

CITY OF LE ROY
COUNTY OF McLEAN, STATE OF ILLINOIS

ORDINANCE NO. 06-11-01-52

**AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR FOX RUN SUBDIVISION
TO THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS
6th Day of November 2006

PRESENTED: **November 6, 2006**

PASSED: **November 6, 2006**

APPROVED: **November 6, 2006**

RECORDED: **November 6, 2006**

PUBLISHED: **November 6, 2006**

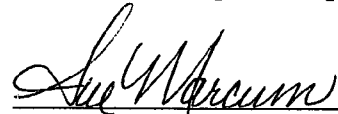
In Pamphlet Form

Voting "Aye" 6

Voting "Nay" 0

The undersigned being the duly qualified and Acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **ordinance** and that such **ordinance** was presented, passed, approved, recorded and published as above stated.

(SEAL)



City Clerk of City of LeRoy

Dated: November 6, 2006

ORDINANCE NO. 06-11-01-52

**AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR FOX RUN SUBDIVISION
TO THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS**

WHEREAS, the Mayor and City Council of the City of Le Roy, McLean County, Illinois, an Illinois municipal corporation, have reviewed the proposed final plat of subdivision for the **Fox Run** addition to the City of Le Roy; and

WHEREAS, the Mayor and City Council of the City of Le Roy have determined that said final plat meets all requirements of the subdivision code of the City of Le Roy, and that the approval of said proposed final plat is in the best interests of the city and its residents; and

WHEREAS, the Mayor and City Council of the City of Le Roy have not received a bond, proposed bond, irrevocable letter of credit or proposed irrevocable letter of credit in order to determine if the same is in due form and properly executed in satisfaction of the requirements of Title 11, Chapter 2, Section 3-C-5 of the Subdivision Regulations of the Municipal Code of the City of Le Roy, Illinois 2003,

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Le Roy, Illinois, in lawful meeting assembled, as follows:

Section 1: The final plat of **Fox Run** Addition to the City of Le Roy, McLean County, Illinois, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, is hereby approved, subject to those conditions as set forth hereinafter.

Section 2: The Mayor and City Administrator are hereby directed to review, and if needed, accept, on behalf of the City of Le Roy, an appropriate bond or an irrevocable letter of credit, which the City Council hereby agrees shall be acceptable in lieu of the completion bond otherwise required in accordance with Title 11, Chapter 2, Section 3-C-5 of the Subdivision Regulations of the Municipal Code of the City of Le Roy, Illinois 2003, and, upon acceptance of the afore said bond or irrevocable letter of credit, should the same be offered in lieu of the aforesaid completion bond, the requirement for posting of a completion bond shall be deemed waived in reliance on the substitution of the accepted irrevocable letter of credit (in place of the aforesaid completion bond), or should the developer decide to provide a completion bond, then upon the acceptance of the completion bond, in due form as required in accordance with the aforesaid Section 11-2-3-C-5. Until the aforesaid completion bond, or irrevocable letter of credit in substitution therefore, has been provided to the appropriate city officials and approved by them, the City Engineer and any other officials having responsibilities in regard to acceptance and approval of the subdivision plat, the subject of this ordinance, are directed not to release a signed copy of this ordinance nor any signed copies of the subdivision plat (bearing the appropriate signatures of the Mayor and City Clerk and/or other officials, as the case may be, or such signatures being affixed upon individual documents to be recorded with the

subdivision plat), and the City Engineer and any other officials having responsibilities in regard to acceptance and approval of the subdivision plat, the subject of this ordinance, are hereby directed not to permit the recording of the subdivision plat until approval of the bond or letter of credit as previously set forth.

Section 3: The Mayor and City Clerk are hereby directed to execute all necessary documents and certificates as may be appropriate in order to evidence the approval by the City of Le Roy of the aforesaid proposed final plat, and to cause and direct the developer to record said final plat as may be appropriate for the City for record purposes, all of the aforesaid directions to the Mayor and City Clerk as to executing and delivering documents, and causing documents to be recorded, being meant to be taken in connection with the directions given previously in this ordinance to the City Engineer, as set forth in Section 2.

Section 4: This ordinance shall be in full force and effect from and after its passage, approval and publication, as required by law.

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion made by John Haney, and seconded by T. A. Whitsitt by roll call vote on the 6th day of November 2006 as follows:

Aldermen elected 8

Aldermen Present 6

Voting Aye:

Shirley Chancellor, Jerry Henson, T.A. Whitsitt, Dave McClelland, Butch Cook, John Haney

Voting Nay:

None

Absent:

Gary Koerner and Dawn Thompson

Abstain:

None

Other:

None

and deposited and filed in the office of the City Clerk in said municipality on the 6th day of November 2006.



