



Adams County Clerk/Recorder
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State Surcharge Pd 8/13/2008
\$10.00

Authorized By: *Heather Volman*

Date Recorded: 8/13/2008 3:02:50 PM



Adams County Abstract

**FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF ABBEY RIDGE CONDOMINIUMS**

**FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM
PURSUANT TO THE CONDOMINIUM PROPERTY ACT**

ABBEY RIDGE CONDOMINIUMS

Pursuant to the Illinois Condominium Property Act, as amended, we, the undersigned, representing one hundred percent (100%) of the owners, hereby amend the Abbey Ridge Condominiums Declaration of Condominium Pursuant to the Condominium Property Act (see legal description attached hereto as Exhibit A) dated December 26, 1995, recorded in the Office of the Adams County Recorder in Book 91 of Miscellaneous, beginning at Page 1163, as amended by First Amendment to Declaration of Condominium dated August 28, 1998, recorded in the Office of the Adams County Recorder in Book 92 of Miscellaneous beginning at Page 1401, as amended by Second Amendment to Declaration of Condominium dated December 19, 2006, recorded in the Office of the Adams County Recorder in Book 706 of Miscellaneous beginning at Page 13414, as amended by Third Amendment to Declaration of Condominium dated May 29, 2007, recorded in the Office of the Adams County Recorder in Book 707 of Miscellaneous beginning at Page 5391, as amended by Fourth Amendment to Declaration of Condominium dated October 31, 2007, recorded in the Office of the Adams County Recorder in Book 707 of Miscellaneous beginning at Page 11186, as follows:

AMENDMENTS

1. **EXHIBIT D:** Exhibit D is amended to incorporate the new Unit Grouping including Units 3962, 3964, 3970 and 3972. See Amended Exhibit D attached hereto.

