The Cortland Farm

57± Acres, Cortland Township, DeKalb County, Illinois

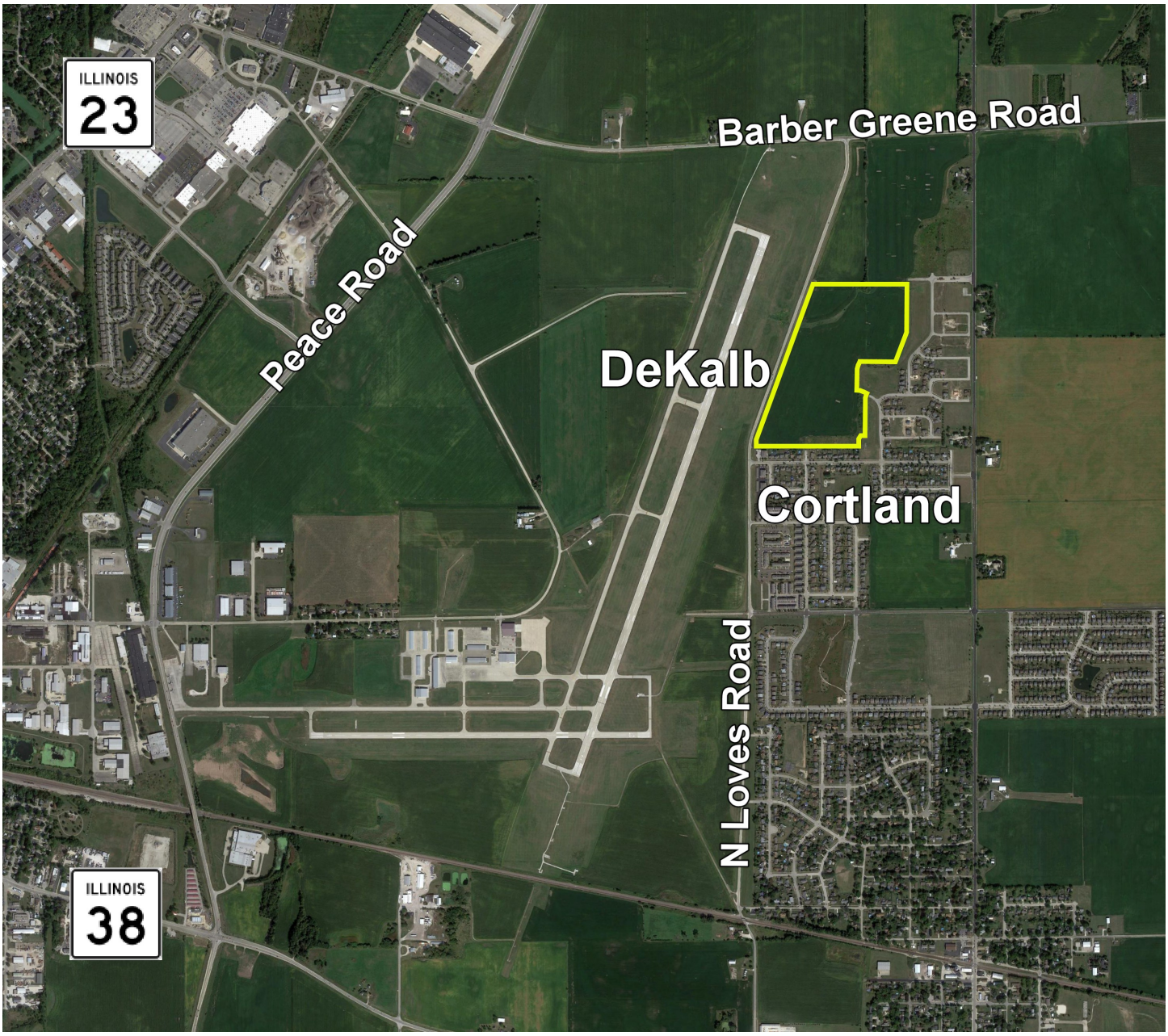
- *Excellent investment opportunity*
- *Development potential*
- *Highly productive soils*

MGW Martin, Goodrich & Waddell, Inc.
Real Estate Services

2020 Aberdeen Court, Sycamore, IL 60178
Phone: (815) 756-3606
Email: info@mgw.us.com

The Cortland Farm

Aerial Map



The Cortland Farm

Property Details

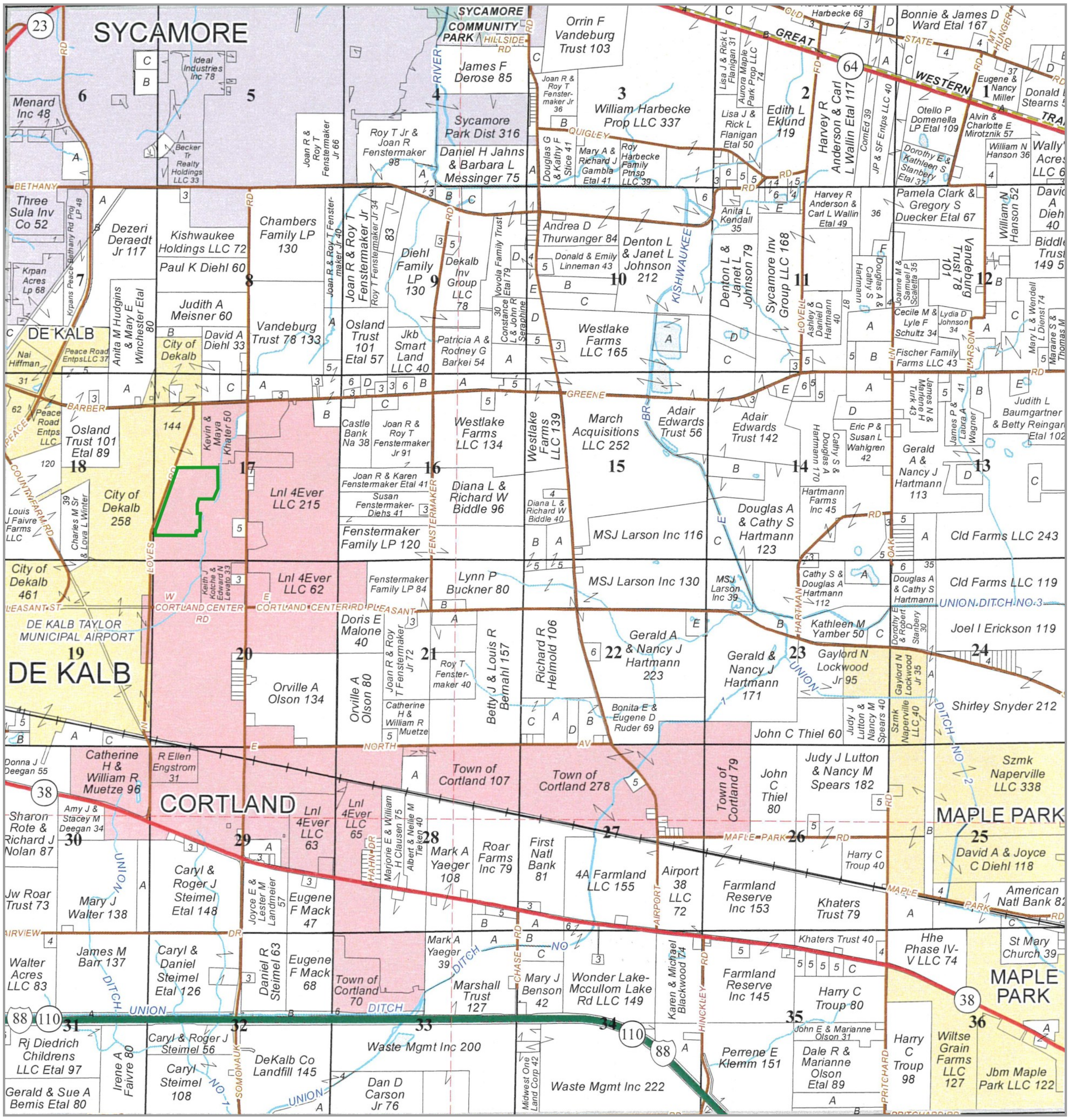
LOCATION	The subject farm is located approximately 40 miles west of Chicago O'Hare International Airport, within the town of Cortland, and is contiguous to the city of DeKalb. Nearby cities include: Sycamore (1 3/8 miles north), Maple Park (4 5/8 miles southeast), and Elburn (11 1/2 miles southeast).
FRONTAGE	There is approximately 3/8 mile of road frontage on N Loves Road.
MAJOR HIGHWAYS	Illinois Route 38 is 1 1/2 miles south, Illinois Route 23 is 1 1/2 miles northwest, Interstate 88 is 2 5/8 miles south, and Illinois Route 64 is 3 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Cortland Farm is located in Part of the West Half of Section 17, Township 40 North – Range 5 East (Cortland Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 56.64 acres according to a recent survey.
TILLABLE ACRES	There are approximately 50.35 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Danabrook silt loam and Elpaso silty clay loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE AND TERMS	The asking price is $12,800 per acre. The owners are seeking a cash sale. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 10 miles of The Cortland Farm.
TAXES	The 2021 real estate taxes totaled $2,811.64. The tax parcel number is #09-17-300-009.
ZONING	The Cortland Farm is zoned P-1 (Recreation & Open Space), R-2 (High Density Single-Family Residence, and R-4 (Multiple-Family Residence).
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell or Mark T. Mommsen at Martin, Goodrich & Waddell, Inc. at 815-756-3606.

