

407 South 5th Street Subdivision

City of St. Charles Kane County Illinois

Parcel Index Number
09-34-152-005

This plat was submitted to the County Recorder for the purposes of recording by:

(print name)

(address)

(City/Town) (State) (zip code)

Being a subdivision of that part of Lot 15 of Moody's Addition to St Charles, described as follows: beginning at a point on the Northerly line of said lot 120 feet Easterly of the Northwest corner thereof; thence Southerly parallel with the Westerly line of said lot 109 feet; thence Southerly parallel with the Northerly line of said lot 10 feet; thence Southerly parallel with the Westerly line of said Lot 80 feet; thence Easterly parallel with the Northerly line of said Lot 154 feet to the Easterly line of said lot; thence Northerly along said Easterly line 189 feet to the Northeast corner thereof; thence Westerly along the Northerly line of said lot 144 feet to the point of beginning; in the City of St Charles, Kane County, Illinois.

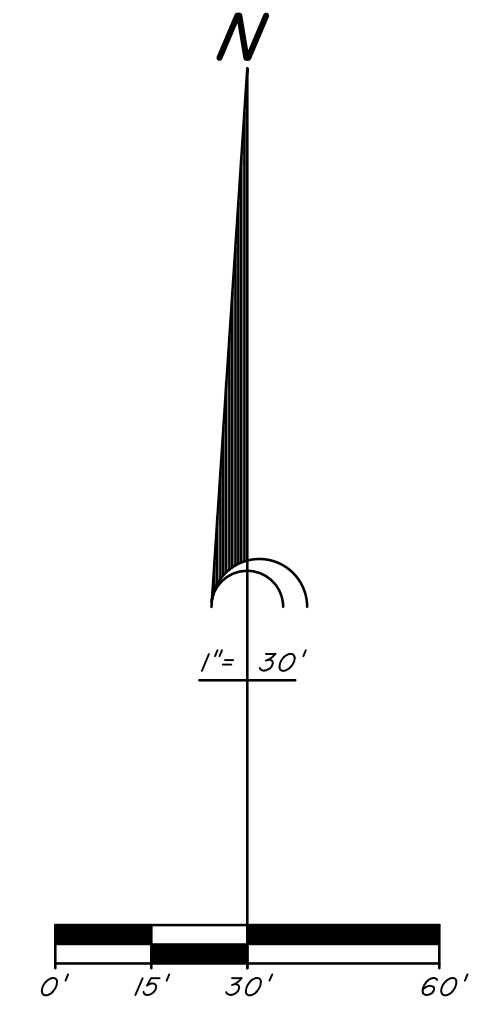
Area Table
(More or Less)

Lot 1 = 16,431 Square Feet
Lot 2 = 11,644 Square Feet

Total Area of Subdivision
28,075 Sq. Ft. or 0.644 Acres

Total Area of Proposed Easements
(More or Less)