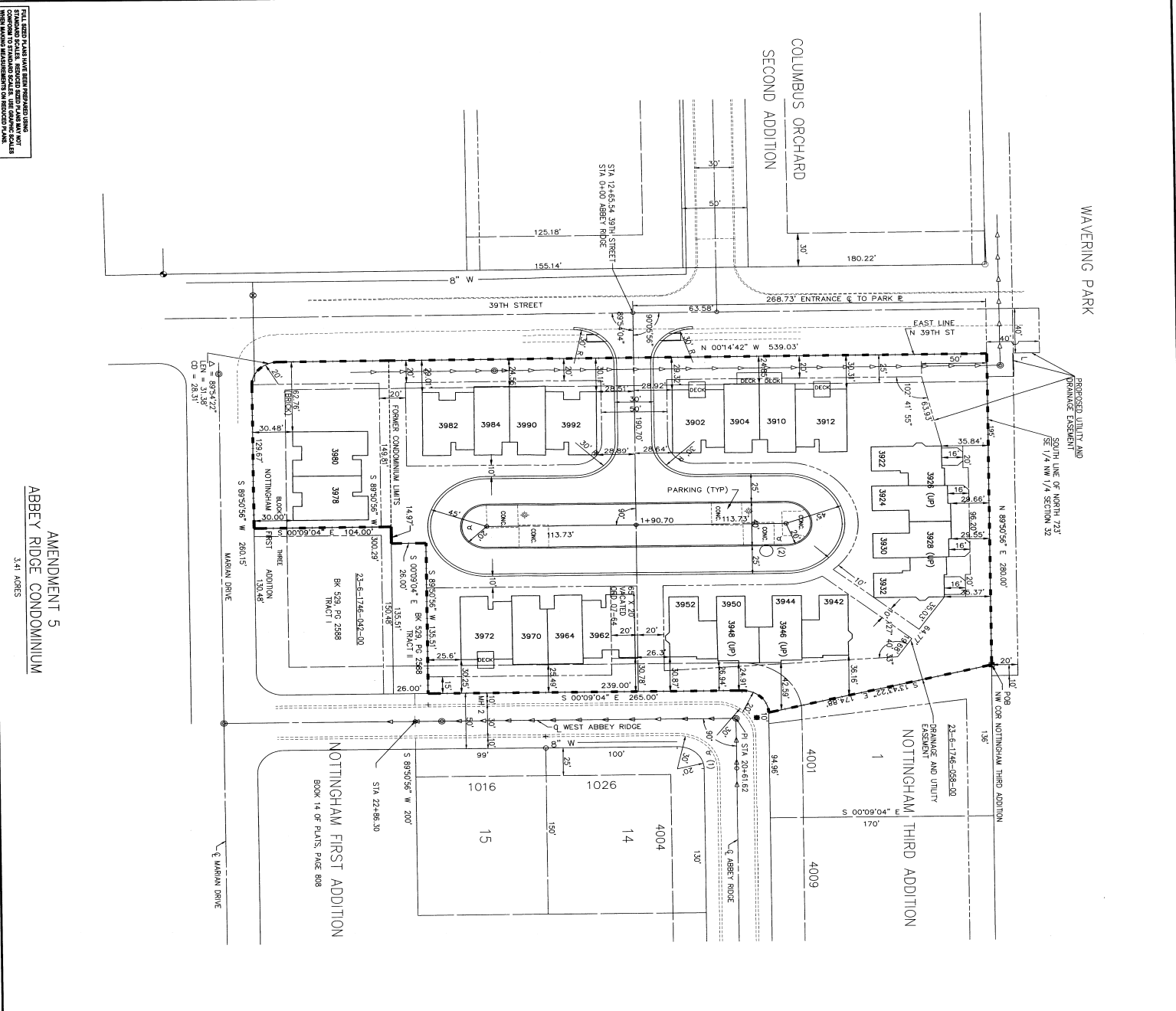
EFFECTIVE DATE

The Amendments are effective immediately upon recording of this Amendment 5.

EXHIBIT A**TO DECLARATION OF CONDOMINIUMS
ABBAY RIDGE CONDOMINIUMS****LEGAL DESCRIPTION**

A part of the Northwest Quarter of Section Thirty-two (32) in Township One (1) South of the Base Line and in Range Eight (8) West of the Fourth Principal Meridian, Adams County, Illinois, being more particularly bounded and described as follows:

Beginning at the Northwest corner of Nottingham Third Addition, a subdivision of a part of the Northwest Quarter of said Section Thirty-two (32) recorded in Book 14 of Plats at Page 1136 in the Office of the Adams County Recorder of Deeds, said point being a point on the South line of the North 723 feet of the Southeast Quarter of said Northwest Quarter, a record North 00° 02' 05" East 611.08 feet and South 89° 50' 55" West 964.25 feet from the center of said Section Thirty-two (32); thence from said point of beginning South 13° 43' 22" East along the West line of said Nottingham Third Addition a distance of 174.88 feet; thence along said West line following a non-tangential circular arc to the left having a central angle of 90° 00' 00", a radius of 20 feet, and a chord of 28.28 feet, a distance along said arc of 31.42 feet, thence South 00° 09' 04" East along said West line and the West line of West Abbey Ridge, as street in said subdivision, a distance of 239.00 feet to a point 26.00 feet from the Northeast corner of Block Three (3) in Nottingham First Addition, a subdivision of a part of said Northwest Quarter recorded in Book 14 of Plats at Page 808, said point also being the Northeast corner of Tract II as described in Book 529 at Page 2588 in said Recorder's Office; thence South 89° 50' 56" West on the North line of said Tract II and parallel with the North line of said Block Three (3) a distance of 135.51 feet; thence South 00° 09' 04" East on the West line of said tract and parallel with the West line of said West Abbey Ridge a distance of 26.00 feet to the North line of said Block Three (3); thence South 89° 50' 56" West along the North line of said Block Three (3) a distance of 14.97 feet to the West line of Tract I as described in Book 529 of Deeds at Page 2588 in said Recorder's Office; thence South 00° 09' 04" East on said West line and parallel with the West line of said West Abbey Ridge a distance of 104.00 feet to the South line of said Block Three (3), said South line also being the North line of Marian Drive, a street in said Nottingham First Addition; thence South 89° 50' 56" West on the North line of Marian Drive 129.67 feet; thence along said North line following a circular arc to the right having a central angle of 89° 54' 22", a radius of 20 feet, and a chord of 28.31 feet, a distance along said arc of 31.38 feet to a point on the East right of way line of 39th Street; thence North 00° 14' 42" West along said East line a distance of 539.03 feet to a point on the aforesaid South line of the North 723 feet of the Southeast Quarter of said Northwest Quarter; thence North 89° 50' 56" East along said South line a distance of 280.00 feet to the point of beginning, containing 3.41 acres, more or less.



