

**VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS**

Ordinance No.
2019-2

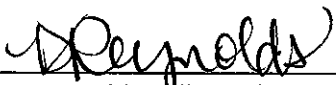
AN ORDINANCE APPROVING THE MT. ZION MEDICAL ADDITION FINAL PLAT
A SUBDIVISION LOCATED WITHIN THE VILLAGE OF MT. ZION, ILLINOIS

CERTIFICATE

State of Illinois)
)
)
County of Macon)

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2019-2, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on January 21, 2019.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 21st day of January, 2019.



Dawn Reynolds, Village Clerk



ORDINANCE 2019- 2

**AN ORDINANCE APPROVING THE MT. ZION MEDICAL ADDITION
FINAL PLAT A SUBDIVISION
LOCATED WITHIN THE VILLAGE OF MT. ZION, ILLINOIS**

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, AS FOLLOWS:**

SECTION 1: On the 8th day of January 2019, the Mt. Zion Planning Commission and Zoning Board of Appeals met to review the Final Plat for the Mt. Zion Medical Addition Subdivision, presented by owner Sams & Sullivan Properties, LLC and legally described as follows.

LOT 10 AND THE VACATED RIGHT OF WAY OF ORR STREET IN ORR'S FIRST SUBDIVISION AS PER PLAT RECORDED IN BOOK 300 ON PAGE 275 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS AND ALL THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 3 EAST OF THE 3RD P.M. IN MACON COUNTY, ILLINOIS LYING EAST OF SAID ORR'S FIRST SUBDIVISION AND SOUTH OF A TRACT OF LAND CONVEYED TO FORREST DEPEUGH AND J. VIOLA DEPEUGH BY WARRANTY DEED RECORDED IN BOOK 1848 ON PAGE 138 IN SAID RECORDER'S OFFICE AND ALSO LOT 4 OF ASHLAND COMMERCIAL PARK AS PER PLAT RECORDED IN BOOK 1832 ON PAGE 275 IN SAID RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SW ¼ OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE SW¼ OF SAID SECTION 33 FOR 481.24 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID ASHLAND COMMERCIAL PARK; THENCE SOUTH 1 DEGREE 13 MINUTES 26 SECONDS WEST FOR 177.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS ALONG THE SOUTH LINE OF SAID LOT 4 FOR 106.20 FEET; THENCE SOUTH 86 DEGREES 28 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4 FOR 66.68 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 38.79 FEET, A CHORD DISTANCE OF 35.01 FEET AND A CHORD BEARING OF NORTH 49 DEGREES 57 MINUTES 12 SECONDS WEST; THENCE NORTH 5 DEGREES 08 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4 FOR 157.51 FEET TO A POINT ON THE SOUTH LINE OF THE SW¼ OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE SW¼ OF SAID SECTION 33 FOR 17.12 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID ORR'S SUBDIVISION; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 7055.73 FEET, AN ARC DISTANCE OF 200.06 FEET, A CHORD DISTANCE OF 200.05 FEET AND A CHORD BEARING OF NORTH 7 DEGREES 41 MINUTES 33 SECONDS WEST TO THE SOUTHWEST CORNER OF LOT 9 IN SAID ORR'S SUBDIVISION; THENCE NORTH 89 DEGREES 57 MINUTES 49 SECONDS EAST FOR 199.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 7253.27 FEET, AN ARC DISTANCE OF 49.82 FEET, A CHORD DISTANCE OF 49.82 FEET AND A CHORD BEARING OF NORTH 8

DEGREES 28 MINUTES 09 SECONDS WEST; THENCE NORTH 89 DEGREES 40 MINUTES 29 SECONDS EAST FOR 549.51 FEET TO A POINT ON THE EAST OF THE SW¼ OF SAID SECTION 33; THENCE SOUTH 0 DEGRFEES 13 MINUTES 15 SECONDS EAST FOR 250.00 FEET TO THE POINT OF BEGINNING.

SECTION 2: The Mt. Zion Planning Commission and Zoning Board of Appeals has reviewed the final plat for conformance with the preliminary plat, along with the Owners Declaration, Surveyor's Certificate, Tax Certificate, and School District Certificate.

