

# AUTUMNWOOD PHASE I AMENDED FINAL PLAT

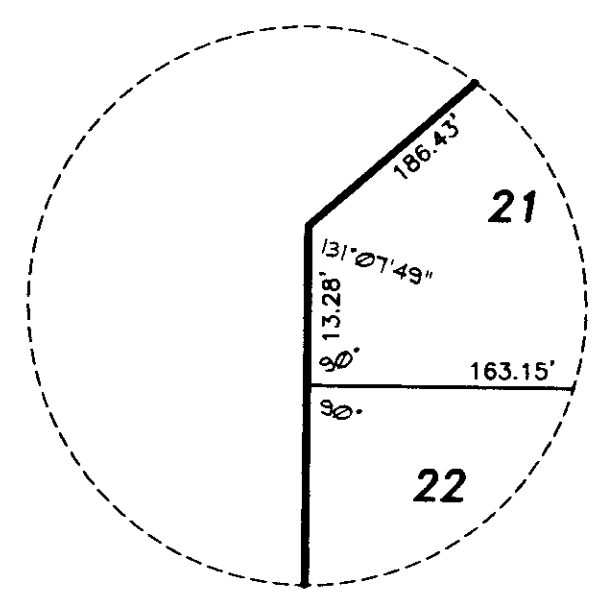
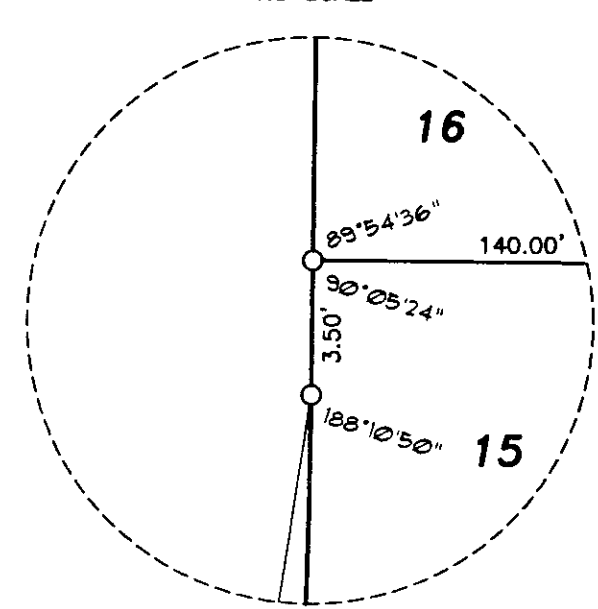
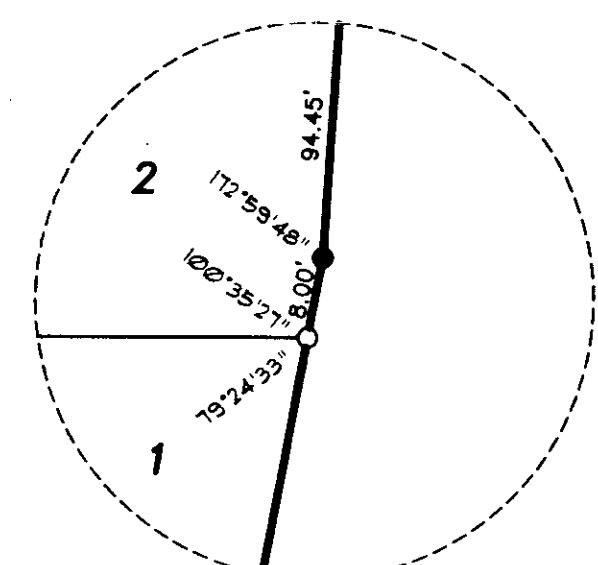
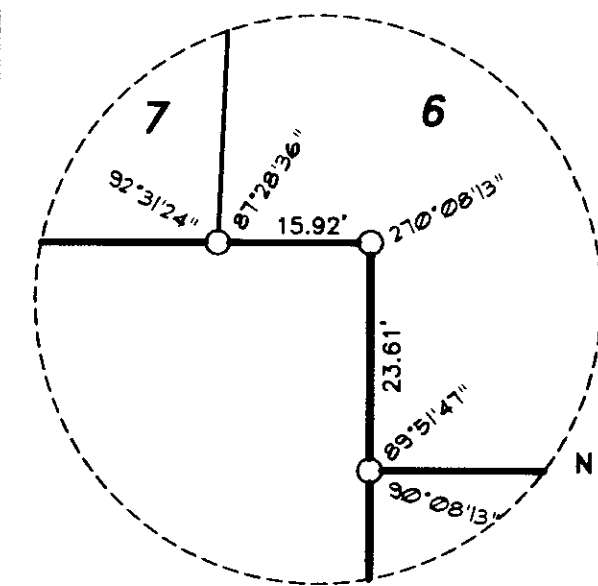
LASALLE COUNTY RECORDER  
2001 NOV 14 PM 1:43

