



# FINAL PLAT FIRST AMENDMENT TO OAKCREEK TOWNHOMES

Being a Resubdivision of Lots 1 through 8 and Lot B in Oakcreek Townhomes, being a Subdivision of the East Half of Section 7, Township 45 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 16, 1998 as Document Number 98R022836 and certificate of correction Recorded November 20, 1998 as

Document Number 1998R0078074, in McHenry County, Illinois.

**ZONED R4 PD  
VILLAGE OF JOHNSBURG, McHENRY COUNTY**

### OWNERS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

\_\_\_\_\_ does hereby certify that we are owner of the property described in the caption to the plat hereon drawn and as such owner(s), we have caused said property to be surveyed and subdivided as hereon shown, as our own free and voluntary act and deed.

We hereby dedicate for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public or private utility easements as stated and shown on this plat.

Also to the best of my knowledge, the lots that are hereby created by the annexed Plat are within the School Districts known as:

JOHNSBURG SCHOOL DISTRICT #12

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Owner

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_ personally known to me to be the same person whose name is subscribed to the foregoing instrument as \_\_\_\_\_ of \_\_\_\_\_, being the \_\_\_\_\_, appeared before me this day in person and acknowledged that he/she/they signed and delivered the subject plat as his/her/their own free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, Illinois.

Notary Public

### PUBLIC HEALTH ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.

No public sewer system exists to serve this subdivision. This plat is approved with respect to onsite sewage disposal and the acreage involved has been reviewed in accordance with the established soil suitability evaluation procedures.

this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Public Health Administrator

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.

I, \_\_\_\_\_, County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax 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 Woodstock, Illinois,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

