Boone County Planning Department

1212 LOGAN AVE, STE 102
BELVIDERE, IL 61008
PHONE: 815-547-6698 FAX: 815-547-3579

REPLAT REQUEST FOR COMMENT

DATE: September 17, 2021

TO: ComEd
NICOR
Aqua America Illinois
Frontier Communications
Mediacom
U.S. Post Office, AIS Administrator
Poplar Grove Post Office (61065)
Candlewick Lake Association
Rural Fire Protection District No. 3
Boone County Sheriff
Boone County Engineer
Boone County Building Department
Boone County Health Department
911 Emergency Services
Village of Poplar Grove
Village of Timberlane
Village of Caledonia

FROM: Boone County Planning Department

RE: RP-26-2021 (Candlewick)
106 Squire Lane NE
Poplar Grove, IL 61065

Please find enclosed a copy of the above noted re-plat for Lots 243 and 244 of Candlewick Lake Unit No. 3 into Lot AA.

Please review the plat and email, mail, or fax any comments to the Boone County Planning Department at your earliest convenience, but no later than October 4, 2021.

Tentative Meeting Scheduling for Re-plat Review & Approval
October 07, 2021-Committee of the Whole
October 21, 2021-County Board

If you have any questions, contact the Planning Department at 815-547-6698 or email imandujano@boonecountyil.org. Thank you.

HERITAGE SURVEYING, LTD.

P.O. BOX 559 • BELVIDERE, IL 61008 • 815/547-6302

August 18, 2021

Izzy Mandujano
Boone County Government
1212 Logan Avenue
Belvidere, IL 61008

Re: Final Plat of Lot AA Re-Plat of Lots 243 and 244 Candlewick Lake Unit No. 3

Dear Ms. Mandujano:

In keeping with your request, we enclose the following with respect to storm water drainage.

Natural drainage across Lots 243 and 244 comes in the form of a fairly uniform "sheet flow" of about five percent where the lots relieve themselves gently from storm water in a North to South direction. This area of Candlewick Lake Subdivision was formally platted in 1972. Subsequent to the years of established development of these two lots an on-site inspection does not reveal any established concentrated water course through either of these two lots, either by means of natural occurrence or manmade.

Approval of this request and subsequent vacation of the "blanket" drainage easement between Lot 243 and 244 is in keeping with historical evidence as the site displays no need as to its necessity or perpetuity. Drainage along the common lot line of Lots 243 and 244 shall not be altered without prior approval.