R2000-29711

### DESCRIPTION OF PROPERTY SUBDIVIDED

Lots 3, 4, 5, 6, 7, and Outlot "A" in Airport Estates-Phase I, according to the plat thereof recorded July 21, 1997 as Document #R97-11490 in the LaSalle County Recorder's Office, and part of the East 120 acres of the Northeast Quarter of Section 3, Township 33 North, Range 3 East of the Third Principal Meridian, all being more particularly described as follows: BEGINNING at the northwest corner of Lot 1 in said Airport Estates-Phase I; thence North 0°10'23" East 330.00 feet along the west line of Outlot "A" in said Airport Estates-Phase I to the north line of the South 526.09 feet of the Northeast Quarter of said Section 3; thence North 89°57'50" West 536.45 feet along the north line of the South 526.09 feet of said Northeast Quarter; thence North 55°08'47" West 79.58 feet; thence North 40°07'02" West 50.00 feet; thence North 7°41'49" West 123.52 feet; thence North 20°14'13" West 52.39 feet; thence North 44°34'06" East 112.95 feet; thence North 85°39'34" East 118.52 feet; thence North 51°38'12" East 92.18 feet; thence North 65°47'29" East 102.25 feet; thence South 85°07'35" East 77.71 feet; thence North 0°28'41" East 183.28 feet; thence North 49°20'52" East 468.86 feet to the west line of Lot 15 in said Airport Estates-Phase I; thence South 0°28'41" West 661.97 feet along the west line of said Airport Estates-Phase I to the southwest corner of Lot 8 in said Airport Estates-Phase I; thence South 89°47'54" East 139.53 feet along the south line of said Lot 8 to the southeast corner of said Lot 8; thence South 1°45'01" West 374.21 feet along the east line of Lots 7, 6 & 5 in said Airport Estates-Phase I; thence South 3°37'25" West 110.22 feet along the east line of Lot 4 in said Airport Estates-Phase I; thence South 10°37'37" West 119.44 feet along the east line of Lot 3 in said Airport Estates-Phase I to the northeast corner of Lot 2 in said Airport Estates-Phase I; thence North 86°44'49" West 131.94 feet along the north line of said Lot 2 to the northeast corner of Lot 1 in said Airport Estates-Phase I; thence North 89°57'50" West 91.88 feet along the north line of said Lot 1 to the POINT OF BEGINNING, situated in the City of Ottawa, LaSalle County, Illinois.

This Amended Final Plat replaces and supersedes Final Plat recorded October 4, 2000 as Document # R2000-25713. The only change is the location of the Utility and Public Tree Easements shown on Sheet 2 of 3.



### LOT AREA TABLE

LOT NUMBER	SQUARE FT.
1	19,327
2	20,208
3	20,718
4	11,920
5	11,257
6	10,401
7	12,475
8	16,943
9	22,451
10	21,039
11	17,944
12	14,054
13	11,951
14	11,575
15	11,744
16	11,915
17	11,900
18	11,900
19	14,699
20	19,463
21	12,927
22	13,868
23	13,868
24	14,054
25	13,106
26	14,959
27	13,018
28	16,439
OUTLOT A	15,320
OUTLOT C	23,901
OUTLOT D	8,796

### TAX ID NUMBERS

21-03-218-000
21-03-202-005
21-03-202-004
21-03-202-003
21-03-202-001
21-03-201-010
21-03-202-002
21-03-215-000

### OWNER & DEVELOPER:

THE EDDY GROUP L.C.C.  
1969 EAST U.S. ROUTE 6  
OTTAWA, IL 61350

### CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH
C1	260.00	37.13	37.10
C2	260.00	120.26	119.19
C3	260.00	90.98	90.52
C4	260.00	86.81	86.21
C5	310.00	114.89	114.23
C6	310.00	78.91	78.70
C7	310.00	82.02	81.78
C8	310.00	111.36	110.76
C9	175.00	32.39	32.34
C10	175.00	69.09	68.85
C11	175.00	96.19	96.20
C12	225.00	63.93	63.72
C13	225.00	62.25	62.05
C14	225.00	64.25	64.03
C15	225.00	66.22	65.99