AMENDMENT 5
ABBEY RIDGE CONDOMINIUM
 3.41 ACRES

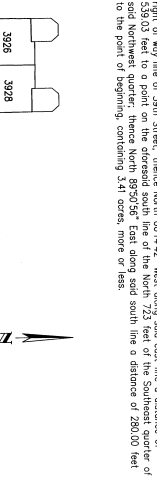
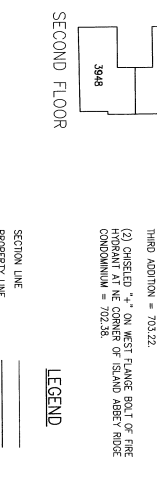
1. I HEREBY STATE THAT THE ABOVE EXHIBIT AND PLAN OF ABBEY RIDGE CONDOMINIUM DRAWN FROM EXISTING RECORDS AND FIELD MEASUREMENTS WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE MEASUREMENTS OF THE CONSTRUCTED LIMITS ARE SHOWN AS SHOWN FROM FIELD MEASUREMENTS OF THE CONSTRUCTED LIMITS.

1. I DO FURTHER STATE THAT THE PARCELS INCLUDED IN THIS PLAN OF ABBEY RIDGE CONDOMINIUM ARE NOT SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS UNLESS SO INDICATED BY A NOTE ON THIS PLAN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF ADAMS COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL 100 OF 275, COMMUNITY PANEL NO 170001 0180 B, DATED NOVEMBER 15, 1985.

NOTES:
 1. SHEETS WITHIN ABBEY RIDGE ARE PRIVATE STREETS
 2. TIES SHOWN ARE TO EXTERIOR FOUNDATION WALLS
 3. MEASUREMENTS ARE IN FEET.

LEGEND

- SECTION LINE
- PROPERTY LINE
- LOT LINE
- STREET LINE
- CONTRIBUTIVE EXHIBIT
- BUILDING SETBACK
- CORNER AND OTHER UNIT AND STREET NUMBER
- FUTURE CONSTRUCTION CONDOMINIUM LIMITS
- FIRE HYDRANT



DESCRIPTION

A part of the Northwest quarter of Section 32, Township 1 South, of the Garden and is Range 8 West, of Adams County, Illinois, being more particularly described as follows:

Beginning at the southeast corner of Nottingham Third Addition, a subdivision of a part of the Northwest quarter of said Section 32, recorded in Book 14 of Plans of Page 1136 in the Office of the Adams County Recorder of Deeds, said point being a point on the south line of the North 723 feet of the South Quarter of said Northwest quarter, a record North 007025, East 511.08 feet and South 89535.43 feet, then along the west line of said Nottingham Third Addition a distance of 174.68 feet, thence along said west line following a non-tangential circular arc to the left having a central angle of 90°07'00", a radius of 20 feet, and a chord of 28.28 feet, a distance along said arc of 31.42 feet, thence South 0070104, East along said west line and the west line of West Abbey Ridge, as shown in the Plat of Page 529 of Adams County Recorder of Deeds, a distance of 194.97 feet to the north line of said Block 529 of the Nottingham First Addition, a subdivision of a part of said Northwest quarter, recorded in Book 14 of Plans of Page 1136 in the Office of the Adams County Recorder of Deeds, then North 001442 West along said north line of the west line of said Block 529 of the Nottingham First Addition, a distance of 539.03 feet to a point on the proposed south line of the North 723 feet of the South Quarter of said Section 32, a distance of 28.31 feet, a distance along said arc of 31.38 feet to a point on the east line of said Block 529 of the Nottingham First Addition, a distance of 194.97 feet to the point of beginning, containing 3.41 acres, more or less.

