

City
of
Belvidere



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LAURA BETTIS

CHIEF DEPUTY CLERK BOONE COUNTY IL

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October 8, 2025

I, Erica Bluege, Belvidere City Clerk, hereby certify that the attached is a true and accurate copy of Ordinance #736H - An Ordinance Annexing Certain Properties Commonly Known as 314 Brocket Trl., 318 Brocket Trl., 684 Red Deer Trail, and a Portion of the Harbour at Beaver Creek, Boone County Illinois to the City of Belvidere, Boone County, Illinois.

Erica Bluege

City Clerk

City of Belvidere, Illinois

Prepared By and Return To:

Erica Bluege, City Clerk

401 Whitney Blvd.

Belvidere, IL 61008

CITY OF BELVIDERE, ILLINOIS

ORDINANCE #736H

AN ORDINANCE ANNEXING CERTAIN PROPERTIES COMMONLY KNOWN AS 314 BROCKET TRL., 318 BROCKET TRL., 684 RED DEER TRAIL, AND A PORTION OF THE HARBOUR AT BEAVER CREEK, BOONE COUNTY ILLINOIS TO THE CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS.

PASSED AND ADOPTED

BY THE CITY COUNCIL

OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 6TH DAY OF OCTOBER 2025.

APPROVED BY THE

MAYOR OF THE CITY OF

BELVIDERE, ILLINOIS

ON THE 7th DAY OF OCTOBER 2025.

Published in Pamphlet Form this 7th day of October 2025.

ORDINANCE #736H
AN ORDINANCE ANNEXING CERTAIN PROPERTIES
COMMONLY KNOWN AS 314 BROCKET TRL., 318 BROCKET TRL., 684
RED DEER TRAIL, AND A PORTION OF THE HARBOUR AT BEAVER
CREEK, BOONE COUNTY ILLINOIS TO THE CITY OF BELVIDERE, BOONE
COUNTY, ILLINOIS

WHEREAS, Robert Propst and Melinda Propst are the Owners of certain real property commonly known as 684 Red Deer Trl. Belvidere, Illinois which is legally described in the Attached Exhibit A; and

WHEREAS, Walter James Rakuc is the Owners of certain real property commonly known as 318 Brocket Trl. Belvidere, Illinois which is legally described in the Attached Exhibit A; and

WHEREAS, Eric Xia and Yiyi Wang are the Owners of certain real property commonly known as 314 Brocket Trl. Belvidere, Illinois which is legally described in the Attached Exhibit A; and

WHEREAS, Watermark Development Group LLC of 6735 Vistagreen Way #300, Rockford, Illinois, is the Owner of certain real property commonly known as the Harbor at Beaver Creek constituting a part of PIN 05-20-200-009 which is legally described in the Attached Exhibit A; and

WHEREAS, the properties described in the attached Exhibit A may be referred to herein as the Properties; and

WHEREAS, each of the aforementioned Owners may be jointly referred to herein as the Owners; and

WHEREAS, each of the Properties are wholly surrounded by the corporate boundaries of the City of Belvidere and each of the Properties contains less than sixty (60) acres, and

WHEREAS, each of the Properties are not within the corporate limits of any municipality and each of the Properties are contiguous to the City; and

WHEREAS, legal notices regarding the annexation of the Territory have been sent to all public bodies and other entities required to receive such notice by State statute; and

WHEREAS, the City of Belvidere caused notice of its intent to annex the Property to be published in the Boone County Journal, a newspaper of general publication within the territory to be annexed, in compliance with 65 ILCS 5/7-1-13; and

WHEREAS, all petitions, documents and other legal requirements are in full compliance with the terms of the Annexation Agreement and with statutes of the State of Illinois; and

WHEREAS, it is in the best interest of the City that each of the Properties be annexed to the City of Belvidere.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Belvidere, Boone County Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated herein by this reference.

SECTION 2: Each of the Properties described in the attached Exhibit A, which is incorporated herein by this reference, and each of which is further described in the Plats of Annexation attached as Exhibit B, which is also incorporated herein by this reference, are hereby annexed to the City of Belvidere, Boone County, Illinois.