The Cortland Farm

Property Photos

THE CORTLAND FARM

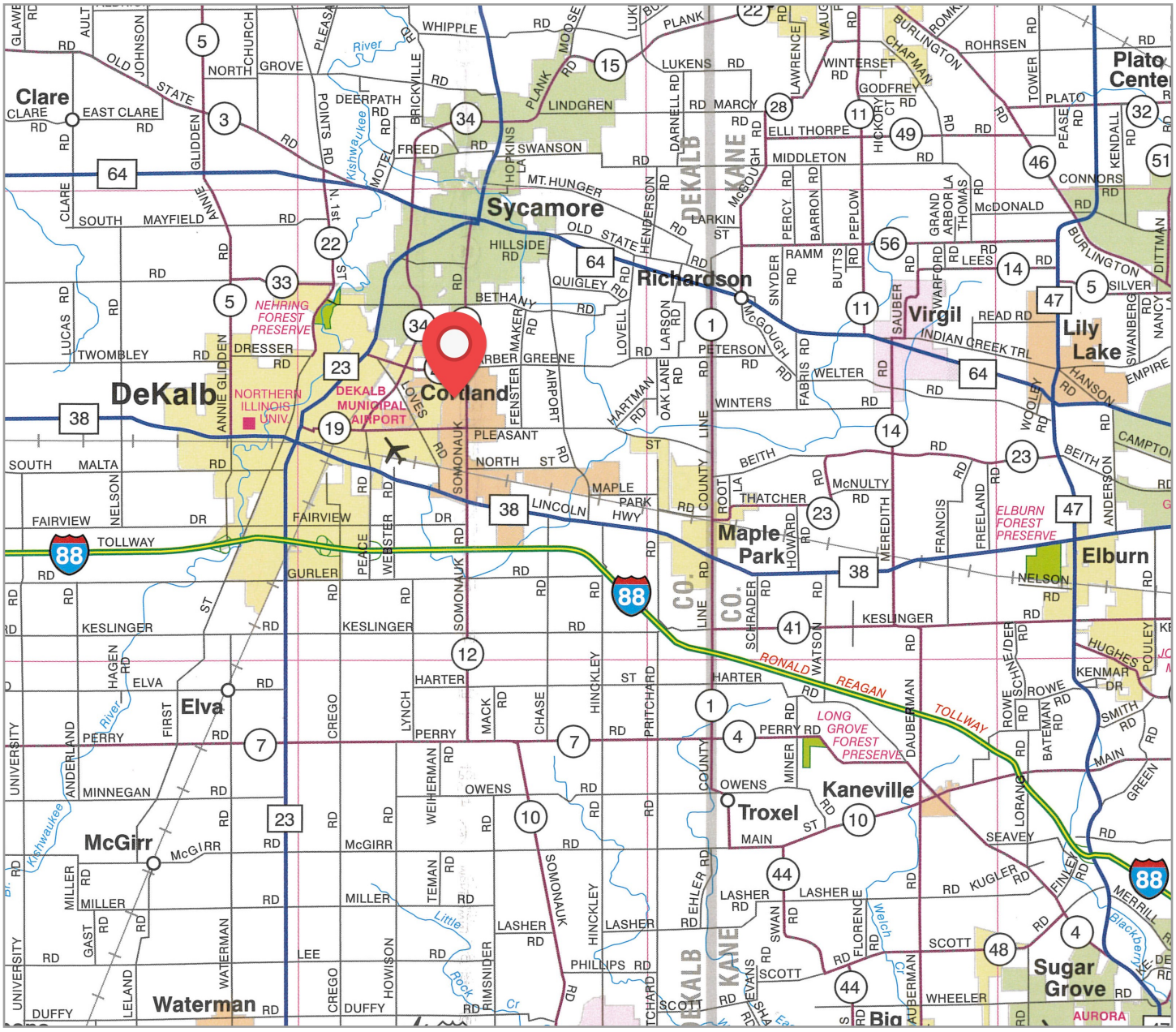
Plat Map



The Cortland Farm is located in Part of the West Half of Section 17, Township 40 North – Range 5 East (Cortland Township), DeKalb County, Illinois.

The Cortland Farm

Highway Map



The Cortland Farm is located approximately 40 miles west of Chicago O'Hare International Airport, within the town of Cortland, and is contiguous to the city of DeKalb. Nearby cities include: Sycamore (1 3/8 miles north), Maple Park (4 5/8 miles southeast), and Elburn (11 1/2 miles southeast).

The Cortland Farm

Topography Map

Topography Contours

MGW

Maps Provided By surety

© AgriData, Inc. 2021 www.AgriDataInc.com

Source:	USGS 10 meter dem
Interval(ft):	2.0
Min:	872.1
Max:	891.5
Range:	19.4
Average:	882.6
Standard Deviation:	4.2 ft