DESIGNER
 BRIAN SCHUETTE, BUILDER

DRAWN
 BRIAN SCHUETTE, BUILDER

CHECKED
 BRIAN SCHUETTE, BUILDER

DATE
 AUG 08

KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors

616 North 24th Street, Quincy, IL 62450
 616 North 24th Street, Suite 100, Burlington, IL 62018
 1100 North 24th Street, Suite 100, Burlington, IL 62018
 Internet Address: www.klingner.com

Ph: (217) 223-3870 Fax: (217) 223-3863
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 Ph: (217) 753-1535 Fax: (217) 753-3656
 Ph: (202) 942-1594 Fax: (202) 942-1594

DESIGNED	DRAWN	DATE	REVISION DESCRIPTION
FIELD	FIELD BOOK	SEP 07	AMENDMENT 4
DWB/RAW	SMSE	AUG 08	AMENDMENT 5
CHECKED	CHECK DATE		
PROJECT NO.	FILE NAME	SCALE:	FULL SCALE DRAWING:
06-0275	060275CN1	1" = 40'	24" x 36"

AMENDMENT 5
ABBEY RIDGE CONDOMINIUM
EXHIBIT D - PLAN
BRIAN SCHUETTE, BUILDER

1 of 3

TOTAL SLOTTED PLANS HAVE BEEN REPRODUCED FROM AN ORIGINAL DRAWING TO PREVENT ANY UNDESIRABLE CHANGES FROM OCCURRING. ALL DIMENSIONS AND NOTES ARE TO BE TAKEN FROM THE ORIGINAL DRAWING. WHEN KNOWN, REVISIONS ARE INDICATED BY A NUMBER.

Brian Schuette
 PROJECT ARCHITECT
 B. SCHUETTE ARCHITECTS, P.C.
 616 NORTH 24TH STREET, QUINCY, IL 62430
 TEL: 618-292-5500 FAX: 618-292-5502
 WWW.BSCHUETTE.COM

1. HEREBY STATE THAT THE ABOVE EXHIBIT AND PLAN OF ABBEY RIDGE CONDOMINIUM DRAWN FROM EXISTING RECORDS AND FIELD MEASUREMENTS WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE REPRESENTATIONS OF THE UNITS ADOPTED BY THIS AMENDMENT WERE DRAWN FROM FIELD MEASUREMENTS OF THE CONSIDERED UNITS.

1. GO FURTHER STATE THAT THE PARCELS INQUIRED IN THE PLAN OF ABBEY RIDGE CONDOMINIUM ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR UNINCORPORATED AREAS OF ADAMS COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL 100 OF 275, COMMUNITY PANEL NO 770001 0180 B, DATED NOVEMBER 15, 1995.