SECTION 3: Each of the Properties described in the attached Exhibits A and B are hereby incorporated into and made a part of Ward 2 of the City of Belvidere and the boundaries of Ward 2 shall be adjusted accordingly.

SECTION 4: The City of Belvidere is hereby directed to record, with the Recorder of Deeds for Boone County, Illinois, and file with the Boone County Clerk, a certified copy of this Ordinance, together with the accurate maps of the Territories annexed and appended to the Ordinance as Exhibit B.

SECTION 5: That all maps, journals and other records of the City be changed accordingly.

SECTION 6: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 7: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

Passed by the City Council of the City of Belvidere, Illinois, this 6th day of October, 2025.

Approved:



Mayor

Attest:



City Clerk

Ayes: Fleury, Frank, Gramkowski, Hoiness, McGee, Peterson, Stevens, Albertini
and Brereton.

Nays: None.

Absent: Montalbano

Date Approved: October 6, 2025

Date Published: October 7, 2025

Prepared By / Return To:

Michael S. Drella

City Attorney

City of Belvidere

119 South State Street

Belvidere, Illinois 61008

EXHIBIT A

314 BROCKET TRL BELVIDERE, IL 61008

PIN: 05-21-101-008

Lots 87 as designated upon Plat No. 1 of Deer Hills Subdivision, being a Subdivision of part of the West Half (1/2) of the Southwest Quarter (1/4) of Section 16 and part of the West Half (1/2) of the Northwest Quarter (1/4) of Section 21, both located in Township 44 North, Range 3, East of the Third Principal Meridian, according to the Plat thereof recorded May 16, 2006, Plat index file envelope 349-B, as Document No. 2006R05230, In the Recorder's Office of Boone County, Illinois, situated in the County of Boone and the State of Illinois.

318 BROCKET TRL BELVIDERE, IL 61008

PIN: 05-21-101-007

Lots 88 as designated upon Plat No. 1 of Deer Hills Subdivision, being a Subdivision of part of the West Half (1/2) of the Southwest Quarter (1/4) of Section 16 and part of the West Half (1/2) of the Northwest Quarter (1/4) of Section 21, both located in Township 44 North, Range 3, East of the Third Principal Meridian, according to the Plat thereof recorded May 16, 2006, Plat index file envelope 349-B, as Document No. 2006R05230, In the Recorder's Office of Boone County, Illinois, situated in the County of Boone and the State of Illinois.

684 RED DEER TRL BELVIDERE, IL 61008

PIN: 05-16-351-011

Lot 201, as designated upon Plat No. 2 of Deer Hills Subdivision, being a Subdivision of part of the West Half of the Southwest Quarter of Section 16, Township 44 North, Range 3, East of the Third Principal Meridian, according to the Plat thereof recorded October 6, 2006, Plat Index File 359-B, as Document No. 2006R11070, In the Recorder's Office of Boone County, Illinois, situated in the County of Boone and the State of Illinois.

THE HARBOUR AT BEAVER CREEK

Part of PIN: 05-20-200-009

Part of Section 20, Township 44 North, Range 3 East of the Third Principal Meridian, described as follows:

Beginning at the Southwest corner of Lot 1 of The Harbour at Beaver Creek, being a subdivision of part of the Northeast quarter of Section 20, Township 44 North, Range 3 East of the Third Principal Meridian, the plat of which subdivision was recorded June 04, 2007 as Document No. 2007R06153 in the Recorder's Office of Boone County, Illinois; thence Northerly, along the Westerly line of said Lot 1 the following four (4) courses: North 01 degrees 13 minutes 12 seconds East, a distance of 479.35 feet; thence North 57 degrees 21 minutes 21 seconds East, a distance of 624.41 feet; thence North 33 degrees 13 minutes 55 seconds East, a distance of 421.14 feet; thence North 55 degrees 16 minutes 01 seconds East, a distance of 131.45 feet; thence East along a line parallel with the North line of said Lot 1 North 89 degrees 38 minutes 46 seconds East, a distance of 149.21 feet to the centerline of Deer Tracks Drive as shown on said The Harbour at Beaver Creek plat, thence along the centerline of said Deer Tracks Drive South 00 degrees 52 minutes 34 seconds West, a distance of 187.69 feet to the centerline of Eco Spine Drive as shown on said The Harbour at Beaver Creek

