHED: March 18, 2002

In Pamphlet Form

Voting "Aye" Six (6)

Voting "Nay" Zero (0)

The undersigned being the duly qualified and Acting City Clerk of City of Le Roy does hereby certify that this document constitutes the publication in pamphlet form, in connection with a pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned ordinance and that such ordinance was presented, passed, approved, recorded, and published as above stated.

(SEAL)



City Clerk of the City of Le Roy,
McLean County, Illinois

Dated March 18, 2002.

ORDINANCE NO. 02-03-03-50

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR FALCON RIDGE SECOND ADDITION
TO THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS

WHEREAS, the Mayor and City Council of the City of Le Roy, McLean County, Illinois, an Illinois municipal corporation, have reviewed the proposed final plat of subdivision for Falcon Ridge 2nd Addition to the City of Le Roy; and

WHEREAS, the Mayor and City Council of the City of Le Roy have determined that said final plat meets all requirements of the subdivision code of the City of Le Roy, and that the approval of said proposed final plat is in the best interests of the city and its residents; and

WHEREAS, the Mayor and City Council of the City of Le Roy have not received a bond, proposed bond, irrevocable letter of credit or proposed irrevocable letter of credit in order to determine if the same is in due form and properly executed in satisfaction of the requirements of Section 22.06 (f) 5 of Chapter 22, Subdivisions, of the Municipal Code of the City of Le Roy, Illinois 1975 (as amended),

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Le Roy, Illinois, in lawful meeting assembled, as follows:

Section 1: The final plat of Falcon Ridge 2nd Addition to the City of Le Roy, McLean County, Illinois, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, is hereby approved, subject to those conditions as set forth hereinafter.

Section 2: The Mayor and City Administrator are hereby directed to review, and if found acceptable, accept, on behalf of the City of Le Roy, an appropriate bond or an irrevocable letter of credit, which the City Council hereby agrees shall be acceptable in lieu of the completion bond otherwise required in accordance with Section 22.06 (f) 5, of Chapter 22, Subdivisions, of the Municipal Code of the City of Le Roy, 1975 (as amended), and, upon acceptance of the aforesaid bond or irrevocable letter of credit, should the same be offered in lieu of the aforesaid completion bond, the requirement for posting of a completion bond shall be deemed waived in reliance on the substitution of the accepted irrevocable letter of credit (in place of the aforesaid completion bond), or should the developer decide to provide a completion bond, then upon the acceptance of the completion bond, in due form as required in accordance with the aforesaid Section 22.06 (f) 5. Until the aforesaid completion bond, or irrevocable letter of credit in substitution therefore, has been provided to the appropriate city officials and approved by them, the City Engineer and any other officials having responsibilities in regard to acceptance and approval of the subdivision plat, the subject of this ordinance, are directed not to release a signed copy of this ordinance nor any signed copies of the subdivision plat (bearing the appropriate signatures of the Mayor and City Clerk and/or other officials, as the case may be, or such signatures being affixed upon individual documents to be recorded with the subdivision plat), and the City Engineer and any other officials having responsibilities in regard to acceptance and approval of the subdivision plat, the subject of

this ordinance, are hereby directed not to permit the recording of the subdivision plat until approval of the bond or letter of credit as previously set forth.

Section 3: The Mayor and City Clerk are hereby directed to execute all necessary documents and certificates as may be appropriate in order to evidence the approval by the City of Le Roy of the aforesaid proposed final plat, and to cause and direct the developer to record said final plat as may be appropriate for the City for record purposes, all of the aforesaid directions to the Mayor and City Clerk as to executing and delivering documents, and causing documents to be recorded, being meant to be taken in connection with the directions given previously in this ordinance to the City Engineer, as set forth in Section 2.

Section 4: This ordinance shall be in full force and effect from and after its passage, approval and publication, as required by law.

Passed by the City Council of the City of Le Roy Illinois, upon the motion by Dave McClelland, seconded by Grace Anderson by roll call vote, this 18th day of March, A.D. 2002.

Council members elected 6 Council members present 6

VOTING AYE:

Dave McClelland, Grace Anderson, Jerry Henson, Gary Koerner, Dawn Thompson, John Haney
(names)

VOTING NAY:

None
(names)

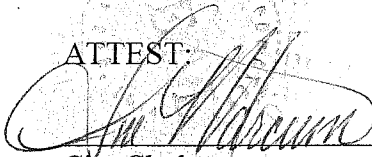
ABSENT, ABSTAIN, OTHER: None
(names)


City Clerk

Approved by the Mayor of the City of Le Roy, Illinois, this 18th day of March, A.D. 2002.


Mayor

(Seal)

ATTEST

City Clerk

CERTIFICATE

I, Sue Marcum, certify that I am the duly appointed and acting municipal clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on March 18th, 2002, the Corporate Authorities of such municipality passed and approved Ordinance No. 02-03-03-50, entitled:

**AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR FALCON RIDGE SECOND ADDITION
TO THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 02-03-03-50, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on March 18th, 2002, and continuing for at least ten days thereafter. Copies of such Ordinances were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois this 18th day of March, 2002.