28 LOTS & 3 OUTLOTS

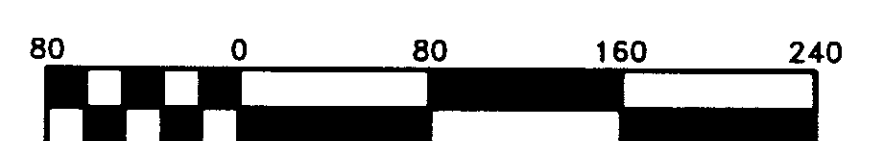
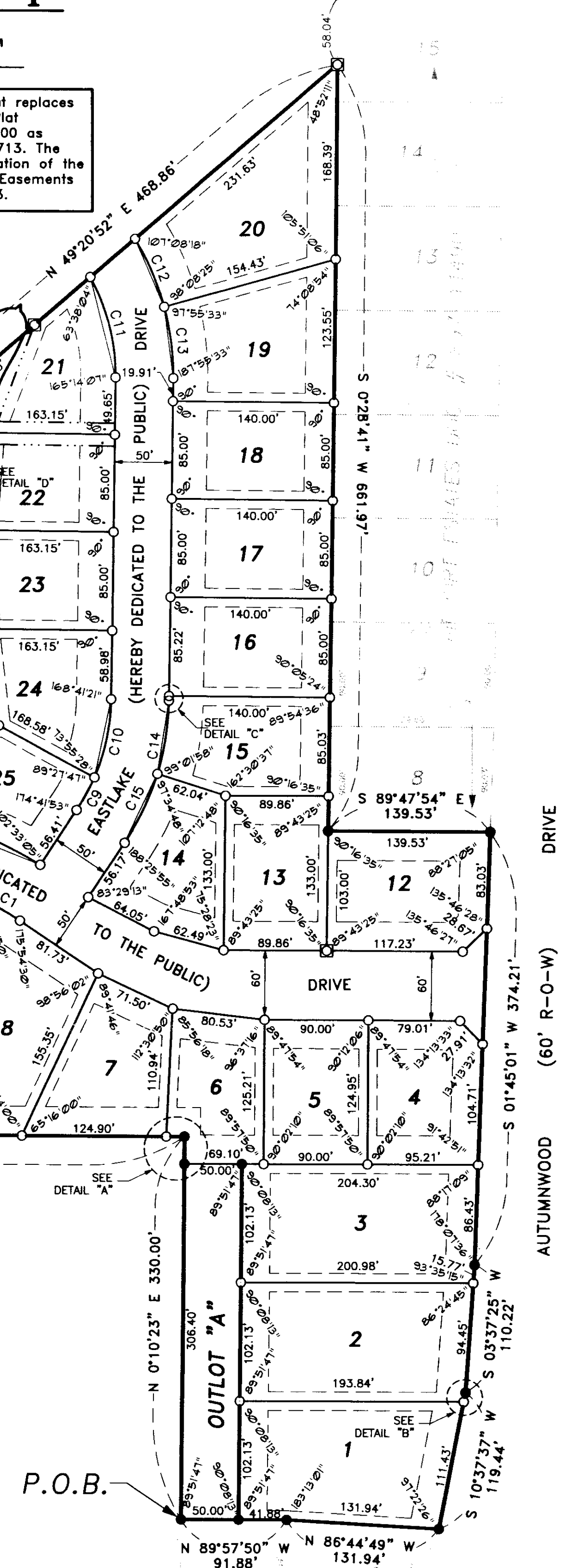
SUBDIVIDED AREA = 12.491 ACRES

### GENERAL NOTES

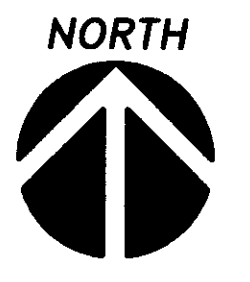
1. BEARINGS ARE REFERENCED TO AN ASSUMED NORTH POINT.
2. ANGLES ALONG CURVED LINES REFER TO THE CHORD.
3. LOT AREAS ARE SHOWN FOR INFORMATION ONLY.
4. CITY WATER AND SANITARY SEWER TO BE PROVIDED.
5. ZONING:
  - A. LOTS 1 TO 3 ARE ZONED A-2
  - LOTS 4 TO 28 ARE ZONED A-1
6. BUILDING SETBACK LINES, UTILITY, DRAINAGE AND OTHER EASEMENTS SHALL BE AS SHOWN ON SHEET 2 OF 3.
7. SEE SHEET 2 OF 3 FOR DIMENSIONS FROM PHASE I BOUNDARY TO LAKE MAINTENANCE EASEMENT LINE.

### LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- U.S. GOVERNMENT SUBDIVISION LINE
- - - LOT LINE
- · - · - EASEMENT LINE
- · - · - LAKE MAINTENANCE EASEMENT LINE
- · - · - BUILDING SETBACK LINE
- RECOVERED IRON PIPE OR PIN
- SET 1/2" Ø IRON PIPE, ± 30" LONG
- ⊗ SET 1/2" PIPE IN CONCRETE



Scale: 1" = 80'



### AUTUMNWOOD PHASE I - FINAL PLAT

NE ¼ SEC 3-33-3, LASALLE CO., ILLINOIS

	<b>Michael A. Etscheid &amp; Associates Inc.</b>	DRAWN BY M.E.M.
	ENGINEERS, SURVEYORS & ARCHITECTS	CHECKED BY
1304 GEMINI CIRCLE OTTAWA, ILLINOIS 61350 815-434-3925	1715 N. DIVISION STREET P.O. BOX 506 MORRIS, ILLINOIS 60450 815-941-2595	JOB NUMBER 2918
1-800-286-5334	J:\2918\FINL.DWG	SHEET NO. 1 OF 3

