

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF URSA  
KNOWN AS THE JUNCTION ESTATES SUBDIVISION

WHEREAS, there has been filed with the Village Clerk of the Village of Ursa, a written Petition filed by Carl Melbert Wollbrink and Joy Ann Wollbrink, husband and wife, requesting the annexation of certain real estate and land hereinafter described to the Village of Ursa, Adams County, Illinois:

WHEREAS, said Petitioners in and by their said Petition did pray that all proper action required by law, statute, ordinance or otherwise be taken to cause said territory to be annexed to and included within the corporate limits of the Village of Ursa, Adams County, and;

WHEREAS, the Village Board having examined the Petition, and being familiar with the contents therein finds as follows:

1. That the Petitioners, Carl Melbert Wollbrink and Joy Ann Wollbrink are the legal owners of record of said land, real estate and territory described in Exhibit A.

2. That the Petitioners are the sole owners of said real estate.

3. That a portion of said real estate as described in Exhibit A is not within corporate limits of any municipality but is contiguous to and immediately adjoins the corporate limits of the Village of Ursa, Adams County, Illinois; and

WHEREAS, the Village Board after due consideration hereby concludes that the annexation by the Village of Ursa of the real estate as described in the Petition is in the public interest;

NOW, THEREFORE, be it ordained by the Village Board of the Village of Ursa, Adams County, Illinois:

1. That the following territory a portion of which is not within the corporate limits of the Village of Ursa consisting of approximately 4.2 acres but which is contiguous thereto shall be and is hereby annexed to and made part of and included within

the corporate limits of the Village of Ursa, Adams County, Illinois. See attached Exhibit A.

2. That said real estate shall hereinafter be known as Junction Estates Subdivision to the Village of Ursa, and a plat of same prepared by Likes Land Surveyors, Inc., dated December 30, 1993, be and is hereby approved as the plat and survey of said real estate and shall be fully made a part of such annexation.

3. That simultaneously herewith an Annexation Agreement has been entered into between the Petitioners and the Village of Ursa which Annexation Agreement has been approved by said Village and the Petitioners and such Annexation Agreement is incorporated herein and fully made a part hereof and such Annexation Agreement shall be filed along with such survey in the Office of the Recorder of Deeds of Adams County, Illinois, along with a certified copy of this Ordinance annexing said property pursuant to Statute.

4. That all Ordinances and Resolutions in part thereof and conflict herewith are hereby repealed.

5. That this Ordinance shall be in full force and effect after its passage and, approval and publication as provided by law.

ADOPTED:

APPROVED:

PUBLISHED:

*January 27, 1994*  
*January 27, 1994*  
*January 28, 1994*

*Carl Bartlett*  
\_\_\_\_\_  
Carl Bartlett  
President, Village of Ursa

ATTEST:

*Brenda Rust*  
\_\_\_\_\_  
Brenda Rust  
Village Clerk

This document has been prepared by

Gerald L. Timmerwilke  
LEWIS, BLICKHAN, LONGLETT & TIMMERWILKE  
435 Hampshire Street  
Quincy, Illinois 62301

A tract of land lying in and being a part of the West one-half of the Northeast Quarter of Section 18, Township 1 North, Range 8 West in the Village of Ursa, Adams County, Illinois and being more fully described as follows:

From a point marking the Northwest corner of the Southwest Quarter of the Northeast Quarter of the aforementioned Section 18, run South 89 degrees 18 minutes and 21 seconds East along the North line of said Quarter-Quarter Section 29.44 feet to the true point of beginning, said point of beginning being on the East Right-of-Way of Illinois Route #96; thence continue South 89 degrees 18 minutes and 21 seconds East along the North line of said Quarter-Quarter Section and along the South line of Wollbrink Park Estates Subdivision 1093.79 feet; thence North 58 degrees 17 minutes and 45 seconds east along the South line of said subdivision 196.75 feet; thence South 00 degrees 14 minutes and 18 seconds West parallel with the East line of the North 40.00 acres of the West one-half of the Northeast Quarter of the aforementioned Section 18 a distance of 117.41 feet to a point on the Southerly Right-of-Way of the Old CB & Q Railroad (now abandoned), said railroad Right-Of-Way also being on the Northerly Right-of-Way of Illinois Route #61; thence South 58 degrees 25 minutes and 04 seconds West along said Right-of-Way 581.67 feet; thence South 60 degrees 31 minutes and 49 seconds West along said Northerly Right-of-Way of Illinois Route #61 (leaving said railroad Right-Of-Way) 800.64 feet; thence South 71 degrees 24 minutes and 52 seconds West along said highway Right-of-Way 46.10 feet; thence North 54 degrees 01 minute and 56 seconds West along said highway Right-Of-Way 12.56 feet; thence North 25 degrees 32 minutes and 21 seconds West along said highway Right-of-Way 46.71 feet to a point on the East Right-of-Way of Illinois Route #96; thence North 00 degrees 29 minutes and 38 seconds East along said East Right-of-Way 294.83 feet thence South 89 degrees 18 minutes and 21 seconds East (leaving said East Right-of-Way) 136.45 feet; thence North 00 degrees 21 minutes and 53 seconds East 140.00 feet; thence South 89 degrees 18 minutes and 21 seconds East 35.18 feet; thence North 00 degrees 21 minutes and 53 seconds East 226.15 feet; thence North 89 degrees 18 minutes and 21 seconds West 170.80 feet to a point on the East Right-of-Way of Illinois Route #96; thence North 00 degrees 29 minutes and 38 seconds East along said East Right-of-Way 30.00 feet to the point of beginning, containing 10.37 acres, more or less, with the above described subject to an easement in favor of the Village of Ursa recorded in Book #9 of Rights-of-Way, page #687, and also, subject to all other Right-of-Way and easements of record and otherwise; as per survey in January of 1986 of Marvin J. Likes, Illinois Professional Land Surveyor #35-2150,

This Annexation Agreement made on this 27th day of January, 1994 by and between Carl Melbert Wollbrink and Joy Ann Wollbrink, husband and wife, hereinafter referred to as Petitioners and the Village of Ursa, Adams County, Illinois, a Municipal Corporation, hereinafter referred to as Village:

1. That on the 27th day of January, 1994, the Petitioners herein petition the Village of Ursa to annex a portion of certain real estate which is legally described in Exhibit A, attached hereto and fully made a part hereof to the Village.