0ft 336ft 671ft

2/21/2022

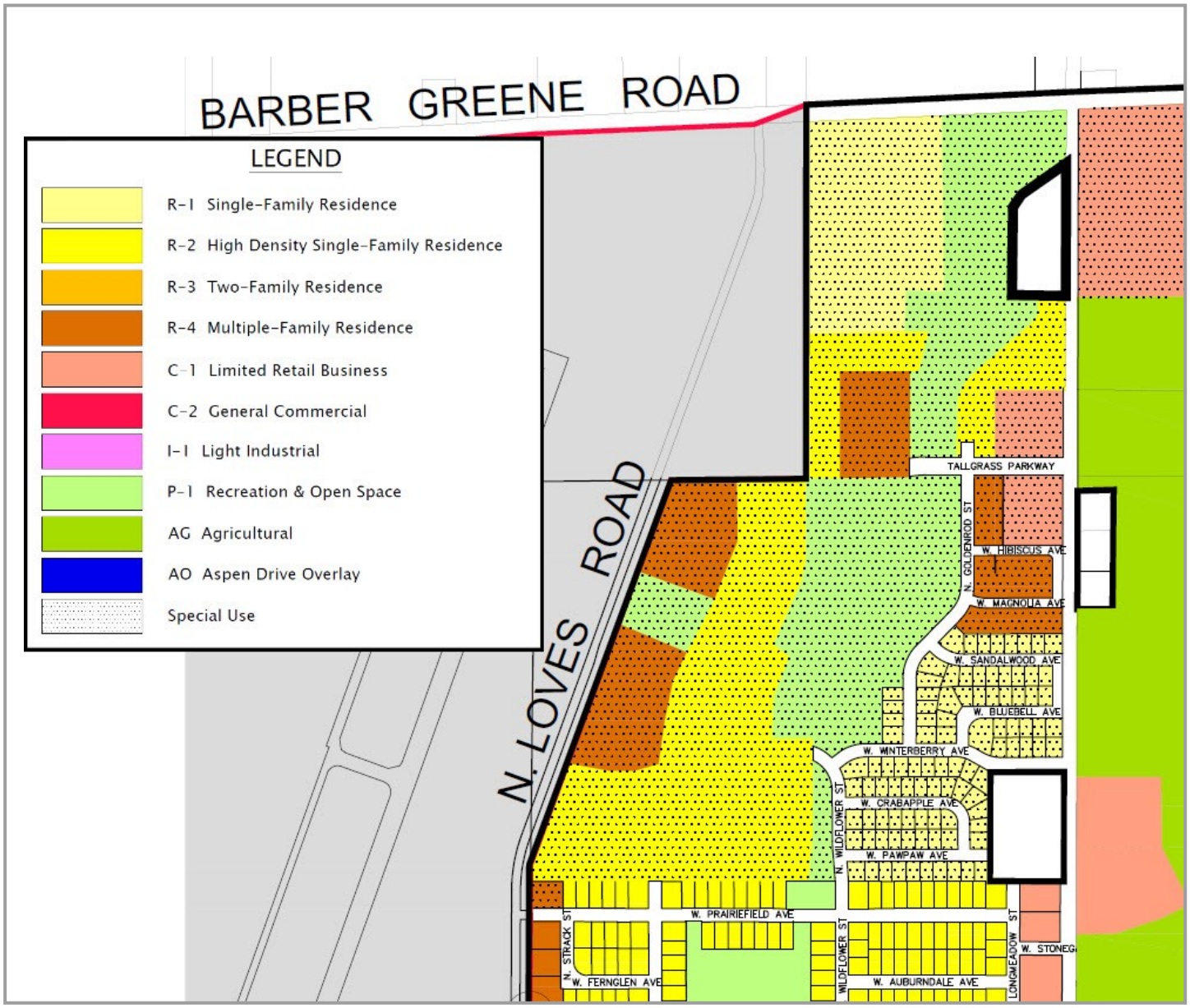
17-40N-5E
De Kalb County
Illinois

Map Center: 41.939694, -88.694655

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

The Cortland Farm

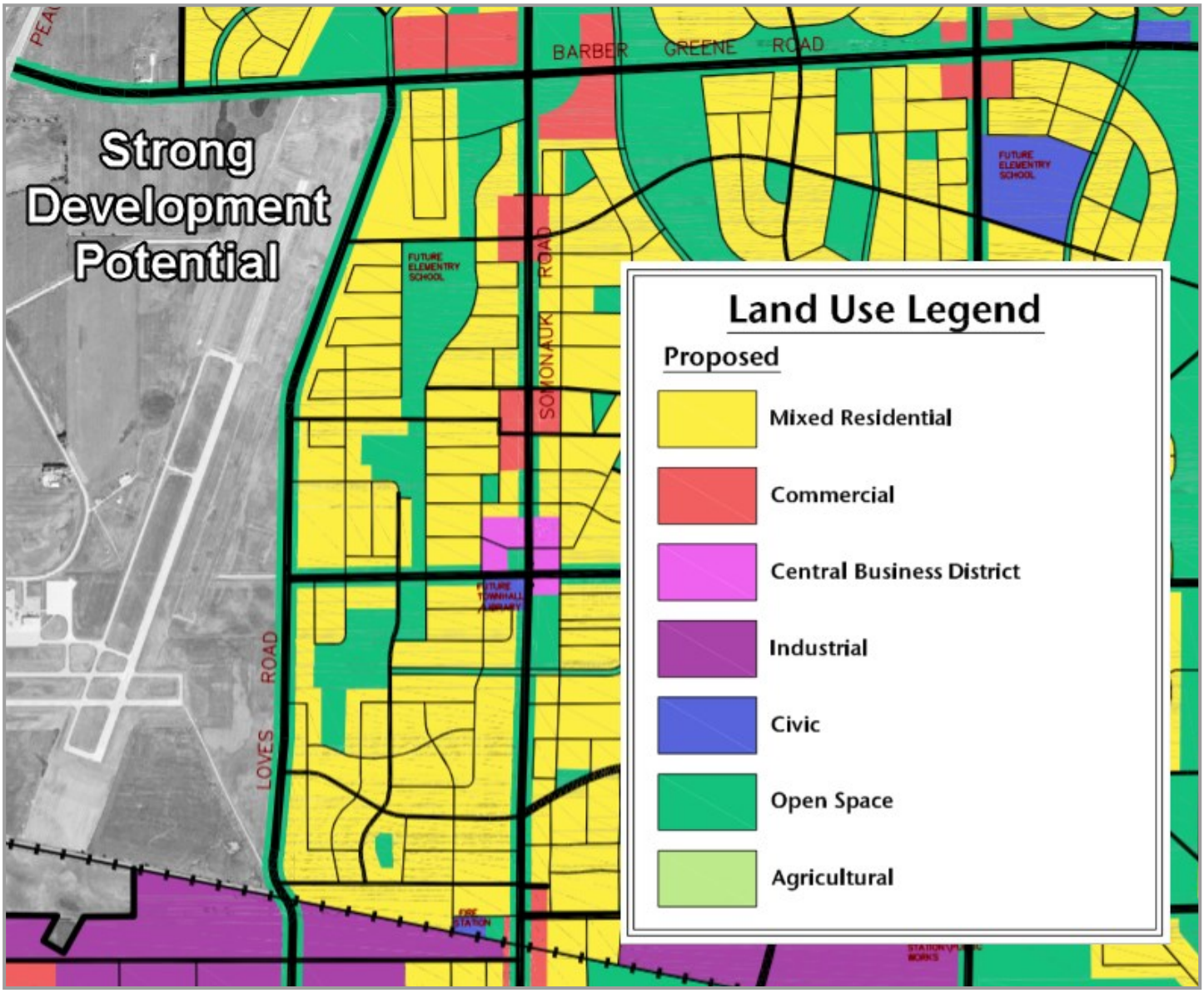
Zoning Map



The Cortland Farm is zoned P-1, R-2, and R-4 and was zoned as part of a PUD which is handled as a Special Use Permit. For more information, please see the Zoning Plan of Ordinance No. 2004-35, included in the Appendix, or contact the Town of Cortland.

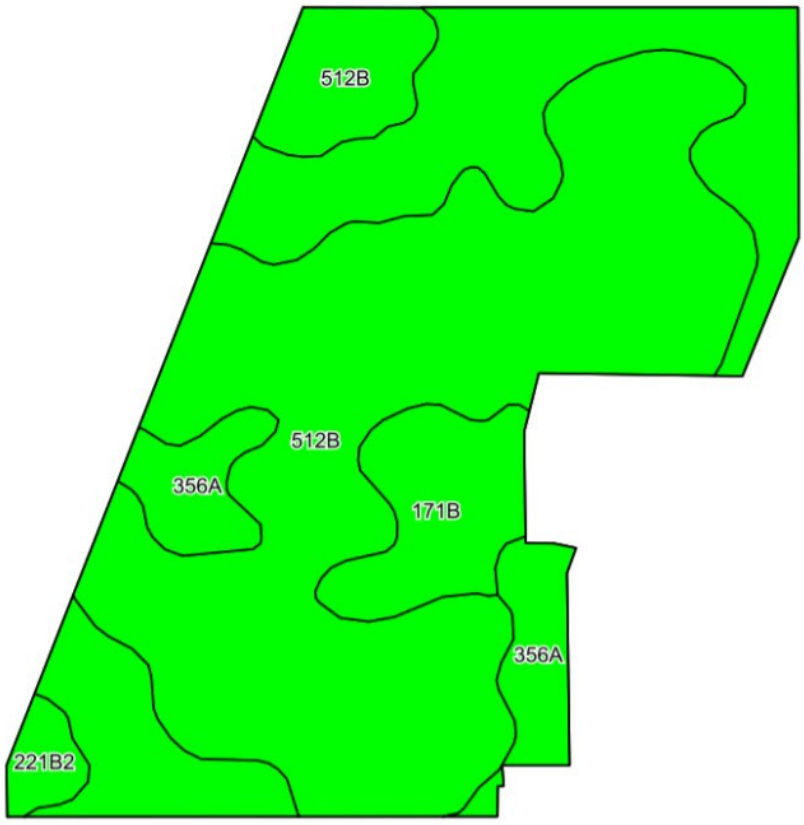
The Cortland Farm

Future Land Use Map



The Cortland Farm

Soils Information



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
512B	Danabrook silt loam	32.58	185	137
356A	Elpaso silty clay loam	12.76	195	144
171B	Catlin silt loam	4.05	185	137
221B2	Parr silt loam	0.96	151	113
	Weighted Average:		**186.9**	**138.3**

**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

The Cortland Farm

Appendix

The following pages contain these documents:

1. Survey
2. FSA Documents
3. Town of Cortland Ordinance No. 2004-35

For more information, visit *mgw.us.com*

or contact:

Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com

Mark T. Mommsen (815) 901-4269 | *Mark.Mommsen@mgw.us.com*

P:\310-000\318-089\-Survey\Dwg\318089-SV01-SURVEY.dwg(LAYOUT1) LS(1/4/2022 - shoffman) - LP: 1/5/2022 8:05 AM

PLAT OF SURVEY

OF

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

P.I.N. 09-17-300-009

NORTH

BASIS OF BEARINGS:
ILLINOIS STATE PLANE – EAST ZONE

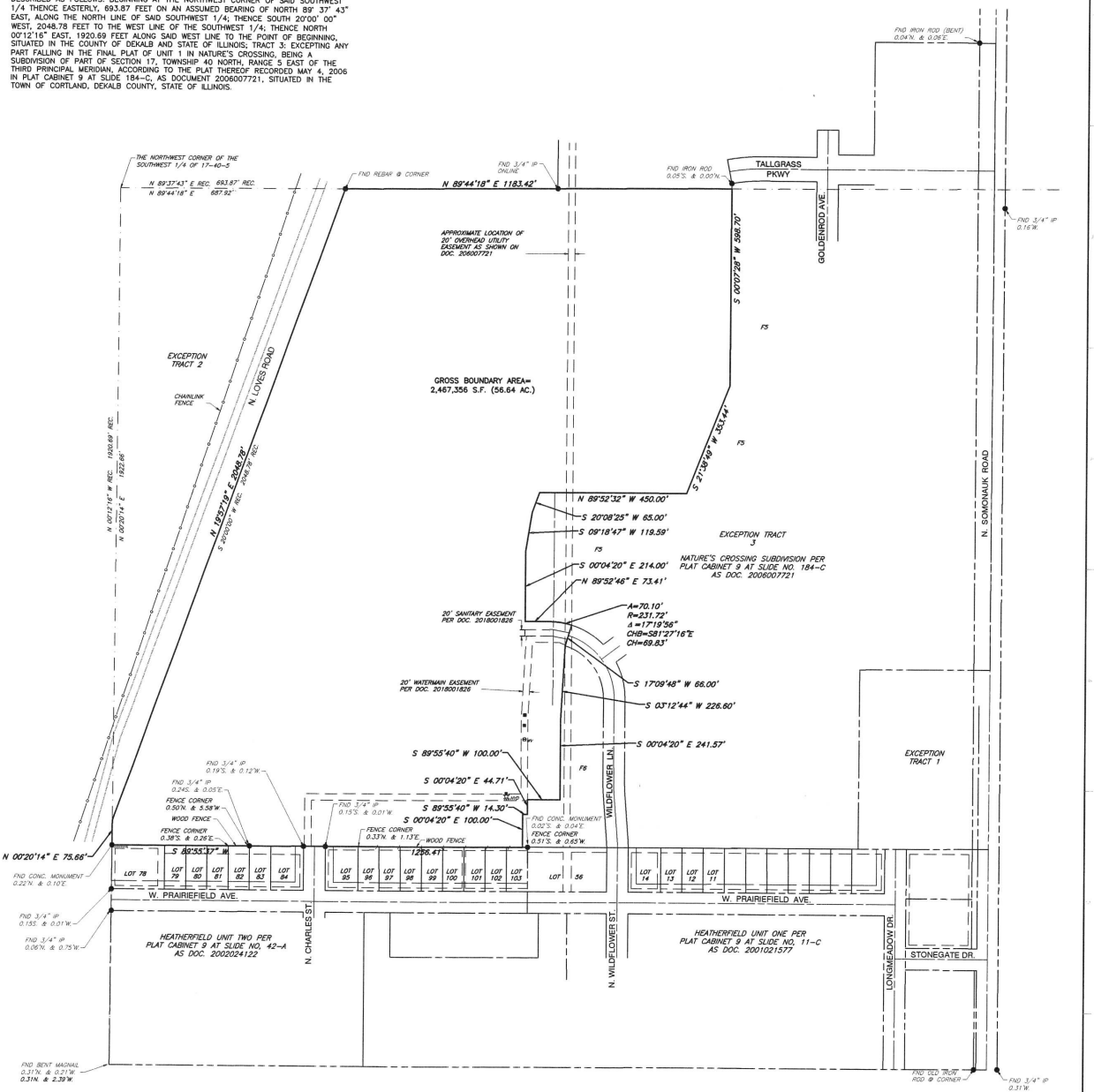
EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- UNDERLYING PROPERTY LINE
- EXISTING EASEMENT
- CENTER LINE OF RIGHT OF WAY
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, ALL IN TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED:

TRACT 1: A PARCEL OF LAND IN SAID SECTION 17 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE WESTERLY, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 400.0 FEET; THENCE NORTHERLY, PARALLEL TO THE NORTH–SOUTH QUARTER SECTION LINE OF SAID SECTION 17 FOR A DISTANCE OF 544.5 FEET; THENCE EASTERLY, PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 400.0 FEET TO THE NORTH–SOUTH SECTION LINE OF SAID SECTION 17; THENCE SOUTHERLY ALONG THE NORTH–SOUTH SECTION LINE OF SAID SECTION 17 FOR A DISTANCE OF 544.5 FEET TO THE POINT OF BEGINNING; TRACT 2: THAT PART OF THE SOUTHWEST 1/4 OF SAID SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 THENCE EASTERLY, 693.87 FEET ON AN ASSUMED BEARING OF NORTH 89° 37' 43" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 20°00' 00" WEST, 2048.78 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4; THENCE NORTH 00°12'16" EAST, 1920.69 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF DEKALB AND STATE OF ILLINOIS; TRACT 3: EXCEPTING ANY PART FALLING IN THE FINAL PLAT OF UNIT 1 IN NATURE'S CROSSING, BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2006 IN PLAT CABINET 9 AT SLIDE 184–C, AS DOCUMENT 2006007721, SITUATED IN THE TOWN OF CORTLAND, DEKALB COUNTY, STATE OF ILLINOIS.



SURVEY NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON ILLINOIS STATE PLANE EAST, VRS OBSERVATIONS.
2. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
3. FOR SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
4. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. ALL UTILITIES SHOWN ON THE SURVEY ARE ONLY WHERE APPARENT FROM THE SURFACE.
6. NO TITLE POLICY WAS PROVIDED FOR USE DURING THE PREPARATION OF THIS SURVEY.

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, DOUGLAS R. MCCLINTIC, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2023, FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. THIS SURVEY CONFORMS TO THE CURRENT STANDARD FOR AN ILLINOIS BOUNDARY SURVEY. FIELDWORK COMPLETED DECEMBER 8, 2021.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS,

THIS 5TH DAY OF JANUARY, 2022.

DOUGLAS R. MCCLINTIC
PROFESSIONAL LAND SURVEYOR NUMBER 2992.
LICENSE EXPIRES NOVEMBER 30, 2022.

DOUGLAS R. MCCLINTIC 035-002992 PROFESSIONAL LAND SURVEYOR NAPERVILLE, IL STATE OF ILLINOIS

SCALE IN FEET
0 150 300

SHEET 1 OF 1 | DRAWING NO. SV01

PLAT OF SURVEY

DATE:	JANUARY 3, 2022	DRAWN BY:	SRH
DWG SCALE:	1"=150'	CHECKED BY:	DRM
PROJECT NO:			318-089.0007
APPROVED BY:			DRAFT

DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK AND CORRIGAN, LTD.
CORTLAND SURVEY
CORTLAND ILLINOIS 60112

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

REVISION RECORD

NO.	DATE	DESCRIPTION

United States Department of Agriculture

DeKalb County, Illinois

Tract Boundary

Common Land Unit

- Non-Cropland
- Cropland
- pss_a_IL_WMAS
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 200 400 800 Feet

2022 Program Year

Map Created December 02, 2021

Farm **7923**

Tract **12044**

Tract Cropland Total: 53.69 acres

IL037_T12044

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name | **Farm Identifier** | **Recon Number** 2019 - 41

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
57.35	53.69	53.69	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	53.69	0.0	0.0

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	53.69	160	0.00
Total Base Acres:	53.69		

Tract Number: 12044 **Description**

FSA Physical Location : DeKalb, IL **ANSI Physical Location:** DeKalb, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number 2019 - 40

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
57.35	53.69	53.69	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	53.69	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	53.69	160	0.00
Total Base Acres:	53.69		

Owners:

Other Producers: None

FILED FOR RECORD
DEKALB COUNTY, IL.
05 FEB 24 PM 12:01
Sharon L. Holmes
DEKALB COUNTY RECORDER

58
335

2005003352

TOWN OF CORTLAND, IL

ORDINANCE NO. 2004-35

AN ORDINANCE RECLASSIFYING CERTAIN TERRITORY FROM AG AGRICULTURE DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, R-2 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT, P-1 RECREATION AND OPEN SPACE DISTRICT, AND C-1 LIMITED RETAIL BUSINESS DISTRICT (ALL IMPRESSED WITH A SPECIAL USE PERMIT FOR A PLANNED MIXED-USE DEVELOPMENT); AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR NATURE'S CROSSING (EAGLE HOMES, INC.)