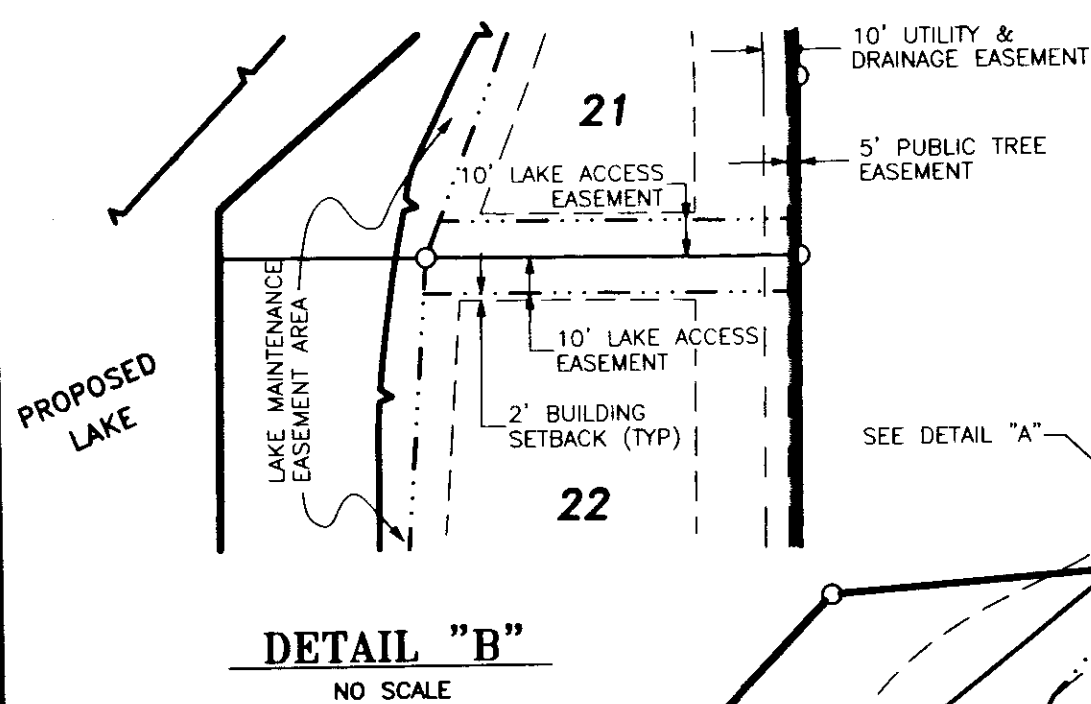
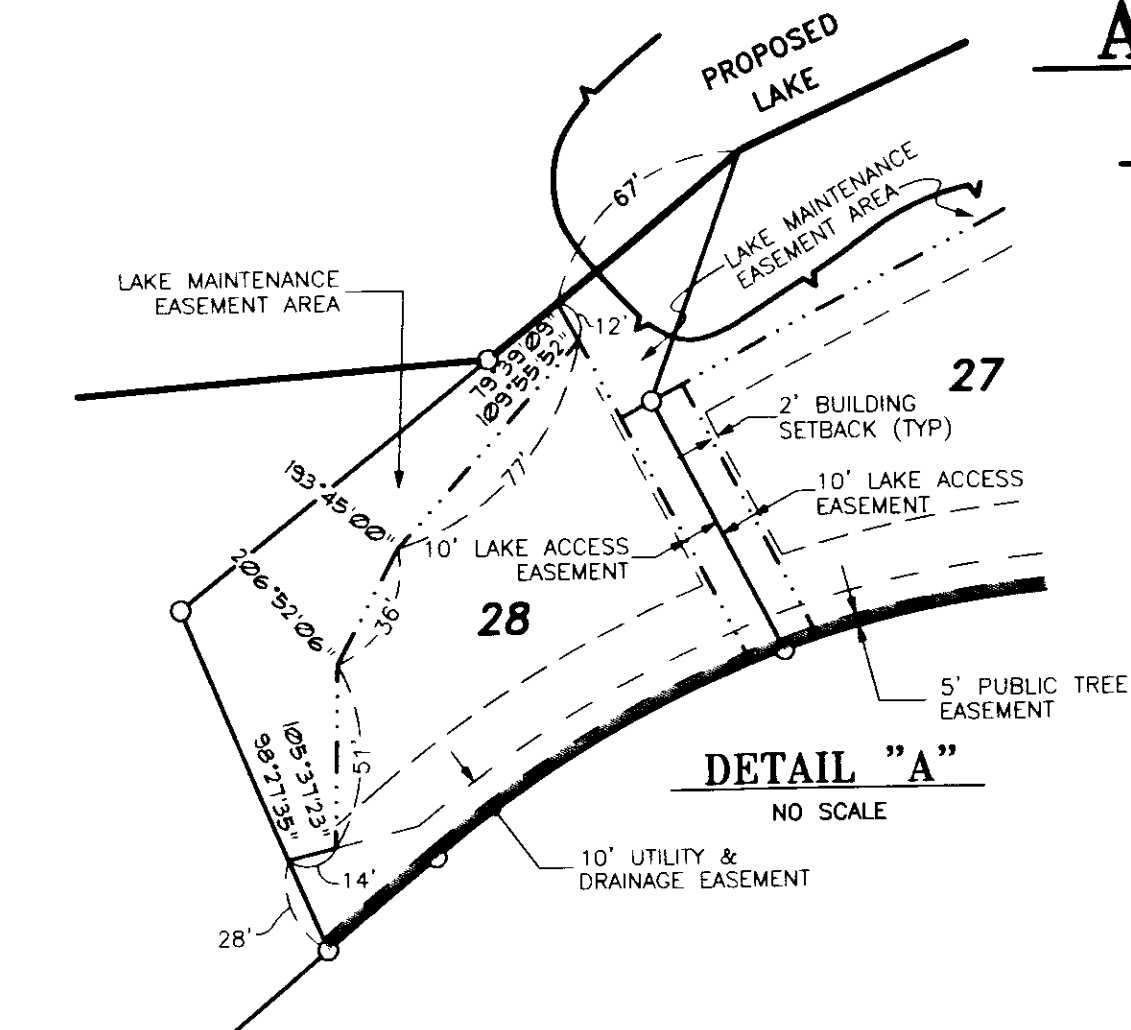
APPROVED - FINAL PLAT