2. That as part of such annexation a Survey and Plat was prepared by Likes Land Surveyors, Inc. and such survey was approved and adopted as part of such annexation, said survey being attached hereto and marked as Exhibit B.

3. That said Survey and Plat sets forth certain set back lines as well as easements.

4. That the Petitioners herein covenant and agree that as part of the consideration of such annexation, said Petitioners, their heirs, successors in titles, grantees and assigns shall not place any structures on the building set back lines, except as stated in the Protective Covenants (Exhibit C) as set forth in paragraph 7A of same.

5. That further, certain Protective Covenants have been prepared by the Petitioners a copy of which are attached hereto and marked as Exhibit C.

6. That Petitioners covenant and agree on their behalf and on behalf of their successors in title that they will comply with the Protective Covenants, comply with the laws of the State of Illinois, and Village of Ursa, concerning use, maintenance, sanitary requirements and potable water requirements of such annexed property. The Petitioners further covenant and agree on their behalf and on behalf of their successors in title that they shall not modify said Protective Covenants unless modification is allowed pursuant to the Covenants by unanimous agreement of the then owners and by a majority approval of the Village Board of the Village of Ursa.

7. That said Petitioners further dedicate to the Village of Ursa the streets as set forth in such plat and survey (Exhibit B) for public use forever and reserve the public utility and drainage easement shown on said plat for the location, construction, establishment, maintenance and operation of all public utilities of every kind and nature prohibiting permanent buildings or structures to be placed on said easements. Furthermore, Petitioners covenant and agree that said streets shall be constructed of an 8 inch base of CA-6 with primer overcoat then oil and chip overlay. Said streets before acceptance by the Village shall be inspected and approved by the Village engineers to be in compliance with all engineering specifications as required by law and furthermore, Petitioners covenant and agree that they will acquire all necessary water and sewer permits as required by law.

8. That Petitioners further agree that this annexation agreement shall be binding upon themselves, their heirs, successors in title and assigns.



Dated this 27th day of January, 1994.

Carl Melbert Wollbrink (SEAL)  
Carl Melbert Wollbrink

Joy Ann Wollbrink (SEAL)  
Joy Ann Wollbrink

Carl Bartlett  
Carl Bartlett, President of the Village of Ursa

Brenda Rust  
Brenda Rust, Clerk

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF ADAMS )

I, Gerald L. Timmerwilke, a Notary Public in  
and for said county and state do hereby certify that Carl  
Bartlett, Brenda Rust, Carl Melbert Wollbrink and Joy Ann  
Wollbrink did on this 27 day of January, 1994 ap-  
pear before me, acknowledge that they signed this instrument as  
their free and voluntary act for the uses and purposes therein  
set forth.

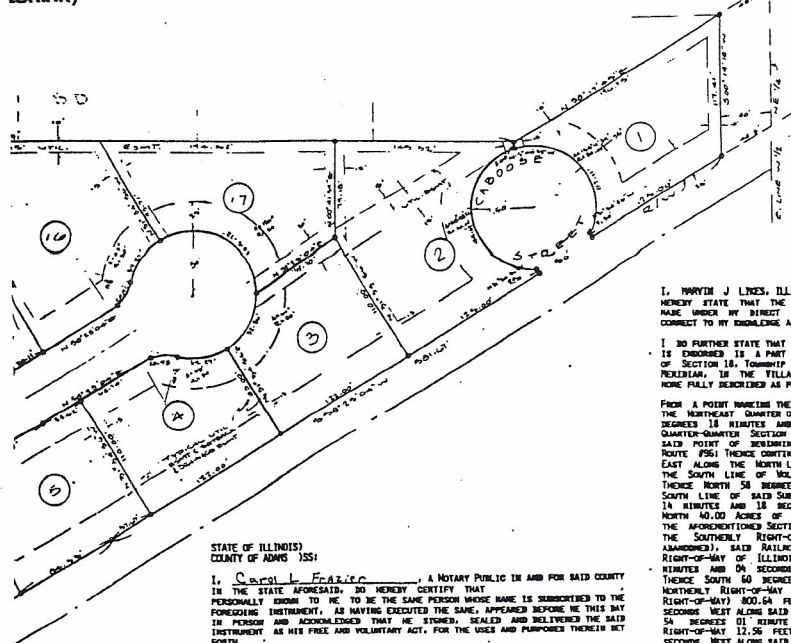
Gerald L. Timmerwilke  
Notary Public

OFFICIAL SEAL  
GERALD L. TIMMERWILKE  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/06/97

A tract of land lying in and being a part of the West one-half of the Northeast Quarter of Section 18, Township 1 North, Range 8 West in the Village of Ursa, Adams County, Illinois and being more fully described as follows:

From a point marking the Northwest corner of the Southwest Quarter of the Northeast Quarter of the aforementioned Section 18, run South 89 degrees 18 minutes and 21 seconds East along the North line of said Quarter-Quarter Section 29.44 feet to the true point of beginning, said point of beginning being on the East Right-of-Way of Illinois Route #96; thence continue South 89 degrees 18 minutes and 21 seconds East along the North line of said Quarter-Quarter Section and along the South line of Wollbrink Park Estates Subdivision 1093.79 feet; thence North 58 degrees 17 minutes and 45 seconds east along the South line of said subdivision 196.75 feet; thence South 00 degrees 14 minutes and 18 seconds West parallel with the East line of the North 40.00 acres of the West one-half of the Northeast Quarter of the aforementioned Section 18 a distance of 117.41 feet to a point on the Southerly Right-of-Way of the Old CB & Q Railroad (now abandoned), said railroad Right-Of-Way also being on the Northerly Right-of-Way of Illinois Route #61; thence South 58 degrees 25 minutes and 04 seconds West along said Right-of-Way 581.67 feet; thence South 60 degrees 31 minutes and 49 seconds West along said Northerly Right-of-Way of Illinois Route #61 (leaving said railroad Right-Of-Way) 800.64 feet; thence South 71 degrees 24 minutes and 52 seconds West along said highway Right-of-Way 46.10 feet; thence North 54 degrees 01 minute and 56 seconds West along said highway Right-Of-Way 12.56 feet; thence North 25 degrees 32 minutes and 21 seconds West along said highway Right-of-Way 46.71 feet to a point on the East Right-of-Way of Illinois Route #96; thence North 00 degrees 29 minutes and 38 seconds East along said East Right-of-Way 294.83 feet thence South 89 degrees 18 minutes and 21 seconds East (leaving said East Right-of-Way) 136.45 feet; thence North 00 degrees 21 minutes and 53 seconds East 140.00 feet; thence South 89 degrees 18 minutes and 21 seconds East 35.18 feet; thence North 00 degrees 21 minutes and 53 seconds East 226.15 feet; thence North 89 degrees 18 minutes and 21 seconds West 170.80 feet to a point on the East Right-of-Way of Illinois Route #96; thence North 00 degrees 29 minutes and 38 seconds East along said East Right-of-Way 30.00 feet to the point of beginning, containing 10.37 acres, more or less, with the above described subject to an easement in favor of the Village of Ursa recorded in Book #9 of Rights-of-Way, page #687, and also, subject to all other Right-of-Way and easements of record and otherwise; as per survey in January of 1986 of Marvin J. Likes, Illinois Professional Land Surveyor #35-2150,

ION  
F OF THE  
NORTH,  
L IN THE  
LBRINK)



STATE OF ILLINOIS)  
COUNTY OF ADAMS 1SS1

I, Carol L. Frazier, a Notary Public in and for said county in the state aforesaid, do hereby certify that personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and believed the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 4 DAY OF JAN A.D. 1994.

Carol L. Frazier (SEAL)  
NOTARY PUBLIC

STATE OF ILLINOIS)  
COUNTY OF ADAMS 1SS1

I, George E. Schrage, III, County Clerk of said county, do hereby certify that I have this day examined the records in my office and that I find no delinquent general taxes, delinquent special taxes, or unpaid current special taxes against the tract of land described in the above plat.

GIVEN UNDER MY HAND AND SEAL OF SAID COUNTY THIS 30 DAY OF December A.D. 1993.

George E. Schrage, III (SEAL)  
COUNTY CLERK OF ADAMS COUNTY

J. C. Ashburn

ILLINOIS, DO HEREBY  
IN THIS CERTIFICATE IS ENCLOSED WAS  
SEAL BEING HELD ADAMS S.C.  
WE ARE NO UNPAID VILLAGE SPECIAL  
OPTION HAS BEEN PROVIDED, AND THAT

14 DAY OF January  
(SEAL)

THE VILLAGE OF URSA, ILLINOIS, DO  
BEEN EXAMINED BY ME AND FOUND TO  
1000' OF THE VILLAGE OF URSA.

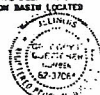
A.D. 1994.  
(SEAL)  
3025503

THIS IS TO CERTIFY THAT REASONABLE PROVISIONS HAVE BEEN MADE TO  
COLLECT AND DIVERT SURFACE WATERS TO A RETENTION BASIN LOCATED  
ON AND SHOWN IN LOT 20 OF THE ATTACHED PLAT.

Angie Butcher  
URSA BOETTCHER, P.E. #62-37064 ILLINOIS

Carl Robert Wollbrink  
CARL ROBERT WOLLBRINK

Joan Anne Wollbrink  
JOAN ANNE WOLLBRINK



I, WYVIN J. LINES, ILLINOIS PROFESSIONAL LAND SURVEYOR #55-2150, DO  
HEREBY STATE THAT THE ATTACHED PLAT OF SURVEY AND SUBDIVISION WAS  
MADE UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS TRUE AND  
CORRECT TO MY KNOWLEDGE AND BELIEF.

I DO FURTHER STATE THAT THE ATTACHED PLAT UPON WHICH THIS CERTIFICATE  
IS ENCLOSED IS A PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER  
OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 8 WEST OF THE FOURTH PRINCIPAL  
MERIDIAN, IN THE VILLAGE OF URSA, ADAMS COUNTY, ILLINOIS AND BEING  
MORE FULLY DESCRIBED AS FOLLOWS:

FROM A POINT MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF THE AFORESAID SECTION 18, RUN SOUTH 89  
DEGREES 18 MINUTES AND 21 SECONDS EAST ALONG THE NORTH LINE OF SAID  
QUARTER-QUARTER SECTION 25.44 FEET TO THE TRUE POINT OF BEGINNING,  
SAID POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY OF ILLINOIS  
ROUTE #561 THENCE CONTINUING SOUTH 89 DEGREES 18 MINUTES AND 21 SECONDS  
EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION AND ALONG  
THE SOUTH LINE OF WOLLBRINK PARK ESTATES SUBDIVISION 1055.79 FEET  
THENCE NORTH 54 DEGREES 17 MINUTES AND 45 SECONDS EAST ALONG THE  
SOUTH LINE OF SAID SUBDIVISION 136.75 FEET THENCE SOUTH 00 DEGREES  
18 MINUTES AND 18 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE  
NORTH 40.00 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF  
THE AFORESAID SECTION 18 A DISTANCE OF 117.41 FEET TO A POINT ON  
THE SOUTHERLY RIGHT-OF-WAY OF THE OLD C & N RAILROAD (NOW  
ABANDONED), SAID RAILROAD RIGHT-OF-WAY ALSO BEING ON THE NORTHERLY  
RIGHT-OF-WAY OF ILLINOIS ROUTE #61 THENCE SOUTH 51 DEGREES 25  
MINUTES AND 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY 51.47 FEET  
THENCE SOUTH 60 DEGREES 31 MINUTES AND 49 SECONDS WEST ALONG SAID  
NORTHERLY RIGHT-OF-WAY OF ILLINOIS ROUTE #61 (LEAVING SAID RAILROAD  
RIGHT-OF-WAY) 802.64 FEET THENCE SOUTH 71 DEGREES 28 MINUTES AND 52  
SECONDS WEST ALONG SAID HIGHWAY RIGHT-OF-WAY 46.10 FEET THENCE NORTH  
54 DEGREES 01 MINUTE AND 56 SECONDS WEST ALONG SAID HIGHWAY  
RIGHT-OF-WAY 12.56 FEET THENCE NORTH 25 DEGREES 57 MINUTES AND 21  
SECONDS WEST ALONG SAID HIGHWAY RIGHT-OF-WAY 46.71 FEET TO A POINT ON  
THE EAST RIGHT-OF-WAY OF ILLINOIS ROUTE #561 THENCE NORTH 00 DEGREES  
29 MINUTES AND 58 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY 29.45  
FEET THENCE SOUTH 89 DEGREES 18 MINUTES AND 21 SECONDS EAST (LEAVING  
SAID EAST RIGHT-OF-WAY) 136.45 FEET THENCE NORTH 00 DEGREES 21  
MINUTES AND 55 SECONDS EAST 140.00 FEET THENCE SOUTH 89 DEGREES 18  
MINUTES AND 21 SECONDS EAST 35.18 FEET THENCE NORTH 00 DEGREES 21  
MINUTES AND 55 SECONDS EAST 228.15 FEET THENCE NORTH 89 DEGREES 18  
MINUTES AND 21 SECONDS WEST 170.80 FEET TO A POINT ON THE EAST  
RIGHT-OF-WAY OF ILLINOIS ROUTE #561 THENCE NORTH 00 DEGREES 29  
MINUTES AND 58 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY 30.00 FEET  
TO THE POINT OF BEGINNING, CONTAINING 10.57 ACRES, MORE OR LESS, WITH  
THE ABOVE DESCRIBED SUBJECT TO AN EASEMENT IN FAVOR OF THE VILLAGE OF  
URSA, RECORDED IN BOOK #9 OF RIGHT-OF-WAY, PAGE 86A7, AND ALSO  
SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND  
OTHERWISE AS PER SURVEY IN JANUARY OF 1986 OF WYVIN J. LINES,  
ILLINOIS PROFESSIONAL LAND SURVEYOR #55-2150.

I DO FURTHER STATE THAT THE ATTACHED PLAT AND SUBDIVISION SHOWS AS  
JUNCTION ESTATES SUBDIVISION CONTAINS TWENTY (20) LOTS NUMBERED 1,  
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND  
20.

I FURTHER CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED  
ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR ADAMS  
COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS  
FLOOD INSURANCE RATE MAP PANEL #01728, DATED NOVEMBER 15, 1985  
DATED AT MARY, ILLINOIS THIS 30 DAY OF December, 1993.

WYVIN J. LINES  
WYVIN J. LINES, #55-2150 ILLINOIS PROFESSIONAL LAND SURVEYOR  
STATE OF ILLINOIS)  
COUNTY OF ADAMS 1SS1