ADOPTED BY THE BOARD OF TRUSTEES
OF THE
TOWN OF CORTLAND

THIS 25th DAY OF OCTOBER, 2004

Effective Date: October 25, 2004

Prepared By:
Walter Magdziarz
Zoning Administrator
Land Vision
116 W. Main St.
St. Charles, IL 60174

Return to:
Rita Nielsen
Deputy Clerk
Town of Cortland
Cortland, IL 60112

2005003352

ORDINANCE NO. 2004-35

AN ORDINANCE RECLASSIFYING CERTAIN TERRITORY FROM AG AGRICULTURE DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, R-2 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT, P-1 RECREATION AND OPEN SPACE DISTRICT, AND C-1 LIMITED RETAIL BUSINESS DISTRICT (ALL IMPRESSED WITH A SPECIAL USE PERMIT FOR A PLANNED MIXED-USE DEVELOPMENT); AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR NATURE'S CROSSING (EAGLE HOMES, INC.)

WHEREAS, the Town of Cortland (the "Town") has adopted a Zoning Ordinance (Title 9 of the Town Code) in accordance with the provisions of Illinois Compiled Statutes, to regulate the use and division of land and specify the minimum requirements for improvements on land in the Town; and,

WHEREAS, the Zoning Ordinance establishes, and the Town is divided into, districts to group together uses having similar traits and characteristics; and,

WHEREAS, the Zoning Map is adopted by reference in the Zoning Ordinance and said zoning map identifies the location of all zoning districts, special uses, and district boundaries in the Town; and,

WHEREAS, Special Uses are certain municipal or private uses of land that due to their physical or operational characteristics may pose threats to the value, use and enjoyment of adjoining property and are reviewed on a case by case basis, and are permitted only by permission of the Town Board of Trustees; and,

WHEREAS, a Planned Development is intended to provide flexibility from the strict application of the zoning regulations in order to encourage sound and imaginative design to produce land development having more satisfactory, desirable and lasting results for the Town; and,

WHEREAS, a Planned Mixed-Use Development is a Special Use in the all of the zoning classifications included in the Town Zoning Ordinance; and

WHEREAS, the property herein described (the "Property") is classified in the AG Agriculture District; and

WHEREAS, Eagle Homes, Inc., the Applicant, is duly authorized to petition the Town to reclassify the Property from AG Agriculture District to R-1 Single-Family Residential District, R-2 High Density Single-Family Residential District,R-4 Multiple-Family Residential District, P-1 Recreation and Open Space District, and C-1 Limited Retail Business District (the "rezoning") and to

2005003352

grant a Special Use Permit for a Planned Mixed-Use Development, and to approve a Preliminary Development Plan thereof on the Property; and,

WHEREAS, the Applicant has prepared a Preliminary Development Plan showing the location of the proposed buildings, public roads, parks and open spaces, storm water management facilities, pedestrian circulation and other physical improvements to the property and has provided additional documentation representing what is intended to be constructed in the Planned Mixed-Use Development; and,

WHEREAS, said Planned Mixed-Use Development includes several departures from the Town Zoning Ordinance and Land Subdivision Ordinance and provides several amenities that will benefit the general public, and,

WHEREAS, after due notice the Planning Commission held a public hearing on September 20, 2004 and continued to October 4, 2004 concerning the proposed rezoning and Special Use Permit for Planned Mixed-Use Development and interested persons were present and heard; and

WHEREAS, after careful and deliberate consideration of the facts and testimony provided, the Planning Commission has transmitted its written findings and recommendation, Recommendation PC04-14, to the Town Board of Trustees;

WHEREAS, the corporate authorities of this Town generally concur with the Planning Commission's recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: That the Subject Property described in Exhibit "A" attached hereto and made a part hereof by this reference, be, and it is hereby, reclassified from AG Agriculture District to R-1 Single-Family Residential District, R-2 High Density Single-Family Residential District,R-4 Multiple-Family Residential District, P-1 Recreation and Open Space District, and C-1 Limited Retail Business District in the manner depicted on the Zoning Plan, attached as Exhibit "B" and made a part hereof by this reference, and that said reclassification is impressed with a Special Use Permit for a Planned Mixed-Use Development, which Special Use Permit is hereby granted.

SECTION TWO: That the Preliminary Development Plan for the Subject Property prepared by Integrated Planning Services and revised October 1, 2004, attached hereto as Exhibit "C" be and it is hereby approved subject to the following conditions:

A. That approval of the Preliminary Development Plan shall include the following:

200500 3352

1. That attached garages on single-family models shall not extend more than five (5) feet forward of the front wall or porch, if provided, of the dwelling;
2. The conceptual building elevations for the senior housing attached hereto as Exhibit "D";
3. The conceptual building elevations for the commercial land uses attached hereto as Exhibit "E";
4. The conceptual building elevations for the Attached single-family buildings attached hereto as Exhibit "F";
5. The preliminary landscaping plans for the public and private open spaces, including off-street bike paths;
6. The departures from the Zoning Ordinance and Land Subdivision Regulations identified on the Preliminary Development Plan;
7. The draft subdivision covenants, conditions and restrictions;

B. That in the event the access to Somonauk Road shown on the Preliminary Development Plan is not accepted or approved by the County Highway Department, the resultant changes in road locations and alignment shall not be construed to be a major change requiring amendment of the Special Use Permit. However, any such changes shall be approved by the Planning Commission and Town Board prior to approving a final plat of subdivision for the property in question.

C. That the Applicant secure sufficient amount of irrigation land for the purpose of disposing of the development's *pro rata* amount of sanitary treatment effluent. The location, configuration and suitability of any proposed irrigation land shall be coordinated among the Applicant, Town and the Town's waste water reclamation consultant.

D. That the Applicant initiate proceedings to disconnect from the Sycamore Fire Protection District that portion of the property lying in the District and annex same to the Cortland Fire Protection District prior to recording any final plat of subdivision for territory located in the Sycamore Fire Protection District.

E. That the Applicant shall submit final architectural elevations for all single-family prior to approval of the final subdivision plat for Phase One. Final architectural elevations shall be provided for the townhouses prior to approval of a final plat of subdivision that includes land for townhouses. Final architectural elevations shall be provided for the senior housing as a prerequisite for approval of a final development plan for construction on land for senior housing. Final architectural elevations shall be provided for the commercial lots as a prerequisite for approval of a final development plan for construction on a commercial lot.

F. That the Winterberry Avenue access to Somonauk Road shall be revised in accordance with the Development Review Committee's (DRC) recommendation, and the road stub to "Tract One (Exception)

2005003352

be relocated from Snowberry Avenue to Buttercup Avenue in accordance with the DRC's recommendation.

G. That the roadway connection between Winterberry Avenue and Bluebell Avenue shall be relocated between Bluebell Avenue and Dogwood Avenue, per the DRC recommendation.

H. That the townhouse area "H" shall be revised to relocated the public street to the front of the dwelling units, per the DRC recommendation.

I. That the right-of-way lines at intersections be revised to right-angles, not radii as shown on the Preliminary Development Plan.

J. That a final landscape plan be prepared and provided for the townhouse areas.

K. That park development plans be prepared and provided for approval by the Town Board.

L. That the corner side yards provided on the connector roadway in Blocks "Q", "E" and "EE" be reduced to twelve (12) feet.

M. That "Prairiefield Street" be renamed "Wildflower Parkway".

N. That Lot M10 be revised to provide suitable driveway access to the public street.

O. That the proposed off-street trail system be revised to provide a loop around the north detention basin and be relocated away from adjacent roadways where the trail is parallel a roadway.

P. That certain thoroughfare names be revised in accordance with the DRC's recommendations.

SECTION THREE: That the development and use of the Subject Property shall be in strict accordance with the approved Preliminary Development Plan and conditions of approval provided in Section Two, except as may be amended in the manner prescribed in the Zoning Ordinance.

