

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

**Monday, March 13, 2023**

**5:30 P.M.**

Amendment 1
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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 February 13, 2023 minutes:
5. Review of Executive Session
  - a) Approval of Nov 13, 2008 Executive Session minutes:
  - b) Approval of Feb 10, 2009 #1 Executive Session minutes:
  - c) Approval of Feb 10, 2009 #2 Executive Session minutes:
  - d) Approval of Mar 10, 2009 Executive Session minutes:
  - e) Approval of July 13, 2020 Executive Session minutes:
6. Public Input:
7. Unfinished Business:
8. New Business:
  - a) Appointment Of Teresa Gauger as ZBA Chairman for the five year term ending August 1, 2028
  - b) Appointment of John Obery as a regular ZBA member to fill the expired term of Kim Holmes for a 5 year term expiring August 1, 2027
9. Planning and Zoning Issues:
  - a) Wiegand Subdivision review and approval
  - b) Vangbo Subdivision review and approval
10. Executive session (if necessary)
11. Any action coming out of Executive Session:
12. Adjournment

**MINUTES**  
**CONSERVATION, PLANNING, AND ZONING COMMITTEE**  
**WOODFORD COUNTY, ILLINOIS**  
**WEDNESDAY, February 15, 2023**  
**5:30 P.M.**

1. Call to Order:

Mr. Miller called the meeting to order at 5:30 p.m.

Roll Call: Nick Miller, Blake Parsons, Zach Ferris, and Dan Steffen were present. John Krug and Erik Gibson were also present. Nathan Schertz was absent.

2. Approval of Monthly claims:

Mr. Steffen made the motion to approve the monthly claims, seconded by Ferris. *Motion Carried.*

3. Approval of January 9, 2023 minutes:

Mr. Parsons made the motion to approve the minutes, seconded by Steffen. *Motion Carried.*

4. Public Input: None

5. Unfinished Business: None

6. New Business:

- a) Annual Zoning Update. Ms. Jording provided the annual update(attached) it was noted that permit number were up significantly from prior years with solar being a main driver.

7. Planning and Zoning Issues:

a) Discussion and action on Wind and Solar Setback regulations required as a result of Public Act 102-1123 Ms. Jording provided two options for text amendments, one would modify the existing Wind and Solar sections to be compliant with the new statutory requirements the other option would be to eliminate the Special Use requirements and have the companies just apply for zoning permits in the office.

Ms. Jording and Mr. Gibson discussed that the statue sets the regulatory requirements so the county no ability to add additional regulations. If the company meets the requirements of the statute and any ordinance passed in compliance with the statute the County shall issue the Special Use. Mr. Gibson discussed that we could continue toto require Special Use Hearings, it would allow an opportunity for the public to come in and express concerns, however the Zoning Board would not have the ability to recommend denial if the company meets the state requirements. The committee discussed that continuing to have a Special Use requirement increases the work load of the Zoning office and Zoning Board of Appeals without the benefit of being able to deny or even place restrictions on Special Use Ordinances. Ms. Jording explained that we are required to have the ordinance amended by May 27 to comply with state law, in order to accomplish that we will need to take these changes to the March or April ZBA, she encouraged them to take it to the March Hearing to provide some time to adjust verbiage if necessary and return to April ZBA. Motion to submit changes removing the requirement for Commercial Wind and Solar Special Use to the Zoning Board of Appeals as presented made by Parsons, seconded by Steffen. *Motion Carried.*

8. Executive session (if necessary) None

9. Any action coming out of Executive Session:

10. Adjournment

Motion to adjourn made by Parsons at 7:00 pm, seconded by Steffen. *Motion Carried.*

