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2015R43587

STATE OF ILLINOIS
MADISON COUNTY
12/15/2015 1:28 PM
AMY M. MEYER, RECORDER

REC FEE: 28.00

CO STAMP FEE:

ST STAMP FEE:

FF FEE:

RHSPS FEE:

OF PAGES: 5

Return to:

Jamie Myers
City Clerk
116 E. Market Street
Troy, Illinois 62294



28.00

Resolution No. 2015-16
A RESOLUTION OF THE CITY OF TROY, ILLINOIS
ACCEPTING THE FINAL PLAT OF SECOND ADDITION TO WENDELL CREEK ESTATES

Adopted by the City Council
of the City of Troy, Illinois
This 17TH Day of AUGUST, 2015.

RESOLUTION OF THE CITY COUNCIL REGARDING THE APPROVAL/DISAPPROVAL OF A FINAL PLAT

Whereas, Wendell Creek Estates, LLC (Developer) has submitted a final plat for the second addition of a single-family subdivision named Second Addition to Wendell Creek Estates (Lots 80 - 102) located on Lower Marine Road ; and

Whereas, the Planning Commission met on April 20, 2006 and recommended approval of the referenced preliminary plat (See Recommendation 2006-07PC). A copy of the supporting documents are incorporated by reference; and

Whereas, the City Council met on May 1, 2006 and approved the referenced preliminary plat (See Resolution 2006-08). A copy of the supporting documents are incorporated by reference; and

Whereas, the City Council reviewed the final development plan for compliance with the provisions of Chapter 153 Subdivision Code of the Troy Code of Ordinances and voted as recorded below:

Aldermen:

Table with 3 columns: Alderman Name, Vote, and Total. Includes names like DeCarli, Jackson, Dyer, Italiano, Greenfield, Partney, Hendrickson, Turner and their respective votes (Aye, Absent, Nay).

Now Therefore, the City Council of the City of Troy, Illinois

- X Approves the final plat
Disapproves the final plat

One copy of this resolution shall be given to the Developer and the City Clerk shall give the Code Administrator a certified copy of the Council's resolution of approval or rejection to be attached to the final plat.

Dated this 17th day of August, 2015.

By [Signature] Allen P. Adomite, Mayor

Attest [Signature] Jamie Myers, City Clerk



FINAL PLAT CHECKLIST

116 E. Market Street • Troy, Illinois 62294 • (618) 667-8734 Ext. 4 • www.troyil.us

Fee: 250.00

Date Fee Paid: 4/13/15

[\$ 153.186D]

IMPORTANT INSTRUCTIONS

The purpose of this Checklist is to assist the Subdivider/Developer in the timely and accurate submission of plans and documents required by the City of Troy. Missing or incomplete data can cause delays in the review and approval process. The Subdivider/Developer should closely review the requirements listed below as well as the Troy Subdivision Code, complete this form in its entirety, and submit it along with the other required information. Attention is specifically directed to Section 153.140 Subdivision Process.

NAME OF SUBDIVISION: Second Addition To Wendell Creek Estates DATE: 4-3-15

SUBDIVIDER/DEVELOPER NAME: Bud Klaustermeier & Larry Ulrich

Contact Person: Bud Klaustermeier Phone #: 618-978-9955

Address: 112 Weston City: Troy State: IL Zip: 62294

ENGINEER'S NAME: Sherbut-Carson-Claxton LLC Phone #: 618-345-5454

Address: 4 Meadow Heights Prof. Park City: Collinsville State: IL Zip: 62234

Required Submittals – Check if submitted. As required by the referenced sections of the Troy Subdivision Code, the Subdivider/Developer shall submit a Final Plat and other associated documents to the Building Department, including, but not necessarily limited to:

Two copies of a Final Plat and all supporting documentation along with one electronic copy of a Final Plat and all supporting documentation shall be filed.

A check made payable to the City of Troy in the amount stipulated for filing a Final Plat, as set forth in Section 153.120.

This Final Plat Checklist, signed by the developer and the engineer and/or surveyor who prepared the final plat.

Every final plat shall be prepared by a land surveyor registered in the State of Illinois and drawn with waterproof black ink on new mylar or other material of similar durability. Said plat shall be at any scale necessary for clarity, preferably no smaller than one inch equals one hundred feet, provided the resultant drawing does not exceed thirty inches by thirty-six inches.