SECTION 3: The Mt. Zion Planning Commission and Zoning Board of Appeals has recommended the approval of the Final Plat for the Mt. Zion Medical Addition.

SECTION 4: The Final Plat for the Mt. Zion Medical Addition is hereby approved and granted to Sams & Sullivan Properties, LLC subject to the provisions and regulations of the Zoning and Building Code of Ordinances in the Village of Mt. Zion, and the laws of the State of Illinois.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS ON THE 21st DAY OF JANUARY 2019.

Mose ABSENT

Johnson ABSENT

Kernan YEA


Fritzsche YEA

Scales YEA

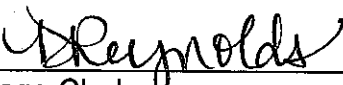
Ritchie YEA



Village Clerk

APPROVED:


Village President

ATTEST:


Village Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

I, RANDALL G. TREI, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3141, HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S), MT. ZION MEDICAL CENTER ADDITION WAS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION. THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LOT 10 AND THE VACATED RIGHT OF WAY OF ORR STREET IN ORR'S FIRST SUBDIVISION AS PER PLAT RECORDED IN BOOK 300 ON PAGE 275 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS AND ALL THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 3 EAST OF THE 3RD P.M. IN MACON COUNTY, ILLINOIS LYING EAST OF SAID ORR'S FIRST SUBDIVISION AND SOUTH OF A TRACT OF LAND CONVEYED TO FORREST DEPEUGH AND J. VIOLA DEPEUGH BY WARRANTY DEED RECORDED IN BOOK 1848 ON PAGE 138 IN SAID RECORDER'S OFFICE AND ALSO LOT 4 OF ASHLAND COMMERCIAL PARK AS PER PLAT RECORDED IN BOOK 1832 ON PAGE 275 IN SAID RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 33 FOR 481.24 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID ASHLAND COMMERCIAL PARK; THENCE SOUTH 1 DEGREE 13 MINUTES 26 SECONDS WEST FOR 177.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS ALONG THE SOUTH LINE OF SAID LOT 4 FOR 106.20 FEET; THENCE SOUTH 86 DEGREES 28 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4 FOR 66.68 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 38.79 FEET, A CHORD DISTANCE OF 35.01 FEET AND A CHORD BEARING OF NORTH 49 DEGREES 57 MINUTES 12 SECONDS WEST; THENCE NORTH 5 DEGREES 08 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4 FOR 157.51 FEET TO A POINT ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 33 FOR 17.12 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID ORR'S SUBDIVISION; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 7055.73 FEET, AN ARC DISTANCE OF 200.06 FEET, A CHORD DISTANCE OF 200.05 FEET AND A CHORD BEARING OF NORTH 7 DEGREES 41 MINUTES 33 SECONDS WEST TO THE SOUTHWEST CORNER OF LOT 9 IN SAID ORR'S SUBDIVISION; THENCE NORTH 89 DEGREES 57 MINUTES 49 SECONDS EAST FOR 199.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 7253.27 FEET, AN ARC DISTANCE OF 49.82 FEET, A CHORD DISTANCE OF 49.82 FEET AND A CHORD BEARING OF NORTH 8 DEGREES 28 MINUTES 09 SECONDS WEST; THENCE NORTH 89 DEGREES 40 MINUTES 29 SECONDS EAST FOR 549.51 FEET TO A POINT ON THE EAST OF THE SW 1/4 OF SAID SECTION 33; THENCE SOUTH 0 DEGRFEES 13 MINUTES 15 SECONDS EAST FOR 250.00 FEET TO THE POINT OF BEGINNING.

IRON PINS IDENTIFY ALL LOT CORNERS AS SHOWN ON SAID PLAN AND ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF. SAID PLAN IS TO BE KNOWN AS MT. ZION MEDICAL CENTER ADDITION, MACON COUNTY, ILLINOIS.