401-063

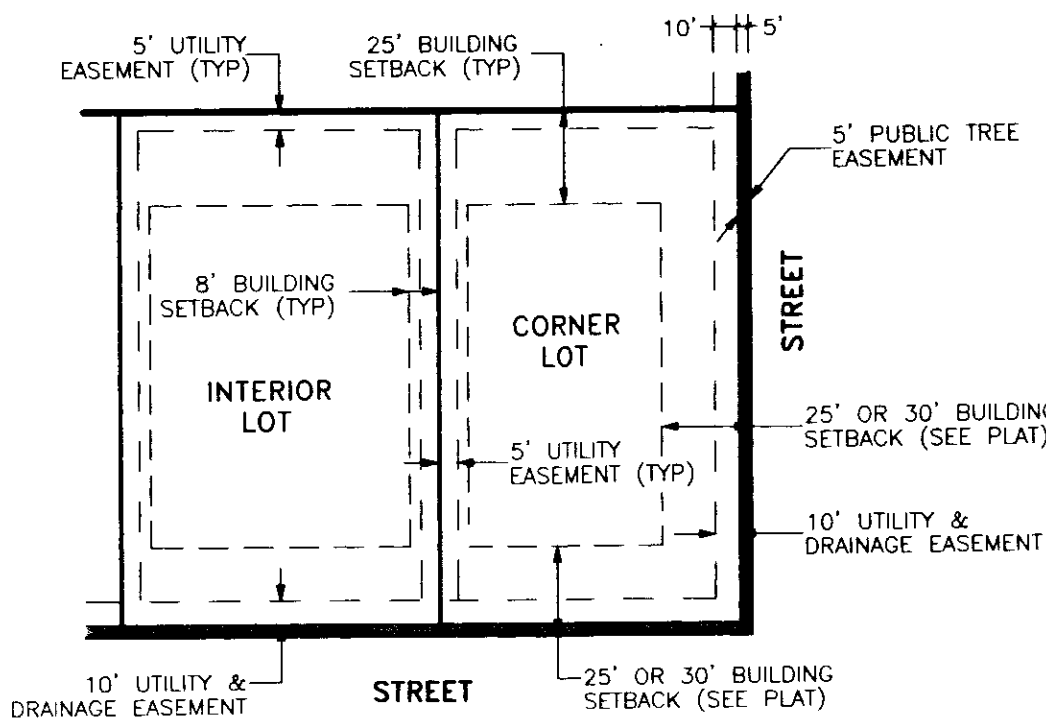
# AUTUMNWOOD PHASE I AMENDED FINAL PLAT

## EASEMENT PLAN

This Amended Final Plat replaces and supersedes Final Plat recorded October 4, 2000 as Document # R2000-25713. The only change is the location of the Utility and Public Tree Easements shown on Sheet 2 of 3.