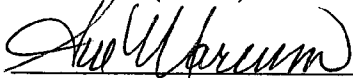
Sue Marcum, City Clerk of the City of Le Roy
Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 6th day of November 2006.



David McClelland, Acting Mayor of the City of
Le Roy, Mc Lean County, Illinois

ATTEST: (SEAL)



Sue Marcum, City Clerk of the City of Le Roy
Mc Lean County, Illinois

CERTIFICATE

I, Sue Marcum, certify that I am the duly appointed and acting municipal clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **November 6, 2006** the Corporate Authorities of such municipality passed and approved Ordinance No. **06-11-01-52** entitled:

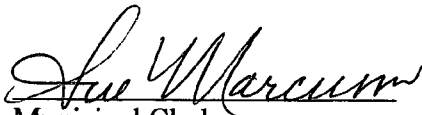
**AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR FOX RUN SUBDIVISION
TO THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **06-11-01-52**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **November 6, 2006** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois this 6th day of November 2006.

(SEAL)


Municipal Clerk

STATE OF ILLINOIS)
) SS:
COUNTY OF MCLEAN)

I, Sue Marcum, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR FOX RUN SUBDIVISION
TO THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS**

I do further certify said *ordinance* was adopted by the City Council of the City of Le Roy at a regular meeting on the 6th Day of November 2006, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

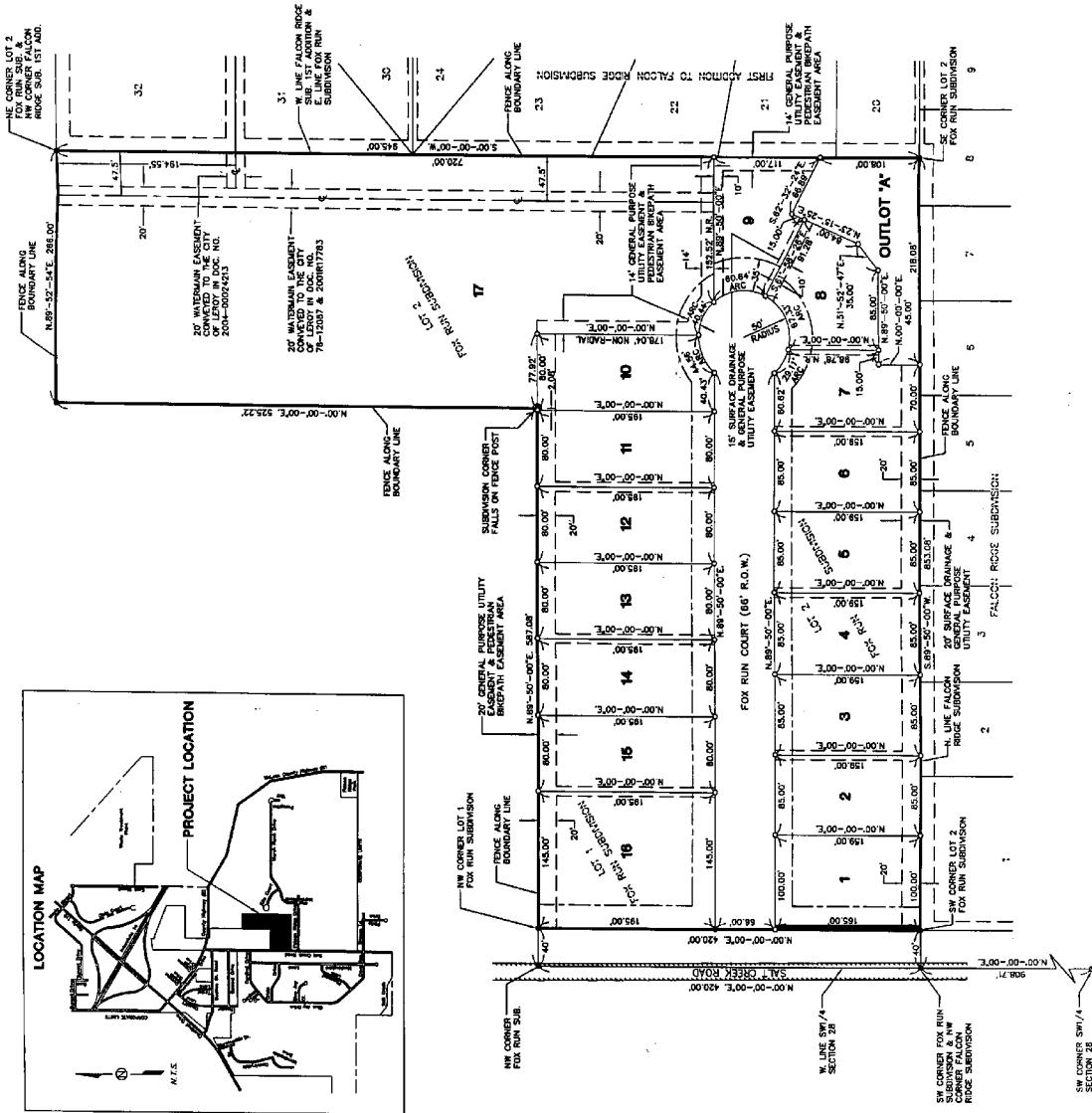
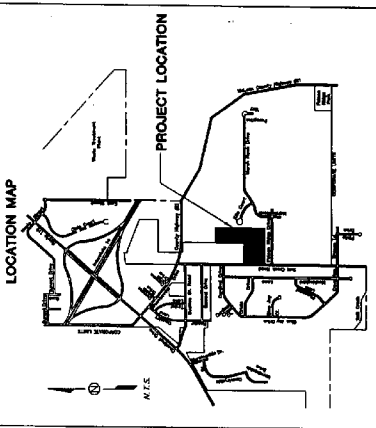
Dated this 6th day of November 2006

