

# PRELIMINARY PLAT AUTUMNWOOD

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 3 EAST 3rd PRINCIPAL MERIDIAN

ACREAGE WITHIN BOUNDARIES OF PRELIMINARY PLAT  
69.3± ACRES OUTSIDE CORPORATE LIMITS  
18.5± ACRES IN CORPORATE LIMITS  
TOTAL ACRES = 87.8 ±

**Parcel #1**

Part of the East 120 acres of the Northeast Quarter of Section 3, Township 33 North, Range 3 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of the Northeast Quarter of said Section 3; thence North 89°57'50" West 331.00 feet along the south line of said Northeast Quarter; thence North 0°10'23" East 506.09 feet parallel with the east line of said Northeast Quarter to a point on the north line of the South 526.09 feet of said Northeast Quarter, said point being the POINT OF BEGINNING; thence South 89°57'50" East 164.19 feet along the north line of the South 526.09 feet of said Northeast Quarter to the southwest corner of Lot 6 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; thence North 0°02'10" East 124.33 feet along the west line of said Lot 6 to the northwest corner of said Lot 6; thence South 89°47'54" East 94.49 feet along the north line of said Lot 6 to the northeast corner of said Lot 6; thence North 1°45'01" East 50.02 feet along the west right-of-way line of Corsini Drive to the southeast corner of Lot 7 in said Airport Estates-Phase I; thence North 89°47'54" West 137.53 feet along the south line of said Lot 7 to the southwest corner of said Lot 7; thence North 0°28'41" East 810.01 feet along the west line of said Airport Estates-Phase I to the northwest corner of Lot 15 in said Airport Estates-Phase I; thence South 89°47'54" East 140.06 feet along the north line of said Lot 15 to the northeast corner of said Lot 15; thence North 0°28'08" East 488.37 feet along the west right-of-way line of said Corsini Drive to the northeast corner of Lot 18 in said Airport Estates-Phase I; thence South 49°20'52" West 1166.63 feet along the north line of said Lot 18 and along the southwesterly extension of the north line of said Lot 18; thence South 9°52'54" East 121.33 feet; thence South 20°09'46" East 336.31 feet; thence South 68°09'18" West 132.39 feet; thence South 21°51'42" East 244.96 feet to the north line of the South 526.09 feet of said Northeast Quarter; thence South 89°57'50" East 506.45 feet along the north line of said Northeast Quarter to the POINT OF BEGINNING, containing 18.103 acres, more or less, situated in the City of Ottawa, LaSalle County, Illinois.

**Parcel #2**

Part of the North Half of Section 3, Township 33 North, Range 3 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of the Northeast Quarter of said Section 3; thence North 0°10'23" East 1999.97 feet along the east line of said Northeast Quarter to the POINT OF BEGINNING; thence North 89°49'36" West 60.00 feet; thence South 49°20'52" West 1474.13 feet; thence South 24°02'38" East 356.87 feet; thence North 68°08'18" East 107.61 feet; thence South 21°51'42" East 244.96 feet to a point on the north line of the South 526.09 feet of said Northeast Quarter; thence South 23°54'57" West 575.34 feet to the south line of said Northeast Quarter; thence North 89°57'50" West 1568.94 feet along the south line of said Northeast Quarter to the southwest corner of said Northeast Quarter; thence continue North 89°57'50" West 167.85 feet along the south line of the Northeast Quarter of said Section 3; thence North 44°31'02" East 1181.81 feet to the west line of the East 120 acres of the Northeast Quarter of said Section 3; thence North 0°10'23" East 1263.30 feet along the west line of the East 120 acres of said Northeast Quarter; thence North 89°59'41" East 1445.75 feet parallel with the north line of said Northeast Quarter; thence North 1°15'00" West 219.66 feet; thence North 88°45'00" East 539.56 feet to the east line of said Northeast Quarter; thence South 0°10'23" West 333.30 feet along said east line to the POINT OF BEGINNING, containing 69.380 acres, more or less, situated in Ottawa Township, LaSalle County, Illinois and subject to the rights of the public in and upon that portion being used as a public highway.