\_\_\_\_\_  
Lisa Jording, Secretary

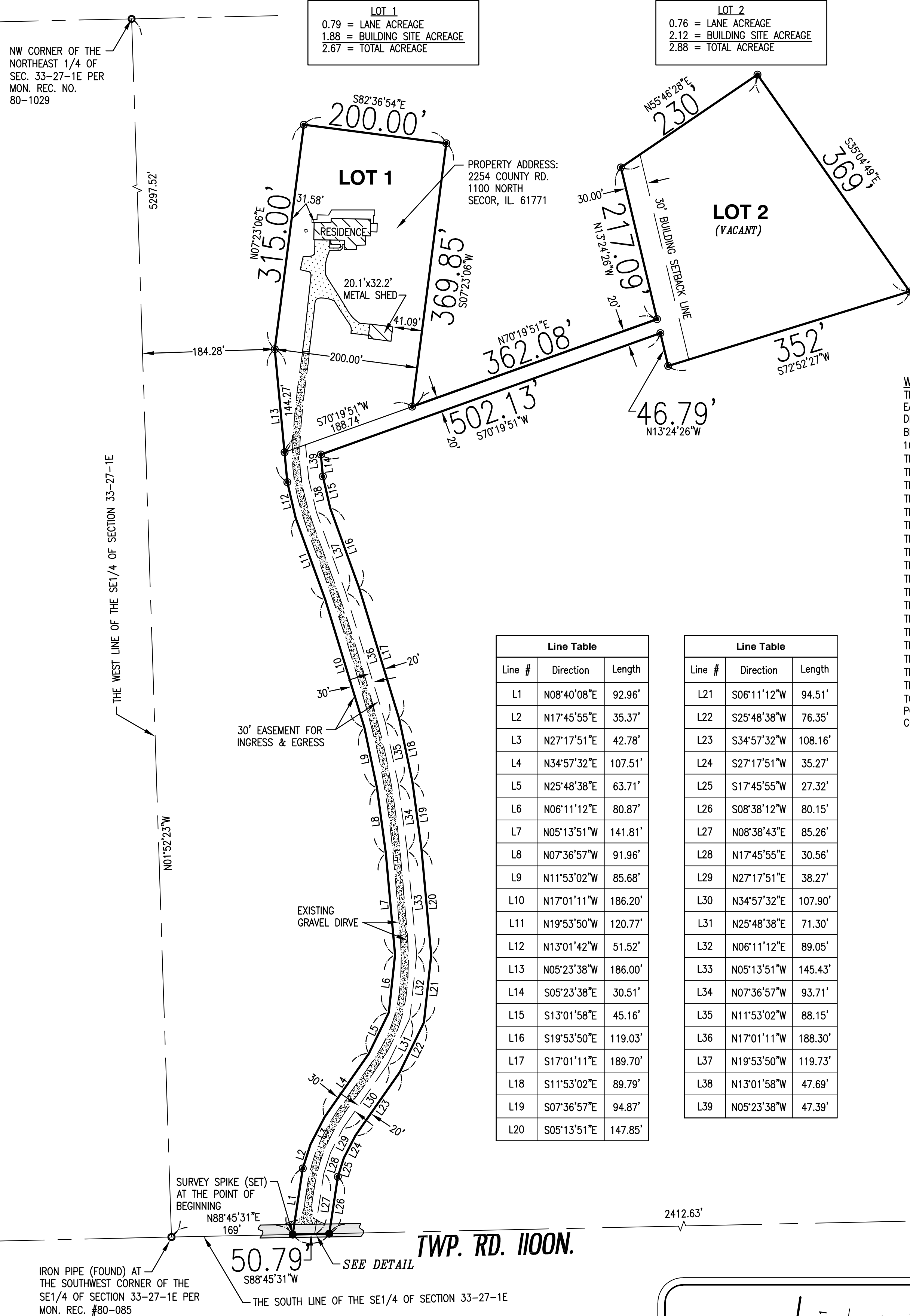
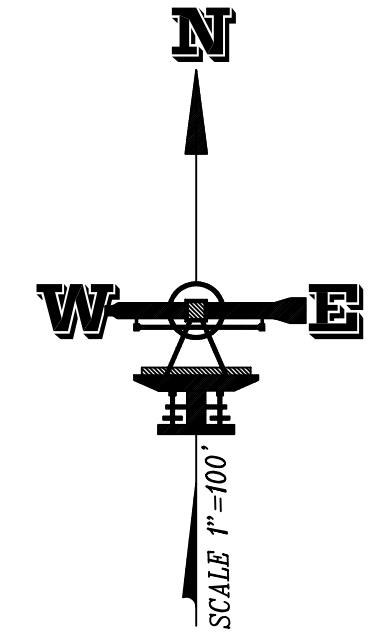
\_\_\_\_\_  
Nick Miller, Chairman

