



#2012-13 Indian Hills Trail (Hickey) Project Review for Planning and Zoning Commission

Meeting Date:	April 4, 2012
Zoning Requests:	Simplified Residential Variation to allow a 6-foot tall fence in a yard abutting a street along Walkup Road, Burning Bush Trail and Indian Hill Trail instead of the maximum permitted height of 3 feet.
Location:	21 and 24 Burning Bush Trail, 20 and 25 Indian Hill Trail, 590, 600, 610, 620, 630 and 640 Arrowhead Lane
Acreage:	5.17 acres (all 10 lots)
Existing Zoning:	“RE” Residential Estate
Surrounding Properties:	North: “RE” Residential Estate South: “RE” Residential Estate East: “RE” Residential Estate West: “County” Unincorporated
Staff Contact:	Latika Bhide 815-356-3615

Background:

- **Location:** 21 & 24 Burning Bush Trail; 20 & 25 Indian Hill Trail; 590, 600, 610, 620, 630 and 640 Arrowhead Lane
- **Zoning:** “RE” Residential Estate
- **Development:** Indian Hill Trails, Units 1, 2 and 3, approved in 1979, 1986 and 1987
- **Existing Improvements:** Single-Family Residences
- **Request:** Variation to allow a 6-foot tall fence in a yard abutting a street along Walkup Road, Burning Bush Trail and Indian Hill Trail instead of the maximum permitted height of 3 feet for a yard abutting street

Land Use Analysis:

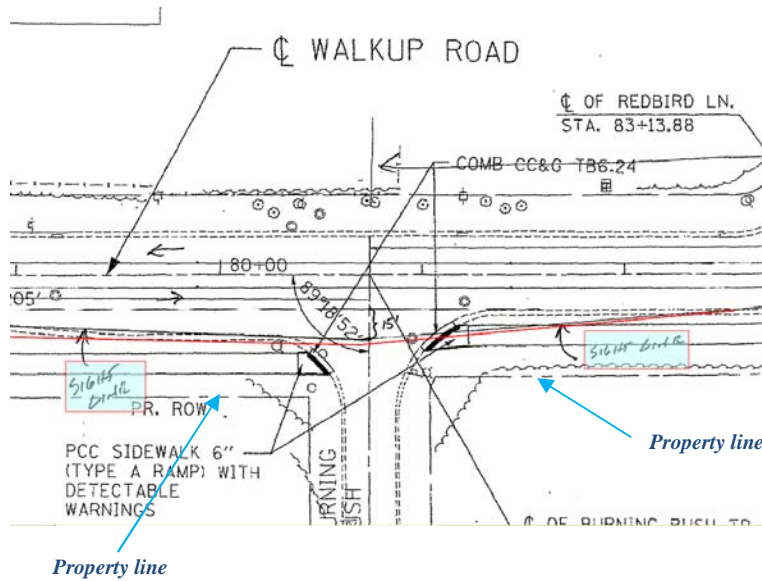
- **Background:** As part of Phase I of the Walkup Road improvement project, a bike path was added from Pleasant Hill Road south to Veteran Acres Park in 2011. During the construction of the bike path, some landscaping material along Walkup Road was removed.
- **Details:** The request is to allow an ornamental, aluminum fence, six foot in height along Walkup Road, Indian Hill Trail (20 & 25 Indian Hill Trail) and Burning Bush Trail (21 &

24 Burning Bush Trail. The fence is proposed to have 1 1/8 inch rails, spaced 3 3/4 inches apart. The petitioner has indicated that the fence height will be stepped down to 4 feet within the triangular area formed by the street property lines and a line connecting them at points twenty-five feet from the intersection of the street lines. Following the property acquisition associated with the Walkup Road project, based on the plans, the new property lines are located approximately 9 feet from the inside (east) edge of the bike path. Some of the existing landscaping lies within the right-of-way and some on private property. The petitioner has indicated that the fence will be installed within the tree line or stepped back to accommodate the landscaping.



Proposed Fence

- Clear Sight Triangle: With the adoption of the UDO in 2009, clear sight triangle is calculated based on the posted speed limit and the associated stopping sight distance. As depicted in the diagrams below, the proposed fence will not block the clear view at the intersections of Burning Bush Trail and Walkup Road and Indian Hill Trail and Walkup Road. The clear view of the bike path appears to be partially blocked by the proposed fence; however, there are stop signs for the path traffic at each intersection.



2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

True False

3. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

True False

4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

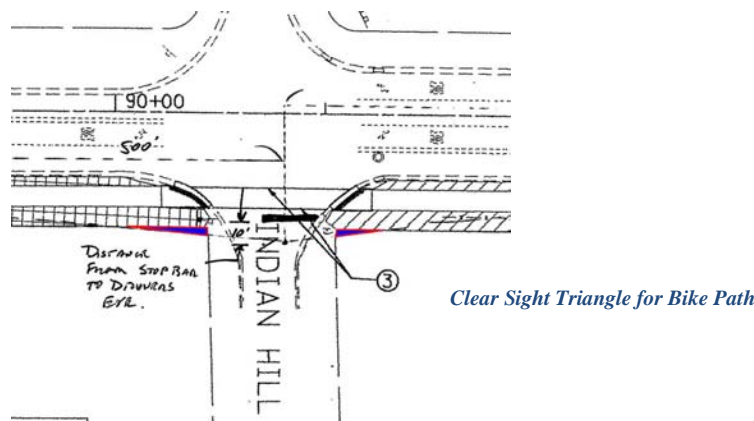
True False

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

Recommended Conditions:

If the petitioner’s request for a variation is approved, the following conditions are recommended:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Development Application, received 2-7-12
 - B. Proposed location plan, received 2-7-12
 - C. Fence Details, received 2-7-12
- 2) A building permit is required prior to the installation of a fence.
- 3) To ensure visibility for the bike path users, the proposed fence will be stepped down to 2 ½ feet within the clear sight triangle for the bike path.