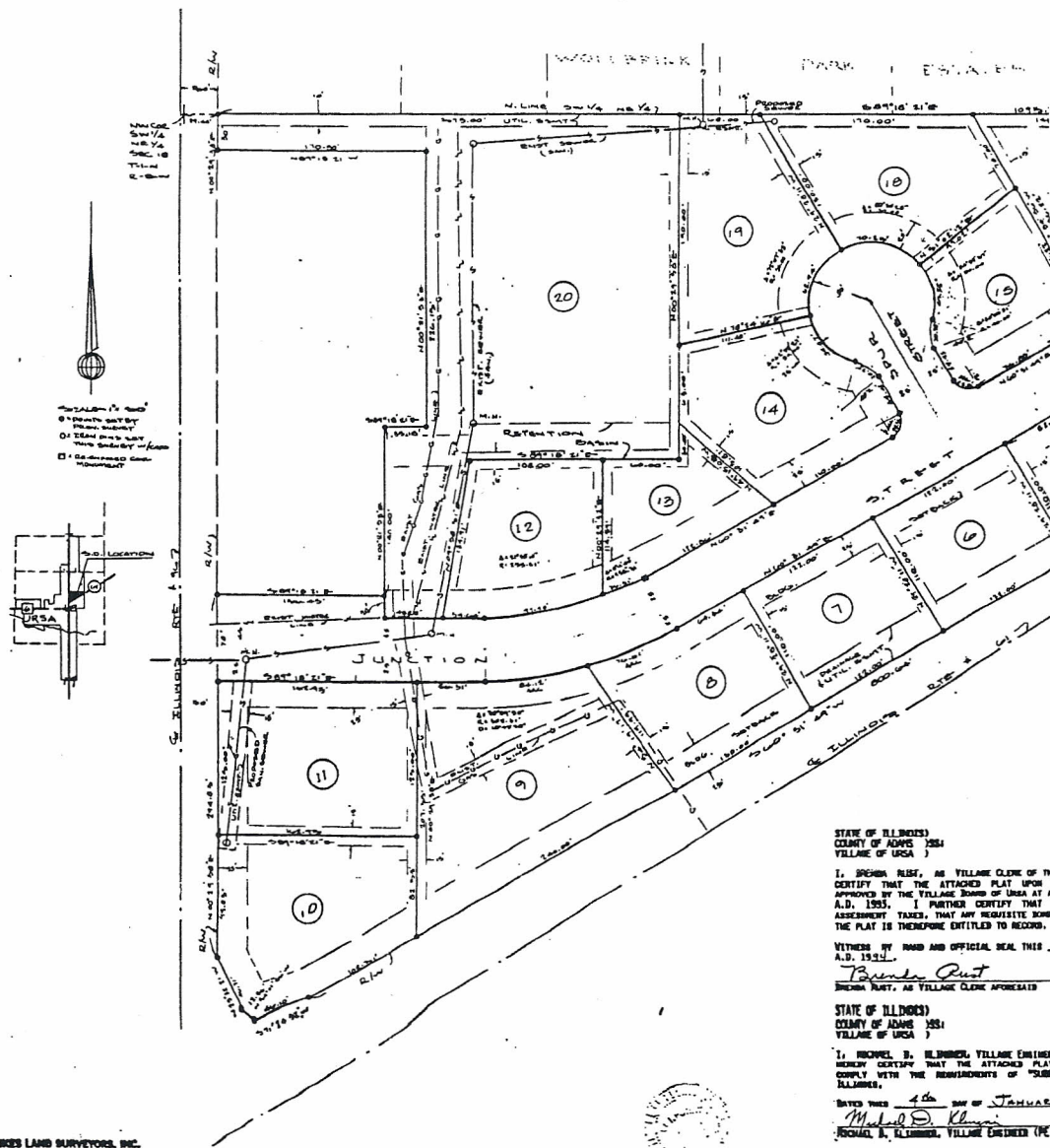
WE, CARL ROBERT WOLLBRINK AND JOAN ANNE WOLLBRINK, BEING THE OWNERS OF  
THE LAND DESCRIBED ON THE ATTACHED PLAT, DO HEREBY STATE THAT WE HAVE  
CAUSED THE ATTACHED SURVEY AND SUBDIVISION TO BE MADE AND PLATTED BY  
WYVIN J. LINES, ILLINOIS PROFESSIONAL LAND SURVEYOR #55-2150, FOR  
THE PURPOSE OF CREATING AND ESTABLISHING A SUBDIVISION TO BE KNOWN AS  
JUNCTION ESTATES SUBDIVISION, AND DO FURTHER ACKNOWLEDGE SAID  
SURVEY AND SUBDIVISION TO BE CORRECT AND DO HEREBY DEDICATE THE  
STREETS FOR PUBLIC USE FOREVER AND RESERVE THE PUBLIC UTILITY AND  
DRAINAGE EASEMENTS SHOWN ON SAID PLAT FOR THE LOCATION, CONSTRUCTION,  
ESTABLISHMENT, MAINTENANCE AND OPERATION OF ALL PUBLIC UTILITIES OF  
EVERY KIND AND NATURE. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE  
ERECTED ON SUCH EASEMENTS.

DATED THIS 30 DAY OF Jan A.D. 1994.

Carl Robert Wollbrink Joan Anne Wollbrink  
CARL ROBERT WOLLBRINK JOAN ANNE WOLLBRINK

# JUNCTION ESTATES SUBDIVISION

LYING IN AND BEING A PART OF THE WEST ONE-HALF  
NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1  
RANGE 8 WEST OF THE FOURTH PRINCIPAL MERIDIAN  
VILLAGE OF URSA, ADAMS COUNTY, ILLINOIS  
(AS MADE FOR CARL MELBERT AND JOY ANN WOHL)



STATE OF ILLINOIS  
COUNTY OF ADAMS 1854  
VILLAGE OF URSA )

I, BRENNER RUST, AS VILLAGE CLERK OF THE  
VILLAGE OF URSA, DO HEREBY CERTIFY THAT THE ATTACHED PLAT UPON WHICH  
APPROVED BY THE VILLAGE BOARD OF URSA AT A  
A.D. 1954. I FURTHER CERTIFY THAT IT  
ASSESSMENT TAXES, THAT ANY REQUISITE BOND  
THE PLAT IS THEREFORE ENTITLED TO RECORD.

WITNESSED BY HAND AND OFFICIAL SEAL THIS  
A.D. 1954.  
Brenner Rust  
Brenner Rust, AS VILLAGE CLERK APPROXIMATE

STATE OF ILLINOIS  
COUNTY OF ADAMS 1854  
VILLAGE OF URSA )

I, RICHARD B. BLUMBERG, VILLAGE ENGINEER  
DO HEREBY CERTIFY THAT THE ATTACHED PLAT  
COMPLY WITH THE REQUIREMENTS OF "SUBDIVISION  
ILLINOIS.

DATED THIS 4th DAY OF JANUARY  
1954.  
Richard B. Blumberg  
Richard B. Blumberg, VILLAGE ENGINEER (P.E.)



PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that we Carl Melbert Wollbrink and Joy Ann Wollbrink, husband and wife, the sole owners of the following described real estate, situated in the Village of Ursa, Adams County, in the State of Illinois:

See attached Exhibit A

said real estate having been subdivided into Junction Estates Subdivision, as shown on a plat of survey recorded in the Recorders Office of Adams County, Illinois, in Book 15 at Page 197 containing Twenty (20) Lots numbered One (1) through Twenty (20), inclusive do make and establish the following Protective Covenants which shall include and be binding upon the said above described real estate and which shall be effective immediately.

