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Fee Amt: \$76.00 Page 1 of 12  
McLean County, IL  
Ruth Weber Recorder

File **2002-00037153**

**FINAL PLAT**

**OF**

**JENSEN**

**SUBDIVISION**

CITY OF LE ROY  
COUNTY OF McLEAN, STATE OF ILLINOIS

ORDINANCE NO. 02-08-06-52

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT FOR JENSEN  
SUBDIVISION TO THE CITY OF LE ROY, MC LEAN COUNTY, ILLINOIS

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ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS  
19th DAY OF August, 2002

PRESENTED: August 19, 2002

PASSED: August 19, 2002

APPROVED: August 19, 2002

RECORDED: August 19, 2002

PUBLISHED: August 19, 2002

In Pamphlet Form

Voting "Aye" Six ( 6 )

Voting "Nay" None ( 0 )

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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)



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City Clerk of the City of Le Roy,  
McLean County, Illinois  
Dated: August 19, 2002.

## ORDINANCE NO. 02-08-06-52

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT  
FOR JENSEN SUBDIVISION  
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 Jensen 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 Jensen 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 Dawn Thompson by roll call vote, this 18th day of March, A.D. 2002.

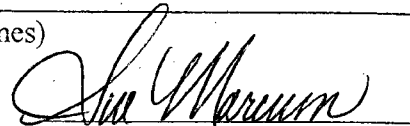
Council members elected 6

Council members present 6

**VOTING AYE:** Dave McClelland, Grace Anderson, Jerry Henson, Gary Koerner, Dawn Thompson, and (names) John Haney

**VOTING NAY:** None  
(names)

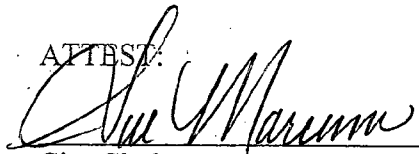
**ABSENT, ABSTAIN, OTHER:** None  
(names)

  
City Clerk

Approved by the Mayor of the City of Le Roy, Illinois, this 19th day of August, A.D. 2002.

  
Mayor

(Seal)

ATTEST:  
  
