STATE OF ILLINOIS  
)  
) SS
COUNTY OF OGLE  
)

ORDINANCE NO. 2016-0301

AN ORDINANCE APPROVING THE VACATION OF “NICOLE-CAY SUBDIVISION”

WHEREAS, DEBLIN, Inc., 7502 Viburnum, Punta Gorda, FL (Debra L. Trenholm, President and Bryan J. Trenholm, Secretary) has filed a petition to vacate “NICOLE-CAY SUBDIVISION”, a subdivision in part of the Southeast Quarter of Section 29, Township 25 North, Range 11 East of the Fourth Principal Meridian, Ogle County, IL and recorded as Document No. 200708324 in the Office of the Ogle County Recorder; and

WHEREAS, the Plat Officer has reviewed the petition for vacation of “NICOLE-CAY SUBDIVISION” and the submitted “Instrument of Plat Vacation” (a copy of which is appended hereto as Exhibit “A”), has determined that the requirements of the Ogle County Land Subdivision Regulations and Section 6 (Plat Vacations) of the Plat Act (765 ILCS 205/6) either are or will be met, and has recommended that the vacation of said plat of subdivision be approved subject to signatures of approval of any and all other required public officials on the “Instrument of Plat Vacation” and recordation of same; and

WHEREAS, the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board has reviewed the recommendation of the Plat Officer, has determined that the aforementioned “Instrument of Plat Vacation” conforms to the requirements of the Ogle County Land Subdivision Regulations and Section 6 (Plat Vacations) of the Plat Act (765 ILCS 205/6), and has forwarded a recommendation to the Ogle County Board that the requested vacation of “NICOLE-CAY SUBDIVISION” be approved subject to the approvals of any and all other required public officials on the “Instrument of Plat Vacation” and recordation of same; and

WHEREAS, the Ogle County Board has considered the recommendation of the Supervisor of Assessments and Planning & Zoning Committee, and has determined that the “Instrument of Plat Vacation” and the vacation of the plat of “NICOLE-CAY SUBDIVISION” conforms to the requirements of the Ogle County Land Subdivision Regulations and Section 6 (Plat Vacations) of the Plat Act (765 ILCS 205/6).

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF OGLE COUNTY, ILLINOIS, as follows:

SECTION ONE: The plat of “NICOLE-CAY SUBDIVISION”, a subdivision in part of the Southeast Quarter of Section 29, Township 25 North, Range 11 East of the Fourth Principal Meridian, Ogle County, IL and recorded as Document No. 200708324 in the Office of the Ogle County Recorder, is hereby vacated subject to the full execution and recordation of the submitted “Instrument of Plat Vacation” within six (6) months of the date of approval by the Ogle County Board. If not recorded within this time, the approval shall become null and void.
SECTION TWO: This Ordinance shall be in full force and effect upon its adoption by the County Board of Ogle County, Illinois and attestation by the Ogle County Clerk.

PASSED BY THE COUNTY BOARD THIS 16th DAY OF MARCH 2016 A.D.

\[signature\]
Kim P. Gouker, Chairman of the Ogle County Board

ATTEST:

\[signature\]
Rebecca Huntley, Ogle County Clerk and Ex Officio Clerk of the Ogle County Board
Exhibit “A”
Instrument of Plat Vacation and Petition for Plat Vacation
INSTRUMENT OF PLAT VACATION

WHEREAS, DEBLIN, Inc. (Debra L. Trenholm, President and Bryan J. Trenholm, Secretary), has filed an application with the County of Ogle stating its desire to vacate Nicole-Cay Subdivision, a copy of which is appended hereto as Exhibit I; and

WHEREAS, pursuant to 765 ILCS 206/6, the County Board of Ogle County, Illinois has approved the vacation of said Nicole-Cay Subdivision in the same manner as plats of subdivision, and all other required approvals have been obtained and are made part of this “Instrument of Plat Vacation”.

NOW THEREFORE, the plat of Nicole-Cay Subdivision, recorded as Document No. 200708324 in the Office of the Ogle County Recorder and a copy of which is appended hereto as Exhibit II, is hereby declared VACATED.
Owner’s Certificate

STATE OF ________________ )
COUNTY OF ________________ ) SS

This is to certify that DEBLIN, Inc., the owner of the land depicted and described on the attached plat of subdivision known as NICOLE-CAY SUBDIVISION and recorded as Document No. 200708324 in the Office of the Ogle County Recorder, hereby executes this “Instrument of Plat Vacation” as its voluntary and authorized act pursuant to 765 ILCS 205/6.

Dated at __________________________ this ____ day of ________________________, 20____.

DEBLIN, Inc.
7502 Viburnum
Punta Gorda, FL 33955

By ________________________________       By ________________________________
     Debra L. Trenholm, President          Bryan J. Trenholm, Secretary

STATE OF ________________ )
COUNTY OF ________________ ) SS

I, ________________________________, a Notary Public in and for the aforesaid State and County, do hereby certify that ________________________________, personally known to me to be the person(s) whose name(s) are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of this “Instrument of Plat Vacation” for the uses and purposes therein set forth as their free and voluntary act.