(SEAL)



Municipal Clerk

STATE OF ILLINOIS)
) SS:
COUNTY OF MCLEAN)


I, Sue Marcum, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am keeper of the records and the files of the Mayor and the City Council of the said City.

I do further certify that the forgoing is true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR FALCON RIDGE SECOND ADDITION
TO THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS**

I do further certify said ordinance was adopted by the City Council of the City of Le Roy at a regular meeting on the 18th day of March, 2002, and a faithful record of said ordinance has been made in the record books.

Dated this 18th day of March, 2002

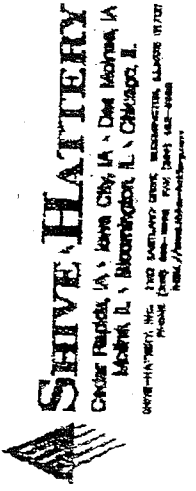


City Clerk

(SEAL)

Second Addition to Falcon Ridge Subdivision

A part of the Southwest Quarter of Section 28 & part of the Northwest Quarter of Section 33, Township 22 North, Range 4 East of the Third Principal Meridian
Leroy, McLean County, Illinois

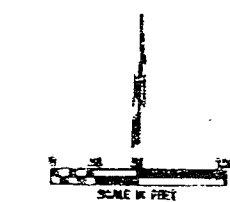


Second Addition to Falcon Ridge Subdivision - Final Plat

Marsh Development Corporation
Leroy, Illinois

REVISION	
REV. NO.	
APPROVED	DATE
REV. NO.	
APPROVED	DATE
REV. NO.	
APPROVED	DATE
DESIGN	JOB
APPROVED	
ISSUED FOR	
DATE	03/28/02
FIELD BOOK	

SHEET NAME	FINAL PLAT
PROJECT NO.	800245-1
SHEET NO.	B2-01



- ### LEGEND
- X P.R. PAL SET
 - P TOWER IRON ROD
 - O SET IRON ROD
 - 3/4" BUILDING SETBACK LINE
 - UTILITY EASEMENT LINE
 - PROPERTY LINE
 - BOUNDARY OF SUBDIVISION

Surveyor's Certificate

A PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 22 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AS A POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 28 (THENCE NORTH 0°-00'-00" EAST (ANALYTICALLY DERIVED) 30.00 FEET ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 28 TO THE SOUTHWEST CORNER OF FALCON RIDGE SUBDIVISION, ACCORDING TO DOC. # 81-22362 OF THE ILLINOIS COUNTY RECORDS OF RECORDS;

THENCE NORTH 89°-00'-00" EAST 344.43 FEET ALONG THE SOUTH LINE OF THE FALCON RIDGE SUBDIVISION;

THENCE SOUTH 0°-00'-00" EAST 712.00 FEET TO THE NORTH LINE OF DOC. # 81-1028;

THENCE SOUTH 89°-00'-00" WEST 102.27 FEET ALONG THE NORTH LINE OF DOC. # 81-1028;

THENCE NORTH 0°-00'-00" EAST 147.70 FEET ALONG THE LINE OF DOC. # 87-1428;

THENCE NORTH 89°-00'-00" WEST 182.27 FEET ALONG THE NORTH LINE OF DOC. # 87-1428 TO THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 33;

THENCE NORTH 0°-00'-00" EAST 182.27 FEET TO THE POINT OF BEGINNING.