City Clerk

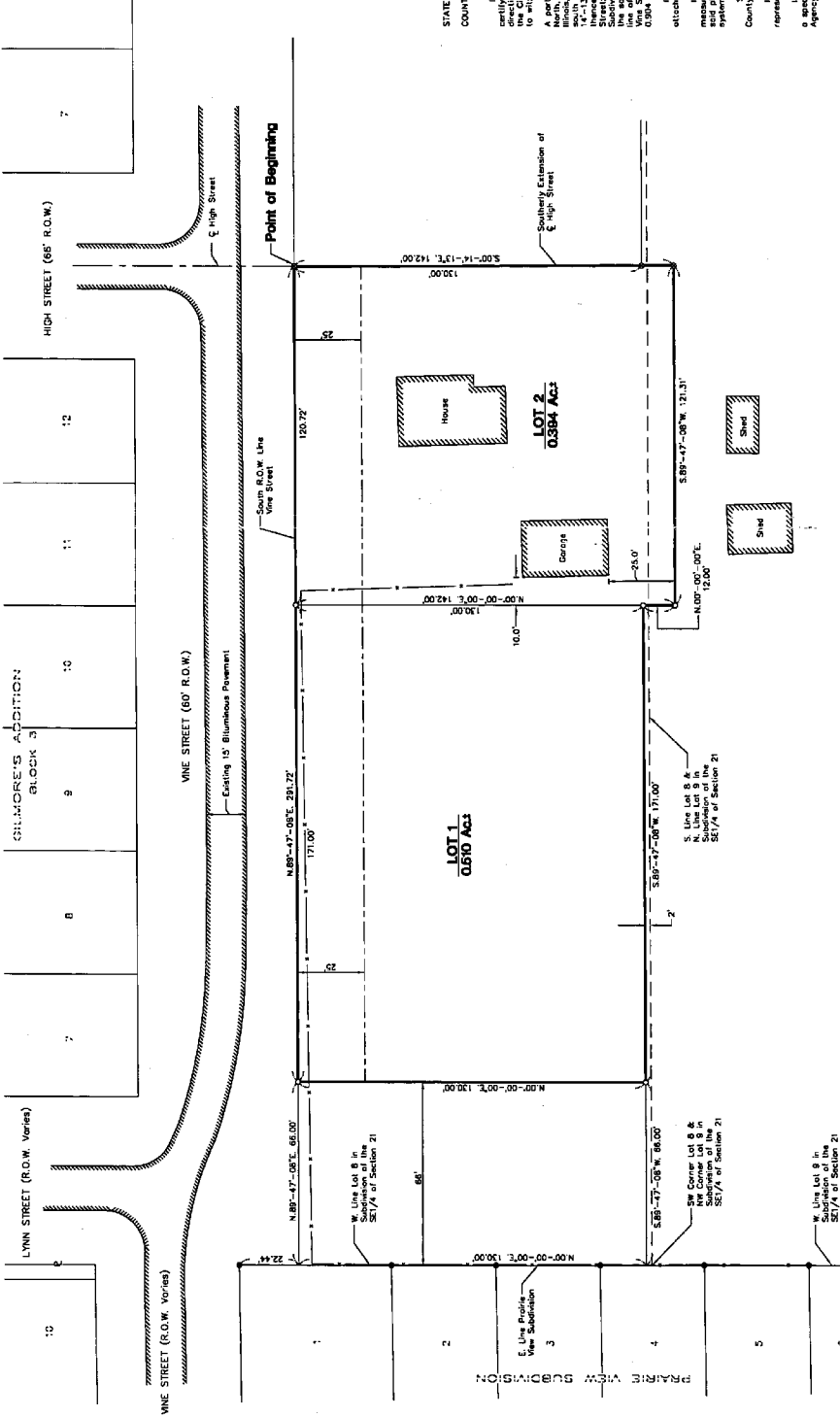
2002-37153

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# JENSEN SUBDIVISION

A part of Lot 8 & Lot 9 in the Subdivision of the SE 1/4 of Section 21  
T. 22 N., R. 4 E., 3 P.M., City of LeRoy, McLean County, Illinois

Record Plat  
Keneth Jensen  
711 E. W. St.  
LeRoy, IL 61752



### CITY OF LEROY APPROVAL

We, the undersigned Mayor and City Clerk of the City of LeRoy, McLean County, Illinois, hereby certify that the foregoing plat was approved by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Robert Rice - Mayor  
Sus Maroum - City Clerk

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF McLEAN } SS

I, Bradley K. Shaffer, Illinois Professional Land Surveyor No. 3486, do hereby certify that I have examined the foregoing plat and the same is in accordance with the laws of the State of Illinois, and with the Ordinance of the City of LeRoy, for Kenneth Jensen and represents the following described property to wit:

Part of Lot 8 and Lot 9 in the Subdivision of the SE 1/4 of Section 21, Township 22 North, Range 4 East of the Third Principal Meridian, City of LeRoy, McLean County, Illinois, more particularly described as follows: Beginning at the intersection of the 14'-13" E. 142.00' line on the southerly extension of said centering of High Street; thence S. 89°-47'-08" W. 171.00' feet parallel with the west line of Lot 8 in the Subdivision of the SE 1/4 of Section 21; thence S. 89°-47'-08" W. 171.00' feet parallel with the east line of Lot 8 in the Subdivision of the SE 1/4 of Section 21; thence S. 89°-47'-08" W. 171.00' feet parallel with the east line of Lot 8 in the Subdivision of the SE 1/4 of Section 21 to the south right of way line of 0.384 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into 2 lots as shown on the attached plat.

Iron monuments identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof. All easements designated on the plat are dedicated for public use and for the use of community drainage, telephone systems.

Said subdivision is to be known as Jensen Subdivision, City of LeRoy, McLean County, Illinois.

I further certify that the foregoing plat accompanying this certificate accurately represents the above described property of said subdivider.

I further certify that no part of said herein described subdivision is located within a special flood hazard area as delineated by the Federal Emergency Management Agency.



Lewis, Yockey & Brown, Inc.  
Consulting Engineers & Land Surveyors  
503 North Main Street  
LeRoy, IL 61752

06/02/2002 Date  
Bradley K. Shaffer  
Illinois Professional Land Surveyor No. 3486

Successor's Note  
The parties requesting the herein depicted survey did not furnish any evidence of title, unknown interests or other matters of which I am unaware and these matters, if any, are therefore not shown.

FILE NO.	514
RECORD NO.	BKS
DATE	06/02/2002
PLAT	1

**Lewis, Yockey & Brown, Inc.**  
Consulting Engineers & Land Surveyors  
503 North Main Street  
LeRoy, Illinois 61752  
Tel: (202) 297-2500 Fax: (202) 297-2500

Jensen Subdivision  
Final Plat  
City of LeRoy, McLean County, Illinois

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