- 4) The petitioner shall address all comments of the Engineering and Building, Public Works, Fire Rescue, Police and Planning & Economic Development Departments.

RECEIVED
FEB 07 2012
BY:

Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY
Project Name: _____
Date of Submission: _____

I. Applicant

RICHARD HICKEY
Name
630 ARROWHEAD LANE
Street
CRYSTAL LAKE IL 60012
City State Zip Code
815-482-3440 Fax Number
RHICKEY@CHASHERDRICH.COM E-mail address

II. Owner of Property (if different)

* SEE ATTACHED
Name
Address Telephone Number

III. Project Data

1. a. Location/Address: SEE ATTACHED
b. PIN #: SEE ATTACHED

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):
DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY: COUNTY INSTALLED A BIKE PATH BEHIND OR ALONG SIDE OF THE 10 HOMES. DURING CONSTRUCTION, TREES AND LANDSCAPING WERE REMOVED. THE END RESULT HAS COMPROMISED THE SAFETY OF OUR CHILDREN AND PETS ALONG A BUSY ROAD AND BIKE PATH.
IS THE HARDSHIP SELF-CREATED?
NO - IT IS A MCHENRY COUNTY PROJECT

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION? NO

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?
NO - A MAJORITY OF THE FENCE WILL NOT BE VISABLE FROM THE ROAD. IT IS AN ORNAMENTAL, MAINTENANCE FREE, ALUMINUM FENCE.

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?
NO -

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?
NO - PROPOSED FENCE HAS 1 1/8 IN. RAILS SPACED 3 3/4 IN APART

3. List any previous variations that are approved for this property: _____

IV. Signatures

RICHARD HICKEY  1/10/12
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.
* SEE ATTACHED
OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

RECEIVED
 FEB 07 2012
 BY:

Indian Hill Trails POA Fence Project

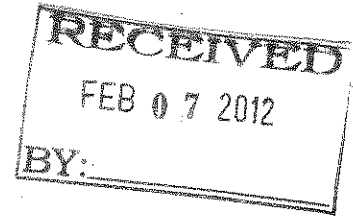
Plat of Survey attached

Homeowner Address (Crystal Lake, IL 60012)

PIN #

Homeowner	Address	PIN #	Plat of Survey attached	Signature
Richard & Pamela Hickey	630 Arrowhead Lane	14-29-477-013		
Chet & Mindy Ward	21 Burning Bush Trail	14-29-476-018		*
Joseph & Irma Weltzer	24 Burning Bush Trail	14-29-477-012		*
Judy Mayer	590 Arrowhead Lane	14-29-477-010		*
Ivan & Susan Swanson	600 Arrowhead Lane	14-29-477-016		
Norma Wacaser	610 Arrowhead Lane	14-29-477-011		Norma Wacaser
James & Suzanne O'Reilly	620 Arrowhead Lane	14-29-477-014		
David & Amy Barber	640 Arrowhead Lane	14-29-477-015		
Robert & Marleise Ludicky	25 Indian Hill Trail	14-29-477-009		*
Larry & Stella Golden	20 Indian Hill Trail	14-29-426-048		*

January 19, 2012



Architectural Review – Indian Hill Trails Subdivision

To Whom It May Concern:

The Architectural Committee has reviewed the plan for the fence to be installed at the following properties listed below:

- 21 Burning Bush Trail
- 24 Burning Bush Trail
- 590 Arrowhead Lane
- 600 Arrowhead Lane
- 610 Arrowhead Lane
- 620 Arrowhead Lane
- 630 Arrowhead Lane
- 640 Arrowhead Lane
- 25 Indian Hill Trail
- 20 Indian Hill Trail

We approve the fence height, type and style submitted in the plans. With respect to the sight line reference in Article V, Section 14 of the Covenants, we do not see an issue with the fence installed on the corner properties. The fence height will be stepped down to 4 feet in that section and the fence being installed does not present a visual obstruction due to the design and style.

Sincerely,

A handwritten signature in cursive script that reads "Phil Cornacchia".

Phil Cornacchia
President – IHT HOA

A handwritten signature in cursive script that reads "Bob Jungmann".

Bob Jungmann
Architectural Committee/Board Member

PUBLIC NOTICE

BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION
OF RICHARD HICKEY

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application by Richard Hickey on behalf of 10 property owners within the Indian Hill Trails Subdivision Units 1, 2 and 3, for a variation relating to the following described real estate commonly known as 21 and 24 Burning Bush Trail, 20 and 25 Indian Hill Trail, 590, 600, 610, 620, 630 and 640 Arrowhead Lane, Crystal Lake, Illinois 60012, PINs: 14-29-476-018, 14-29-477-012, 14-29-426-048, 14-29-477-009, 14-29-477-010, -016, -011, -014, -013, and -015.

This application is filed for the purposes of seeking a variation from Article 4-700 B 3, Height Requirements for Fences, walls and screening to allow a 6 foot high fence along the property line in the yard abutting street along Walkup Road, Burning Bush Trail and Indian Hill Trail; from Article 4-700 B 4 from the clear view of intersection streets requirement to allow a fence; as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday April 4, 2012, at the Crystal Lake City Hall, 100 West Woodstock Street, at which