SECTION FOUR: That a Final Development Plan for any or all portions of the Property, including senior housing and commercial parcels, shall be prepared and presented to the Town for review and approval in accordance with the requirements of the Town Zoning Ordinance and Land Subdivision Regulations prior to commencing any construction of public or private improvements on the Property.

SECTION FIVE: That the Special Use Permit for a Planned Mixed-Use Development shall not be effective unless and until a final development plan and subdivision plat for the first unit or phase of construction is prepared, reviewed and approved in accordance with the requirements of Section Two of this Ordinance, the Town's Zoning Ordinance and Land Subdivision Ordinance, and the Preliminary Development Plan.

SECTION SIX: That the final development plan and/or final subdivision plat for any or all portions of the Subject Property shall not be approved by the Town Board unless sufficient sanitary

2005003352

EXHIBIT A

Legal Description

Parcel 1:
The North half of the South half of the Southwest Quarter of Section 17 and the Northwest Quarter of the Southwest Quarter of Section 17, all in Township 40 North, Range 5 East of the Third Principal Meridian, situated in the Township of Cortland, County of DeKalb and State of Illinois, and that part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 40 North, Range 5 East of the Third Principal Meridian, described as follows: Commencing at the center of said Southwest Quarter of Section 17 aforesaid and running thence North on the West line of said Quarter Quarter Section 50 rods; thence east 80 rods; thence south 50 rods to the Southeast corner of said Quarter Quarter Section; thence West, on the south line of said Quarter Quarter Section to the place of beginning, DeKalb County, Illinois excepting therefrom the following described tracts: Tract 1: a parcel of land in Section 17, Township 40 North, Range 5 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of the North half of the South half of the Southwest Quarter of said Section 17; thence Westerly, along the South line of the North half of the South half of the Southwest Quarter of said Section 17 for a distance of 400.00 feet; thence Northerly, parallel to the North-South Quarter section line of said Section 17 for a distance of 544.5 feet; thence Easterly, parallel to the South line of the North half of the South half of the Southwest quarter of said Section 17 for a distance of 400.00 feet to the North-South Quarter Section line of said Section 17; thence Southerly, along the North-South Section line of said Section 17 for a distance of 544.5 feet to the place of beginning. Tract 2: That part of the Southwest Quarter of Section 17, Township 40 North, Range 5 East of the Third Principal Meridian, DeKalb County, Illinois, described as follows: beginning at the Northwest corner of said Southwest quarter; thence Easterly, 693.87 feet on an assumed bearing of North 89°37'43" East, along the North line of said Southwest Quarter; thence South 20°00'00" West, 2048.73 feet to the West line of the Southwest quarter; thence North 00°12'16" East, 1920.69 feet along said West line to the point of beginning; and,

Parcel 2:
That part of the East half of the Northwest quarter of Section 17, Township 40 North, Range 5 East of the Third Principal Meridian, lying Southerly of the centerline of Barber Greene Road; and the Northeast quarter of the Southwest quarter of Section 17, Township 40 North, Range 5 East of the Third Principal Meridian (excepting therefrom that part described as follows: Commencing at the center of said Southwest quarter of Section 17aforesaid and running thence North on the West line of said Quarter Quarter Section, 50 rods; thence east 80 rods; thence South 50 rods to the Southeast corner of said Quarter Quarter Section; thence West on the South line of said Quarter Quarter Section to the point of beginning, all in DeKalb County, Illinois) (also excepting therefrom that part of the Northwest quarter of Section 17, Township 40 North, Range 5 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Northwest quarter; thence Southerly, along the East line of said Northwest quarter, 1070.57 feet for a point of beginning; thence continuing Southerly, along said East line, 688.28 feet; thence Westerly, at right angle to said East line, 300.0 feet; thence Northerly, at right angle to the last described course, 440.0 feet; thence Northeasterly, at an angle of 149°40'19", measured counterclockwise from the last described course, 75.0 feet; thence Northeasterly, at an angle of 155°19'41", measured counterclockwise from the last described course, 320.0 feet to the point of beginning.

sewer treatment capacity is provided or is under construction at the time of application for final development plan and/or final subdivision plat.

SECTION SEVEN: That the Town Clerk be, and hereby is, authorized and directed to record with the Recorder of Deeds of DeKalb County a certified copy of this Ordinance.

SECTION EIGHT: The violation of any Section of this Ordinance shall be cause for the revocation of the Special Use Permit herein granted.

SECTION NINE: The various provisions of this Ordinance are to be considered as severable and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION TEN: All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance shall be repealed to the extent of any such conflict or inconsistency.

SECTION ELEVEN: This Ordinance shall be in full force and effect from and after its passage as provided by law, and pursuant to 65 ILCS 5/1-2-4 of the 2002 Illinois Compiled Statutes, this written and foregoing Ordinance is published by authority of the corporate authorities of said Town of Cortland in the within pamphlet form on this date and photocopy of this within Ordinance is deemed in such pamphlet form.

APPROVED:

Bernard L. Suppeland,
Town President

ATTEST:

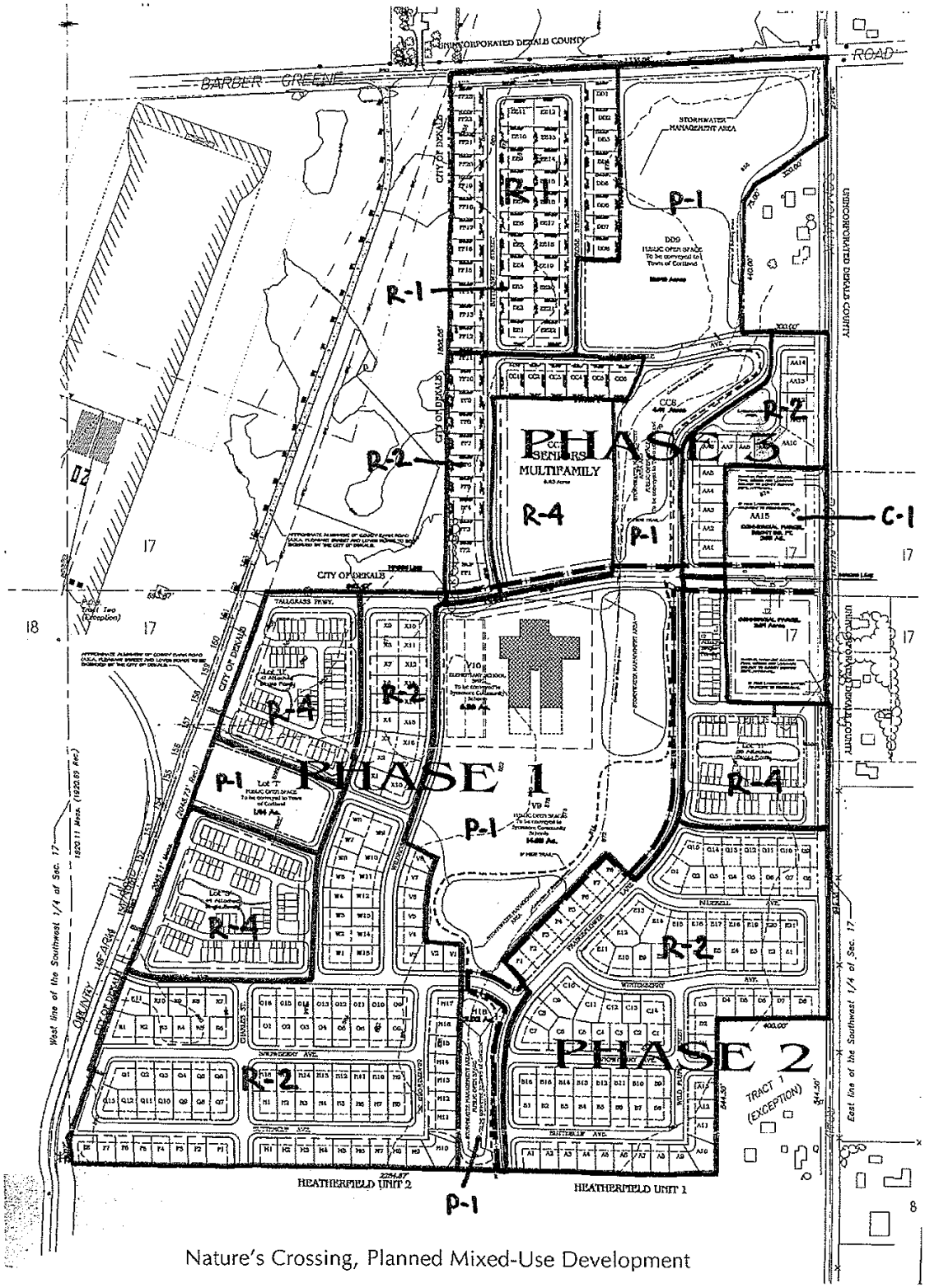
Cheryl Aldis,
Town Clerk

TOWN OF CORTLAND CORPORATE SEAL ILLINOIS
(Corporate Seal)

Presented, Passed, Recorded and Published on this 25th day of October 2004:
Vote among the Trustees of said Town:

AYES: Trustees Lanning, Edminster, Read and Milroy
NAYS: None
ABSENT: Trustees Reiter and Liddick
4-Ayes, 0-Nays, 2-Absent; Motion carried.