- NOTES:**
- VERTICAL ELEVATIONS ARE U.S.G.S. DATUM
  - THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
  - PROPOSED LOTS 1 THRU 48 ARE CURRENTLY IN THE CORPORATE LIMITS AND ARE ZONED "A-2" SINGLE FAMILY & TWO FAMILY RESIDENCE.
  - THE PROPOSED DEVELOPMENT PROPERTY NOT CURRENTLY IN THE CORPORATE LIMITS IS ZONED "A-1" RESIDENTIAL, EXCEPT PROPOSED LOTS 69 THRU 84, WHICH ARE CURRENTLY ZONED "D".
  - LOTS 1 THRU 12 ALONG CORSAINI DRIVE ARE CURRENTLY RECORDED AS "AIRPORT ESTATES" AND ARE INCLUDED IN THE PRELIMINARY PLAT FOR AUTUMNWOOD AND ARE ZONED "A-2".
  - LOTS 133 THRU 140, 155 & 156, AND LOTS THRU 158 ARE PROPOSED FOR "A-2" ZONING. ALL OTHER LOTS PROPOSED FOR AUTUMNWOOD WILL BE ZONED "A-1".
  - ANY REQUIRED UTILITY AND DRAINAGE EASEMENTS WILL BE OBTAINED DURING THE LAND IMPROVEMENT DESIGN AND SHOWN ON THE FINAL PLAT.
  - STORM WATER DETENTION SHALL BE PROVIDED TO MEET THE REQUIREMENTS OF THE CITY OF OTTAWA.
  - BUILDING SETBACKS WILL FOLLOW ZONING REGULATIONS FOR THEIR RESPECTIVE ZONING DISTRICT.
  - SEE LOTS 56, 69, 77, 116 & 172 FOR TYPICAL BUILDING SETBACKS.
  - SEE DRAWING NO. 1-A FOR ALTERNATE LOT LAYOUT IF CORSINI PROPERTY IS ACQUIRED.
  - QUIBERT ABANDONED & NO LONGER IN USE.
  - CHL-DE-SAC (CROSS HATCHED AREAS) TO BE ELIMINATED AS REQUIRED TO PROVIDE STREET ACCESS TO GONZALO & MAJID PROPERTY.

### SURVEYOR'S CERTIFICATE

I, Michael A. Etscheid, Illinois Professional Land Surveyor, do hereby certify that the within plat is a true and correct representation of a survey made under my direction for THE EDDY GROUP L.L.C. & YOESLE DEVELOPMENT L.L.C.

This certificate runs to the benefit of THE EDDY GROUP L.L.C. & YOESLE DEVELOPMENT L.L.C. and creates no rights in or responsibility to any party not named in this certificate.

Dated this 27 day of MARCH, A.D., 2000

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

### APPROVAL OF PRELIMINARY PLAT

Approved by the City Plan Commission at a meeting held on \_\_\_\_\_, 2000.

Approved by the City Council at a meeting held on \_\_\_\_\_, 2000.

City Engineer \_\_\_\_\_ Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

### PROPOSED STORM WATER DETENTION AREA

OWNERS:  
EDWARD & MARYLIN KUBIAK  
640 NORTH 4TH STREET  
SPRINGFIELD, IL 62702

OTAWA AIRPORT, INC.  
MICHAEL JOHN ODOS, PRESIDENT  
5215 E. 1969TH ROAD  
OTTAWA, IL 61350

DEVELOPERS:  
YOESLE DEVELOPMENT L.L.C.  
P.O. BOX 622  
OTTAWA, IL 61350

D & S DEVELOPMENT  
PETE DILLEY - TERRY SPEIRER  
1527 FINE STREET  
OTTAWA, IL 61350

### TAX ID NUMBERS

OTAWA AIRPORT INC. 21-03-214-000  
21-03-222-000  
ED & MARYLIN KUBIAK 21-03-208-000  
DILLEY & SPEIRER 21-03-218-000  
21-03-201-010  
21-03-201-008  
21-03-201-002  
21-03-201-001  
21-03-201-004  
21-03-201-006  
21-03-202-001