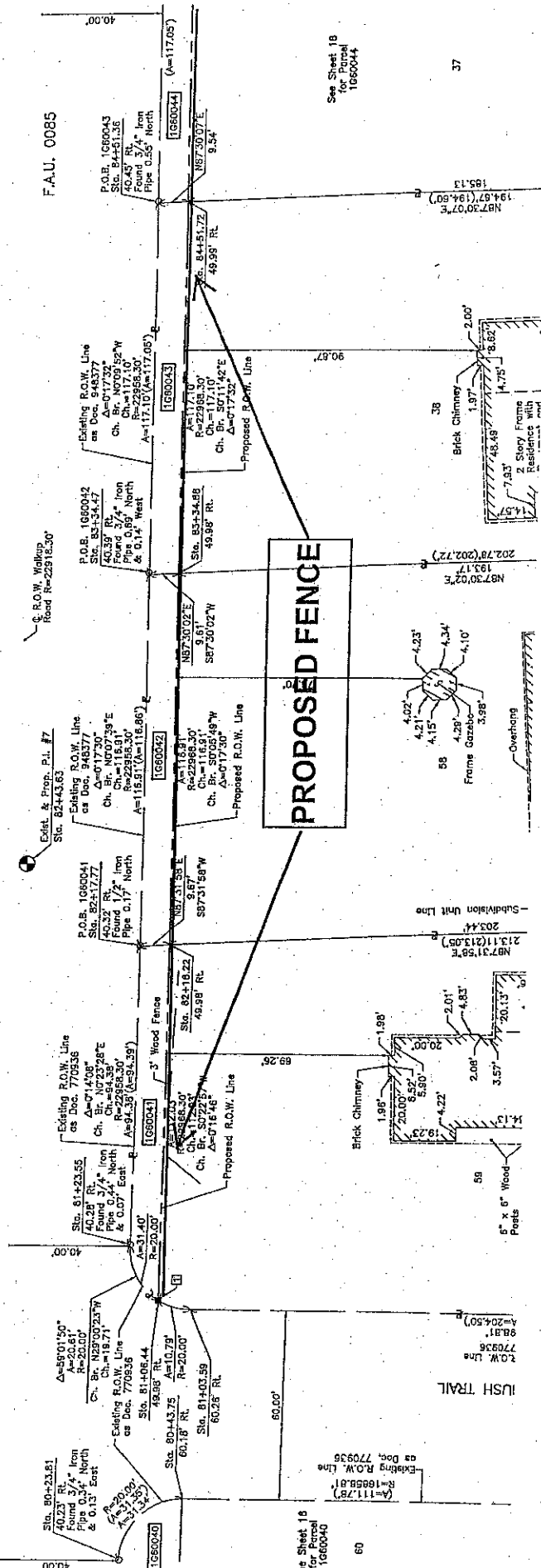
time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
March 20, 2012)

F.A.U. 0085

See Sheet 18
for Parcel
1660044

37

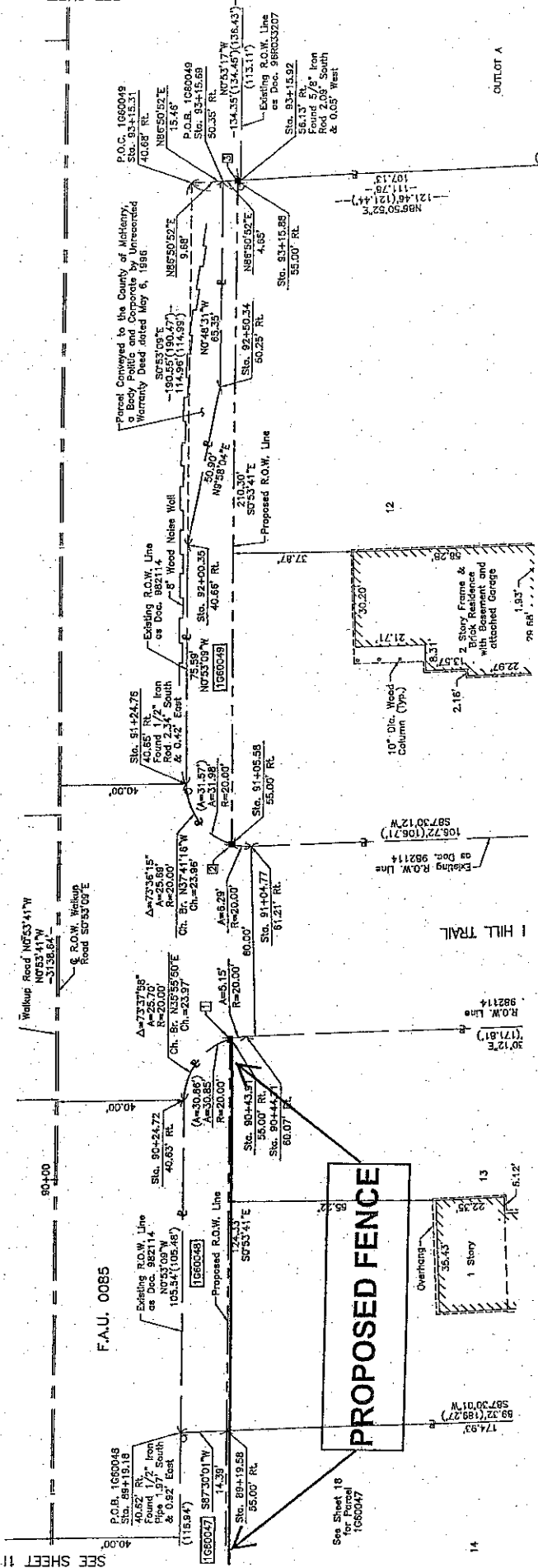


PROPOSED FENCE

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BY:

See Sheet 18
for Parcel
1660044

60



SEE SHEET 11

See Sheet 18
 ICG0047

OUTLOT A

Parcel Conveyed to the County of Monterey,
 a Body Politic and Corporate by Unrecorded
 Warranty Deed dated May 6, 1996.