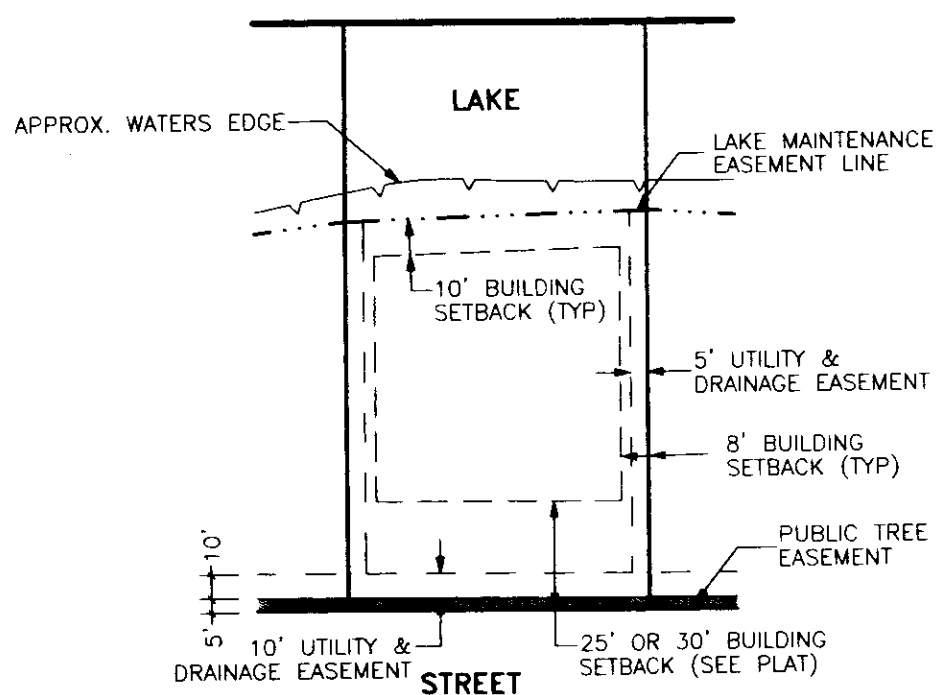


DETAIL "B"  
NO SCALE



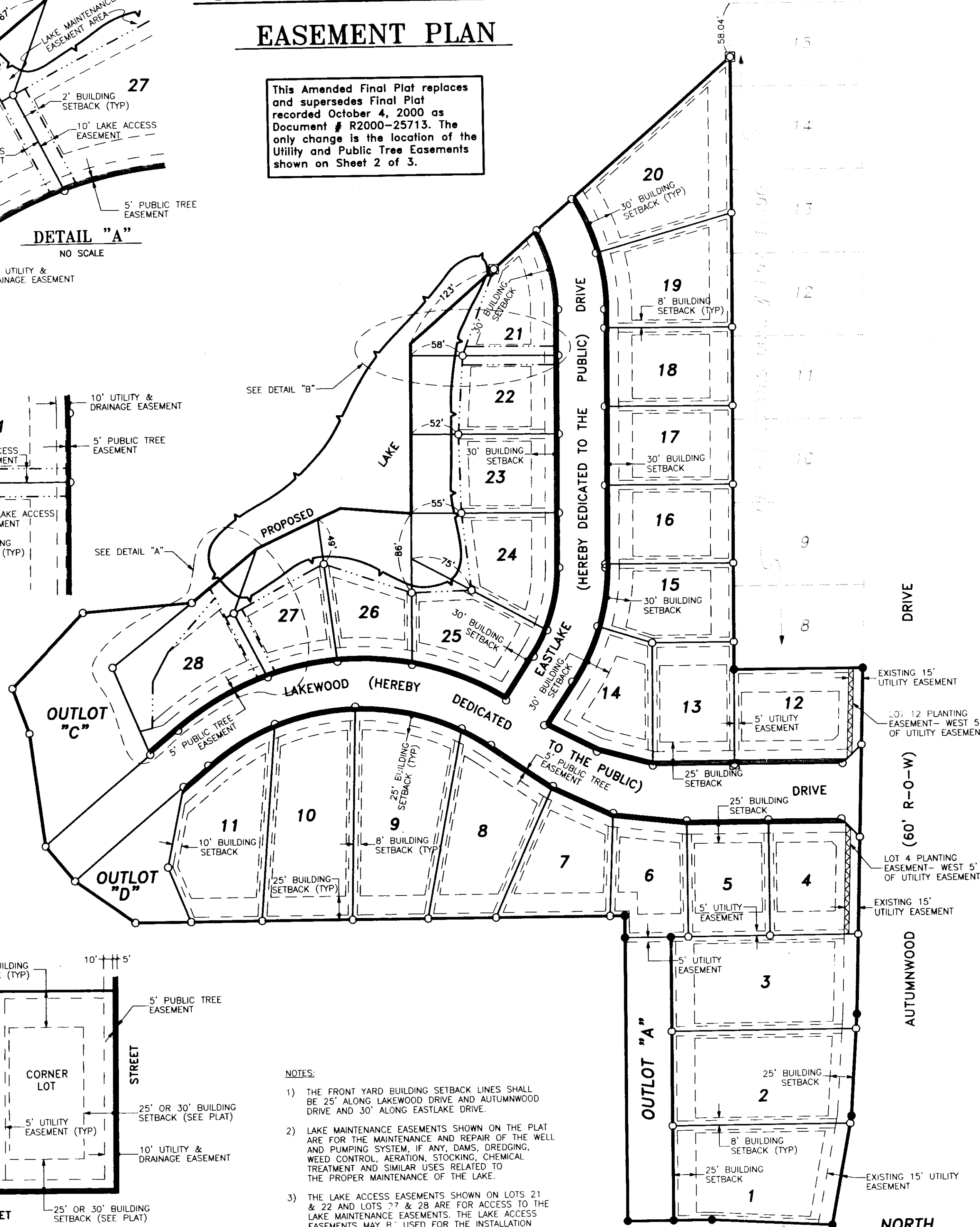
TYPICAL LOT EASEMENTS & SETBACKS

NO SCALE



TYPICAL LAKE LOT EASEMENTS & SETBACKS

NO SCALE

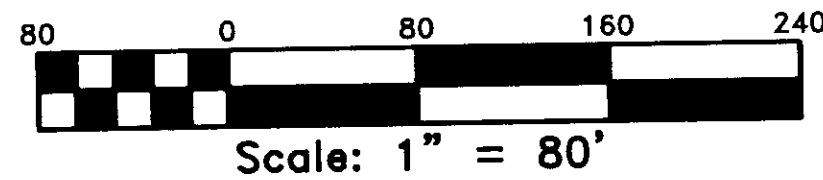


### NOTES:

- 1) THE FRONT YARD BUILDING SETBACK LINES SHALL BE 25' ALONG LAKEWOOD DRIVE AND AUTUMNWOOD DRIVE AND 30' ALONG EASTLAKE DRIVE.
- 2) LAKE MAINTENANCE EASEMENTS SHOWN ON THE PLAT ARE FOR THE MAINTENANCE AND REPAIR OF THE WELL AND PUMPING SYSTEM, IF ANY, DAMS, DREDGING, WEED CONTROL, AERATION, STOCKING, CHEMICAL TREATMENT AND SIMILAR USES RELATED TO THE PROPER MAINTENANCE OF THE LAKE.
- 3) THE LAKE ACCESS EASEMENTS SHOWN ON LOTS 21 & 22 AND LOTS 27 & 28 ARE FOR ACCESS TO THE LAKE MAINTENANCE EASEMENTS. THE LAKE ACCESS EASEMENTS MAY BE USED FOR THE INSTALLATION OF UNDERGROUND UTILITIES AND DRAINAGE PURPOSES, BUT ARE NOT FOR THE USE OF THE GENERAL PUBLIC.
- 4) ALL AREAS MARKED "PUBLIC TREE EASEMENT" ARE DEDICATED AND RESERVED FOR PLANTING AND MAINTENANCE OF TREES IN COMPLIANCE WITH AND SUBJECT TO THE CITY'S TREE ORDINANCE. HOWEVER THE PUBLIC TREE EASEMENT MAY ALSO BE USED FOR UTILITY CROSSINGS AND ACCESS TO THE STREET RIGHT-OF-WAY AND FOR SUBSURFACE DRAINAGE PURPOSES.
- 5) THE PLANTING EASEMENTS SHOWN ON LOTS 4 & 12 SHALL BE FOR DECORATIVE BUSHES, SHRUBS, & BERMS.
- 6) THERE SHALL BE NO DRIVEWAY ACCESS FROM LOTS 4 AND 12 TO AUTUMNWOOD DRIVE.

### LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- U.S. GOVERNMENT SUBDIVISION LINE
- LOT LINE
- UTILITY & DRAINAGE EASEMENT LINE
- PUBLIC TREE EASEMENT
- PLANTING EASEMENT
- LAKE MAINTENANCE EASEMENT LINE
- BUILDING SETBACK LINE
- RECOVERED IRON PIPE OR PIN
- SET 1/2" Ø IRON PIPE, ± 30" LONG
- SET 1/2" PIPE IN CONCRETE



Scale: 1" = 80'



### AUTUMNWOOD PHASE I - EASEMENT PLAN

NE ¼ SEC 3-33-3, LASALLE CO., ILLINOIS		DRAWN BY M.E.M.
<b>Michael A. Etscheid &amp; Associates Inc.</b> ENGINEERS, SURVEYORS & ARCHITECTS		CHECKED BY
1304 GEMINI CIRCLE OTTAWA, ILLINOIS 61350 815-434-3925	1715 N. DIVISION STREET P.O. BOX 506 MORRIS, ILLINOIS 60450 815-941-2595	JOB NUMBER 2918
1-800-286-5334		SHEET NO. 2 OF 3
DATE PLOTTED: NOV. 7, 2000	J:\2918FINI.DWG	

# AUTUMNWOOD PHASE I

LASALLE COUNTY RECORDER

200 NOV 14 PM 1:43

R2000-29711

## AMENDED FINAL PLAT

### OWNER'S CERTIFICATE

The undersigned, owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Autumnwood Phase I, an addition to the City of Ottawa, LaSalle County, Illinois. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structures.