2005003352



Nature's Crossing, Planned Mixed-Use Development

Zoning Plan

0 300 600 900

SCALE IN FEET

EXHIBIT B

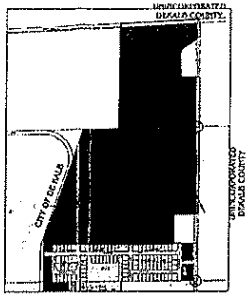
2005003352

Nature's Crossing

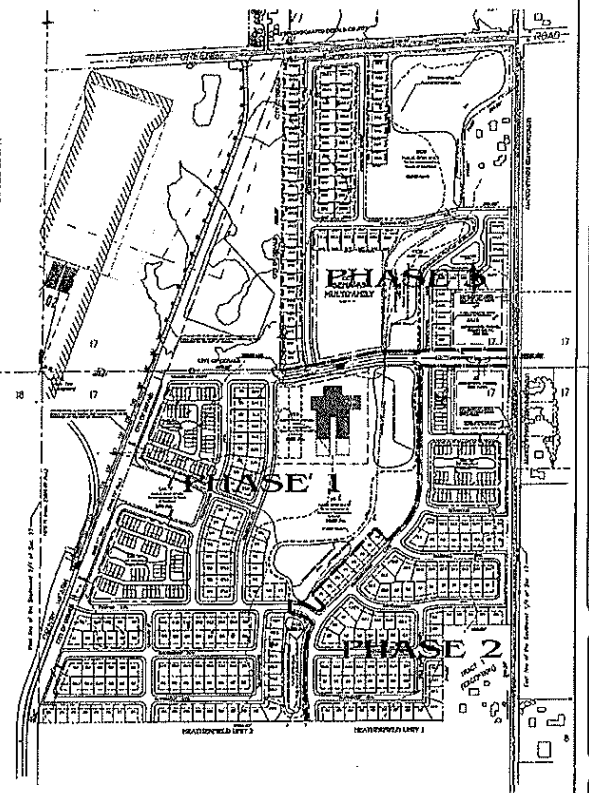
Mixed Use Planned Unit Development

Cortland, Illinois

EXHIBIT C
1 of 3
received



CORTLAND ZONING MAP



KEY PLAN

0 200 400 600
SCALE IN FEET

THIS DRAWING SHOULD BE USED ONLY TO VIEW THE DEVELOPMENT AS A WHOLE, AND NOT TO SHOW INFORMATION REQUIRED ON A PRELIMINARY PLAT. REFER TO DRAWING PLAT-A AND PLAT-D FOR DETAILED INFORMATION. REFER TO TABLES AND CALCULATIONS ON THIS SHEET FOR OTHER REQUIRED STANDARDS AND DATA.

LEGAL DESCRIPTION

PARCEL ONE: THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE TOWNSHIP OF CORTLAND, DEKALB COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ONE THE NORTH LINE OF SAID SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 17 FOR A DISTANCE OF 1320.0 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE FOR A DISTANCE OF 1320.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE EAST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 FOR A DISTANCE OF 1320.0 FEET TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL TWO: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID 1320.0 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTH HALF OF SAID SOUTHWEST QUARTER SECTION 17 FOR THE POINT OF BEGINNING; THENCE CONTINUING WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID 1320.0 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE NORTH ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID 1320.0 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE EAST ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER SECTION 17 AFORESAID 1320.0 FEET; THENCE SOUTH 1320.0 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL THREE: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL FOUR: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL FIVE: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL SIX: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL SEVEN: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL EIGHT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL NINE: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL TEN: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL ELEVEN: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL TWELVE: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17 AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID AND RUNNING THENCE NORTH ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION, 66 RODS, 660.0 FEET; THENCE EAST 66 RODS, 1089.0 FEET; THENCE SOUTH 66 RODS, 660.0 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AFORESAID; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

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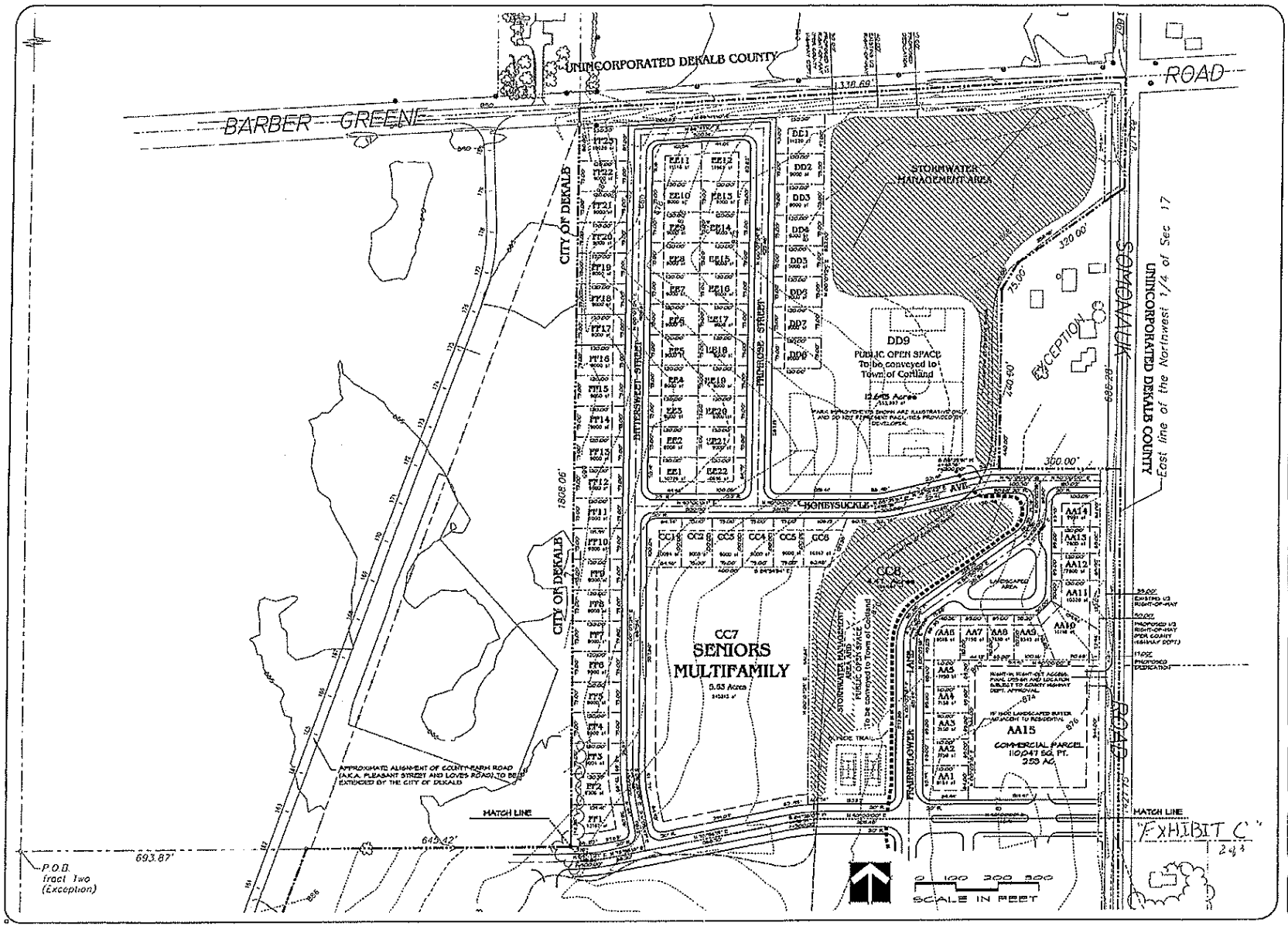


