

PUBLIC NOTICE
REGARDING THE CONTEMPLATED AND PROPOSED ANNEXATION
OF TERRITORY WESTERLY OF COLD SPRINGS ROAD BY THE VILLAGE OF BULL
VALLEY

PUBLIC NOTICE IS HEREBY GIVEN by the corporate authorities of the Village of Bull Valley that the annexation of the “Territory”, which is located westerly of Cold Springs Road, as hereinafter described in this notice, is contemplated under section 7-1-13 of the Illinois Municipal Code, 65 ILCS 5/7-1-13. The corporate authorities of the Village of Bull Valley will consider and take action to adopt an ordinance to annex the “Territory”, as hereinafter described in this notice, at a remote attendance public meeting, by video and audio conference, on Friday, December 30, 2022, at 10:00 a.m. at the Stickney House, 1904 Cherry Valley Road, Bull Valley, IL 60098 via Zoom at the following web-based links:

<https://bit.ly/3S4t5cK>

<https://us02web.zoom.us/j/84985323263?pwd=aHRjMnNhN2xCMmVaaDkyUHAYTkwyQT09>

The Territory is commonly and legally described as follows: the **Keith Gerad Dafcik and Carol Ann Dafcik Joint Living Trust Parcel assigned property identification (PIN) 08-35-400-012-0000 with a common address of 517 Cold Springs Road, Woodstock, IL 60098 and identified on the Plat of Annexation (the “Plat”) prepared by Vanderstappen Land Surveying, Inc., which is on file at the office of the Village Clerk of Bull Valley, 1904 Cherry Valley Road, Bull Valley, Illinois 60098 as “Parcel 1”**; The North 250.0 feet of the Northeast Quarter of the Southeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof); and **Steven Michael Freeman and Christine S. Lee Parcel assigned property identification (PIN) 08-35-200-023-0000 with a common address of 611 Cold Springs Road, Woodstock, IL 60098 and identified on the Plat as “Parcel 2”**; The South 311.75 feet of the South 17 acres of the East Half of the Northeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof); and **Richard L. and Lynn H. Cuttone Parcel assigned property identification (PIN) 08-35-200-021-0000 with a common address of 701 Cold Springs Road, Woodstock, IL 60098 and identified on the Plat as “Parcel 3”**; The North 252.08 feet of the South 17 acres of the East Half of the Northeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof); and **Cheryl D. Marback Revocable Trust Parcel assigned property identification (PIN) 08-35-200-026-0000 with a common address of 711 Cold Springs Road, Woodstock, IL 60098 and identified on the Plat as “Parcel 4”**; The North 330.0 feet of the South 390.0 feet of the East 660.0 feet of that part of the Southeast Quarter of the Northeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, which lies North of the South 17 acres of said Quarter, Quarter Section, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof); and **Cheryl D. Marback Revocable Trust Parcel assigned property identification (PIN) 08-35-200-033-0000 with a common address of 811 Cold Springs Road, Woodstock, IL 60098 and identified on the Plat as “Parcel 5”**; The South 483.61 feet of the following described premises: The Southeast Quarter of the Northeast Quarter (excepting therefrom the South 17 acres thereof) of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian (and excepting the North 330.0 feet of the South

390.0 feet of the East 660.0 feet of that part of the Southeast Quarter of the Northeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, which lies North of the South 17 acres of said Quarter, Quarter Section, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof), and also: The South 503.36 feet (excepting therefrom the East 575.23 feet of the North 130 feet) of the following described premises “The Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter (except therefrom the South 17 acres and the Southerly 483.6 feet of that part remaining after excepting said South 17 acres) of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof) (collectively, the “Territory”).

The Plat of Annexation described above and on file with the Village can be viewed during regular business hours and is available for public inspection at the office of the Village Clerk at the Village of Bull Valley, 1904 Cherry Valley Road, Bull Valley, Illinois 60098 and is posted on the Village of Bull Valley website.

THE CORPORATE AUTHORITIES OF
THE VILLAGE OF BULL VALLEY



Vanderstappen
Land Surveying, Inc.
www.vanderstappen.com
1316 N. Madison St.
Woodstock, Illinois 60098
Ph: 815-337-8310 Fax: 815-337-8314
"Always Faithful to the Property Line"

PLAT OF ANNEXATION

LEGAL DESCRIPTION:

PARCEL 1: The North 250.0 feet of the Northeast Quarter of the Southeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof).