Existing R.O.W. Line
 as Doc. 982114
 8" Wood Noise Wall

Existing R.O.W. Line
 as Doc. 982114
 10" Dia. Wood
 Column (99%)

Existing R.O.W. Line
 as Doc. 982114

Existing R.O.W. Line
 as Doc. 982114

Existing R.O.W. Line
 as Doc. 982114

Existing R.O.W. Line
 as Doc. 982114

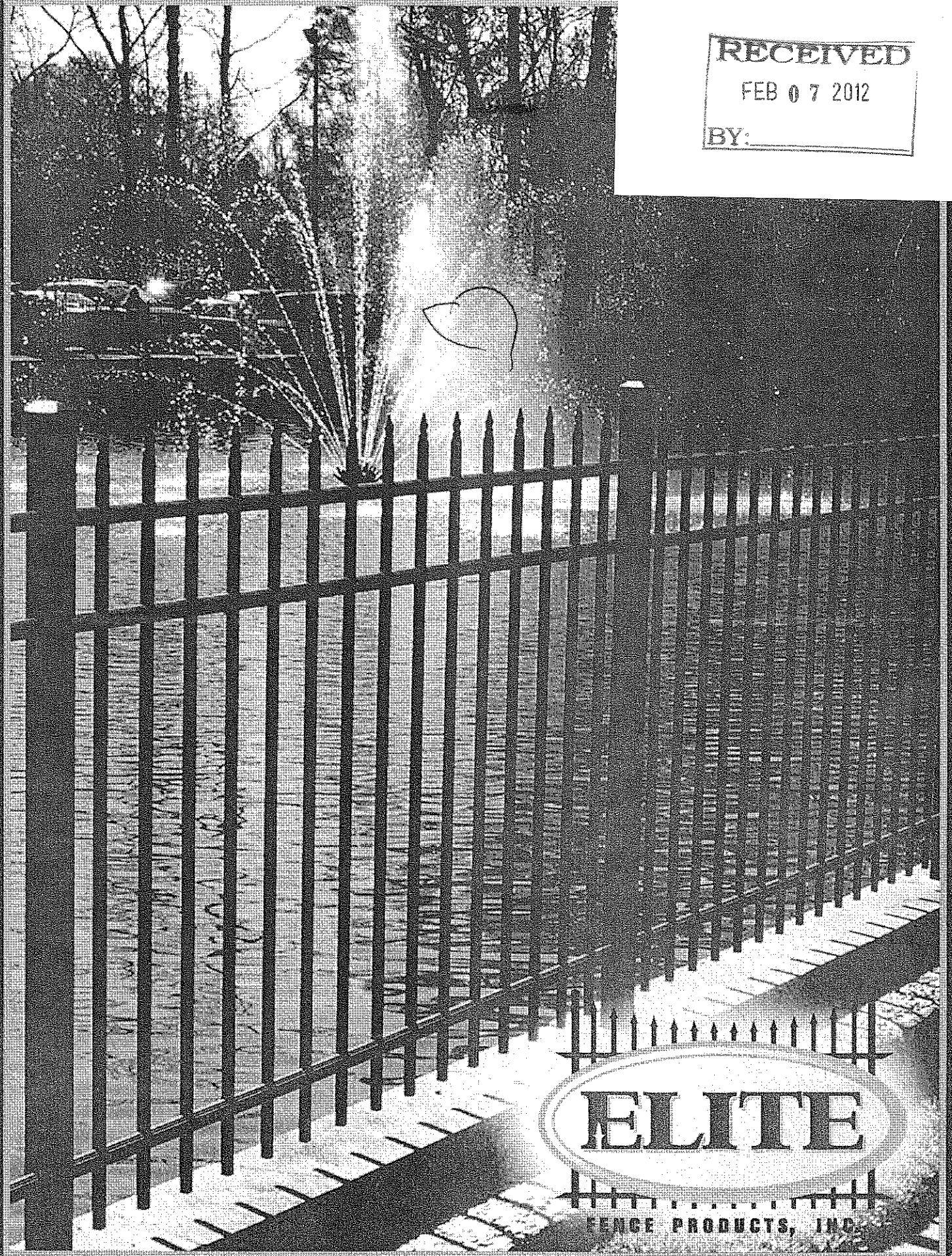
Existing R.O.W. Line
 as Doc. 982114



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FEB 07 2012

BY:



ELITE

FENCE PRODUCTS, INC.

PART OF THE SE 1/4 OF SEC. 29 AND PART OF THE NE 1/4 OF SEC. 32, TWP. 44 N., R. 8 E. OF THE 3RD. P.M., IN McHENRY COUNTY, ILLINOIS.

PARCEL NUMBER	OWNER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA ACRES	EASEMENT PURPOSE	PERMANENT INDEX NUMBER	PROPERTY ACQUIRED BY
1080039P.E.	Commonwealth Edison Company	N/A	N/A	N/A	N/A	0.033	Highway Purpose	14-28-478-015	
1080040	Charlar V. Ward, married to Melinda J. Ward	0.872	0.089	N/A	0.573	N/A	N/A	14-28-478-003	

Parcel	Document No.	Date Recorded
1080039	79085	July 26, 1927
1080039	92105	March 27, 1930
1080039	193781	July 31, 1946
1080039	480498	March 13, 1989
1080040	770836	June 15, 1979
---	193790	July 31, 1946
---	193783	July 31, 1946
---	198820	November 20, 1948
---	770836	June 15, 1979

LEGEND

SECTION CORNER 16 QUARTER SECTION CORNER 15

SECTION LINE
QUARTER SECTION LINE
PLAT LOT LINE
PROPERTY (DEED) LINE

APPLICANT PROPERTY LINE
CENTER LINE
EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
MEASURED DIMENSION
COMPUTED DIMENSION
RECORD DATA

EXISTING BUILDING

SCALE: 1"=20'

Bearings and Coordinates are referenced to the Illinois Coordinate System NAD83 (1987) East Zone, according to the ILLINOIS NETWORK.