1. DURATION. These covenants shall run with the land and shall be binding upon all the Parties and persons claiming under them until January 1, 2004 at which time said covenants shall be automatically extended for successive periods of ten (10) years; unless, by unanimous agreement of the then owners of the above described real estate, or the several lots and parcels thereof, it is agreed to modify said covenants in whole or in part. In determining the unanimous agreement of the then owners, each and every owner of a lot or parcel of real estate shall have an equal right.

2. REMEDIES FOR VIOLATION. If the Parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein contained it shall be lawful for any other person or persons owning any lot or parcel of real estate to prosecute any proceeding at law or in equity against the persons violating or attempting to violate any such covenants either to prevent him or them from so doing or to recover damages for such violation or violations. Any person who successfully prosecutes a violator of any of these covenants shall be entitled to reasonable attorney fees and costs incurred in such prosecution in addition to any relief at law or in equity as provided by the Court.

3. PARTIAL INVALIDATION. The invalidation of any one or more of the covenants by judgment or order of any court of record shall in no wise affect any of the other provisions or covenants herein contained.

4. RESIDENTIAL LOTS. Platted lots, #1, 2, 3, 4, 5, 6, 7, 14, 15, 16, and 17, shall be known as single family residential lots, and all buildings constructed thereon are to be used for residential purposes only. No more than one such building may be constructed on each such residential lot, and all buildings constructed on said lots shall be single-family dwellings of conventional frame, modular, block, brick, or brick veneer construction. Each residential structure shall contain a minimum of One Thousand Forty (1040) square feet of living space, excluding garage area.

5. MODULAR HOMES. Only double wide mobile homes at least 24 feet in width of new construction shall be allowed on any of said lots as residences in Junction Estates Addition. Any modular home must be placed on a permanent concrete foundation or poured concrete basement. Such modular home shall have residential type siding and shingled roofs. No concrete block foundation shall be allowed.

6. MULTI-USE LOTS. Lots #8, 13, 18, and 19 shall be for single family residential, multiple family residential, apartments, condominiums, or duplex homes. Lots #9, 10, 11, 12, and 20 shall be commercial, light industrial, apartments, single or multi-family units. Lots #9, 10 and 11 may be subdivided or reduced in size with approval of the Village Board of the Village of Ursa.

Exhibit C

6(a). No dram shops or sale of alcohol shall be allowed on any of the lots in such Subdivision.

Commercial use shall be defined as the sale of retail goods such as hardware, food, wearing apparel, home furnishings, books, jewelry, cafes, restaurants, business and professional offices including banks, medical, dental, chiropractic or veterinarian clinics without open kennels, sales of services such as barber shops, beauty parlors, bicycle repair, appliance repair, photography studios, plumbing shops, tailoring, shoe repair, upholstery repair, funeral homes, food storage locker, dancing and music schools, as well as recreational uses such as a bowling alley, billiard room, arcade for games. Light industry shall include production of goods for sale such as bakeries, printing establishments, heating, sheet metal shops, storage units, sales or repair of new or used automobiles, hotels, tourist homes, motels, indoor theatres, laundry cleaning, launderette, service stations provided all fuel should be stored below ground. Furthermore, light manufacturing shall allow carpentry, woodwork, cabinet making, glass staining, manufacturing of small items where the manufacturing and production thereof shall take place inside the buildings and noise produced by such manufacturing and production shall not be at a level to unreasonably disturb any neighbors and further that such manufacturing shall not entail the use of heavy machinery, equipment, semi-trailers or tractors. Such light manufacturing shall not include any large metal fabrication or any business where vehicular shipping traffic shall average more than three truckloads coming and leaving the premises in a 24 hour period. The kinds of uses as set forth herein shall not be the sole uses for said property but any use inconsistent with the uses as set forth herein shall be similar in scale and intensity as set forth above.

7. SET BACK LINES. Condominiums, duplexes, commercial and light industrial buildings may be built on single lots or multiple lots which are adjacent and owned by the same owner. If such buildings are placed on two adjacent lots the set back lines between the lots which are being developed may be disregarded. Easements however may not be disregarded. The disregard of set back lines between the so developed adjacent lots shall not apply to the set back lines on the outside periphery of the lots being developed. The disregard of such set back lines between adjoining lots shall only apply to lots 8, 9, 13, 18, 19, 10, 11, 12 and 20.

7 (a) Concerning lots which adjoin the three (3) cul-de-sacs as shown in such subdivision being Lots #1, 2, 3, 4, 16, 17, 14, 15, 18, and 19 the set back lines as shown on the plat of said Junction Estate Subdivision dated December 30, 1993 and prepared by Marvin J. Likes of Likes Land Surveyor, Inc., shall be eliminated to the extent that the twenty-five (25) foot set back lines on Lots #1 and 2 which adjoin and run parallel with Illinois Route #61 shall be extended to be continuous to Caboose Street and the remaining set back lines on the remaining circular portion shall be eliminated and the twenty-five (25) foot set back lines as shown on each side of the entrance on Lots 14 and 15 and 4 and 16 shall be continuous to the point where such set back line would intersect with the outside parameter of the 100 foot diameter circle of the cul-de-sac and the remaining set back lines on the remaining circular portion shall be eliminated.

8. DIVISION. All lots shall remain as shown on the aforementioned recorded plat and said lots shall not be divided or reduced in size.

9. GARAGES AND TEMPORARY STRUCTURES. Each garage or other outbuilding constructed on residential lots shall be compatible in like construction and appearance to the dwelling house constructed on the same lot. No unattached garage or outbuilding shall be taller than a single story and shall not be larger in width and length than one-half of the size of the residence being constructed on said lot. No temporary structures whatsoever shall be allowed.



10. PARKING. Off street parking will be provided by the owner on each lot. On street parking shall not be allowed, except for temporary visitation or in case of emergency.

11. OBSERVANCE OF LOT LINES. All buildings on single family residential lots constructed in this subdivision shall conform to the building lines and easement lines as shown on the plat of said subdivision.