\_\_\_\_\_  
Date

# WIEGAND SUBDIVISION

of  
PART OF THE SOUTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 27 NORTH, RANGE 1 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE.  
DATE OF THIS PRELIMINARY  
FEBRUARY 20, 2023



**LOT 1**  
0.79 = LANE ACREAGE  
1.88 = BUILDING SITE ACREAGE  
2.67 = TOTAL ACREAGE

**LOT 2**  
0.76 = LANE ACREAGE  
2.12 = BUILDING SITE ACREAGE  
2.88 = TOTAL ACREAGE

Line #	Direction	Length
L1	N08°40'08"E	92.96'
L2	N17°45'56"E	35.37'
L3	N27°17'51"E	42.78'
L4	N34°57'32"E	107.51'
L5	N25°48'38"E	63.71'
L6	N06°11'12"E	80.87'
L7	N05°13'51"W	141.81'
L8	N07°36'57"W	91.96'
L9	N11°53'02"W	85.68'
L10	N17°01'11"W	186.20'
L11	N19°53'50"W	120.77'
L12	N13°01'42"W	51.52'
L13	N05°23'38"W	186.00'
L14	S05°23'38"E	30.51'
L15	S13°01'58"E	45.16'
L16	S19°53'50"E	119.03'
L17	S17°01'11"E	189.70'
L18	S11°53'02"E	89.79'
L19	S07°36'57"E	94.87'
L20	S05°13'51"E	147.85'

Line #	Direction	Length
L21	S06°11'12"W	94.51'
L22	S25°48'38"W	76.35'
L23	S34°57'32"W	108.16'
L24	S27°17'51"W	35.27'
L25	S17°45'55"W	27.32'
L26	S08°38'12"W	80.15'
L27	N08°38'43"E	85.26'
L28	N17°45'55"E	30.56'
L29	N27°17'51"E	38.27'
L30	N34°57'32"E	107.90'
L31	N25°48'38"E	71.30'
L32	N06°11'12"E	89.05'
L33	N05°13'51"W	145.43'
L34	N07°36'57"W	93.71'
L35	N11°53'02"W	88.15'
L36	N17°01'11"W	188.30'
L37	N19°53'50"W	119.73'
L38	N13°01'58"W	47.69'
L39	N05°23'38"W	47.39'