FINAL PLAT. Said plat shall provide all of the following information:

Identification as a "Final Plat" and name of the proposed subdivision;

North arrow, graphic scale, and data;

The names, addresses and phone numbers of the Subdivider/Developer, owner, and land surveyor who prepared the plat;

Accurate metes and bounds or other adequate legal description of the tract;

| |
|--|
| <input checked="" type="checkbox"/> Accurate boundary lines, with dimensions and bearing or angles which provide a survey of the tract, closing with an error of closure of not more than one foot in ten thousand feet; |
| <input checked="" type="checkbox"/> Locations of all monuments; |
| <input checked="" type="checkbox"/> Reference to recorded plats of adjoining platted land by record name, plat book and page number; |
| <input checked="" type="checkbox"/> Accurate locations and names of all existing streets intersecting the boundaries of the subdivision; |
| <input checked="" type="checkbox"/> Right-of-way lines of all streets, other right-of-way, easements, and lot lines with accurate dimensions, angles, or bearings and curve data, including, radii, arcs or chords, points of tangency, and central angles; |
| <input checked="" type="checkbox"/> Name and right-of-way width of every proposed street; |
| <input checked="" type="checkbox"/> Location, dimensions and purpose of any existing or proposed easements; |
| <input checked="" type="checkbox"/> Number of each lot, lot dimensions, and lot area in square feet; |
| <input checked="" type="checkbox"/> Addresses for each lot as approved by the 9-1-1 Coordinator and illustrated within an oval, provided that on any corner or through lot, each possible address shall be illustrated at the appropriate street frontage; |
| <input checked="" type="checkbox"/> Building or setback lines with accurate dimensions; |
| <input type="checkbox"/> Location(s) and purpose(s) for any sites, other than private lots, that are reserved; N/A |
| <input type="checkbox"/> Locations of all existing and proposed utilities; See Plan Sheets |
| <input type="checkbox"/> Locations, dimensions, and areas of any parcels to be reserved for parks, playgrounds, bike paths, or other public purposes; N/A |
| <input type="checkbox"/> Location, type, and width of existing and proposed easements for access to proposed green spaces; and N/A |
| <input checked="" type="checkbox"/> An index, should two or more sheets be used. |
| <input type="checkbox"/> As a separate supporting document, the subdivider/developer shall submit written restrictions of all types which will run with the land and become covenants in the deeds of lots. |
| <input checked="" type="checkbox"/> As a separate supporting document, the subdivider/developer shall submit a completed "Certification of Agency Approval" form (§ 153.186E) signed by a professional engineer or land surveyor registered in the State of Illinois, and certifying that specific agencies were properly notified of the subdivision/development as required, and that each has provided a "sign-off" for the development to proceed. |
| REQUIRED CERTIFICATES -- CHECK IF FILED. As required in part by State law (765 ILCS 205/2), and by the County of Madison and City of Troy, the following certificates shall be executed on all Final Plats: |
| <input checked="" type="checkbox"/> Owners Certificate. |
| <input checked="" type="checkbox"/> Notary Public Certificate. |
| <input checked="" type="checkbox"/> Surveyor's Certificate |
| <input checked="" type="checkbox"/> County Clerk's Certificate. |
| <input checked="" type="checkbox"/> 9-1-1 Coordinator's Certificate. |
| <input checked="" type="checkbox"/> Mapping and Platting Approval. |
| <input checked="" type="checkbox"/> Certificate of City Council. |
| <input checked="" type="checkbox"/> Flood Hazard Certificate. |
| <input checked="" type="checkbox"/> Surface Water Drainage Certificate. |
| <input checked="" type="checkbox"/> Undermining Certificate. |
| <input type="checkbox"/> Illinois Department of Transportation Certification. (For those subdivisions that provide access to a State Highway) N/A |
| <input type="checkbox"/> Local Highway Department Certification. (For those subdivisions that provide access to a County or Township Highway) N/A |

REQUIRED ASSURANCE OF COMPLETION – CHECK IF FILED. In the event that the subdivider/developer is seeking final plat approval prior to the completion of all improvements, he shall submit one of the following forms of assurance with this application:

- Cash.
- Irrevocable Letter of Credit.
- Certificate of Deposit, Treasury Bills, or other approved negotiable instrument.
- N/A - All improvements have been completed and accepted by the City.
- N/A - No public improvements.

By our signatures below, we certify that all of the above statements and the information contained in any document or plans submitted herewith, are true and accurate and in compliance with the Troy Subdivision Code. We hereby consent to the entry in or upon the premises described herein, by all authorized officials of the City of Troy for the purpose of investigating this information, inspecting the proposed work, and posting, maintaining, and removing any notices required by ordinance.

APPLICANT: Bud K Laustermaier

DATE: 8/13/15

ENGINEER: Dawn Clifton 4-3-15

DATE: _____

| | | | |
|----------------|---------------|-------------------------------|----------|
| FOR CITY USE | | Date Received: <u>4/13/15</u> | |
| Review Process | Administrator | Superintendent | Engineer |
| Final Plat | <u>JLS.</u> | <u>KF</u> | <u>#</u> |

END OF DOCUMENT