All areas marked "Utility Easement" on the Plat are dedicated and reserved for the installation and maintenance of public utilities including, but not limited to sewer, water, cable, gas, electric, and phone lines or conduits and where adjacent to a "Public Tree Easement" can be used for access to the Public Tree Easement. Bushes and shrubs, but not trees, may be planted within a utility easement, but are subject to the rights of a utility company to maintain and repair its utility service. All areas marked "Public Tree Easement" are dedicated and reserved for planting and maintenance of trees in compliance with and subject to the City's Tree Ordinance. All areas marked "Drainage Easement" are dedicated and reserved for surface and subsurface drainage facilities. No action or improvement will be allowed that would interfere with the purpose of an easement. Trees already existing within a parkway or utility easement need not be removed because of an easement restricting new trees.

**Easement To Run With The Land.** All public access, tree, utility, and drainage easements on any lot and shown on the Plat are easements appurtenant to and running with the land, perpetually in force and effect, and at all times shall inure to the benefit of and be binding on any Owner, occupant, purchaser, mortgagee and other person having an interest in any lot upon which such easement is located and its or his heirs, grantees, successors and assigns.

The right to enforce this provision by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

The undersigned also does hereby state that to best of his knowledge and belief that the land hereon lies within the boundaries of Elementary School District # 141 and High School District # 140.

Dated this 3 day of NOVEMBER, 2000.

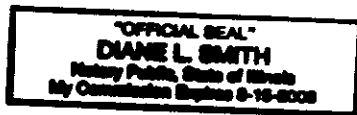
*Martin Yoesle*  
Martin Yoesle, Manager  
Eddy Group L.L.C.  
an Illinois Limited Liability Company  
1969 East U.S. 6  
Marseilles, Illinois 61341

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF LASALLE )

I, DIANE L. SMITH, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Martin Yoesle, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that they signed and delivered said instrument at their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 3 day of NOVEMBER, 2000.