**WIEGAND SUBDIVISION LEGAL DESCRIPTION:**  
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4, WHICH POINT IS 169.00 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 AND RUNNING THENCE NORTH 08°40'08" EAST, 92.96 FEET; THENCE NORTH 17°45'55" EAST, 35.37 FEET; THENCE NORTH 27°17'51" EAST, 42.78 FEET; THENCE NORTH 34°57'32" EAST, 107.51 FEET; THENCE NORTH 25°48'38" EAST, 63.71 FEET; THENCE NORTH 06°11'12" EAST, 80.87 FEET; THENCE NORTH 05°13'51" EAST, 141.81 FEET; THENCE NORTH 07°36'57" WEST, 91.96 FEET; THENCE NORTH 11°53'02" WEST, 85.68 FEET; THENCE NORTH 17°01'11" WEST, 186.20 FEET; THENCE NORTH 19°53'50" WEST, 120.77 FEET; THENCE NORTH 13°01'42" WEST, 51.52 FEET; THENCE NORTH 05°23'38" WEST, 186.00 FEET; THENCE NORTH 07°23'06" EAST, 315.00 FEET; THENCE SOUTH 82°36'54" EAST, 200.00 FEET; THENCE SOUTH 07°23'06" WEST, 369.85 FEET; THENCE NORTH 70°19'51" EAST, 362.08 FEET; THENCE NORTH 13°24'26" WEST, 217.09 FEET; THENCE NORTH 55°46'28" EAST, 230.00 FEET; THENCE SOUTH 35°04'49" EAST, 369.00 FEET; THENCE SOUTH 72°52'27" WEST, 352.00 FEET; THENCE NORTH 13°24'26" WEST, 46.79 FEET; THENCE SOUTH 70°19'51" WEST, 502.13 FEET; THENCE SOUTH 05°23'38" EAST, 30.51 FEET; THENCE SOUTH 13°01'58" EAST, 45.16 FEET; THENCE SOUTH 19°53'50" EAST 119.03 FEET; THENCE SOUTH 17°01'11" EAST, 189.70 FEET; THENCE SOUTH 25°48'38" WEST, 76.35 FEET; THENCE SOUTH 07°36'57" EAST, 94.87 FEET; THENCE SOUTH 05°13'51" EAST, 147.85 FEET; THENCE SOUTH 06°11'12" WEST, 94.51 FEET; THENCE SOUTH 25°48'38" WEST, 76.35 FEET; THENCE SOUTH 34°57'32" WEST, 108.16 FEET; THENCE SOUTH 27°17'51" WEST, 35.27 FEET; THENCE SOUTH 17°45'55" WEST, 27.32 FEET; THENCE SOUTH 08°38'12" WEST, 80.15 FEET TO A POINT ON SAID SOUTH LINE; AND THENCE SOUTH 88°45'31" WEST, 50.79 FEET TO THE POINT OF BEGINNING.  
CONTAINING 5.55 ACRES, MORE OR LESS.

**PLAT OFFICER'S CERTIFICATE**  
STATE OF ILLINOIS )  
) SS  
COUNTY OF WOODFORD)  
  
I, WOODFORD COUNTY PLAT OFFICER, DO HEREBY APPROVE THIS EXCEPTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION RESOLUTION OF WOODFORD COUNTY, ILLINOIS  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
WOODFORD COUNTY PLAT OFFICER

**COUNTY CLERK'S CERTIFICATE**  
STATE OF ILLINOIS )  
) SS  
COUNTY OF WOODFORD)  
I, \_\_\_\_\_ COUNTY CLERK OF WOODFORD COUNTY, ILLINOIS, CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE LANDS DESCRIBED ON THE ATTACHED PLAT OF SURVEY AND FIND THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS, OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE LANDS DESCRIBED ON SAID PLAT OR IN THE CERTIFICATE OF THE SURVEYOR.  
WITNESS MY HAND AND SEAL OF WOODFORD COUNTY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
COUNTY CLERK

**LOCAL HEALTH DEPARTMENT CERTIFICATE**  
STATE OF ILLINOIS )  
) SS  
COUNTY OF WOODFORD)  
  
NO PUBLIC SEWER SYSTEM EXISTS TO SERVE THESE SUBJECT PREMISES. THE PLAT IS APPROVED WITH RESPECT TO ONSITE SEWAGE DISPOSAL AND THE ACREAGE INVOLVED HAS BEEN REVIEWED IN ACCORDANCE WITH ESTABLISHED SOIL SUITABILITY EVALUATION PROCEDURES.  
WOODFORD COUNTY PUBLIC HEALTH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**TOWNSHIP HIGHWAY COMMISSIONER'S APPROVAL**  
STATE OF ILLINOIS )  
) SS  
COUNTY OF WOODFORD)  
I, \_\_\_\_\_ TOWNSHIP HIGHWAY COMMISSIONER OF GREENE TOWNSHIP, DO HEREBY CERTIFY THAT THE PROPOSED PLAT MEETS THE SAFETY AND ACCESS CONTROL STANDARDS OF GREENE TOWNSHIP.  
TOWNSHIP HIGHWAY COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