Integrated Planning Services

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call
1-800-892-0123

Project Name
NATURE'S CROSSING
Cortland, Illinois

Client
Eagle Homes
508 Main St. Suite 100
Antioch, IL 60002
847-838-9500

30 August, 2004
25 JULY, 2004
30 JUNE, 2004
24 APRIL, 2003
13 JANUARY, 2003
6 DECEMBER, 2002
28 OCTOBER, 2002
1 OCTOBER, 2002

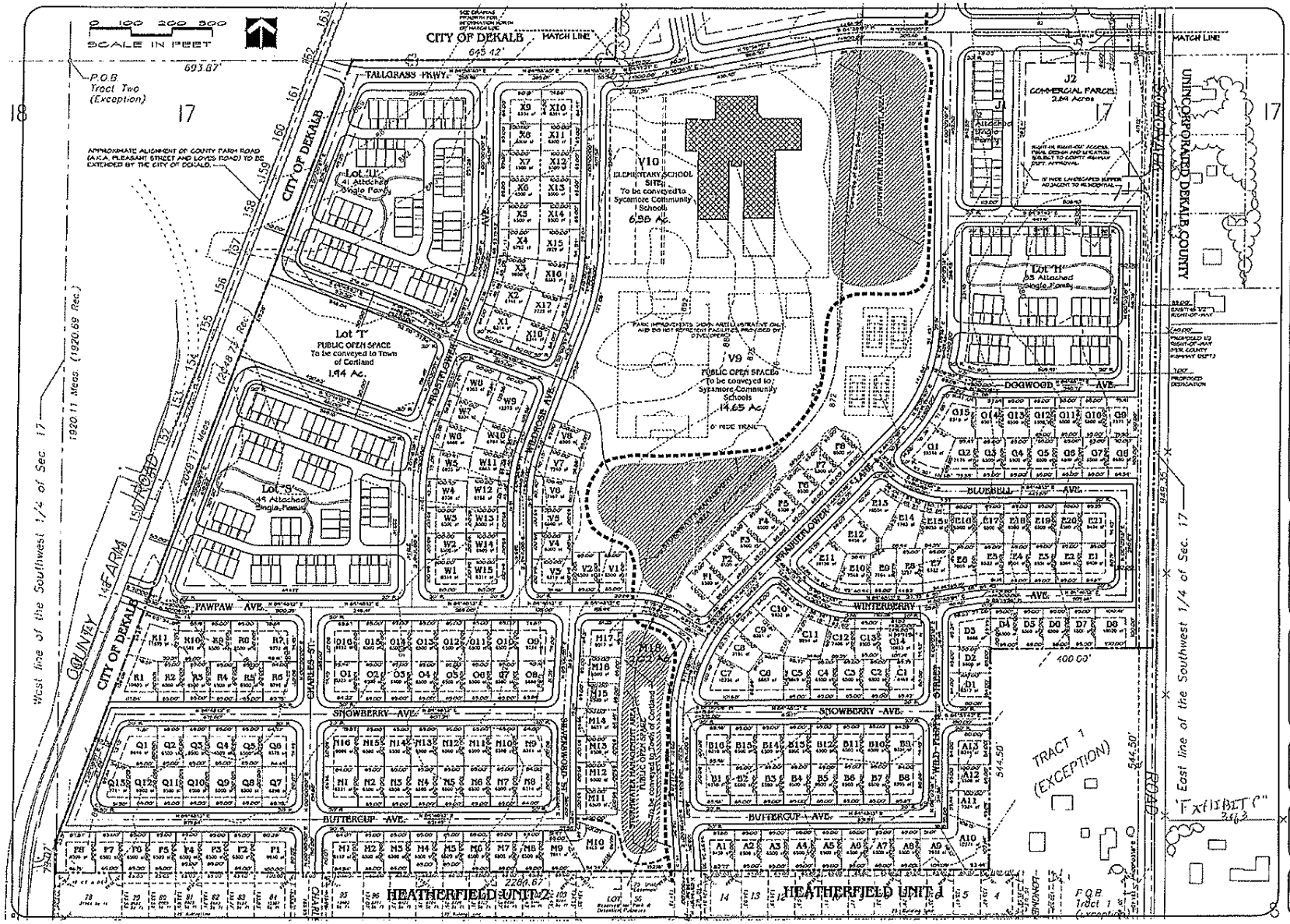
JOB NUMBER: 0091
DRAWN BY: SCS
CHECKED BY:
FILE:
SCALE TO PLOT: 1" = 100'

PRELIMINARY
PLANNED
DEVELOPMENT PLAN
NORTH PORTION

SHEET NO.
PPLAT-N
2 OF 3 SHEETS

2005003352

2005003352



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Project Name
NATURE'S CROSSING
Cortland, Illinois

Client
Eagle Homes
503 Main St. Suite 100
Antioch, IL 60002
847-838-2500

20 August, 2004
30 JUNE, 2004
24 APRIL, 2003
15 JANUARY, 2003
6 DECEMBER, 2002
28 OCTOBER, 2002
1 OCTOBER, 2002
Integrated Planning Services & Eagle

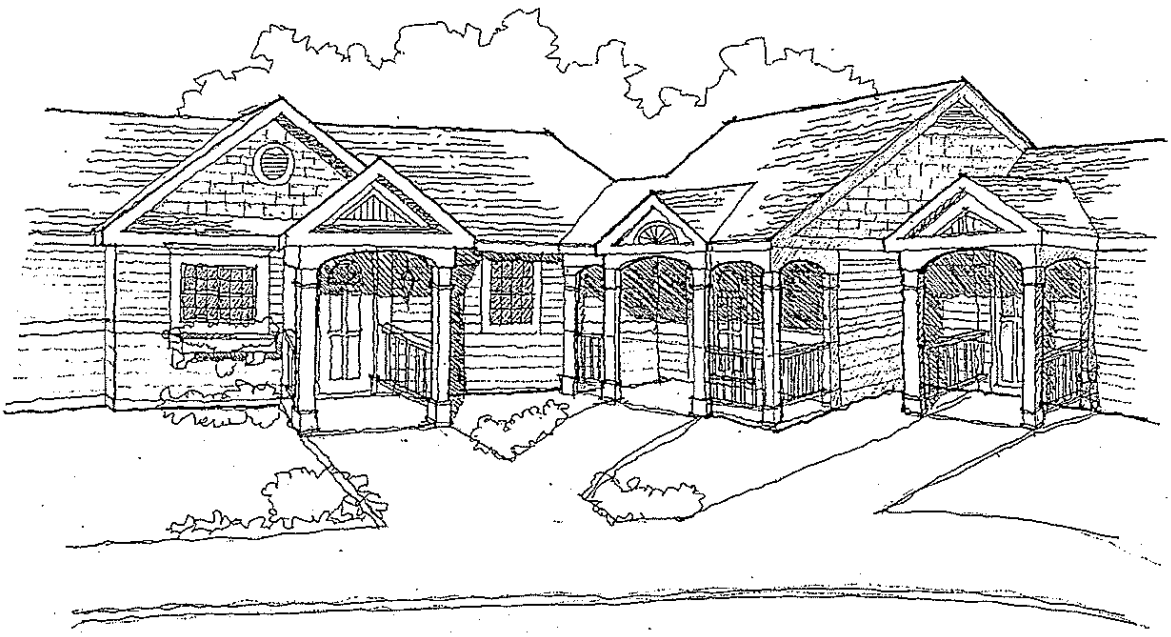
JOB NUMBER: 0057
DRAWN BY: DCG
CHECKED BY:
FILE:
SCALE TO PLOT: 1" = 100'

PRELIMINARY PLANNED DEVELOPMENT PLAN SOUTH PORTION

SHEET NO.
PPLAT-S
3 OF 3 SHEETS

2005003352

2005003352



AGE RESTRICTED APARTMENT HOMES

NATURE'S CROSSING

EAGLE HOMES, LLC.

CORTLAND, ILLINOIS

Ø7/Ø2/Ø4

GOLDBERG DOWNEY

ARCHITECTS · INC.

3178 Everett Road, Lake Forest, Illinois 60045 (847)295-5777

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EXHIBIT D

1 of 1

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