○ IRON PIPE OR ROD FOUND ● "MAG" NAIL SET
+ CUT CROSS FOUND OR SET ● 5/8" REBAR SET

T1 THESE STAKES REFERENCE FOUND OR SET MONUMENTATION SET 5/8" INCH IRON ROD FLUSH WITH GROUND TO THE FOUND IRON STAKE, IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
T2
T3

B1: THESE STAKES, IN UNLITATED AREAS, REFERENCE FOUND OR SET MONUMENTATION BURNED 5/8" INCH IRON ROD 20 INCHES BELOW GROUND TO THE FOUND IRON STAKE, IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
B2
B3

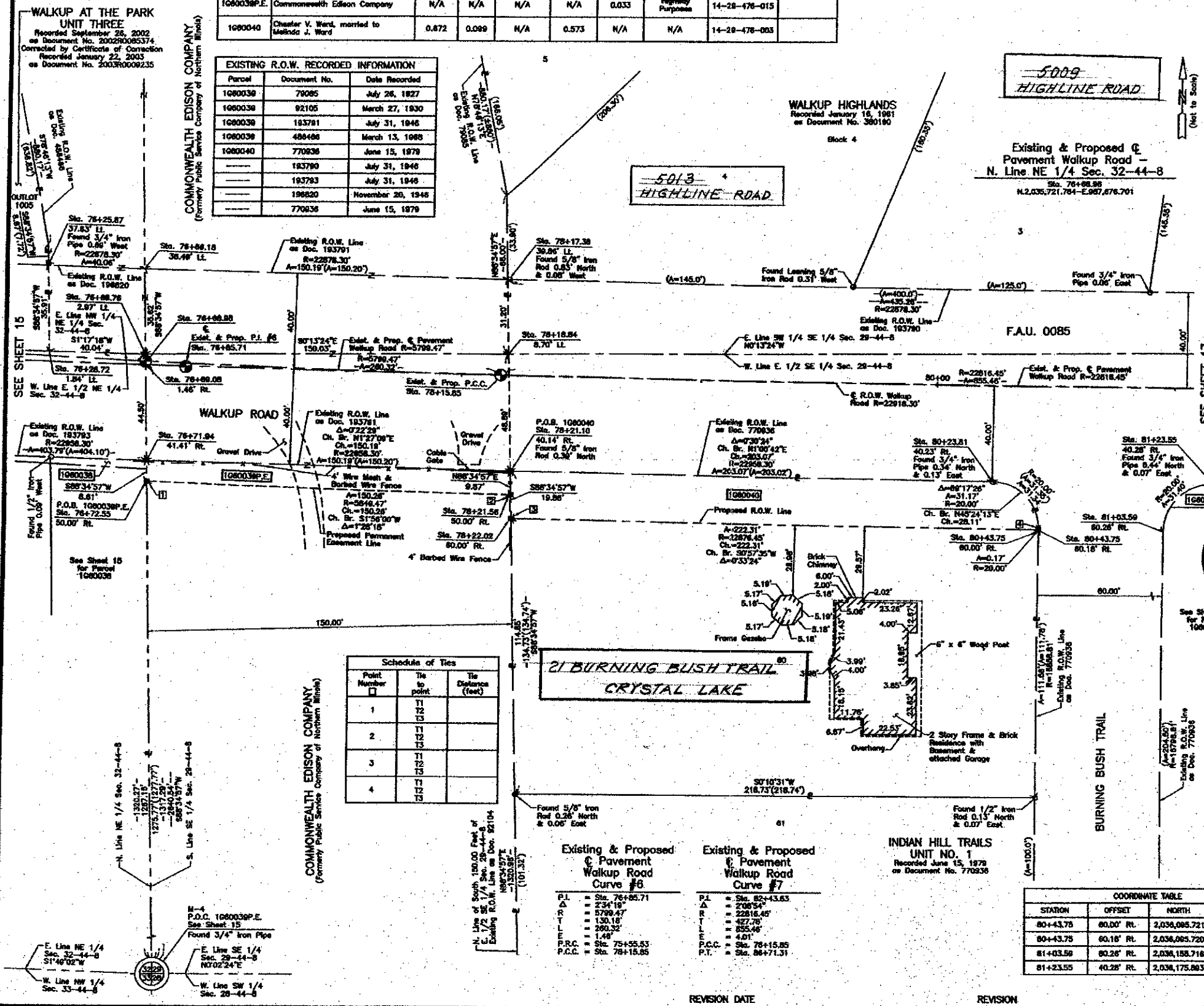
S SPACING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.

M SPACING OF PROPOSED RIGHT OF WAY IN UNLITATED AREAS, BURNED 5/8" INCH IRON ROD 20 INCHES BELOW GROUND TO MARK FEATURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.

PM PERMANENT SURVEY MARKER, I.O.D.T STD 2135 (TO BE SET BY OTHERS)

□ RIGHT OF WAY SPACING PROPOSED TO BE SET.

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FEB 07 2012
BY:



DATE	BY	REVISION

Schedule of Ties

Point Number	Tie to point	Tie Distance (Feet)
1	T2	13
2	T1	13
3	T2	13
4	T1	13

CARSTEN H. JOHNSON
2781
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2787
LICENSE EXPIRATION DATE: NOVEMBER 30, 2008
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