12. CONSTRUCTION DEADLINE. Any building or dwelling house constructed on any of the said lots shall be completed under permanent roof and shall be painted within two (2) years from the date construction of the said building is commenced. Construction of any garages or outbuildings must be completed within six (6) months after construction is commenced and no garage or outbuilding may be allowed to remain in any unfinished or neglected state of repair.

13. EASEMENTS. Building lines, and easements as shown on the said Plat of Survey of said subdivision, for utilities, drainage, and other restrictions as shown on said Plat shall remain for the permanent benefit of all parties owning lots in said above described subdivision and no permanent building or structure shall be erected on said easements or within said building lines except as stated in paragraph 7(a).

14. FENCES. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line.

15. NOXIOUS OR OFFENSIVE ACTIVITIES. No noxious or offensive activities shall be carried out upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

16. ANIMALS. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that cats, dogs, or other household pets, not to exceed two in number for each single family or each apartment unit, may be kept, provided they are not kept, bred, or maintained for any commercial purposes. This applies to all lots in the subdivision including lots were non-residential use is allowed.

17. TRASH. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste or materials shall not be kept except in sanitary containers, or areas. All areas, incinerators, or other equipment for the storage or disposal of such materials shall be kept in a clean, and neat, sanitary condition.

18. ABANDONED OR DISABLED VEHICLES. No vehicles, abandoned or disabled, shall remain on streets, except in emergency situations for more than 24 hours.

19. VISUAL OBSTRUCTIONS. No fence, wall, hedge, or shrub planting which obstructs visual lines at elevations above two feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street line. This same visual line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway surface. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sign lines.

20. SEWER OR WATER LINES. Any sewer or waterlines not installed by the developer at the time of developing subdivision, for platted lot #10, as shown on the plat be installed by the property owner at no cost to the Village of Ursa when development commences.

IN WITNESS WHEREOF, we have hereinto set our hands and af-  
fixed our seals this 27th day of January, 1994.

Carl Melbert Wollbrink (SEAL)  
Carl Melbert Wollbrink

Joy Ann Wollbrink (SEAL)  
Joy Ann Wollbrink

Subscribed and sworn to before me this 27th day  
of January, 1994.

[Signature]  
Notary Public





EXHIBIT A

A tract of land lying in and being a part of the West one-half of the Northeast Quarter of Section 18, Township 1 North, Range 8 West in the Village of Ursa, Adams County, Illinois and being more fully described as follows:

From a point marking the Northwest corner of the Southwest Quarter of the Northeast Quarter of the aforementioned Section 18, run South 89 degrees 18 minutes and 21 seconds East along the North line of said Quarter-Quarter Section 29.44 feet to the true point of beginning, said point of beginning being on the East Right-of-Way of Illinois Route #96; thence continue South 89 degrees 18 minutes and 21 seconds East along the North line of said Quarter-Quarter Section and along the South line of Wollbrink Park Estates Subdivision 1093.79 feet; thence North 58 degrees 17 minutes and 45 seconds east along the South line of said subdivision 196.75 feet; thence South 00 degrees 14 minutes and 18 seconds West parallel with the East line of the North 40.00 acres of the West one-half of the Northeast Quarter of the aforementioned Section 18 a distance of 117.41 feet to a point on the Southerly Right-of-Way of the Old CB & Q Railroad (now abandoned), said railroad Right-Of-Way also being on the Northerly Right-of-Way of Illinois Route #61; thence South 58 degrees 25 minutes and 04 seconds West along said Right-of-Way 581.67 feet; thence South 60 degrees 31 minutes and 49 seconds West along said Northerly Right-of-Way of Illinois Route #61 (leaving said railroad Right-Of-Way) 800.64 feet; thence South 71 degrees 24 minutes and 52 seconds West along said highway Right-of-Way 46.10 feet; thence North 54 degrees 01 minute and 56 seconds West along said highway Right-Of-Way 12.56 feet; thence North 25 degrees 32 minutes and 21 seconds West along said highway Right-of-Way 46.71 feet to a point on the East Right-of-Way of Illinois Route #96; thence North 00 degrees 29 minutes and 38 seconds East along said East Right-of-Way 294.83 feet thence South 89 degrees 18 minutes and 21 seconds East (leaving said East Right-of-Way) 136.45 feet; thence North 00 degrees 21 minutes and 53 seconds East 140.00 feet; thence South 89 degrees 18 minutes and 21 seconds East 35.18 feet; thence North 00 degrees 21 minutes and 53 seconds East 226.15 feet; thence North 89 degrees 18 minutes and 21 seconds West 170.80 feet to a point on the East Right-of-Way of Illinois Route #96; thence North 00 degrees 29 minutes and 38 seconds East along said East Right-of-Way 30.00 feet to the point of beginning, containing 10.37 acres, more or less, with the above described subject to an easement in favor of the Village of Ursa recorded in Book #9 of Rights-of-Way, page #687, and also, subject to all other Right-of-Way and easements of record and otherwise; as per survey in January of 1986 of Marvin J. Likes, Illinois Professional Land Surveyor #35-2150,

PETITION FOR ANNEXATION OF JUNCTION ESTATES SUBDIVISION  
TO THE VILLAGE OF URSA, ADAMS COUNTY

TO: President and  
Board of Trustees  
Village of Ursa  
Adams County, Illinois

Now come the Petitioners, Carl Melbert Wollbrink and Joy Ann Wollbrink, husband and wife, and hereby petition the Village of Ursa, Adams County, Illinois, a Municipal Corporation, to annex certain real estate which the Petitioners own to the Village of Ursa, and in petitioning, STATE:

1. That this Petition for Annexation is made by the Petitioners, pursuant to 65 ILCS 5/7-1-8.

2. That the Petitioners are the owners of certain real estate which is attached hereto and marked as Exhibit A.

3. That a portion of said real estate as described in Exhibit A is not within the corporate limits of any municipality but is contiguous to the municipality of the Village of Ursa.