AMENDMENT 5 ABBEY RIDGE CONDOMINIUM

3.41 ACRES

30 July 08
 DATE

30 July 08
 DATE

LEGEND

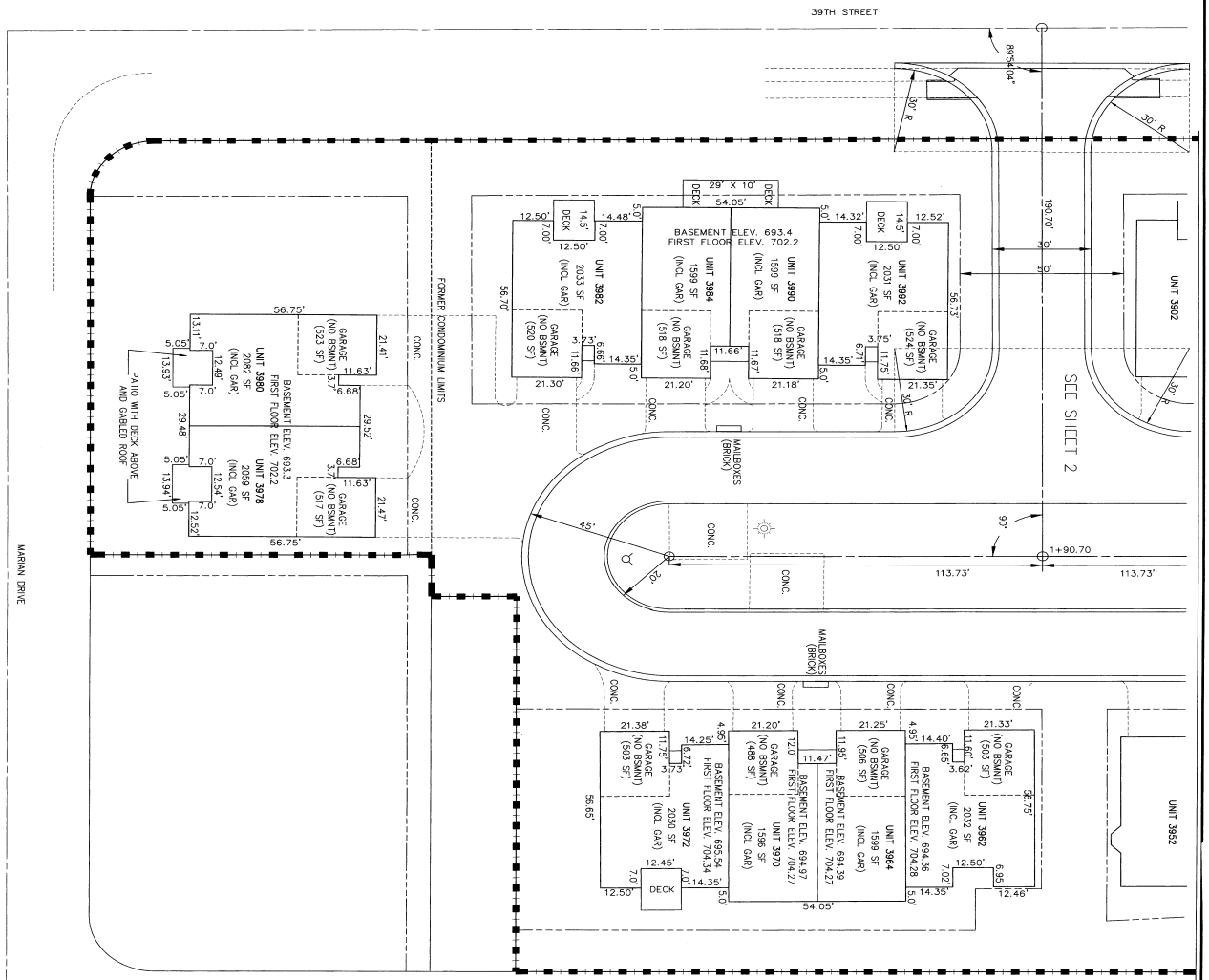
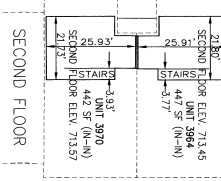
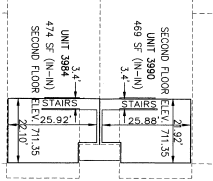
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- STREET LINE
- CENTERLINE
- EASEMENT
- BUILDING SETBACK
- CURB AND GUTTER
- UNIT AND STREET NUMBER
- FUTURE CONSTRUCTION
- CONDOMINIUM LIMITS
- FIRE HYDRANT

NOTES

1. STREETS WITH ABBEY RIDGE ARE FRONT STREETS.
2. ALL MEASUREMENTS ARE TO FACE UNLESS OTHERWISE NOTED.
3. MEASUREMENTS ARE IN FEET.
4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.
5. TYPICAL CURB HEIGHT IS 8 FEET.
6. UNIT NUMBER ELEMENTS (UNIT-OUT), UNIT AND STREET NUMBER ELEMENTS (UNIT-STREET), AND UNIT AND STREET NUMBER ELEMENTS (UNIT-OUT-UNIT-STREET) ARE TO BE SHOWN AS SUCH.
7. BASEMENT AREAS = UNIT AREA LESS GARAGE AREA.