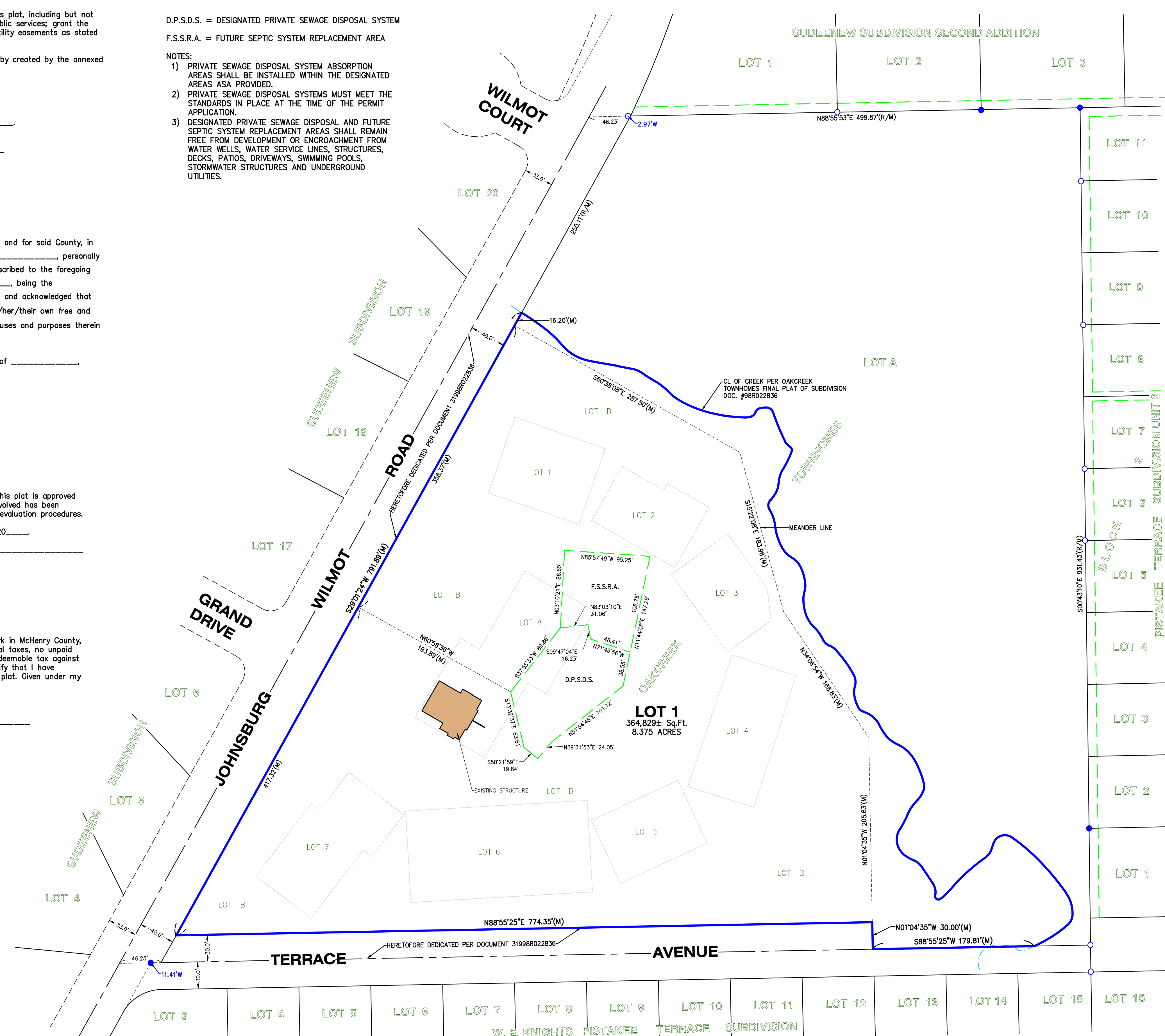
McHenry County Clerk

D.P.S.D.S. = DESIGNATED PRIVATE SEWAGE DISPOSAL SYSTEM

F.S.S.R.A. = FUTURE SEPTIC SYSTEM REPLACEMENT AREA

### NOTES:

- PRIVATE SEWAGE DISPOSAL SYSTEM ABSORPTION AREAS SHALL BE INSTALLED WITHIN THE DESIGNATED AREAS AS PROVIDED.
- PRIVATE SEWAGE DISPOSAL SYSTEMS MUST MEET THE STANDARDS IN PLACE AT THE TIME OF THE PERMIT APPLICATION.
- DESIGNATED PRIVATE SEWAGE DISPOSAL AND FUTURE SEPTIC SYSTEM REPLACEMENT AREAS SHALL REMAIN FREE FROM DEVELOPMENT OR ENCROACHMENT FROM WATER WELLS, WATER SERVICE LINES, STRUCTURES, DECKS, PATIOS, DRIVEWAYS, SWIMMING POOLS, STORMWATER STRUCTURES AND UNDERGROUND UTILITIES.



### RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.

This instrument filed for record in the Recorder's Office of McHenry County, Illinois,

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded as

Document Number \_\_\_\_\_

McHenry County Recorder

### VILLAGE OF JOHNSBURG CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.

Approved by the Village of Johnsburg, Illinois,

this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

By: \_\_\_\_\_  
Village President,

Attest Village Clerk

### VILLAGE ACCOUNTANT'S CERTIFICATE

My signature, as Treasurer of the Village of Johnsburg, certifies that there are no delinquent or unpaid, current or forfeited special assessments or any deferred installment thereof, that has been apportioned against the land included in this Plat of Subdivision.

Village Accountant \_\_\_\_\_ Date \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.

This is to certify that I, Arthur P. Gritmacker of VANDERSTAPPEN LAND SURVEYING, INC., have surveyed and resubdivided the property as described and shown by the annexed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

LEGAL DESCRIPTION:  
Lots 1 through 8 and Lot B in Oakcreek Townhomes, being a Subdivision of the East Half of Section 7, Township 45 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 16, 1998 as Document Number 98R022836 and certificate of correction Recorded November 20, 1998 as Document Number 1998R0078074, in McHenry County, Illinois.

I further certify that all lot corners and point of changes in alignment as shown have been found or will be placed as required by the Plat Act (Illinois Revised Statutes 2008, 765ILCS 205/1).

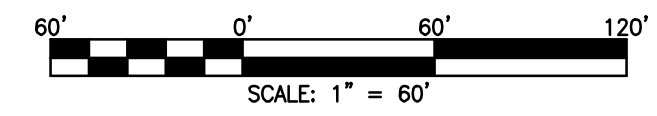
I further certify that the above described property is located in Zone "X" - areas determined to be outside the 0.2% annual chance floodplain as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 17111C0113J, dated November 16, 2006, and that this Plat of Subdivision lies within the municipality of the Village of Johnsburg, Illinois.

Given under my hand and seal this 6th day of October, 2023.

Arthur P. Gritmacker, No. 035-003857  
VANDERSTAPPEN LAND SURVEYING, INC. DESIGN FIRM #184-002792

THIS PLAT PREPARED FOR AND PLEASE MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



CLIENT: JOSEPH KELLER  
DRAWN BY: PJD CHECKED BY: \_\_\_\_\_  
SCALE: 1"=60' SEC. 07 T. 45 R. 09 E.  
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)  
P.I.N.: 10-07-404-048  
JOB NO.: 230818 I.D. FPS  
FIELDWORK COMP.: 09/27/23 BK. PG. \_\_\_\_\_  
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF. PARTS THEREOF CORRECTED TO 68° F.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/10/24	HEALTH DEPARTMENT REVIEW 12/29/23	APG
2	06/25/24	VILLAGE OF JOHNSBURG REVIEW	PJD