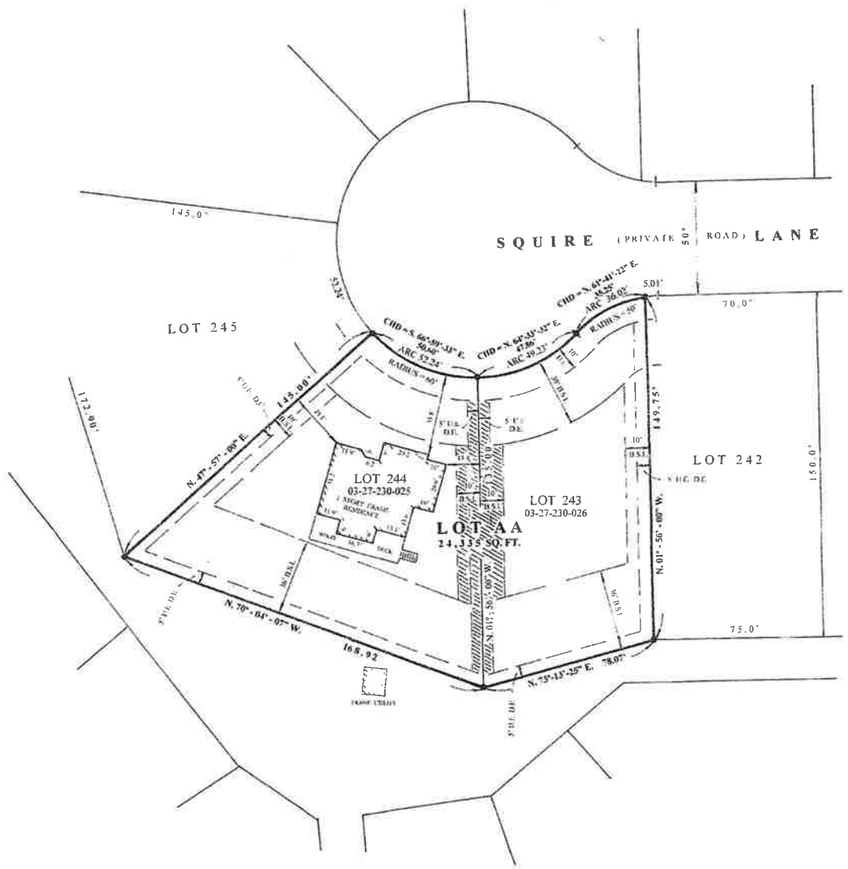
Very truly yours,

V. Mikhaylichenko 08-30-2021

Vladimir Mikhaylichenko, applicant — Date

FINAL PLAT OF
LOT AA
RE-PLAT LOTS 243 & 244
CANDLEWICK LAKE UNIT NO. 3

BEING A RE-PLAT OF LOTS 243 AND 244 OF CANDLEWICK LAKE UNIT NO. 3 BEING A SUBDIVISION OF PORTIONS OF SECTIONS 22, 26 AND 27, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN . BOONE COUNTY, ILLINOIS



SCALE : 1" = 30'

COUNTY UTILITY EASEMENTS

A perpetual easement appurtenant is hereby granted to the County of Boone, Illinois, its successors and assigns, over, upon, across, through and under those portions of the above described real estate designated Public Utility Easement on this plat for the purpose of installing, laying, constructing, operating, maintaining, repairing, renewing and replacing water mains and sanitary lines, storm sewer lines, street light cable and any other County utilities, together with all appurtenant structures, including, but not limited to, manholes, wet wells, lift stations, fire hydrants, valve vaults and any and all other fixtures and equipment required for the purpose of the above described real estate with water service, sanitary sewer service, storm water collection, street lighting, and other municipal services and for the purpose of providing ingress and egress from the property shown hereon for emergency vehicles of any kind and all types whatsoever. In no event shall any permanent building be placed upon said easement areas, but they may be used for gardens, shrubs, landscaping and such other purposes that do not, and will not in the future, interfere unreasonably with the easement rights granted to the County of Boone.

EASEMENT PROVISION:

An easement serving the Subdivision and other property with Electric and Communications service is hereby reserved for and granted to ComEd an Exelon Company, Frontier North Inc., **NICOR Gas Company, MediaCom and their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time,** facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, across, along and upon the surface of the property shown within the dotted line on the Plat marked "Easements", the property designated in the declaration of condominium and/or on this Plat as "Common Elements" and the property designated on the Plat as "Common Area or Areas", and the property designated on the Plat for streets and alleys, whether public or private, together with the right to install required service connections over and under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall be altered in a manner so as to interfere with the proper operation and maintenance thereof.

LEGEND

B.S.L.	DESIGNATES BUILDING SETBACK LINE
U.E.	DESIGNATES PUBLIC UTILITY EASEMENT
D.E.	DESIGNATES DRAINAGE EASEMENT
CHD	DESIGNATES CHORD BEARING AND DISTANCE
SSSSS	DESIGNATES EASEMENTS AND SETBACKS VACATED HEREWITH

SURVEYORS CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

I HEREBY CERTIFY that at the request of the owner, I have surveyed and subdivided according to the attached Final Plat of Lot AA Re-Plat Lots 243 and 244 Candlewick Lake Unit No. 3, being a Subdivision of portions of part of Sections 22, 26 & 27, Township 45 North, Range 3 East of the Third Principal Meridian, the Plat of which Subdivision is recorded as Document No. 72-123 in the Recorder's Office of Boone County, Illinois, situated in the County of Boone and the State of Illinois.

Dimensions are given in feet and decimals of a foot. Iron pins 3/4" in diameter and 4 feet long have been found or set at all points marked on the plat with an open dot and iron pins 5/8" in diameter and 3 feet long have been found or set at all other lot corners unless indicated otherwise.