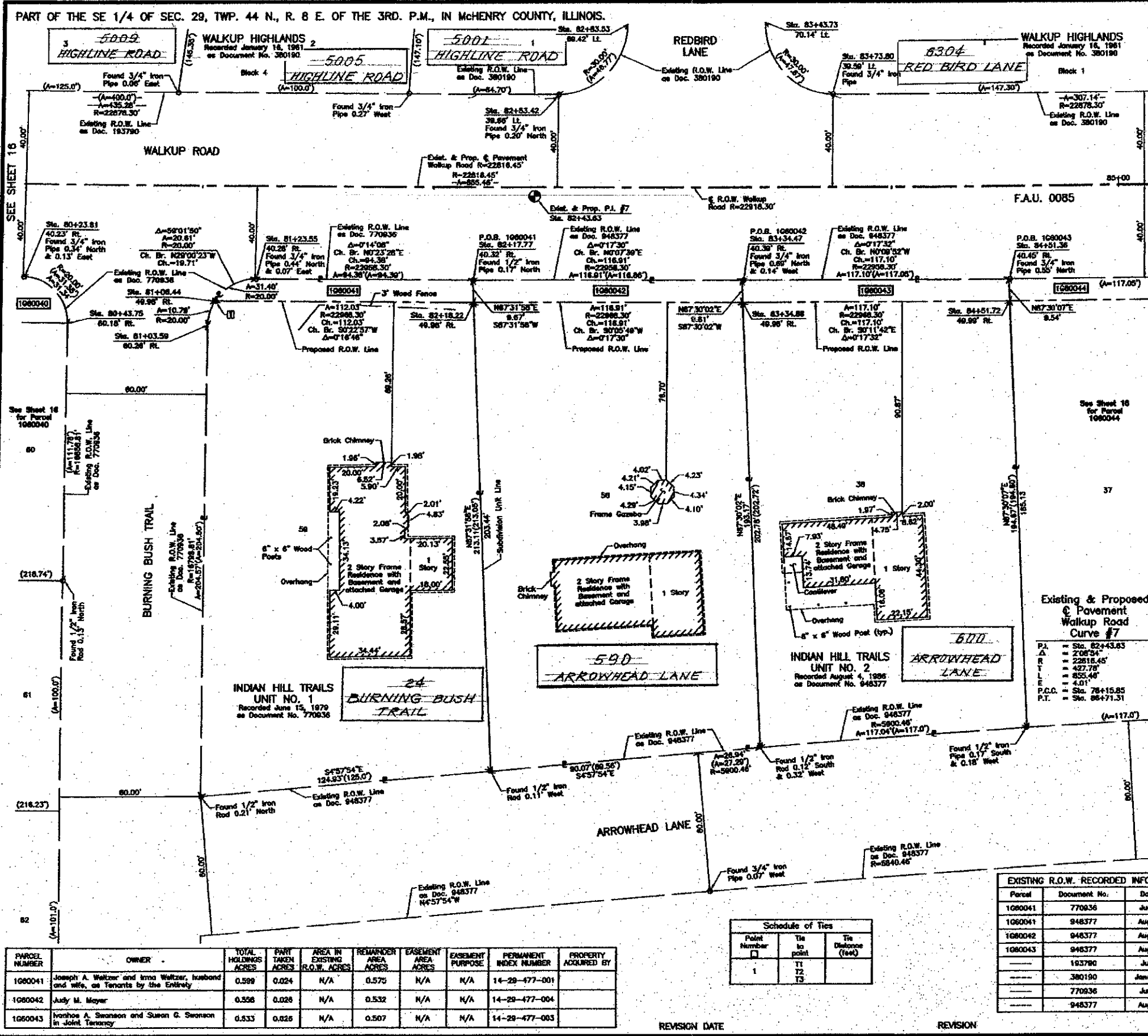
NOTE: SURFACE COORDINATES ARE SHOWN.

STATION	OFFSET	NORTH	EAST
76+25.87	37.63' LL	2,035,800.787	987,838.930
76+28.72	1.84' LL	2,035,801.575	987,872.824
76+68.18	38.48' LL	2,035,720.828	987,838.119
76+68.78	2.97' LL	2,035,721.710	987,873.725
76+80.08	1.46' RL	2,035,721.820	987,878.164
76+71.84	41.41' RL	2,035,722.811	987,718.208
76+72.55	50.00' RL	2,035,723.024	987,728.814
76+17.38	39.86' LL	2,035,870.970	987,841.952
76+18.84	8.70' LL	2,035,871.741	987,873.140
76+21.10	40.14' RL	2,035,872.951	987,722.016
76+21.54	50.00' RL	2,035,873.195	987,731.883
76+22.02	60.00' RL	2,035,873.442	987,741.863
80+23.81	40.25' RL	2,036,075.986	987,725.801

JORGENSEN & ASSOCIATES, INC.
120 PARK AVENUE
LAKE VILLA, ILLINOIS 60046
(847) 356-3371

PLAT OF HIGHWAYS
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION
F.A.U. 0085 (WALKUP ROAD)
SECTION 00-00246-00-PP McHENRY COUNTY
PROJECT JOB NO. R-91-006-06
STATION 76+00 TO STATION 81+00
SCALE: 1"=20' SHEET 18 OF 24

BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196



LEGEND

- SECTION CORNER
- QUARTER CORNER
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER SECTION LINE
- PLATTED LOT LINE
- PROPERTY (DEED) LINE
- APPARENT PROPERTY LINE
- CENTER LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED EASEMENT
- MEASURED DIMENSIONS
- COMPUTED DIMENSION
- RECORD DATA
- EXISTING BUILDING

Bearings and Coordinates are referenced to the Illinois Coordinate System NAD83 (1997) East Zone, according to the N.A.S.M. Network.

- IRON PIPE OR ROD FOUND
- "MAG" NAIL SET
- + CUT CROSS FOUND OR SET
- 5/8" REBAR SET
- T1 T2 T3 THESE STAKES REFERENCE FOUND OR SET MONUMENTATION. SET 5/8" IRON ROD FLUSH WITH GROUND TO THE FOUND IRON STAKE, IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- BT1 BT2 BT3 THESE STAKES, IN CALUMET AREAS, REFERENCE FOUND OR SET MONUMENTATION. BURNED 5/8" IRON ROD 20 INCHES BELOW GROUND TO THE FOUND IRON STAKE, IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- SPANNING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER MONUMENT IDENTIFIED BY DESCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M SPANNING OF PROPOSED RIGHT OF WAY IN CALUMET AREAS. BURNED 5/8" IRON ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- ⊕ PERMANENT SURVEY MARKER, I.L.D.T. STD 2135 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET.