**SCHOOL DISTRICT STATEMENT**  
PURSUANT TO 765 ILCS 205/1 THE UNDERSIGNED STATES THAT, TO THE BEST OF THEIR KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH THE SUBJECT PREMISES LIES IS SCHOOL DISTRICT UNITS #11  
BY (DEVELOPER/OWNER) \_\_\_\_\_  
  
ATTEST \_\_\_\_\_

**OWNERS CERTIFICATE**  
STATE OF ILLINOIS )  
) SS  
COUNTY OF WOODFORD)  
  
THIS IS TO CERTIFY THAT THE UNDERSIGNED, \_\_\_\_\_ IS (ARE) THE LEGAL OWNER(S) OF RECORD OF THE LAND DESCRIBED ON THE PLAT HEREON DRAWN AND SHOWN HEREON AS SUBDIVIDED, AND THAT HE (THEY) HAS (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 LIES IN THE \_\_\_\_\_ SCHOOL DISTRICT.  
  
IN WITNESS WHERE OF WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR SEALS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
OWNER \_\_\_\_\_  
OWNER \_\_\_\_\_

**NOTARY CERTIFICATE**  
STATE OF ILLINOIS )  
) SS  
COUNTY OF WOODFORD)  
I, \_\_\_\_\_ A NOTARY PUBLIC, IN AND FOR SAID COUNTY, AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE SAID PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE ACCOMPANYING PLAT AND CERTIFICATION, EACH APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED AND SEALED THE SAID PLAT AND CERTIFICATION AS HIS (HER) FREE AND VOLUNTARY USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
NOTARY PUBLIC \_\_\_\_\_

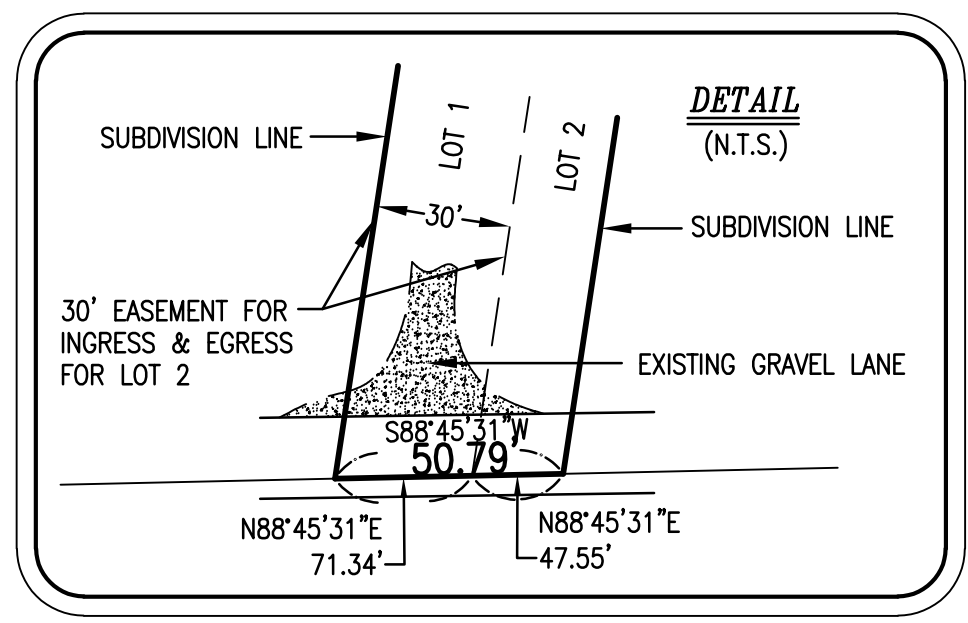
**SURVEYOR'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF WOODFORD) SS  
  