Given under my hand and Notarial Seal this ____ day of ________________________, 20____.

____________________________________
(Notary Public)

My Commission Expires _______________________
Certificate of Approval by Municipality

STATE OF ILLINOIS )
           ) SS
COUNTY OF OGLE  )

This “Instrument of Plat Vacation” is hereby approved by the City Council of the City of Byron, Ogle County, Illinois, this ___ day of ______________________, 20__.

__________________________________________
Mayor

__________________________________________
City Clerk

County Clerk Certificate

STATE OF ILLINOIS )
           ) SS
COUNTY OF OGLE  )

I, _________________________________________ , County Clerk of Ogle County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current taxes or special assessments, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat of “NICOLE-CAY SUBDIVISION”, PIN 05-29-480-001, 05-29-480-002 and 05-29-480-003.

Given under my name and seal of the County Clerk at Oregon, Illinois, this ___ day of ________________, 20__.

__________________________________________
(County Clerk)
Planning and Zoning Committee Certificate of Approval

Approved by the Planning and Zoning Committee of the Ogle County Board this _____ day of ______________________, 20____.

________________________________________
(Chairman)

Attest: __________________________________
(Planning & Zoning Administrator)

Ogle County Board Certificate of Approval

Approved by the Ogle County Board this _____ day of ______________________, 20____.

________________________________________
(Chairman)

Illinois Department of Transportation Certificate of Approval

This “Instrument of Plat Vacation” is hereby approved by the Illinois Department of Transportation.

________________________________________
(District Engineer)

Ogle County Engineer Certificate of Approval

This “Instrument of Plat Vacation” is hereby approved by the Ogle County Engineer.

________________________________________
(County Engineer)
Township Highway Commissioner Certificate of Approval

This “Instrument of Plat Vacation” is hereby approved by the Byron Township Highway Commissioner.

__________________________
(Township Highway Commissioner)

Plat Officer Certificate

STATE OF ILLINOIS )
 ) SS
COUNTY OF OGLE )

Accepted and approved this ___ day of _____________________ , 20__.

__________________________
(Plat Officer)

Prepared by and return to:

__________________________
__________________________
__________________________
__________________________
__________________________
BEFORE THE COUNTY BOARD OF
OGLE COUNTY, ILLINOIS

APPLICATION TO VACATE PLAT OF SUBDIVISION

1. This Application to Vacate Plat of Subdivision is brought pursuant to 765 ILCS 205/6 and Section 14-7-2 of the Ogle County, Illinois, Land Subdivision Regulations, by Deblin, Inc., an Illinois corporation, by its President, Debra L. Trenholm, and its Secretary, Bryan J. Trenholm.

2. On August 13, 2007, Deblin, Inc. caused to be recorded a Final Plat of Nicole-Cay Subdivision. Said Plat was recorded as Ogle County Document No. 200708324. A copy of the Plat is attached hereto as Exhibit A.

3. The permanent tax numbers for the lots comprising the Nicole-Cay Subdivision are: 05-29-480-001, 05-29-480-002, and 05-29-480-003.

4. The applicant wishes to vacate the Plat of Subdivision.

5. No lot or other parcel of property within Nicole-Cay Subdivision has been sold.

6. There are no governmental or public utility service facilities constructed, installed or operating in the streets, alleys, and other public ways, or in any easement shown on the Plat.

7. The owner, Deblin, Inc., hereby declares the Plat of Nicole-Cay Subdivision vacated and respectfully requests that the Ogle County Board approve said vacation.
Respectfully submitted,

DEBLIN, INC.

By Debra L. Trenholm, President

By Bryan J. Trenholm, Secretary

STATE OF ILLINOIS  
}  
COUNTY OF OGLE  
)  
) SS.

This is to certify that Deblin, Inc., owner of the land depicted and described on the attached plat of the subdivision known as "NICOLE-CAY SUBDIVISION", has executed its Application to Vacate Plat of Subdivision as its voluntary and authorized act.

Dated this 17 day of December, 2015, A.D.

DEBLIN, INC.
7502 Viburnum
Punta Gorda, FL 33955

By Debra L. Trenholm  
President

By Bryan J. Trenholm  
Secretary
FINAL PLAT OF
"Nicole-Cay Subdivision"
A SUBDIVISION IN PART OF THE
SOUTHEAST QUARTER OF SECTION 20
TOWNSHIP 25 NORTH RANGE 11 EAST
OF THE FOURTH PRINCIPAL MERIDIAN
OGLE COUNTY, ILLINOIS
APRIL 2007
SHEET 2 OF 2

OWNERS CERTIFICATE

STATE OF ILLINOIS 3
COUNTY OF OGLE

This is to certify to Dale R. Cook, Owner of the land described in the foregoing owner's certificate and has caused the same to be recorded, submitted, and placed on file and possession thereof is forthwith and forever vested in the persons conditioned in the name of "Nicole-Cay Subdivision," and does hereby acknowledge and sign the same under the alteration of his name.