P. U. & D. E. = 7,045 Square Feet



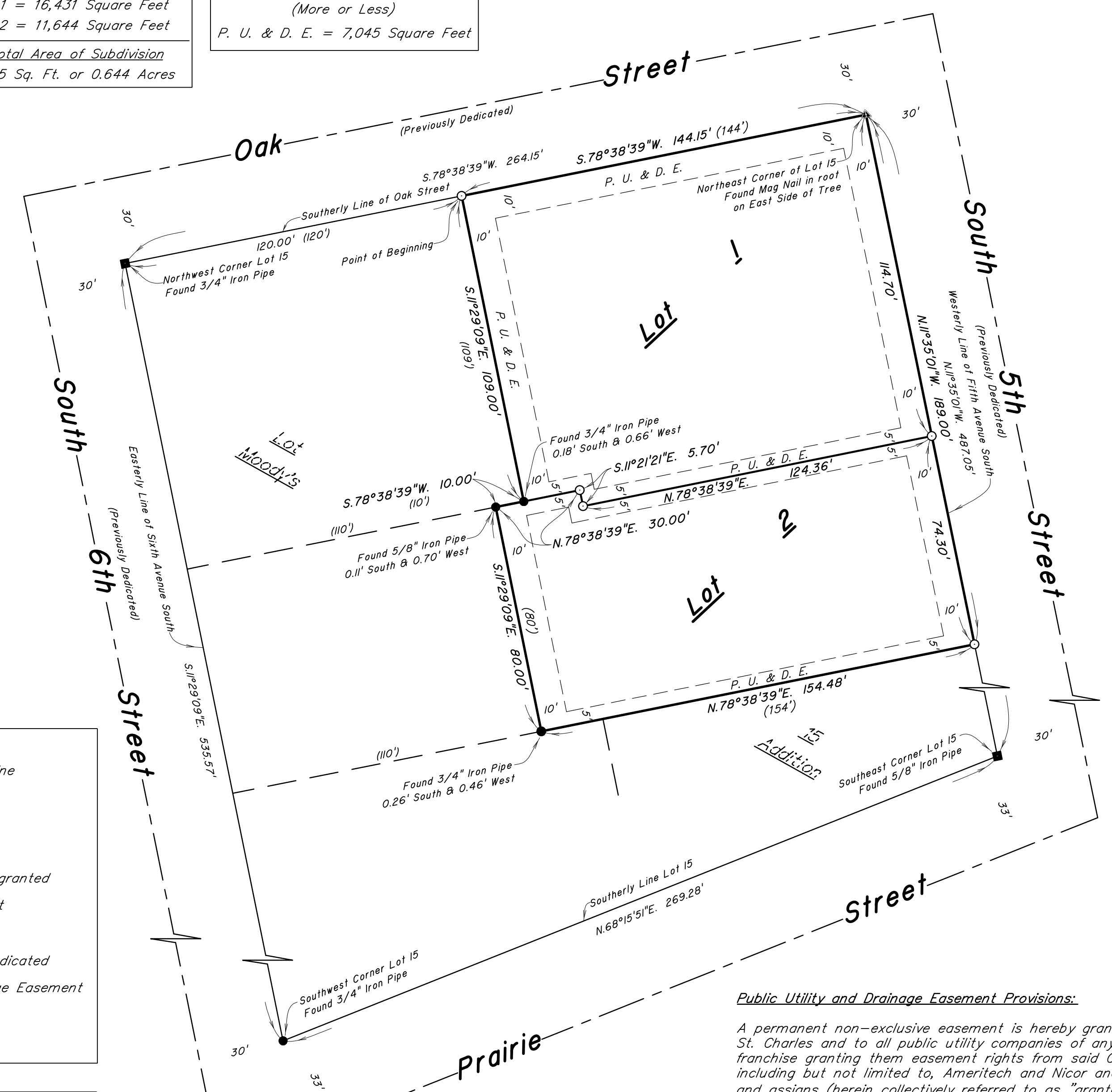
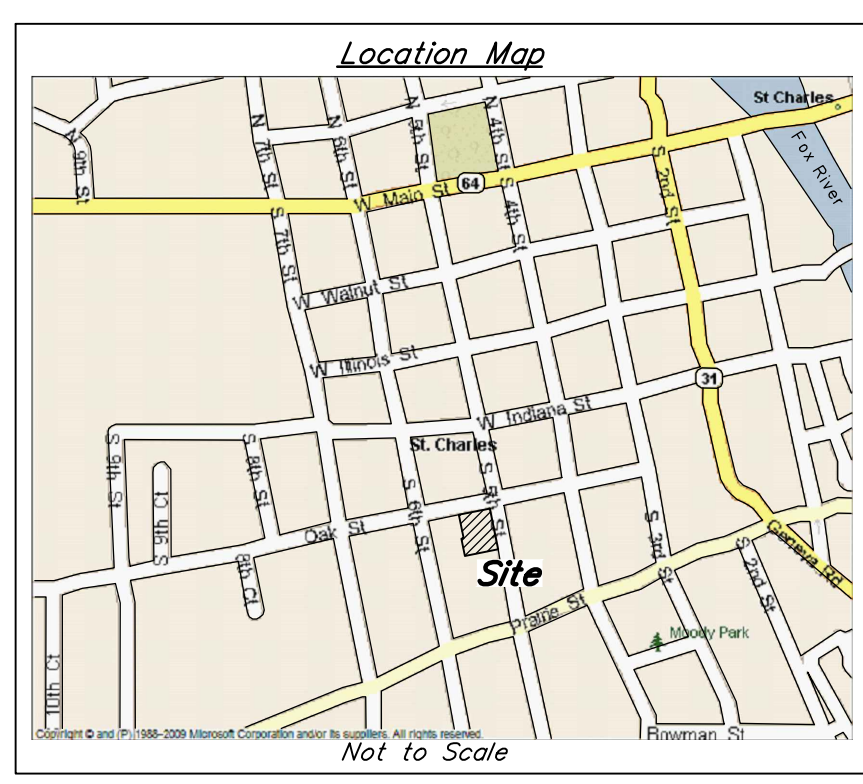
Existing Zoning Classification