THIS IS TO CERTIFY THAT I, CARL J. KRAUSE JR., AN ILLINOIS SURVEYOR NO. 1750, HAVE SURVEYED AND SUBDIVIDED THE LANDS DESCRIBED AND AS SHOWN BY THE ANNEXED PLAT AND CERTIFICATION, EACH APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) SIGNED AND SEALED THE SAID PLAT AND CERTIFICATION AS HIS (HER) FREE AND VOLUNTARY USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
ILLINOIS PROFESSIONAL SURVEYOR NO. 1750  
LICENSE EXPIRATION NC. 2024  
SIGNATURE \_\_\_\_\_

NOTES:  
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NONE WAS PROVIDED. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD OR NOT OF RECORD, AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN.  
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.  
3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.  
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.  
5. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.

**KRAUSE SURVEYING INC.**  
ILLINOIS PROFESSIONAL DESIGN FIRM #184-004647  
"SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"  
115 WEST HACK ST. - P.O. BOX 336 - CULLOM, IL 60929  
PHONE (815) 676-0999 ~ FAX (815) 676-4999  
© KRAUSE SURVEYING INC. - ALL RIGHTS RESERVED  
DISTANCES ARE MARKED IN FEET AND DECIMALS  
ORDER NO.: 221215  
ORDERED BY: ROY WIEGAND

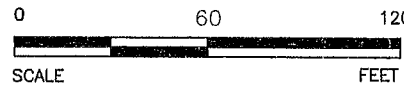
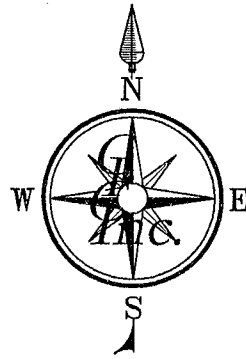
**811**  
Know what's below.  
Call before you dig.

GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.



GRID BEARING BASED ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM. PREVIOUS DOCUMENTATION MAY HAVE ASSUMED DATA. THE RELATIONSHIP BETWEEN GRID AND ASSUMED, ONE TO THE OTHER, REMAIN THE SAME.





Scale: 1"=60'

○ IRON ROD SET

— BUILDING SET BACK LINE

# VANGBO SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 3 WEST OF THE 3RD PRINCIPAL MERIDIAN; WOODFORD COUNTY, ILLINOIS. PART OF PIN 08-22-301-006

LOURDES ROAD IS OIL AND CHIP FINISH

BUILDING SET BACKS:  
30' FROM ROW LINE  
30' FROM SIDE LINES  
50' FROM REAR LINE

PIN 08-22-301-006

OWNER: STEN & THERESA OLSEN  
1336 LOURDES ROAD  
METAMORA, IL 61548

THIS PARCEL IS ZONED AGRICULTURE ON 10-14-2022

## LEGAL DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89°-18'-56" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 44.75 FEET, TO FOUND IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF LOURDES ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°-42'-00" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF LOURDES ROAD, A DISTANCE OF 71.53 FEET; THENCE NORTH 12°-56'-40" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 59.96 FEET; THENCE NORTH 00°-13'-24" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 93.95 FEET; THENCE NORTH 20°-37'-35" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 380.61 FEET; THENCE NORTH 89°-47'-14" EAST, A DISTANCE OF 380.61 FEET; THENCE SOUTH 00°-41'-09" EAST, A DISTANCE OF 224.03 FEET; TO AN IRON ROD AT THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE SOUTH 89°-18'-56" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 394.23 FEET, TO THE POINT OF BEGINNING; CONTAINING 2.00 ACRES MORE OR LESS; SUBJECT TO ANY EASEMENTS, COVENANTS AND/OR AGREEMENTS OF RECORD.

PIN 08-22-301-005

OWNER: TJW LP  
P.O. BOX 1366  
PEORIA, IL 61654

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WOODFORD ) SS

I, JESSICA M. YOUNGMAN, PROFESSIONAL LAND SURVEYOR NUMBER 3806, DO HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE OF THE LANDS HEREON SHOWN AND THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THAT SURVEY.