*Diane L. Smith*  
Notary Public

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF LASALLE )

I, Mary Jane Wilkinson, County Clerk of LaSalle County, Illinois do hereby certify that there are no delinquent taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.

Given under my hand and seal at Ottawa, LaSalle County, Illinois this 9th day of November, 2000.

### TAX ID NUMBERS

21-03-218-000  
21-03-202-005  
21-03-202-004  
21-03-202-003  
21-03-202-001  
21-03-201-010  
21-03-202-002  
21-02-215-000

*Mary Jane Wilkinson*  
Mary Jane Wilkinson, County Clerk  
LaSalle County, Illinois

### CITY OF OTTAWA CERTIFICATE

Under the authority provided by Chapter 24, Illinois Revised Statutes 1949, enacted by the State Legislature of the State of Illinois and Ordinance adopted by the City Council of the City of Ottawa, Illinois, this plat was given approval by the City of Ottawa, as follows:

Approved by the City Plan Commission at a meeting held APRIL 24, 2000.

*Detrod E. Puzos*  
Chairman, City Plan Commission  
*Detrod E. Puzos*  
Secretary, City Plan Commission

Approved by the City Council at a meeting held JULY 18, 2000.

*Roy M. Puzos*  
Mayor, City of Ottawa, Illinois  
*Elizabeth A. Taylor*  
City Clerk, City of Ottawa, Illinois  
*Gary W. Pike*  
City Engineer, City of Ottawa, Illinois

Approved by the City Engineer.

This Amended Final Plat replaces and supersedes Final Plat recorded October 4, 2000 as Document # R2000-25713. The only change is the location of the Utility and Public Tree Easements shown on Sheet 2 of 3.

### SURVEYOR'S CERTIFICATE

I, Michael A. Etscheid, Illinois Professional Land Surveyor, do hereby certify that to the best of my knowledge and belief, the plat drawn hereon of Autumnwood Phase I, consisting of 3 sheets, is a true and correct representation of a survey made under my direction and that all monuments shown hereon actually exist, and that their location, size, type and materials are accurately shown.

Also, I do further certify that the parcels shown in this plat are not located in the Special Flood Hazard Area identified for the City of Ottawa, LaSalle County, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel No. 170400 0011B dated August 6, 1982.

Dated this 3 day of NOVEMBER, 2000.



*Michael A. Etscheid*  
Michael A. Etscheid  
IL Professional Land Surveyor  
No. 35-2757

### ILLINOIS PROFESSIONAL ENGINEER AND LAND OWNER CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF LASALLE )

I, Michael A. Etscheid, of Ottawa, a Illinois Professional Engineer duly licensed under the laws of the State of Illinois and the undersigned, Martin Yoesle, do certify that to the best of our knowledge and belief, Autumnwood Phase I has been designed so that there is no change in the drainage of surface water by the construction of this subdivision or, if changed, adequate provision has been made so that the adjoining land will not be damaged.

Dated this 3 day of NOVEMBER, 2000.

*Martin Yoesle*  
Martin Yoesle, Manager  
Eddy Group L.L.C.  
*Michael A. Etscheid*  
Michael A. Etscheid  
IL Professional Engineer  
No. 62-32881

### CONSENT OF MORTGAGE HOLDER

The undersigned, as mortgagee of the real estate covered by the Plat of Autumnwood, Phase I, hereby consent to the recording of the Final Plat.

FIRST FEDERAL SAVINGS BANK.

BY: *Kim Ridge*  
Vice President  
LOAN OPERATIONS M.C.R.

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF LASALLE )

I, SUZANNE BLAND, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KIM RYAN ROBERTS, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as mortgage holder, appeared before me this day in person and acknowledged that they signed and delivered said instrument for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 6 day of November, 2000.

*Suzanne M. Bland*  
Notary Public

### CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF LASALLE )

I, Elizabeth A. Taylor, City Clerk of the City of Ottawa, Illinois, do hereby certify that there are no unpaid special assessments or special taxes levied against the tract of land or any part thereof in the plat of Autumnwood Phase I, to which this Certificate is attached.

Dated this 8th day of November, 2000.

*Elizabeth A. Taylor*  
Elizabeth A. Taylor, City Clerk  
City of Ottawa, Illinois

### AUTUMNWOOD PHASE I - SIGNATURE SHEET

NE ¼ SEC 3-33-3, LASALLE CO., ILLINOIS		DRAWN BY M.E.M.
<b>Michael A. Etscheid &amp; Associates Inc.</b>		CHECKED BY
ENGINEERS, SURVEYORS & ARCHITECTS		JOB NUMBER 2918
1304 GEMINI CIRCLE OTTAWA, ILLINOIS 61350 815-434-3925	1715 N. DIVISION STREET P.O. BOX 506 MORRIS, ILLINOIS 60450 815-941-2595	SHEET NO. <b>3 OF 3</b>
1-800-286-5334		
DATE PLOTTED: NOV. 7, 2000	J:\2918FIN1.DWG	