Zone: RT2
Setback Lines:
Front Yard: 25 feet
Rear Yard: 30 feet
Side Yard: 8 feet

Per City of St. Charles
2021 Zoning Ordinance

Legend

- Subdivision Boundary Line
- Parcel Line
- Center Line
- Existing Deed Line
- Easement Line hereby granted
- Set Concrete Monument
- Set 3/4" Iron Pipe
- Found Iron Stake as indicated
- P. U. & D. E. Public Utility & Drainage Easement
- (XXX') Record / Deed
- XXX.XX' Measured



Public Utility and Drainage Easement Provisions:

A permanent non-exclusive easement is hereby granted to the City of St. Charles and to all public utility companies of any kind operating under franchise granting them easement rights from said City of St. Charles, including but not limited to, Ameritech and Nicor and to their successors and assigns (herein collectively referred to as "grantees"), in, upon, across, over, under, and through the areas shown by dashed lines and labeled "Public Utility and Drainage Easement" on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes and without limitation, such other installations as may be required to furnish public utility service to adjacent areas together with the right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work. The permanent non-exclusive easement is hereby reserved for and granted to the City of St. Charles and the respective successors and assigns for maintaining the uninterrupted and unimpeded conveyance, flow and runoff of surface storm water across and upon the areas designated on this plat as drainage easement. The right is hereby granted to said grantees to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the drainage ways and operation of or access to said utility installations, without limitation, in, on, upon or across, under, or through said easements.

No permanent buildings, trees, gardens, shrubs, or berms shall be placed on or in said easements, but the easement areas may be used for paving, fences, sidewalks, and other purposes that do not interfere with the aforesaid uses and rights. Where an easement is used for storm or sanitary sewers, other utility installations shall be subject to the prior approval of said City of St. Charles so as not to interfere with the gravity flow in said sewer or sewers. Utility installations, other than those managed by the City of St. Charles, shall be subject to the approval of the City of St. Charles, as to design and location, and all other installations are subject to the ordinances of the City of St. Charles.

Following any work to be performed by the grantees in the exercise of its easement rights granted herein, the grantees shall have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided, however, the grantees shall be obligated following any such work, to backfill and mound so as to retain suitable drainage, remove debris, and leave the area in generally clean and workmanlike condition.