(SEAL)



City Clerk

RESUBDIVISION OF LOTS 1 & 2 IN FOX RUN SUBDIVISION PART OF THE SW1/4 OF SECTION 28, T.22N, R.4E, 3P.M, CITY OF LEROY, MCLEAN COUNTY, ILLINOIS



OWNERS/DEVELOPERS:
 KAHUNA COMMERCIAL II, LLC
 C/O KEVIN MAY, MANAGER
 1000 WEST FIRST STREET, SUITE C
 BLOOMINGTON, IL 61710
 DAN & GRETCHEN REED
 1000 WEST FIRST STREET
 LEROY, ILLINOIS 61752

MUNICIPALITY APPROVAL

We, the undersigned, Mayor and City Clerk of the City of LeRoy, McLean County, Illinois, do hereby certify that this Plan of Resubdivision of Lots 1 and 2 in Fox Run Subdivision in the City of LeRoy, Illinois, was approved by the City of LeRoy on 11/01/2006.

David McCalland (Mayor)
 Sue Marcum (City Clerk)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } 55
 COUNTY OF MCLEAN }

I, Bradley K. Shaffer, Illinois Professional Land Surveyor No. 3488, certify that the attached plan of subdivision was surveyed and prepared under my direction, in accordance with the laws of the State of Illinois, and with the Ordinance of the City of LeRoy, Illinois, which provides for the subdivision of land in the City of LeRoy and represents the following described property to wit:

Lots 1 and 2 in Fox Run Subdivision, according to the plat thereof recorded as Document No. 2006-18173 in the McLean County Recorder's Office, in the SW1/4 of Section 28, Township 22 North, Range 4 East of the Third Principal Meridian, City of LeRoy, McLean County, Illinois, containing 11.02 acres, more or less.

I further certify that I have subdivided the same into 17 lots, Outlot 'A' and the street as shown on the attached plan.

Iron monuments identify all lot corners as shown on said plan and all necessary monuments are shown on the attached plan. The subdivision is based on a plat prepared for public use and for the use of community systems installation systems. Outlot 'A' is specifically hereby reserved as a public storm water detention area, surface drainage easement area, pedestrian sleight easement area, and general purpose study easement area to be dedicated to and maintained by the City of LeRoy.

Said subdivision is to be known as Resubdivision of Lots 1 and 2 in Fox Run Subdivision, City of LeRoy, McLean County, Illinois.

I further certify that the foregoing plat accompanying this certificate accurately represents the above described property as subdivided.

I further certify that no part of said herein described subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency.

Lewis, Yockey & Brown, Inc.
 Consulting Engineers & Land Surveyors
 503 N. Main St.
 Bloomington, IL 61701

Bradley K. Shaffer
 Bradley K. Shaffer, ASLS
 Illinois Professional Land Surveyor No. 3488
 License Expiration Date 11/30/2006

Lewis, Yockey & Brown, Inc
 503 North Main Street
 Bloomington, Illinois
 Phone: (309) 887-6151

Doc. No.	288
File No.	835
Page No.	1
Scale	1"=60'

FINAL PLAT
RESUBDIVISION OF LOTS 1 & 2
IN FOX RUN SUBDIVISION
LEROY, ILLINOIS