



2012K004770
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 1/24/2012 3:25 PM
REC FEE: 44.00
PAGES: 4

Prepared by and return to.

Village of Compton Hills

Carolyn Higgins, Clerk

40 W 115 Compton Crossings Dr. Unit B

Compton Hills, IL 60175

pd

MAP ATTACHED

Ordinance No. O-12-01

AN ORDINANCE VACATING A PORTION OF FAR VIEW ROAD

WHEREAS, Far View Road is an existing street and right-of-way in the Village of Compton Hills; and

WHEREAS, Patrick C. Keeley and Kimberly S. Keeley (the "Petitioners") have filed a petition seeking the vacation of a portion of Far View Road; and

WHEREAS, the public interest will be subserved by vacating a portion of the right-of-way of Far View Road, (hereafter referred to as "Road to be Vacated") as depicted on Exhibit A, being a Plat of Vacation prepared by Trotter and Associates and dated January 6, 2012, attached hereto and incorporated herein by this reference (the "Plat of Vacation"), which is not improved as a public street and is not necessary or useful to the public; and

WHEREAS, the vacation of the Road to be Vacated will not materially interfere with, impede or affect access to any property; and

WHEREAS, the Plan Commission of this Village has held a public hearing on the question of this road vacation pursuant to notice duly published at least fifteen (15) days prior to such hearing; and

WHEREAS, an appraisal of the Road to be Vacated has been prepared by Real Valuation Group which has concluded that the value of said Road to be Vacated is \$4,600.00 (the "Appraised Value"); and

WHEREAS, THE Petitioners have tendered to the Village full payment of the Appraised Value on behalf of themselves and on behalf of the owners of property abutting and lying westerly of said Road to be Vacated, and by their signatures to this Ordinance Petitioners acknowledge that they have no claim for payment or contribution by or from the Owners of said property abutting and lying westerly of said Road to be Vacated; and

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WHEREAS Rick Herout and Pamela Herout, owners and occupants of said property abutting and lying westerly of said Road to be Vacated have signed this Ordinance evidencing their concurrence in this vacation pursuant to the terms of this Ordinance; and

WHEREAS, Alexandra Scott, the owner of the following described property lying Northerly and abutting the Road to be Vacated (the "Scott Property") has agreed to said vacation provided that her property may, upon any future development, be served with a road from Campton Hills Road terminating in a cul-de-sac on her property:

That part of the East half of Section 27, Township 40 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at a point in the quarter section line 3.35 chains South of the center of said section; thence East 14.47 chains; thence North 3.50 chains to the center of Sycamore Road; thence Northwesterly along the center of said road to the quarter section line; thence South along said quarter section line 13.25 chains to the place of beginning, in the Township of Campton, Kane County, Illinois.

NOW, THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois; that

SECTION 1: The Corporate Authorities find that the statements in the preamble to this Ordinance are true and that the public interest will be subserved by the vacation herein referred to.

SECTION 2: That portion of Far View Road adjacent to lots 25 and 26 of Foxwood Farms Estate which is depicted on the Plat of Vacation is hereby vacated and title thereto shall vest as follows:

Title to the Westerly half of said vacated road shall vest in the owners of Lot 25 of Foxwood Farms Estates Subdivision in part of the Southwest Quarter of Section 27, Township 40 North, East of the Third Principal Meridian, Kane County, Illinois.

Title to the Easterly half of said vacated road shall vest in the owners of Lot 24 of Foxwood Farms Estates Subdivision in part of the Southwest Quarter of Section 27, Township 40 North, East of the Third Principal Meridian, Kane County, Illinois.

SECTION 3: The Corporate Authorities agree that upon development of the Scott property for residential purposes, said property may be served with a road from Campton Hills Road which terminates in a cul-de-sac within said Scott property, subject to compliance with all applicable Village, County and State codes, ordinances, regulations and laws then in effect of general applicability. The vacation provided for by this ordinance shall not affect or abrogate a certain equestrian easement located on the Northerly ten (10) feet of a portion of Foxwood Farms Estates.

SECTION 4: This Ordinance shall be adopted by the affirmative vote of at least three fourths of the Trustees now holding office. This Ordinance shall take effect and be in force from and after its passage, approval and publication, pursuant to law. This

Ordinance shall be published in pamphlet form and recorded with the Recorder of Kane County, Illinois

PASSED THIS 3rd DAY OF January, 2012, by roll call vote as follows:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura B. Andersen	<u>X</u>	_____	_____	_____
Trustee Susan P. George	<u>X</u>	_____	_____	_____
Trustee James W. Kopec	<u>X</u>	_____	_____	_____
Trustee Albert Lenkaitis, Jr.	<u>X</u>	_____	_____	_____
Trustee Mike Millette	<u>X</u>	_____	_____	_____
Trustee John Strauss	_____	_____	<u>X</u>	_____
President Patsy J. Smith	_____	_____	_____	_____

APPROVED THIS 6th DAY OF January, 2012

Patsy J. Smith
Patsy J. Smith, Village President

(SEAL)

ATTEST:

Carolyn Higgins
Carolyn Higgins, Village Clerk

Ordinance Accepted and Approved:

Patrick C. Keeley
Patrick C. Keeley

Kimberly S. Keeley
Kimberly S. Keeley

Pamela Herout
Pamela Herout

Rick Herout
Rick Herout

Alexandra Scott
Alexandra Scott

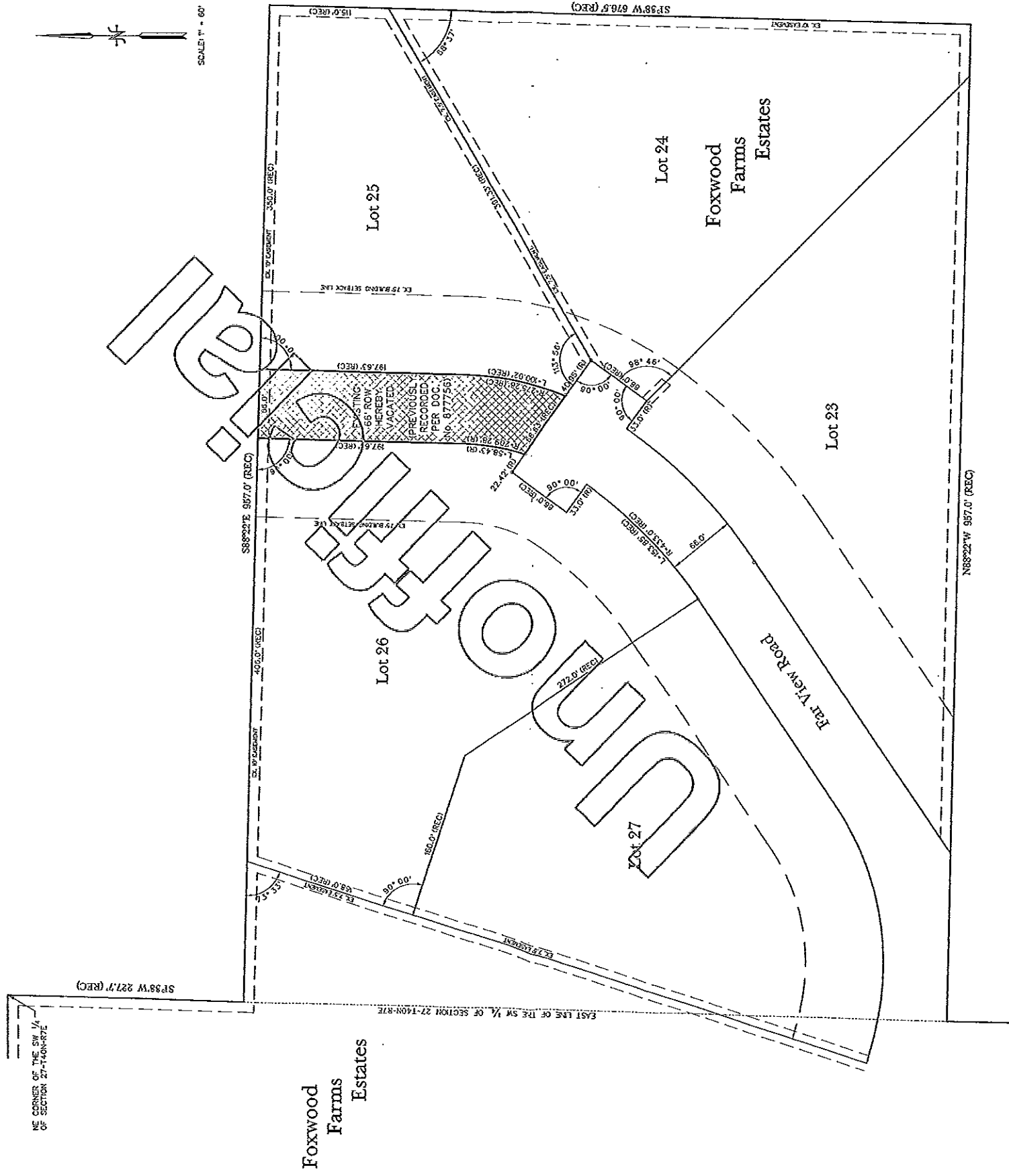
Exhibit A Village Ordinance 0-12-01 Plat of Vacation



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SANDY WEGMAN
RECORDER, KANE COUNTY, IL
RECORDED: 10/07/12 1:23 PM
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For The Purpose of Vacating A Portion of Far View Road Right-Of-Way
in Foxwood Farms Estates, in the Village of Campton Hills, Kane County, Illinois



B.S. - BUILDING SETBACK LINE
F.F. - FOUND IRON PIPE
M.F. - FOUND IRON ROD
M.E. - MEASURED
R.C. - RECORDED
U.T. - UTILITY AND DRAINAGE EASEMENT

BASES OF BEARINGS:
BEARINGS SHOWN ARE BASED UPON RECORD
INFORMATION ON THE PLAT OF SUBMISSION.

FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER
TO THE ABSTRACT, DEED, GUARANTEE POLICY AND LOCAL ORDINANCES.

SURVEYOR'S CERTIFICATE - VACATION
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,
HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE
PURPOSE OF VACATING SAID PROPERTY FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF
VACATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF JANUARY, 2012 A.D.

[Signature]
JAMES M. MAZURKE, P.L.S.
Illinois Professional Land Surveyor No. 035-003247
License Expiration Date 11-30-12



TROTTER
ASSOCIATES
Engineers and Surveyors
40W201 Wilco Road • St. Charles, IL 60175
630-857-9470 • Fax: 630-857-9475
MAILING: PLS PRESENT COPY OF VACATION