Prepared for:
Derrico Builders, LLC
311 Walnut Avenue
St. Charles, IL 60174

No.	Date	Revision
1.	06/08/2023	Issued Preliminary Plat for review
2.	06/09/2023	Issued Preliminary Plat for review

Owner's Certificate

State of Illinois }
County of Kane } ss

I, _____, do hereby certify that Beckie J. Untiedt Trust dated February 27, 2021 is the owner of the land described above, and that they have caused said property to be surveyed and subdivided as shown on the plat hereon drawn. The undersigned, owner of the property described as 407 South 5th Street Subdivision and legally described on the plat of the same name lies within the boundaries of St. Charles Community Unit School District 303.

by: _____ (print name) _____ (title)

_____ (signature)

Dated at _____, Illinois, this _____ day of _____, 20_____.

Notary Public's Certificate

State of Illinois }
County of Kane } ss

I, _____, a notary public, in and for said county and in the state aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered the annexed plat as their(his/her/they) own free and voluntary act(s) for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D. 20_____.

Notary public
My commission expires _____

Plan Commission Certificate

State of Illinois }
County of Kane } ss

Approved this _____ day of _____, A.D. 20_____.

City of St. Charles Plan Commission.

_____ Plan Commission Chairman

City Council Certificate

State of Illinois }
County of Kane } ss

Approved, and accepted this _____ day of _____, A.D. 20_____.

City Council of City of St. Charles, Illinois.

Mayor _____

Attest: _____ City Clerk

Director of Community Development Certificate

State of Illinois }
County of Kane } ss

I, _____, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at St. Charles, Illinois, this _____ day of _____, A.D. _____.

Director of Community Development _____

Certificate as to Special Assessments

State of Illinois }
County of Kane } ss

I, _____, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Collector of Special Assessments _____

Dated at St. Charles, Illinois, this _____ day of _____, A.D. _____.

County Clerk Certificate

State of Illinois }
County of Kane } ss

I, _____, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at Geneva, Illinois, this _____ day of _____, A.D. 20_____.

_____ Kane County Clerk

Surveyor's Certificate

State of Illinois }
County of Kane } ss

This is to certify that I, Shawn R. VanKampen, an Illinois professional land surveyor, have surveyed and subdivided the following described property:

That part of Lot 15 of Moody's Addition to St Charles, described as follows: beginning at a point on the Northerly line of said lot 120 feet Easterly of the Northwest corner thereof; thence Southerly parallel with the Westerly line of said lot 109 feet; thence Westerly parallel with the Northerly line of said lot 10 feet; thence Southerly parallel with the Westerly line of said Lot 80 feet; thence Easterly parallel with the Northerly line of said Lot 154 feet to the Easterly line of said lot; thence Northerly along said Easterly line 189 feet to the Northeast corner thereof; thence Westerly along the Northerly line of said lot 144 feet to the point of beginning; in the City of St Charles, Kane County, Illinois.

I further certify that the plat hereon drawn is a correct and accurate representation of said survey and plat. All distances are shown in feet and decimal parts thereof.

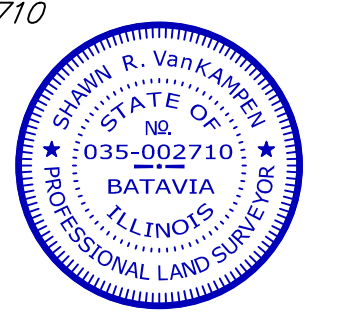
I further certify that the described property lies within Zone "X", as designated by the Flood Insurance Rate Map for the City of St. Charles, Illinois Community Number 170330, City of St. Charles, the Federal Emergency Management Agency FIRM Map Number 17089C02624, with an effective date of August 3, 2009. Zone "X" is areas of minimal flood hazard.

I further certify that the foregoing described tract is located within the corporate limits of the City of St. Charles, Kane County, Illinois which has adopted an official comprehensive plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as amended.

Given under my hand and seal this _____ th day of June, A.D. 2023.

PRELIMINARY

Illinois Professional Land Surveyor No. 035-002710
License expires November 30, 2024
Design Firm License No. 184-006014
License expires April 30, 2023



Submitted by and return to:
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

PREPARED BY:

ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm#184-006014
Expires 4/30/2025
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