STATE OF ILLINOIS }
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT WE, JORDENSEN & ASSOCIATES, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-2771, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREIN IN SECTION 29, TOWNSHIP 44N, RANGE 8E, OF THE THIRD PRINCIPAL MERIDIAN, McHENRY COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, DATED AT LAKE VILLA, ILLINOIS THIS _____ DAY OF _____, 20____ A.D.

RECEIVED
FEB 07 2012
BY:

DATE	BY

PARCEL NUMBER	OWNER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA ACRES	EASEMENT PURPOSE	PERMANENT INDEX NUMBER	PROPERTY ACQUIRED BY
1080041	Joseph A. Waltzer and Irma Waltzer, husband and wife, as Tenants by the Entirety	0.589	0.024	N/A	0.575	N/A	N/A	14-29-477-001	
1080042	Judy M. Meyer	0.556	0.026	N/A	0.532	N/A	N/A	14-29-477-004	
1080043	Wanhoo A. Swanson and Susan G. Swanson in Joint Tenancy	0.533	0.025	N/A	0.507	N/A	N/A	14-29-477-003	

Schedule of Ties

Point Number	Tie to point	Tie Distance (feet)
1	T1	
	T2	
	T3	

EXISTING R.O.W. RECORDED INFORMATION

Parcel	Document No.	Date Recorded
1080041	770936	June 15, 1979
1080041	948377	August 4, 1986
1080042	948377	August 4, 1986
1080043	948377	August 4, 1986
	182790	July 31, 1946
	380190	January 16, 1981
	770936	June 15, 1979
	948377	August 4, 1986

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 38-2797
LICENSE EXPIRATION DATE: NOVEMBER 30, 2008
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
NOTE: SURFACE COORDINATES ARE SHOWN.

COORDINATE TABLE

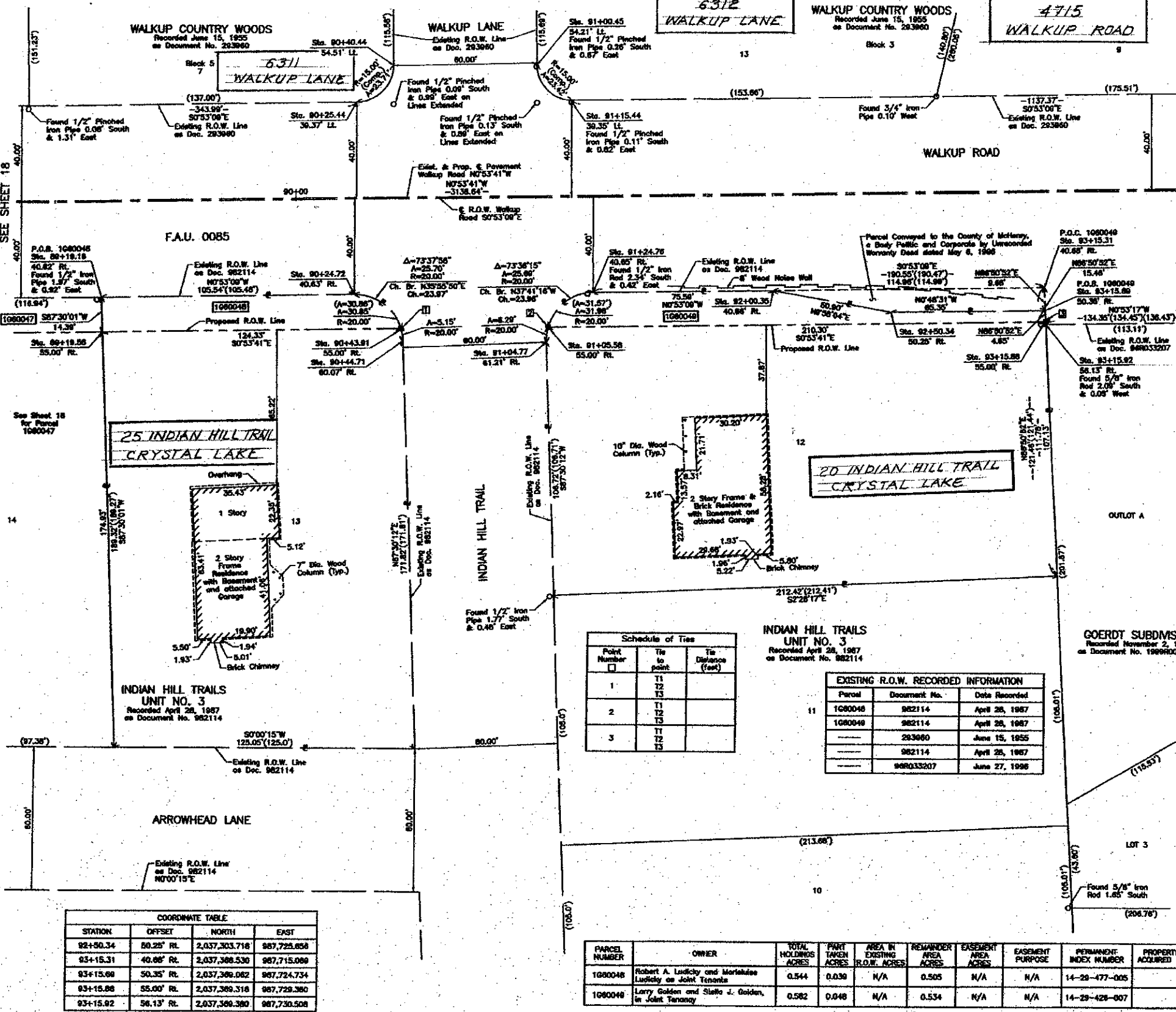
STATION	OFFSET	NORTH	EAST
80+23.81	40.23' RL	2,038,075.989	987,725.801
80+43.75	60.18' RL	2,038,085.720	987,745.783
81+03.59	60.28' RL	2,038,155.716	987,748.512
81+08.44	49.99' RL	2,038,158.898	987,736.242
81+23.85	40.28' RL	2,038,175.803	987,728.706
82+17.77	40.32' RL	2,038,270.273	987,727.350
82+18.22	49.98' RL	2,038,270.859	987,737.010
82+53.42	38.06' LL	2,038,306.204	987,647.483
82+83.53	88.42' LL	2,038,336.299	987,617.794
83+34.47	40.36' RL	2,038,387.180	987,727.810
83+34.88	49.98' RL	2,038,387.599	987,737.206
83+43.73	70.14' LL	2,038,396.314	987,617.076
83+73.80	38.58' LL	2,038,426.371	987,647.584
84+51.36	40.45' RL	2,038,504.278	987,727.274
84+51.72	49.98' RL	2,038,504.604	987,736.808