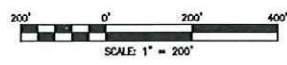
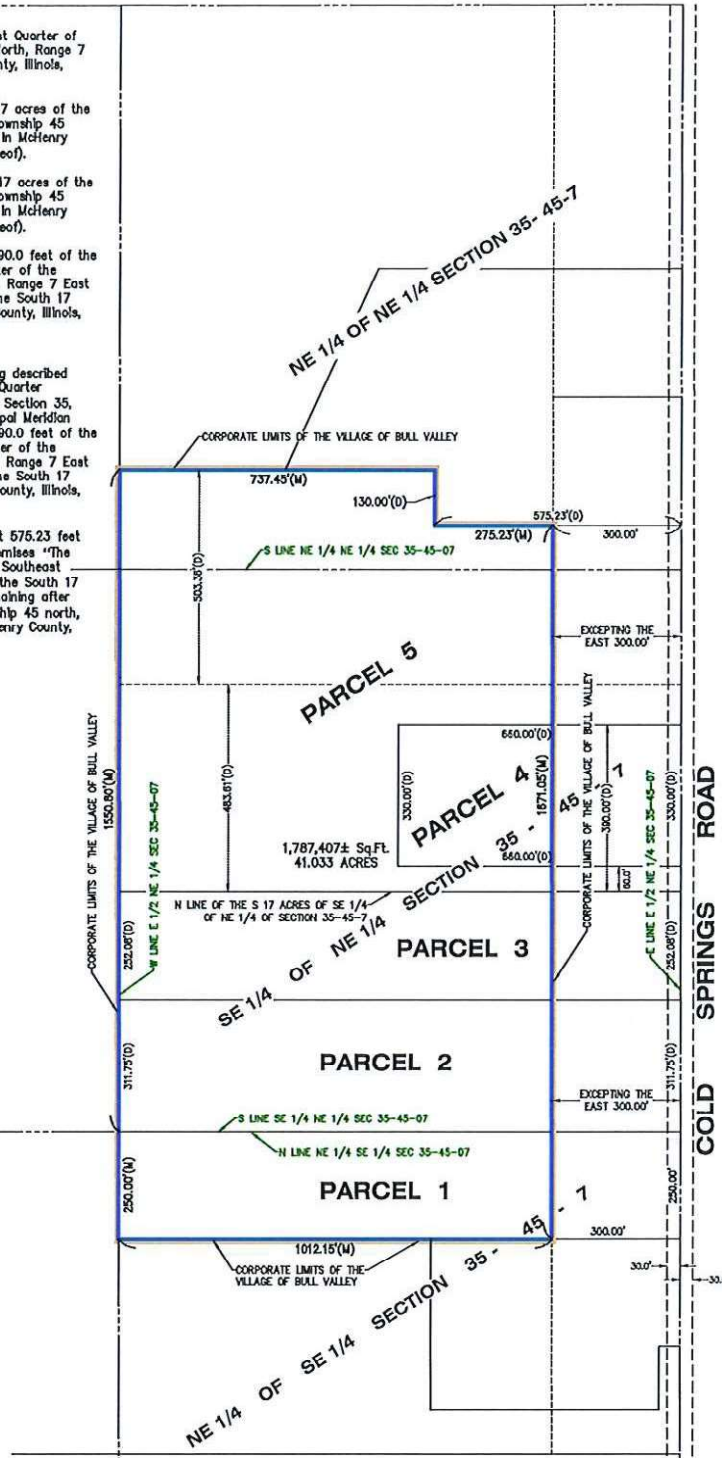
PARCEL 2: The South 311.75 feet of the South 17 acres of the East Half of the Northeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof).

PARCEL 3: The North 252.08 feet of the South 17 acres of the East Half of the Northeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof).

PARCEL 4: The North 330.0 feet of the South 390.0 feet of the East 680.0 feet of that part of the Southeast Quarter of the Northeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, which lies North of the South 17 acres of said Quarter, Quarter Section, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof).

PARCEL 5: The South 483.61 feet of the following described premises: The Southeast Quarter of the Northeast Quarter (excepting therefrom the South 17 acres thereof) of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian (and excepting the North 330.0 feet of the South 390.0 feet of the East 680.0 feet of that part of the Southeast Quarter of the Northeast Quarter of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, which lies North of the South 17 acres of said Quarter, Quarter Section, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof), and also:

The South 503.36 feet (excepting therefrom the East 575.23 feet of the North 130 feet) of the following described premises: The Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter (except therefrom the South 17 acres and the Southerly 483.6 feet of that part remaining after excepting said South 17 acres) of Section 35, Township 45 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois, (Excepting the East 300.00 feet thereof).



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

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey
Dated at Woodstock, McHenry County, Illinois, 11/07 A.D., 20 22.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: *Arthur P. Gruttmacher*
Illinois Professional Land Surveyor No. 3857



CLIENT: ZUKOWSKI, ROGERS, FLOOD & McARDLE
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=200' SRC. 35 T. 45 R. 07 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.L.N.: #
JOB NO.: 221143 I.D. PAN
FIELDWORK COMP.: N/A BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO SEA LEVEL.

*PN NO'S:
08-35-200-021
08-35-200-023
08-35-200-026
08-35-200-033
08-38-400-012