SECOND FLOOR



AMENDMENT 5	
SHEET TITLE	
DRAWING DATE	
30 July 08	
DATE	
AMENDMENT 5	
SHEET 3 of 3	
DRAWING DATE	
30 July 08	
DATE	
AMENDMENT 5	
SHEET 3 of 3	

DESIGNED	DRAWN	FIELD BOOK	METHOD OF 2ND FLOOR AREA COMPUTATION	AUG 08
FIELD	DWB/RAW	S966	AMENDMENT 5	AUG 06
CHECKED	CHECK DATE		AMENDMENT 5	REVISION DESCRIPTION
PROJECT NO.	FILE NAME	SCALE: 1" = 20'	FULL SCALE DRAWING: 24" x 36"	
06-0275	060275CNS			

KLINGNER & ASSOCIATES, P.C.
 Engineers - Architects - Surveyors

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 4510 Park Grove Road, Hannibal, MO 63420
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 Ph: (217) 221-0500 Fax: (217) 221-0102
 Ph: (319) 753-1038 Fax: (319) 753-3505
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 Internet Address: www.klingner.com

THIS SET OF PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONFORMANCE WITH THE ILLINOIS CONDOMINIUM ACT AND THE ILLINOIS FIRE MARSHAL'S REGULATIONS ON REDUCED PLANS

Brian Schuette
 PROJECT ARCHITECT
 B.S. ARCHITECTS, P.C.
 4510 PARK GROVE ROAD, HANIBAL, MO 63048
 PH (573) 221-0020 FAX (573) 221-0012



30 July 08
 DATE

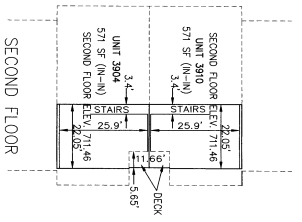
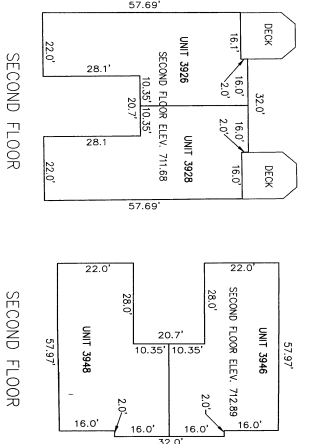
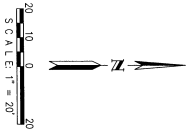
I HEREBY STATE THAT THE ABOVE EXHIBIT AND B.M. OF ABBEY RIDGE CONDOMINIUM DRAWN FROM EXISTING RECORDS AND FIELD MEASUREMENTS WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE REPRESENTATIONS OF THE UNITS ADDED BY THIS AMENDMENT WERE DRAWN FROM FIELD MEASUREMENTS OF THE CONSIDERED UNITS.

I DO HEREBY STATE THAT THE PARCELS INCLUDED IN THE PLAN OF ABBEY RIDGE CONDOMINIUM ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR UNINCORPORATED AREAS OF ADAMS COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL 100 OF 275, COMMUNITY PANEL NO 71000, 0780 B, DATED NOVEMBER 14, 1985.