Filed and acknowledged this 9 day of May, 2007, A.D.

DARLON S. COOK
Deputy, Ogle County Auditor
OGLE COUNTY, ILLINOIS

NOTARY CERTIFICATE

STATE OF ILLINOIS 3
COUNTY OF OGLE

This is to certify to Dale R. Cook, Owner of the land described in the foregoing owner's certificate and has caused the same to be recorded, submitted, and placed on file and possession thereof is forthwith and forever vested in the persons conditioned in the name of "Nicole-Cay Subdivision," and does hereby acknowledge and sign the same under the alteration of his name.

Filed and acknowledged this 9 day of May, 2007, A.D.

TOWN HALL
Ogle County Auditor
OGLE COUNTY, ILLINOIS

NOTARY PUBLIC

STATE OF ILLINOIS 3
COUNTY OF OGLE

This is to certify to Dale R. Cook, Owner of the land described in the foregoing owner's certificate and has caused the same to be recorded, submitted, and placed on file and possession thereof is forthwith and forever vested in the persons conditioned in the name of "Nicole-Cay Subdivision," and does hereby acknowledge and sign the same under the alteration of his name.

Filed and acknowledged this 9 day of May, 2007, A.D.

TOWN HALL
Ogle County Auditor
OGLE COUNTY, ILLINOIS

NOTARY CERTIFICATE

STATE OF ILLINOIS 3
COUNTY OF OGLE

This is to certify to Dale R. Cook, Owner of the land described in the foregoing owner's certificate and has caused the same to be recorded, submitted, and placed on file and possession thereof is forthwith and forever vested in the persons conditioned in the name of "Nicole-Cay Subdivision," and does hereby acknowledge and sign the same under the alteration of his name.

Filed and acknowledged this 9 day of May, 2007, A.D.

TOWN HALL
Ogle County Auditor
OGLE COUNTY, ILLINOIS

SCHOOL DISTRICT CERTIFICATE

This is to certify that the above-named, Dale R. Cook, has paid for and is in possession of the property described in the School District Certificate, which will be known as "Nicole-Cay Subdivision," located in the Township of Ogle County, Illinois.

Filed this 9 day of May, 2007, A.D.

TOWN HALL
Ogle County Auditor
OGLE COUNTY, ILLINOIS

NOTARY CERTIFICATE

STATE OF ILLINOIS 3
COUNTY OF OGLE

This is to certify to Dale R. Cook, Owner of the land described in the foregoing owner's certificate and has caused the same to be recorded, submitted, and placed on file and possession thereof is forthwith and forever vested in the persons conditioned in the name of "Nicole-Cay Subdivision," and does hereby acknowledge and sign the same under the alteration of his name.

Filed and acknowledged this 9 day of May, 2007, A.D.

TOWN HALL
Ogle County Auditor
OGLE COUNTY, ILLINOIS

HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS 3
COUNTY OF OGLE

Approved and accepted this 9 day of May, 2007, A.D.

DARLON S. COOK
Deputy, Ogle County Auditor
OGLE COUNTY, ILLINOIS

PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS 3
COUNTY OF OGLE

Approved by the plat officer, Dale R. Cook, this 9 day of May, 2007, A.D.

TOWN HALL
Ogle County Auditor
OGLE COUNTY, ILLINOIS

COUNTY BOARD CERTIFICATE OF APPROVAL

STATE OF ILLINOIS 3
COUNTY OF OGLE

Approved by the Board of County Commissioners this 9 day of May, 2007, A.D.

TOWN HALL
Ogle County Auditor
OGLE COUNTY, ILLINOIS

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS 3
COUNTY OF OGLE

I, Darlun S. Cook, Clerk of Ogle County, hereby certify that no person has paid for or acquired any property, real or personal, or transferred any interest in any property, real or personal, which has been acquired or transferred upon the terms and conditions of the plat herein described, and that no person has paid for or acquired any property, real or personal, which has been acquired or transferred upon the terms and conditions of the plat herein described.

Filed this 9 day of May, 2007, A.D.

TOWN HALL
Ogle County Auditor
OGLE COUNTY, ILLINOIS

RECORDS CERTIFICATE

STATE OF ILLINOIS 3
COUNTY OF OGLE

This instrument No. 63559 was filed for record in the Recorder's Office of Ogle County, Illinois, on this 9 day of May, 2007, A.D., and recorded as Book of Plat No. Page No.

TOWN HALL
Ogle County Auditor
OGLE COUNTY, ILLINOIS

SURVEY-TECH

PROFESSIONAL LAND SURVEYORS, INC.
3105 NORTH 3750 WEST GALLATIN CHICAGO, ILLINOIS 60109
(708) 618-7800 (708) 618-5600 FAX

DIESEL SURVEY-TECH LAND SURVEYORS, INC.
3105 NORTH 3750 WEST GALLATIN CHICAGO, ILLINOIS 60109
(708) 618-7800 (708) 618-5600 FAX

NICOLE-CAY SUBDIVISION

SHEET 2 OF 2