4. That your Petitioners, Carl Melbert Wollbrink and Joy Ann Wollbrink, are the owners of record of such land and there are no electors presently residing upon said land.

5. That the Petitioners request that said land be annexed and made a part of the corporate Village of Ursa, a Municipal Corporation and that the plat of said property entitled "Junction Estates Subdivision" as prepared by Likes Land Surveyors, Inc., dated December 30, 1993 be approved and made part of such incorporation and that an Ordinance granting such annexation be duly approved and made a part of such incorporation and that an Ordinance granting said Annexation be duly approved by the President and Board of Trustees of such Village.

WHEREFORE, the Petitioners, Carl Melbert Wollbrink and Joy Ann Wollbrink, respectfully petition that said land be annexed, that such survey of Junction Estates Subdivision be approved and that they have such other and further relief as the Village deems appropriate.

Carl Melbert Wollbrink  
Carl Melbert Wollbrink

Joy Ann Wollbrink  
Joy Ann Wollbrink

We, Carl Melbert Wollbrink and Joy A. Wollbrink, first having been duly sworn upon our oath state that we have read the foregoing Petition, that the contents therein are true in substance and in fact to the best of our knowledge and belief.

Carl Melbert Wollbrink  
Carl Melbert Wollbrink

Joy Ann Wollbrink  
Joy Ann Wollbrink

EXHIBIT A

A tract of land lying in and being a part of the West one-half of the Northeast Quarter of Section 18, Township 1 North, Range 8 West in the Village of Ursa, Adams County, Illinois and being more fully described as follows:

From a point marking the Northwest corner of the Southwest Quarter of the Northeast Quarter of the aforementioned Section 18, run South 89 degrees 18 minutes and 21 seconds East along the North line of said Quarter-Quarter Section 29.44 feet to the true point of beginning, said point of beginning being on the East Right-of-Way of Illinois Route #96; thence continue South 89 degrees 18 minutes and 21 seconds East along the North line of said Quarter-Quarter Section and along the South line of Wollbrink Park Estates Subdivision 1093.79 feet; thence North 58 degrees 17 minutes and 45 seconds east along the South line of said subdivision 196.75 feet; thence South 00 degrees 14 minutes and 18 seconds West parallel with the East line of the North 40.00 acres of the West one-half of the Northeast Quarter of the aforementioned Section 18 a distance of 117.41 feet to a point on the Southerly Right-of-Way of the Old CB & Q Railroad (now abandoned), said railroad Right-Of-Way also being on the Northerly Right-of-Way of Illinois Route #61; thence South 58 degrees 25 minutes and 04 seconds West along said Right-of-Way 581.67 feet; thence South 60 degrees 31 minutes and 49 seconds West along said Northerly Right-of-Way of Illinois Route #61 (leaving said railroad Right-Of-Way) 800.64 feet; thence South 71 degrees 24 minutes and 52 seconds West along said highway Right-of-Way 46.10 feet; thence North 54 degrees 01 minute and 56 seconds West along said highway Right-Of-Way 12.56 feet; thence North 25 degrees 32 minutes and 21 seconds West along said highway Right-of-Way 46.71 feet to a point on the East Right-of-Way of Illinois Route #96; thence North 00 degrees 29 minutes and 38 seconds East along said East Right-of-Way 294.83 feet thence South 89 degrees 18 minutes and 21 seconds East (leaving said East Right-of-Way) 136.45 feet; thence North 00 degrees 21 minutes and 53 seconds East 140.00 feet; thence South 89 degrees 18 minutes and 21 seconds East 35.18 feet; thence North 00 degrees 21 minutes and 53 seconds East 226.15 feet; thence North 89 degrees 18 minutes and 21 seconds West 170.80 feet to a point on the East Right-of-Way of Illinois Route #96; thence North 00 degrees 29 minutes and 38 seconds East along said East Right-of-Way 30.00 feet to the point of beginning, containing 10.37 acres, more or less, with the above described subject to an easement in favor of the Village of Ursa recorded in Book #9 of Rights-of-Way, page #687, and also, subject to all other Right-of-Way and easements of record and otherwise; as per survey in January of 1986 of Marvin J. Likes, Illinois Professional Land Surveyor #35-2150,



NOTICE

Notice be and is hereby given that Ordinance No. 144 entitled: An Ordinance Annexing Certain Territory To The Village of Ursa Know As The Junction Estates Subdivision, a copy of which is attached hereto was duly approved and passed by the Board of Trustees of the Village of Ursa on the 27th day of January, 1994 at a regular meeting.

Notice is further given that this Ordinance, pursuant to Illinois Revised Statute, Chapter 24, Section 1-2-4 has been duly posted in three prominent places in said municipality on this 28 day of January, 1994.

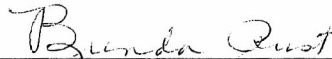
Brenda Rust  
Village Clerk  
Village of Ursa  
Adams County, Illinois

CERTIFICATE

STATE OF ILLINOIS            )  
COUNTY OF ADAMS            ) SS  
VILLAGE OF URSA             )

I, Brenda Rust, DO HEREBY CERTIFY THAT I am the Village Clerk in and for the Village of Ursa, County of Adams and State of Illinois and that the foregoing is a true and correct copy of an ordinance entitled: "AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF URSA KNOWN AS THE JUNCTION ESTATES SUBDIVISION" duly passed by the President and Board of Trustees of said Village at a regular meeting held on January 27, 1994, the Ordinance being a part of the official records of said Village, as Ordinance No. 144.

Dated this 27th day of January, 1994.

  
\_\_\_\_\_  
Brenda Rust, Clerk