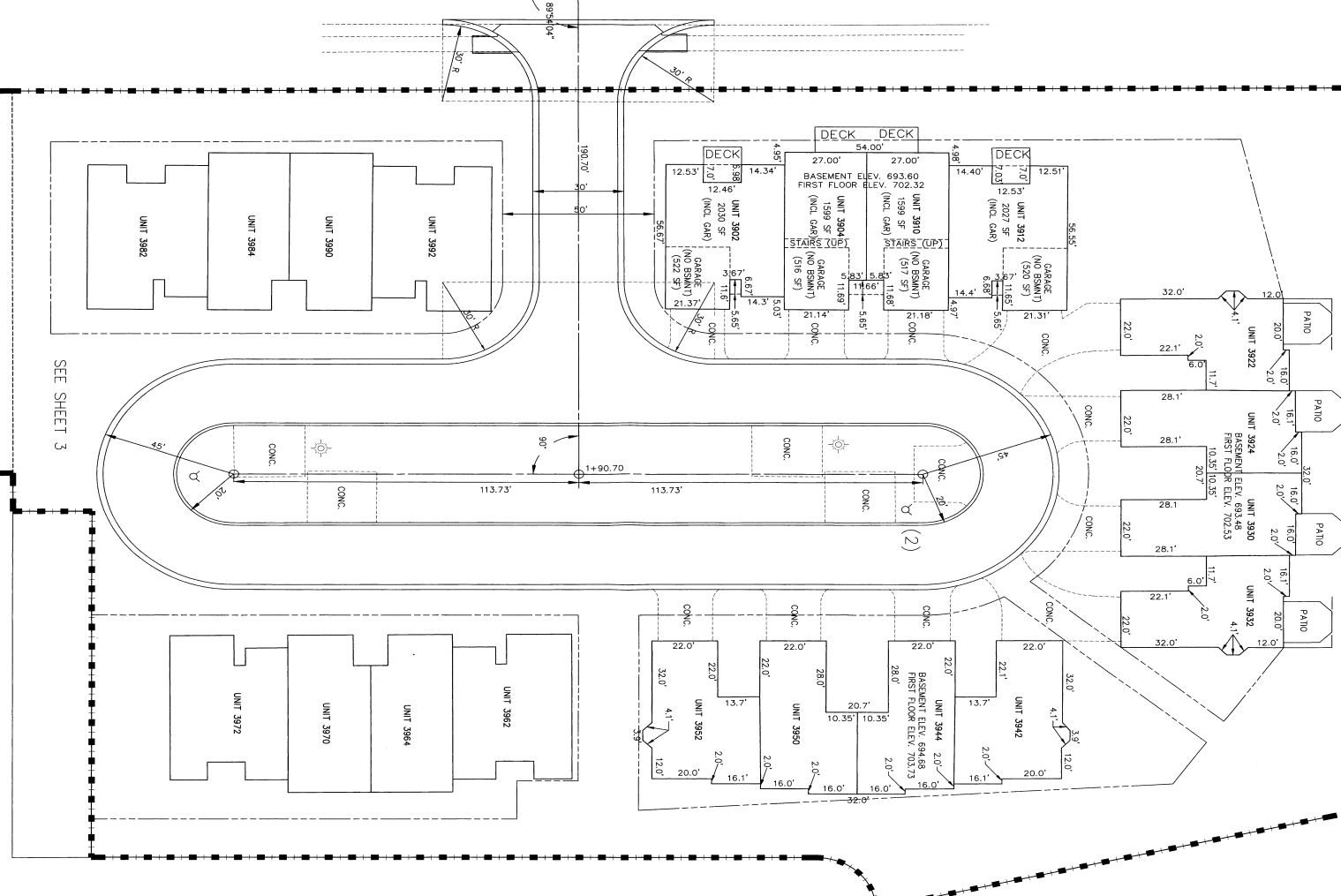
AMENDMENT 5
 ABBEY RIDGE CONDOMINIUM
 341 ADRES

- NOTES:
1. STREETS WITHIN ABBEY RIDGE ARE PRIVATE STREETS.
 2. ALL MEASUREMENTS ARE IN FEET.
 3. MEASUREMENTS ARE IN FEET.
 4. UNIT NUMBERS ARE THE SAME AS STREET NUMBERS.
 5. UNITS ARE IDENTIFIED BY UNIT NUMBERS.
 6. UNITS ARE IDENTIFIED BY UNIT NUMBERS.
 7. BASEMENT AREAS = UNIT AREA LESS GARAGE AREA.
- LEGEND
- SECTION LINE
 - PROPERTY LINE
 - LOT LINE
 - STREET LINE
 - CENTERLINE
 - EASEMENT
 - BUILDING SETBACK
 - CURB AND OUTER
 - UNIT AND STREET NUMBER
 - FUTURE CONSTRUCTION
 - CONDOMINIUM LIMITS
 - FIRE HYDRANT

BEACH MARK:
 (1) CENTERED "X" ON WEST FLANGE END OF FIRE THIRD ADDITION = 702.22
 (2) CENTERED "X" ON WEST FLANGE END OF FIRE THIRD ADDITION = 702.38



39TH STREET



SEE SHEET 3

AMENDMENT 5
 ABBEY RIDGE CONDOMINIUM
 EXHIBIT D - DETAILS
 BRIAN SCHUETTE, BUILDER

DESIGNED	DRAWN	AUG 08
JEB	JEB	17
FIELD	FIELD BOOK	
DWB/RAW	S986	
CHECKED	CHECK DATE	
PROJECT NO.	FILE NAME	SCALE: 1" = 20'
06-0275	060275CN2	FULL SCALE DRAWING: 24" x 36"

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 48 North Prairie Street, Cambridge, IL
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SHEET
 2 of 3
 DRAWING DATE
 9/7/08
 SHEET TITLE
 AMENDMENT 5