JORDENSEN & ASSOCIATES, INC.
120 PARK AVENUE
LAKE VILLA, ILLINOIS 60046
(630) 389-3371

PLAT OF HIGHWAYS
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION
F.A.U. 0085 (WALKUP ROAD)
SECTION 00-00246-00-PP McHENRY COUNTY
PROJECT JOB NO. R-91-006-06
STATION 80+00 TO STATION 85+00
SCALE: 1"=20'
SHEET 17 OF 74

BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196

PART OF THE SE 1/4 OF SEC. 29, TWP. 44 N., R. 8 E. OF THE 3RD. P.M., IN McHENRY COUNTY, ILLINOIS.



LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- SECTION LINE
- QUARTER SECTION LINE
- PLATTED LOT LINE
- PROPERTY (DEED) LINE
- APPEARANT PROPERTY LINE
- CENTER LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED EASEMENT
- MEASURED DIMENSION
- COMPUTED DIMENSION
- RECORD DATA
- EXISTING BUILDING

Scale: 1"=20'

North Arrow

Reference to Illinois Coordinate System NAD83 (1987) East Zone, according to the I.A.R.N. Network.

- IRON PIPE OR ROD FOUND
- CUT CROSS FOUND OR SET
- 5/8" IRON PIPE WITH CHISEL TO THE POINT FROM STAKE IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER
- 5/8" IRON PIPE WITH CHISEL TO THE POINT FROM STAKE IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER
- 5/8" IRON PIPE WITH CHISEL TO THE POINT FROM STAKE IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER
- 5/8" IRON PIPE WITH CHISEL TO THE POINT FROM STAKE IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER
- PERMANENT SURVEY MARKER, L.O.G.T. STD 2135 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET

REV.	DATE	BY	DESCRIPTION

Schedule of Ties

Point Number	Tie to point	Tie Distance (feet)
1	T1 T2 T3	
2	T1 T2 T3	
3	T1 T2 T3	

EXISTING R.O.W. RECORDED INFORMATION

Parcel	Document No.	Date Recorded
1000046	982114	April 26, 1987
1000048	982114	April 26, 1987
---	293080	June 15, 1955
---	982114	April 26, 1987
---	98033207	June 27, 1996

GOERDT SUBMISSION
 Recorded November 2, 1998
 as Document No. 19890078066

COORDINATE TABLE

STATION	OFFSET	NORTH	EAST
89+19.18	40.82' RL	2,036,972.447	987,721.183
89+19.58	55.00' RL	2,036,973.075	987,735.580
90+24.72	40.83' RL	2,037,077.978	987,718.581
90+25.44	38.37' LL	2,037,077.444	987,638.580
90+40.44	54.51' LL	2,037,082.207	987,824.183
90+43.91	55.00' RL	2,037,087.398	987,733.627
90+44.71	60.07' RL	2,037,088.288	987,738.688
91+00.45	54.21' LL	2,037,182.210	987,823.549
91+04.77	61.21' RL	2,037,188.334	987,738.884
91+05.58	55.00' RL	2,037,188.043	987,732.884
91+15.44	38.38' LL	2,037,187.437	987,638.188
91+24.78	40.85' RL	2,037,178.008	987,718.015
92+00.35	40.86' RL	2,037,253.967	987,718.548

COORDINATE TABLE

STATION	OFFSET	NORTH	EAST
92+50.34	50.25' RL	2,037,303.718	987,728.858
93+15.31	40.86' RL	2,037,388.530	987,715.089
93+15.68	50.35' RL	2,037,388.082	987,724.734
93+15.88	55.00' RL	2,037,389.318	987,729.380
93+15.92	56.13' RL	2,037,389.380	987,730.508

PARCEL NUMBER	OWNER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA ACRES	EASEMENT PURPOSE	PERMANENT INDEX NUMBER	PROPERTY ACQUIRED BY
1000046	Robert A. Ludich and Marlahee Ludich as Joint Tenants	0.544	0.038	N/A	0.505	N/A	N/A	14-28-477-005	
1000048	Larry Golden and Stello J. Golden, in Joint Tenancy	0.582	0.048	N/A	0.534	N/A	N/A	14-28-428-007	

JORGENSEN & ASSOCIATES, INC.
 130 PARK AVENUE
 LAKE VILLA, ILLINOIS 60046
 (847) 358-3371

PLAT OF HIGHWAYS
 STATE OF ILLINOIS
 DEPARTMENT OF TRANSPORTATION
 F.A.U. 0085 (WALKUP ROAD)
 SECTION 00-00246-00-FP McHENRY COUNTY
 PROJECT STATION 89+00 TO STATION 94+00
 JOB NO. R-91-006-06
 SCALE: 1"=20'
 SHEET 18 OF 24

BUREAU OF LAND ACQUISITION
 201 WEST CENTER COURT
 SCHAUMBURG, ILLINOIS 60196

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