Randall G. Trei, PLS
Professional Land Surveyor No. 3141
December 5, 2018

OWNER'S DECLARATION

BE IT KNOWN that Sams & Sullivan Properties LLC, owner of the premises described in the preceding Surveyor's Certificate, does hereby subdivide said tract of land and does designate such subdivision MT. ZION MEDICAL CENTER ADDITION in accordance with the attached plat thereof for the purpose of sale of lots in accordance with and with reference to the description and number of lots as designated on said plat, and any parts and parcels of said tract designated on said Plat as an existing street or road are hereby dedicated to the public use as public highways and streets and the easements upon and across said lots as shown on the Plat are designated for use by drainage and public utilities.

This Addition is subject to the following restrictions:

1. No noxious or offensive activity shall be conducted on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
2. No lot shall be used or maintained as a dumping ground for rubbish or junk.
3. The owner of any lot shall at all times keep the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition and comply in all respects with all government, health, fire and police requirements and regulations; and the owner will remove at his or her own expense any rubbish of any character whatsoever which may accumulate on such site or lot.

4. All trash shall be stored in an enclosed area so that the trash containers and trash shall not be visible from any direction.
5. Owners of lots shall comply with all state and local laws in effect from time to time prohibiting discrimination or segregation by reason of race, religion, color or national origin in the sale, lease, rental, use, or occupation of the premises within the subdivision or any part thereof or the improvements thereon.

The above restrictions on each of said lots in said Addition, which restrictions are to run with the land, shall be binding on all parties and persons claiming them for a period of twenty (20) years from the date hereof, at which time said restrictions shall automatically be extended for successive periods of ten (10) years unless by vote of all of the then owners of all lots it is agreed to change said restrictions in whole or in part.

Enforcement shall be by proceedings at law or in equity by any interested party against any person or persons violating said restrictions.

Invalidation of any one or more of these restrictions by judgment or Court order shall in no way affect any of the other restrictions which shall remain in full force and effect.

IN WITNESS WHEREOF, this Owner's Declaration has been executed this 29th day of January, 2018.

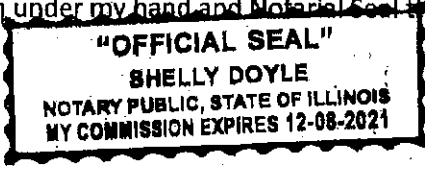
SAMS & SULLIVAN PROPERTIES LLC

By: Paul D. Sams
Its Co-owner

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

I, Shelly Doyle a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY THAT Jacob D. Sams, personally known to me to be the same
person whose name is subscribed to the foregoing Owner's Declaration as such Jacob D. Sams,
appeared before me this day in person and acknowledged that he signed and delivered the said
instrument as his own free and voluntary act, and as the free and voluntary act of said company.

Given under my hand and Notarial Seal this 29th day of January, 2018.



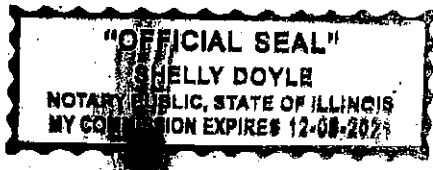
Shelly Doyle
Notary Public

SAMS & SULLIVAN PROPERTIES LLC
By: Jacob D. Sams
Its co-owner

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

I, Shelly Doyle a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY THAT Jacob D. Sams, personally known to me to be the same
person whose name is subscribed to the foregoing Owner's Declaration as such Jacob D. Sams,
appeared before me this day in person and acknowledged that he signed and delivered the said
instrument as his own free and voluntary act, and as the free and voluntary act of said company.

Given under my hand and Notarial Seal this 29th day of January, 2018.



Shelly Doyle
Notary Public

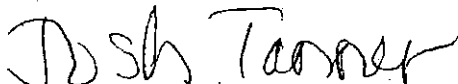
TAX CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

I, **JOSH TANNER** County Clerk in and for the County and State aforesaid, do hereby certify that I find no redeemable tax, tax sales, or unpaid forfeited taxes against any of the real estate described in the foregoing Plat.

Tax ID numbers for these parcels: 09-13-33-378-009
 09-13-33-378-014

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 6th day of December 2018.