I FURTHER CERTIFY that the lands embraced within this subdivision are within the corporate limits of the County of Boone and are within one and one-half miles of the Village of Poplar Grove, the Village of Timber Lane and the Village of Caledonia, Illinois.

I FURTHER CERTIFY that no part of the property covered by this plat is situated within a special flood hazard area as identified by the Federal Emergency Management Agency.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated this 18th day of August, 2021 Belvidere, Illinois.

Stanton B. Stewart
Illinois Professional Land Surveyor No. 35-2018 (exp.) 11-30-2022
HERITAGE SURVEYING, LTD.
819 Riverside Road, Belvidere, IL 61008
P. O Box 559, Belvidere, IL 61008

STATE OF ILLINOIS — STANTON B STEWART 2018 — PROFESSIONAL LAND SURVEYOR

OWNERS CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

This is to certify that the undersigned is the owner of the land described in the attached Final Plat of Lot AA Re-Plat Lots 243 and 244 Candlewick Lake Unit No. 3 and that he has caused the same to be surveyed, subdivided and platted for the uses and purposes that are set forth as allowed and provided by statute and does hereby acknowledge and adopt the same under the aforesaid style and title.

Witness my hand and seal this ____ day of _____ , A.D. 20 __.

Vladimir Mikhaylichenko
106 Squire Lane NE
Poplar Grove, IL 61065

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, do hereby certify that Vladimir Mikhaylichenko personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and (severally) acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____ __, A.D. 20_ __

My Commission Expires. _____

NOTARY PUBLIC

PLAT COMMITTEE CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

Approved this ____ day of _____, A.D. 20____ by the Boone County planning, zoning and building committee.

Chairman

CANDLEWICK LAKE ASSOCIATION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

Approved this __ day of _____ _____. A.D. 20___

President of Candlewick Lake Association

COUNTY PLANNER CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

Approved this ____ day of _____ A.D. 20

County Planner

COUNTY BOARD CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

This Plat approved by the County Board of Supervisors of the County of Boone this day _____ day of _____, A.D. 20____.

Chairman

Attested: Clerk

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

We ComEd an Exelon Company, Frontier North, Inc., NICOR Gas Company, MediaCom by our signatures hereon do hereby acknowledge that we have received a copy of the Plat and we hereby consent to the recording of said plat as prepared.

ComEd an Exelon Company
By: _____
Dated : _____, 20_____

Frontier North, Inc.
By: _____
Dated: _____, 20_____

NICOR Gas Company
By: _____
Dated : _____, 20_____

Media Com
By: _____
Dated: _____, 20_____

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

We, Aqua America, by our signatures hereon, acknowledge that we have received a copy of Final Plat of Lot Z of Candlewick Lake Unit No. 3 and we hereby consent to the recording of said plat as prepared.

Dated this __ day of _____, A.D. 20____

Aqua America

VILLAGE OF POPLAR GROVE CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

Approved by the Village of Poplar Grove, at a meeting held this _____ day of _____, A.D. 20 __

President

Attest: Clerk

VILLAGE OF TIMBERLANE CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

Approved by the Village of Timberlane, at a meeting held this _____ day of _____, A.D. 20___

President

Attest: Clerk

VILLAGE OF CALEDONIA CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

Approved by the Village of Caledonia, at a meeting held this _____ day of _____, A.D. 20

President

Attest: Clerk

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

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

Given under my name and seal of the County Clerk at Belvidere, Illinois, this____ day of _____, A.D. 20___.

Boone County Clerk

RECORDER CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF BOONE)

This Plat was filed for record in the Recorder's Office of Boone County aforesaid on the _____ day of _____, A.D., 20_____ at ____ o'clock ___.M. and recorded in Plat Index File Envelope _____ as Document No. _____

COUNTY RECORDER

REVISIONS	HERITAGE SURVEYING, LTD. P.O. BOX 559 • BELVIDERE, IL 61008 • 815/547-4202					
	DATE 08-18-2021	SCALE 1"= 30'	COMP BY S B S	DRAWN BY S B S	CHECKED BY	APPROVED BY
	DRAWING NO. 5326		SHEET 1 OF 1	DRAWING NO. D-5326-(2)		REV