plat; thence West, Southwest and South along said centerline for the next seven (7) courses: thence North 89 degrees 06 minutes 45 seconds West, a distance of 103.44 feet; thence Southwest 100.63 feet, along a curve to the Left, having a radius of 100.00 feet, and a Chord bearing of South 62 degrees 03 minutes 35 seconds West, a distance of 96.44 feet; thence South 33 degrees 13 minutes 55 seconds West, a distance of 335.74 feet; thence Southwest 42.11 feet, along a curve to the Right, having a radius of 100.00 feet, and a Chord bearing of South 45 degrees 17 minutes 38 seconds West, a distance of 41.80 feet; thence South 57 degrees 21 minutes 21 seconds West, a distance of 504.93 feet; thence Southwest 97.98 feet, along a curve to the Left, having a radius of 100.00 feet, and a Chord bearing of South 29 degrees 17 minutes 17 seconds West, a distance of 94.11 feet; thence South 01 degrees 13 minutes 12 seconds West, a distance of 281.68 feet to the North right of way line of West Hills Boulevard as shown on said The Harbour at Beaver Creek plat; thence Southwest 157.15 feet along the North right of way of West Hills Boulevard, being a curve to the Left, having a radius of 500.00 feet, and a Chord bearing of South 64 degrees 48 minutes 38 seconds West, a distance of 156.50 feet to the Point of Beginning.

THE HARBOUR at BEAVER CREEK

Time (hr)	Conc. (mg/L)	Time (hr)	Conc. (mg/L)
0	0	12	1.2
2	0.2	14	1.4
4	0.4	16	1.6
6	0.6	18	1.8
8	0.8	20	2.0
10	1.0	22	2.2
12	1.2	24	2.4
14	1.4	26	2.6
16	1.6	28	2.8
18	1.8	30	3.0
20	2.0	32	3.2
22	2.2	34	3.4
24	2.4	36	3.6
26	2.6	38	3.8
28	2.8	40	4.0
30	3.0	42	4.2
32	3.2	44	4.4
34	3.4	46	4.6
36	3.6	48	4.8
38	3.8	50	5.0
40	4.0	52	5.2
42	4.2	54	5.4
44	4.4	56	5.6
46	4.6	58	5.8
48	4.8	60	6.0
50	5.0	62	6.2
52	5.2	64	6.4
54	5.4	66	6.6
56	5.6	68	6.8
58	5.8	70	7.0
60	6.0	72	7.2
62	6.2	74	7.4
64	6.4	76	7.6
66	6.6	78	7.8
68	6.8	80	8.0
70	7.0	82	8.2
72	7.2	84	8.4
74	7.4	86	8.6
76	7.6	88	8.8
78	7.8	90	9.0
80	8.0	92	9.2
82	8.2	94	9.4
84	8.4	96	9.6
86	8.6	98	9.8
88	8.8	100	10.0
90	9.0		
92	9.2		
94	9.4		
96	9.6		
98	9.8		
100	10.0		