NORTH

Scale 1" = 100 ft

### LEGEND

BOUNDARY OF PROPERTY WITHIN PRELIMINARY PLAT  
OTAWA CORPORATE LIMITS

PREPARED BY: JAN. 12, 2000

**PRELIMINARY PLAT - AUTUMNWOOD**

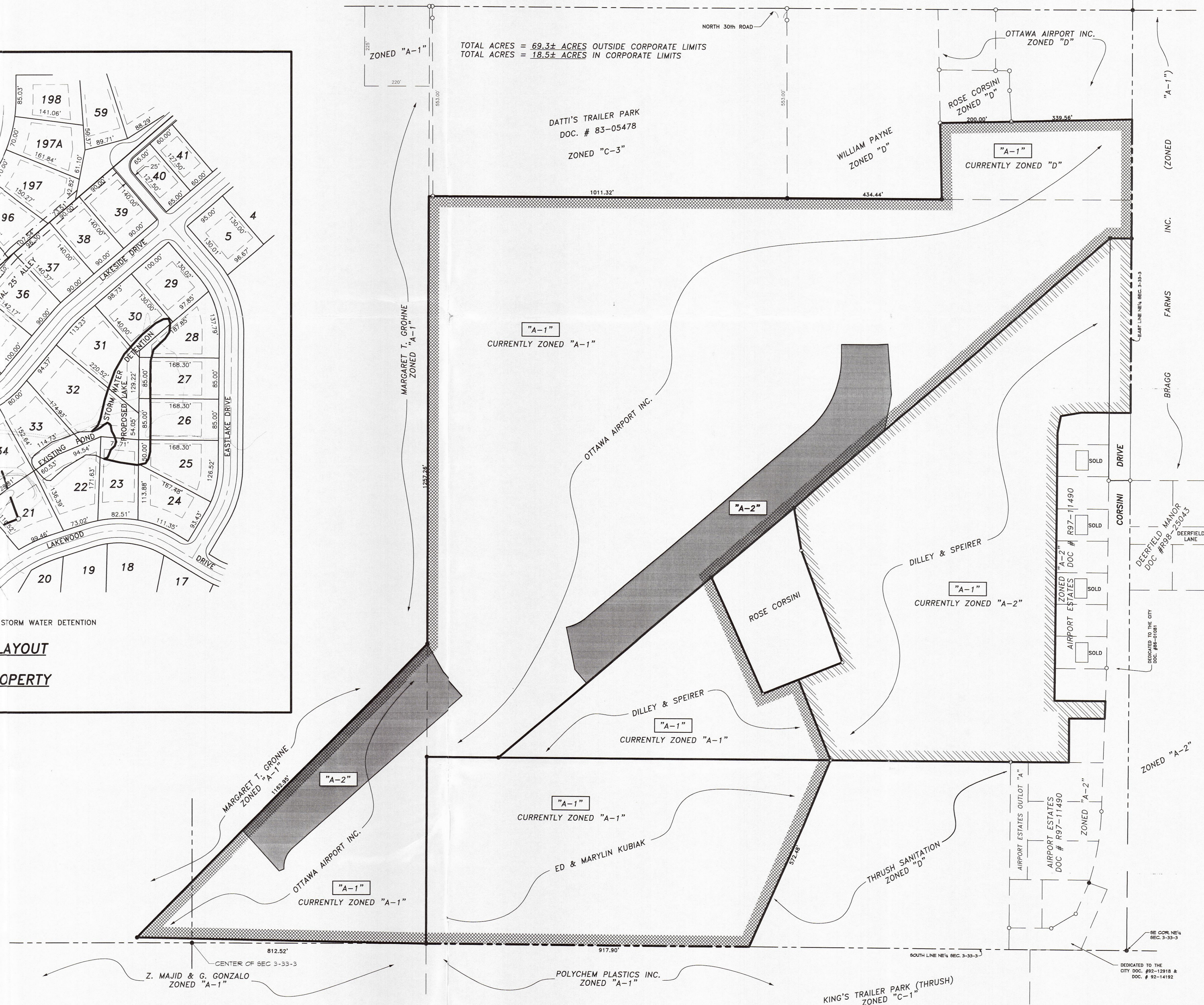
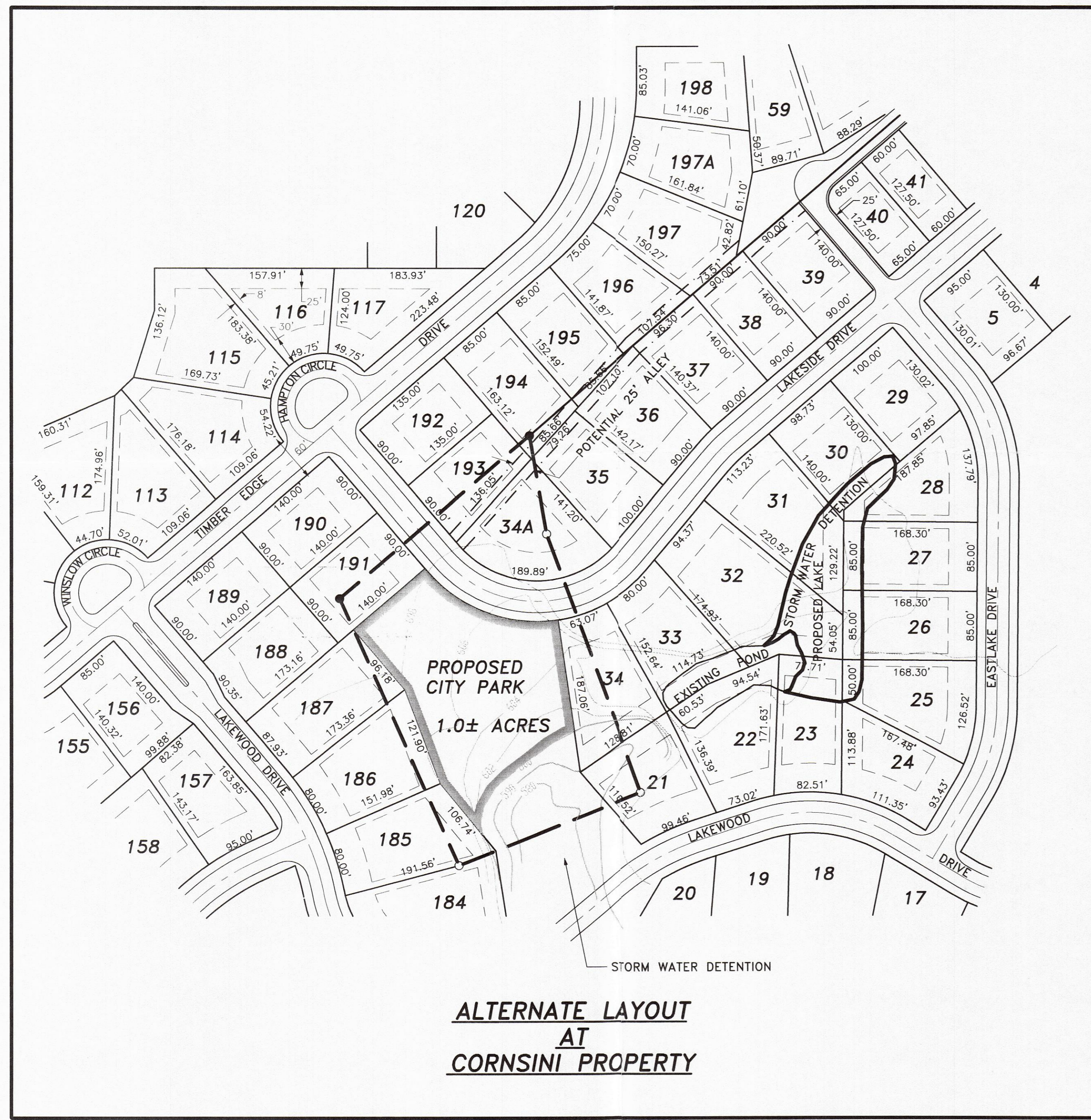
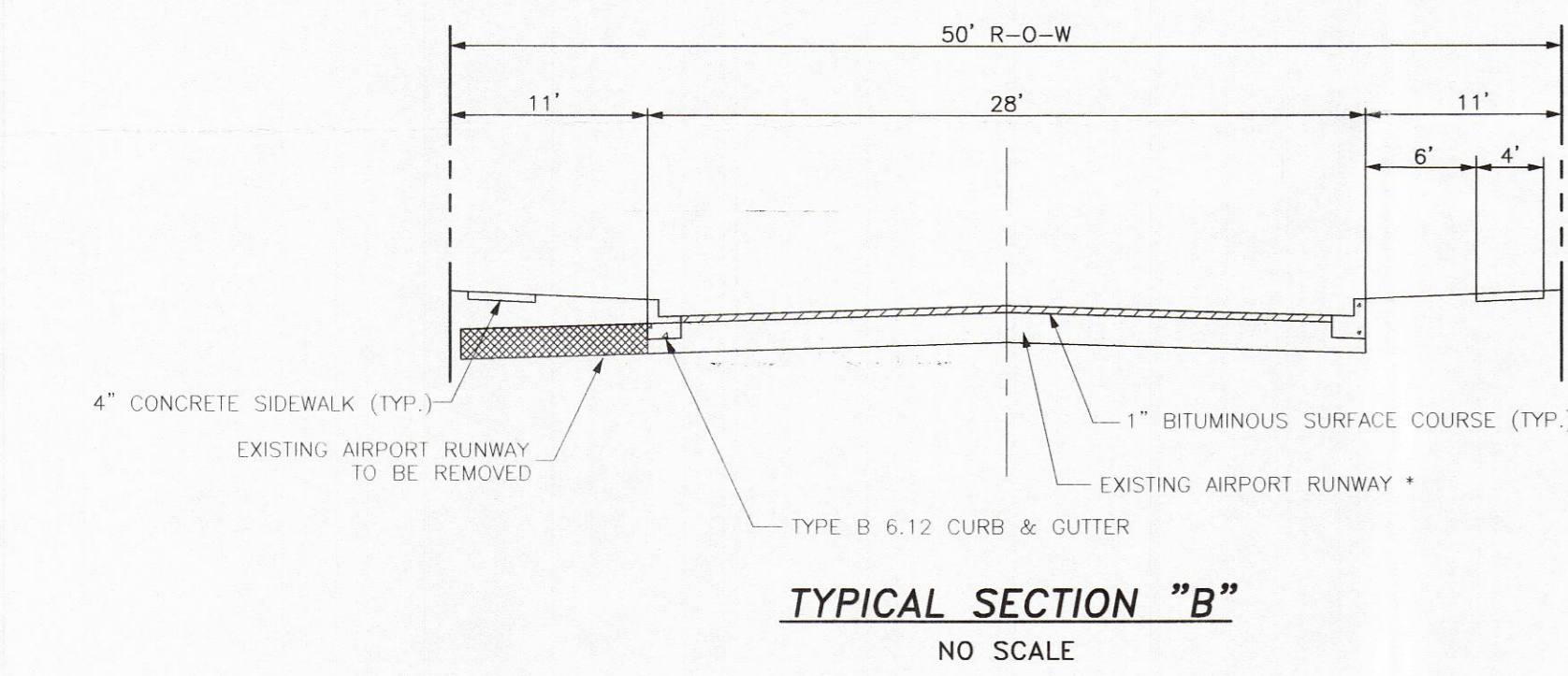
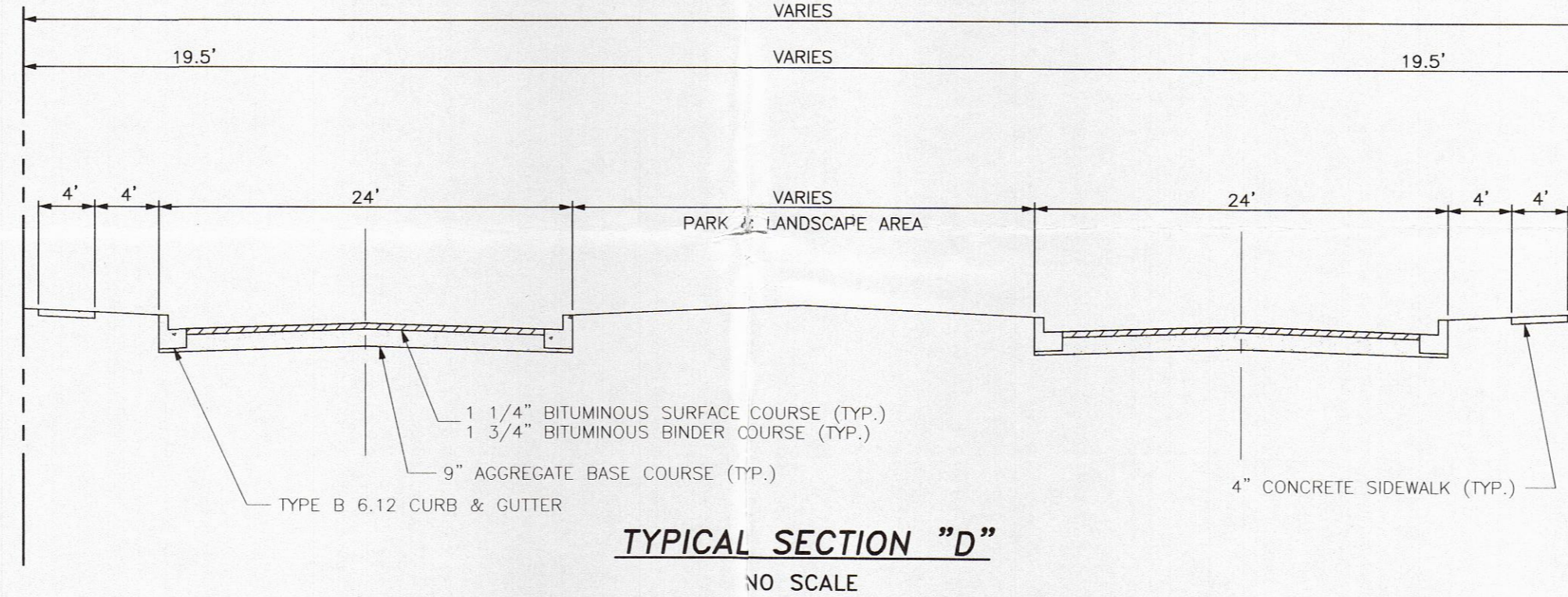