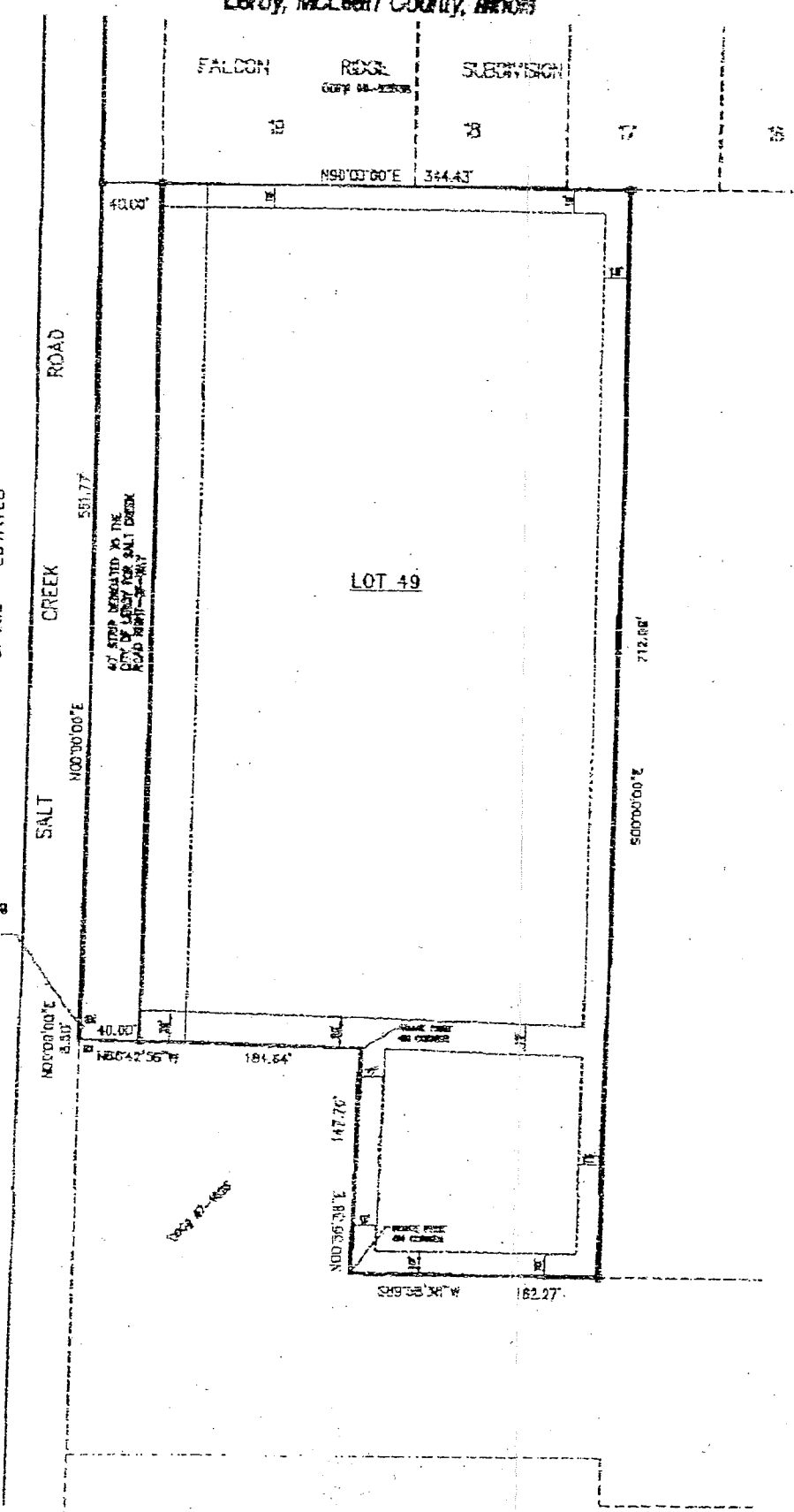
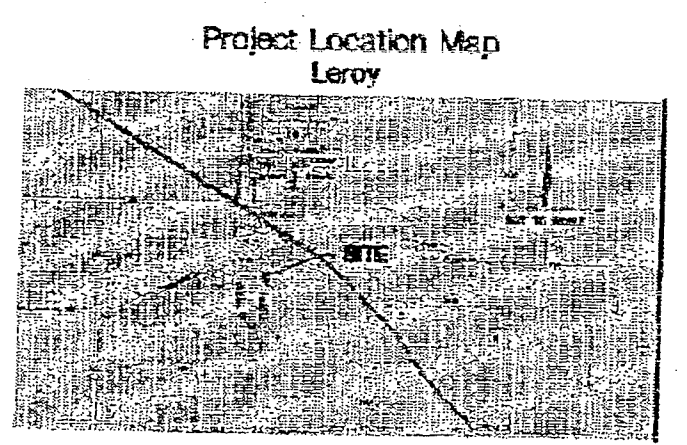
Said parcel contains 5.00 acres more or less.

I FURTHER CERTIFY THAT I HAVE SURVEYED SAID PROPERTY AND I, LOT NUMBER 49, WITH THE STREET AND EASEMENTS AS SHOWN. SAID SURVEYING IS TO BE KEPT ON FILE & RECORDS SUBJECT TO FALCON RIDGE SUBDIVISION IN THE CITY OF LEROY, ILLINOIS COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT SAID SUBDIVISION LIES WITHIN ZONE X (AREAS DETERMINED TO BE SPECIFIC ONE YEAR FLOOD PLANE) ACCORDING TO THE FEDERAL GOVERNMENT'S NATIONAL FLOOD INSURANCE RATE MAP FOR ILLINOIS COUNTY, ILLINOIS COUNTY PANEL NO. 17002750 D, EFFECTIVE DATE FEBRUARY 9, 2000.



OWNER/DEVELOPER
MARSH DEVELOPMENT CORPORATION
P.O. BOX 1074
LEROY, IL 61752



SHEA BLOOM

FAA JUL 05 06:28:00

Survey No. 800245-1
 Date of Issue: 03/28/02
 Project: Second Addition to Falcon Ridge Subdivision
 Map No.: B2-01