

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #677H

AN ORDINANCE APPROVING A REPLAT TITLED REPLAT OF LOTS 26 AND 27 OF
DEER HILLS SUBDIVISION PLAT 1

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 3rd DAY OF JUNE 2024.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 4th DAY OF JUNE, 2024

Published in Pamphlet Form this 4th day of June, 2024.

ORDINANCE NO. 677H

**AN ORDINANCE APPROVING
A REPLAT TITLED
REPLAT OF LOTS 26 AND 27 OF DEER HILLS SUBDIVISION PLAT 1**

WHEREAS, the City of Belvidere has adopted a Subdivision Ordinance (Chapter 151 of the Belvidere Municipal Code) in accordance with the provisions of Illinois Compiled Statutes to regulate the division of land and specify the minimum requirements for public improvements on land in the City of Belvidere; and,

WHEREAS, the property owner, Vincent Kaminsky and Julie Altenbern, 331 Whitetail Trail, Belvidere, IL 61008 has petitioned the City of Belvidere for approval of the replat titled Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That the attached Replat titled Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1 be, and is hereby approved, subject to the following conditions:

1. The title of the plat shall be changed to Replat of Lots 26 and 27 of Deer Hills Subdivision Plat 1.
2. A sidewalk in compliance with the City of Belvidere Municipal Code requirements shall be constructed across what was Lot 27.
3. The total square-footage of newly created Lot 1 shall be depicted on the plat.
4. The Surveyor's certificate block shall be changed to mirror the language in Appendix A of the Belvidere Subdivision Code.
5. The Public Works Department Approval certificate block shall be changed to mirror the language in Appendix A of the Belvidere Subdivision Code.
6. The Recorder's certificate block shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
7. The General Provisions Easement statement shall be shown on the plat as required per Appendix A of the Belvidere Subdivision Code.
8. The Owner's certificate block shall be plural since there are two property owners.
9. A drainage overlay needs to be submitted illustrating the single lot drainage pattern for review and approval prior to final plat approval.
10. The revised plat shall be presented to the planning department for review and approval before any signatures are obtained.
11. The plat shall be recorded with the County Recorder of Deeds within 90 days of City Council approval, unless a plat-recording extension is granted.
12. The final plat shall be in compliance with all applicable codes, ordinances and agreements unless specifically waived by the City Council.

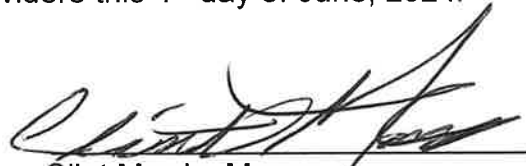
Section 2. That the Mayor and City Clerk are hereby authorized and directed to execute the plat upon presentment of a proper guarantee for the construction of the required subdivision improvements and payment of the construction inspection fee in accordance with the Belvidere Subdivision Ordinance.

Section 3. That the City Clerk is hereby authorized and directed to cause the replat to be recorded with the Boone County Recorder of Deeds after the plat is properly executed by all of the officers of the City of Belvidere.

Section 4. That this Ordinance shall be in full force and effect from and after its passage as provided by local law and pursuant to Illinois State Statutes. This written and foregoing Ordinance is published by authority of the corporate authorities of the City of Belvidere in pamphlet form on this date.

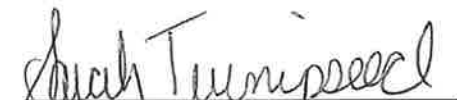
PASSED by the City Council of the City of Belvidere this 3rd day of June, 2024.

APPROVED by the Mayor of the City of Belvidere this 4th day of June, 2024.



Clint Morris, Mayor

ATTEST:



Sarah Turnipseed, City Clerk

Ayes: 8 Nays: 0 Absent: 2

City Council Members Voting Aye: Brereton, Fleury, Frank, Freeman, McGee, Stevens and Albertini.

City Council Members Voting Nay: None.


Date Published: June 4, 2024

Sponsor: Ald. Mulhall

ATTACHMENT A

PLAT OF CONSOLIDATION OF LOTS 26 AND 27 OF DEER HILLS SUBDIVISION PLAT 1

THE STATE OF ILLINOIS, COUNTY OF DELAWARE
WITNESSETH, that the following is a true and correct copy of the original Plat of Consolidation of Lots 26 and 27 of Deer Hills Subdivision Plat 1, as the same is on file in the Office of the County Clerk of the County of Delaware, Illinois.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.



AREAS	
Lot 26	0.2548 Acres
Lot 27	0.2548 Acres
Total	0.5096 Acres

SURVEYOR'S NOTES

CONVEYANCES

DEED CERTIFICATE

OWNER'S CERTIFICATE

As the owner of the land herein described, I do hereby certify that the above is a true and correct copy of the original Plat of Consolidation of Lots 26 and 27 of Deer Hills Subdivision Plat 1, as the same is on file in the Office of the County Clerk of the County of Delaware, Illinois.

Given under my hand and seal of office, this _____ day of _____, 20____.

DEEDS CONVEYANCE

As the owner of the land herein described, I do hereby certify that the above is a true and correct copy of the original Plat of Consolidation of Lots 26 and 27 of Deer Hills Subdivision Plat 1, as the same is on file in the Office of the County Clerk of the County of Delaware, Illinois.

Given under my hand and seal of office, this _____ day of _____, 20____.

CITY CLERK CERTIFICATE

I hereby certify that the above is a true and correct copy of the original Plat of Consolidation of Lots 26 and 27 of Deer Hills Subdivision Plat 1, as the same is on file in the Office of the County Clerk of the County of Delaware, Illinois.

Given under my hand and seal of office, this _____ day of _____, 20____.


CITY CLERK CERTIFICATE

I hereby certify that the above is a true and correct copy of the original Plat of Consolidation of Lots 26 and 27 of Deer Hills Subdivision Plat 1, as the same is on file in the Office of the County Clerk of the County of Delaware, Illinois.

Given under my hand and seal of office, this _____ day of _____, 20____.

PLAT OF CONSOLIDATION
331 WHITTAIL TRAIL
DELDVORE, ILLINOIS

SURVEYING FIRM HASGED FOR
VINCENT KAMINSKY
331 WHITTAIL TRAIL
DELDVORE, IL



JLH LAND SURVEYING INC.
PROFESSIONAL SURVEYING & ENGINEERING
1100 W. MAIN STREET, SUITE 100, DELDVORE, ILLINOIS 62424

AFFIDVAIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

Sarah Turnipseed, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #677H of the City of Belvidere, Illinois, in pamphlet form on June 4, 2024, and as a convenience for the public; I posted the pamphlet form of Ordinance #677H in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily visible by the public.

Sarah Turnipseed
Sarah Turnipseed
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 4th day of June, 2022.

Erica L. Bluege
Notary Public