I ALSO CERTIFY THAT NO PART OF THIS PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL #170730 0175 D, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010 WAS USED TO DETERMINE THIS ZONE.

I ALSO CERTIFY THAT THIS TRACT OF LAND IS SITUATED WITHIN ONE AND ONE-HALF MILES OF THE VILLAGE OF GERMANTOWN HILLS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLES 11 OF THE ILLINOIS MUNICIPAL CODE.

DATED THIS 10<sup>th</sup> DAY OF March, 2023.

BY: Jessica M. Youngman  
JESSICA M. YOUNGMAN  
ILLINOIS PROFESSIONAL LAND SURVEYOR #3806  
MY LICENSE EXPIRES: NOVEMBER 30, 2024



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS

FIELD WORK COMPLETED: 05/18/2022

## OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WOODFORD ) SS  
I, Theresa and Sten Olsen OWNERS AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT I CAUSED THE SURVEY TO BE MADE AS SHOWN ON THE ATTACHED PLAT, SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I ALSO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE Metamora SCHOOL DISTRICT.

DATED THIS 10<sup>th</sup> DAY OF March, 2023.

OWNER: Sten Olsen Theresa Olsen

## NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WOODFORD ) SS  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Theresa and Sten Olsen IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND SEAL THIS 10<sup>th</sup> DAY OF March, 2023.

NOTARY PUBLIC: Sharon M. Grigg



## TOWNSHIP HIGHWAY COMMISSIONER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WOODFORD ) SS  
I, Jacob D. Cuples THE TOWNSHIP ROAD COMMISSIONER OF Woodford TOWNSHIP, DO HEREBY CERTIFY THAT THE FOREGOING PLAT MEETS THE SAFETY AND ACCESS CONTROL STANDARDS OF Woodford TOWNSHIP.

GIVEN UNDER MY HAND AND SEAL THIS 8<sup>th</sup> DAY OF March, 2023.

TOWNSHIP ROAD COMMISSIONER: Jacob D. Cuples

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WOODFORD ) SS  
I, COUNTY 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 THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 10<sup>th</sup> DAY OF March, 2023.

COUNTY CLERK: \_\_\_\_\_ DEPUTY CLERK: \_\_\_\_\_

THIS PROPERTY MAY BE WITHIN A DAM BREACH ZONE; ANY DEVELOPMENT SHOULD BE CONSTRUCTED AT A LEVEL TO PROTECT FROM FLOODING AND BREACH IMPACTS.

## WOODFORD COUNTY PLAT APPROVING OFFICER

STATE OF ILLINOIS )  
COUNTY OF WOODFORD ) SS  
I, WOODFORD COUNTY PLAT APPROVING OFFICER DO HEREBY APPROVE THIS EXCEPTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION RESOLUTION OF WOODFORD COUNTY, ILLINOIS

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PLAT APPROVING OFFICER: \_\_\_\_\_

2.302 ACRE TRACT  
PLAT BOOK 27, PAGE 90  
DOC.# 91802

## VILLAGE OF GERMANTOWN HILLS PLAT APPROVING OFFICER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WOODFORD ) SS  
I, Todd Rice PLAT APPROVING OFFICER FOR VILLAGE OF GERMANTOWN HILLS, IN THE COUNTY OF WOODFORD AND STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE ABOVE FINAL SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS FOR GERMANTOWN HILLS, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS 2<sup>nd</sup> DAY OF March, 2023.

PLAT APPROVING OFFICER: Todd Rice



PLAT OF SURVEY  
PART OF SECTION 22, T27N, R3W  
WOODFORD COUNTY, ILLINOIS

Sheet Info:	Remarks:
Drawn By: JMY	
Approved By: JMY	
Date: 5-18-2022	
Project No.: 794-001	