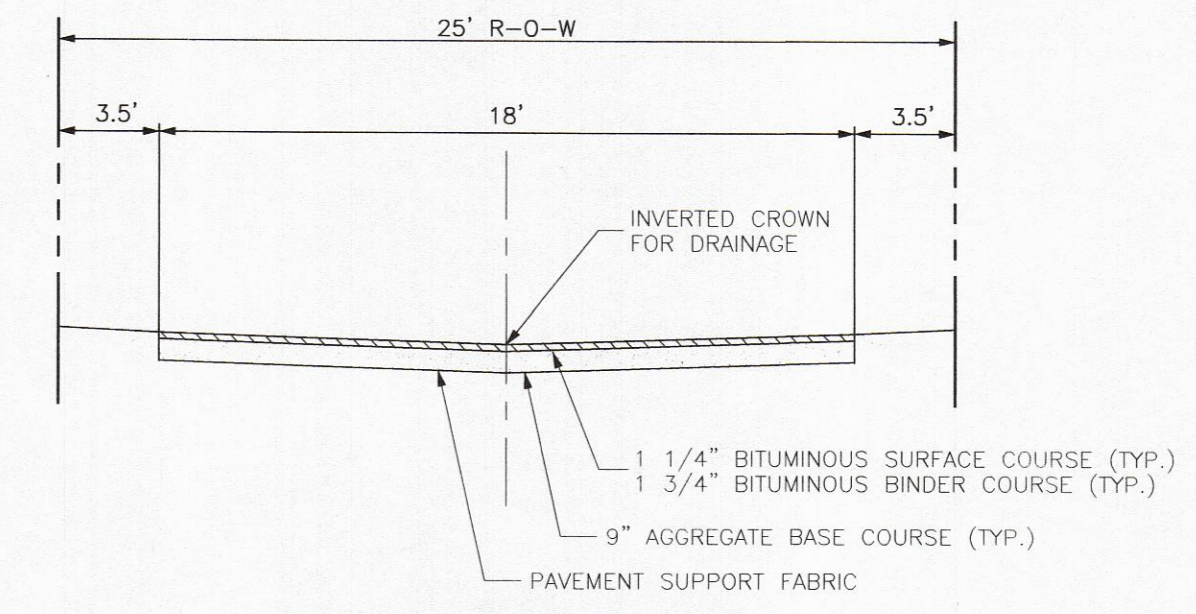
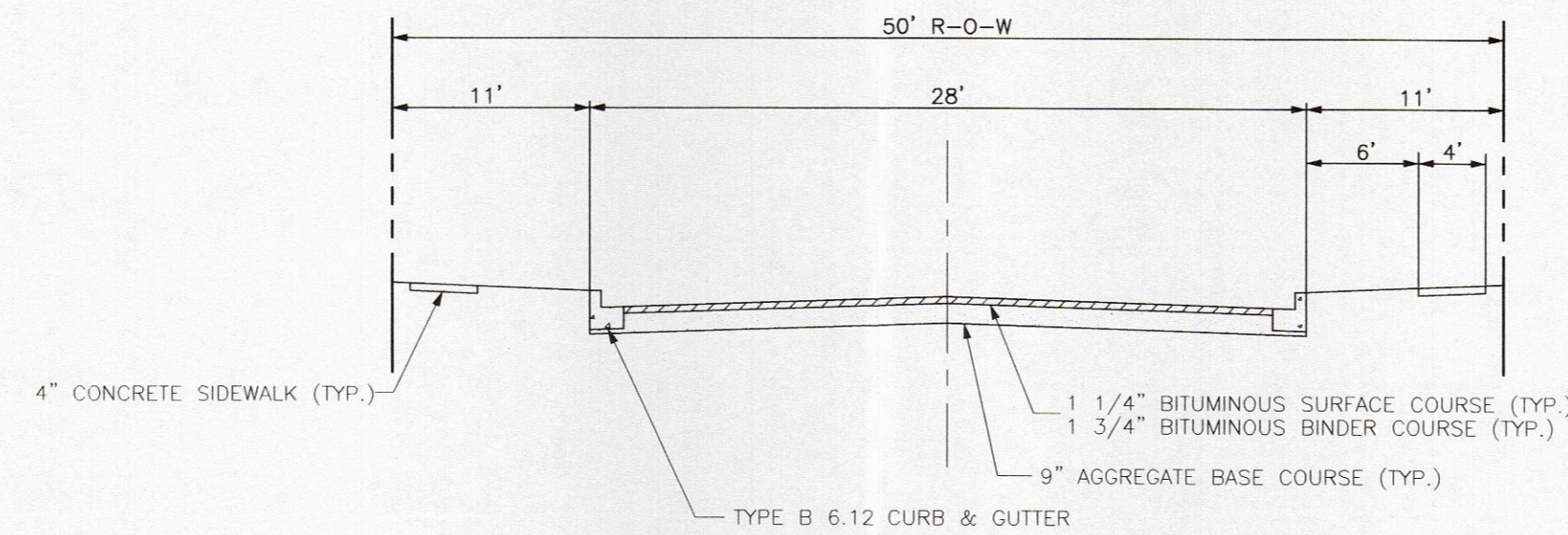
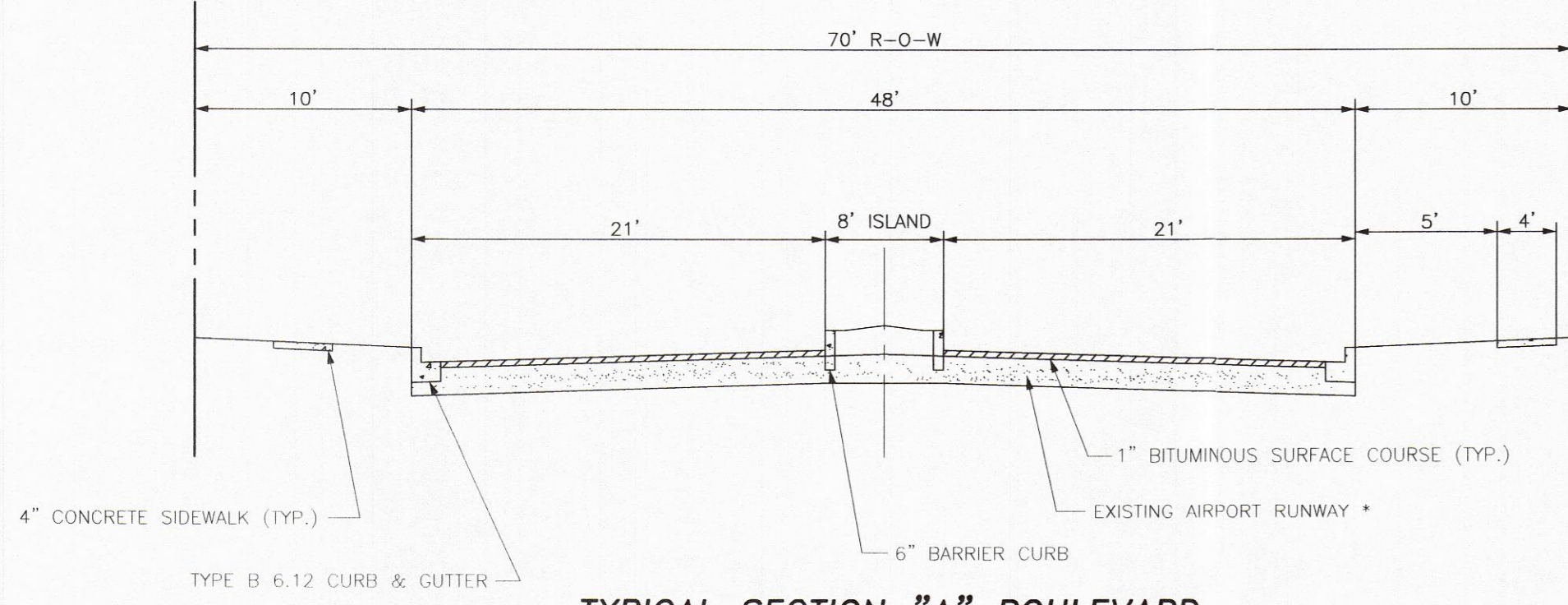
PART OF NE 1/4 SEC 3-33-3, LASALLE CO., ILLINOIS	DRAWN BY
<b>Michael A. Etscheid &amp; Associates Inc.</b>	M.S.R.
ENGINEERS, SURVEYORS & ARCHITECTS	CHECKED BY
1304 CEMINI CIRCLE OTTAWA, ILLINOIS 61350	JOB NUMBER
815-434-3925	2018
MORRIS, ILLINOIS 60450	SHEET NO.
815-941-2595	1 OF 2
1-800-286-5334	DATE PLOTTED: MARCH 23, 2000
JAN2018PRE.DWG	