CITY OF ALBUQUERQUE, NEW MEXICO			
DATE	BY	FOR	BY
10/1/01	10/1/01	10/1/01	10/1/01

PLAT OF ANNEXATION FOR
LOTS 88, 87, and 201 of DEER HILLS I SUBDIVISION

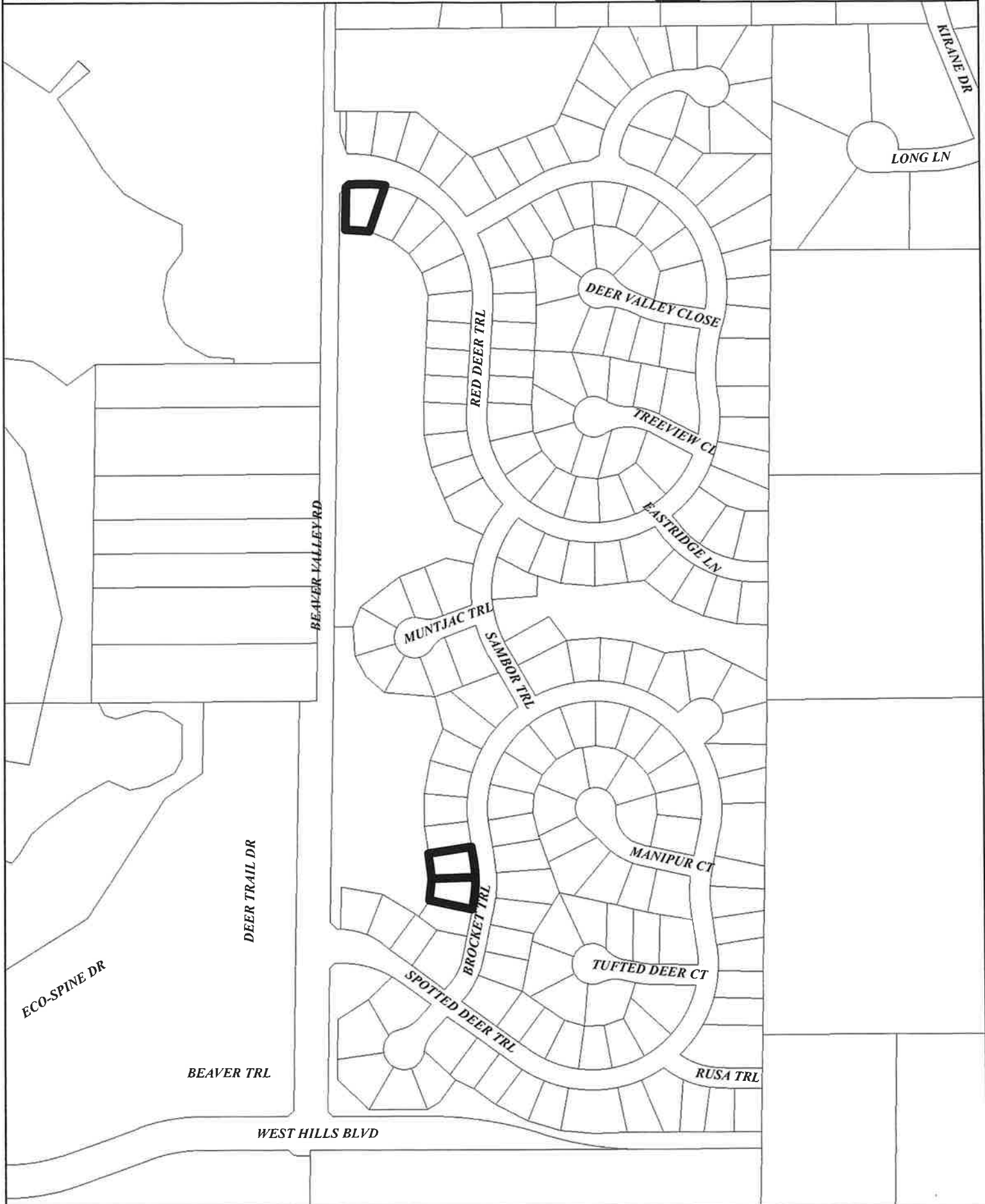


1 inch = 364 feet

Plat of Annexation Deer Hills I and Deer Hills II



Properties to be Annexed Pursuant to #7-1-13



AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF BOONE)

Erica Bluege, first being duly sworn on oath deposes and says as follows:

By authority of the City Council of the City of Belvidere, Illinois, I published Ordinance #736H of the City of Belvidere, Illinois, in pamphlet form on October 7, 2025 and as a convenience for the public; I posted the pamphlet form of Ordinance #736H on the bulletin board in the lobby of Belvidere City Hall at 401 Whitney Blvd., Belvidere, Illinois; said location being readily accessible to the public during business hours of the City Clerk's office.

Erica Bluege

Erica Bluege
City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 7th day of October, 2025.

Abigail Vance

Notary Public