EXHIBIT C

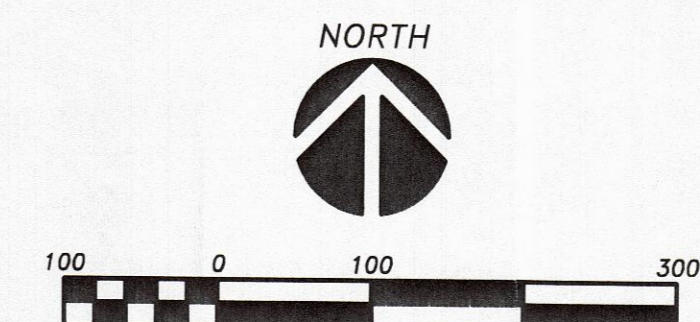
# PRELIMINARY PLAT AUTUMNWOOD

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 3 EAST 3rd PRINCIPAL MERIDIAN

\* EXISTING RUNWAY CONSISTS OF 4" TO 5" OF BITUMINOUS CONCRETE OVER 7" TO 11" OF GRAVEL BASE.



- LEGEND**
- AREA TO BE DEVELOPED BY THE EDDY GROUP L.L.C.
  - AREA TO BE DEVELOPED BY YOELE DEVELOPMENT L.L.C.
  - ZONED "D" EXISTING ZONING, IF NOT NOTED
  - "A-1" PROPOSED ZONING



OWNER'S AND ZONING MAP - AUTUMNWOOD	
PART OF NE 1/4 SEC 3-33-3, LASALLE CO., ILLINOIS	DRAWN BY M.S.R.
<b>Michael A. Etscheid &amp; Associates Inc.</b> ENGINEERS, SURVEYORS & ARCHITECTS 1304 GEMINI CIRCLE OTTAWA, ILLINOIS 61350 815-434-3925 1-800-286-5134	CHECKED BY JOB NUMBER 2918 SHEET NO. <b>2 OF 2</b>
DATE PLOTTED: FEB. 1, 2000	J:\2918PRE.DWG