JOSH TANNER, Macon County Clerk

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

I, Donald N. Sullivan, as owner of the property herein described in the SURVEYOR'S CERTIFICATE, which will be known as **Mt. Zion Medical Center Addition**, certify that to the best of my knowledge this property is located within the boundaries of Mt. Zion Community Unit School District #3 in Macon County, Illinois.

Donald N. Sullivan
Owner

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

I, Shelly Doyle a Notary Public in and for the County and State aforesaid, do hereby certify that Donald N. Sullivan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, and as directed by same, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 4th day of December, 2018.



Shelly Doyle
Notary Public

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

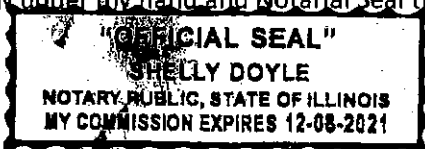
I, Jacob D. Sams, as owner of the property herein described in the SURVEYOR'S CERTIFICATE, which will be known as **Mt. Zion Medical Center Addition**, certify that to the best of my knowledge this property is located within the boundaries of Mt. Zion Community Unit School District #3 in Macon County, Illinois.

Jacob D Sams
Owner

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

I, Shelly Doyle, a Notary Public in and for the County and State aforesaid, do hereby certify that Jacob D. Sams, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, and as directed by same, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 4th day of December, 2018.



Shelly Doyle
Notary Public

APPROVAL

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

The proposed plan of subdivision herein is approved by the Plan Commission. This is not an approval of the final plan.

Village Plan Commission

Dated: 1/8/19
By: [Signature]
Chairman

Mt. Zion Village Board

Dated: 1/21/19
By: [Signature]
President

APPROVAL

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

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Village Plan Commission

Dated: 1/8/19
By: [Signature]
Chairman

Mt. Zion Village Board

Dated: 1-21-19
By: [Signature]
President

APPROVAL

STATE OF ILLINOIS)
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COUNTY OF MACON)

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Village Plan Commission

Dated: 1/8/19
By: [Signature]
Chairman

Mt. Zion Village Board

Dated: 1-21-19
By: [Signature]
President

**Macon Co. Recorder Mary A. Eaton
141 S. Main Decatur,
IL 62523 (217) 424-1359**

Jan 29, 2019 9:50:04 AM

Receipt # 96534

Payee: 10-HOMER I. CHASTAIN & ASSOC

Returned To:
10-HOMER I. CHASTAIN & ASSOC
5 N COUNTRY CLUB
DECATUR, IL 62521
1942124-25
0378

ANNEX + REZONING
SPECIAL RECORDING (4661-489) \$53.00
PLAT (5000-327) \$98.00
Sub division

Amount Due: \$151.00

Tender Total: \$151.00
Reconciling Account [6378] \$151.00

Change Due: \$0.00

Reconciling Account Summary
Charge Credit Extended \$350.00

Have a nice day.

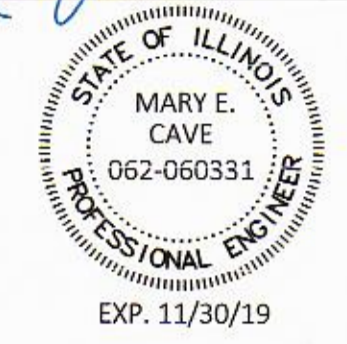
FINAL PLAT MT. ZION MEDICAL CENTER ADDITION

SUBDIVIDERS:
SAMS & SULLIVAN LLC

DRAINAGE STATEMENT

WE, THE UNDERSIGNED RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED HEREBY, OR THE DULY AUTHORIZED ATTORNEY OF SUCH OWNER OR OWNERS, STATE THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, RESPONSIBLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER OR SUBDIVIDERS HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER: *Mary E. Cave*
Date: 12-4-2018
OWNER: *Paul J. Sams*



STATE OF ILLINOIS)
COUNTY OF MACON) SS

I, RANDALL G. TREI, AN ILLINOIS LAND SURVEYOR NO. 3141, HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S), MT. ZION MEDICAL CENTER ADDITION WAS SURVEYED UNDER MY DIRECTION. THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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ACCORDING TO LAW I HAVE SUBDIVIDED THE SAME INTO A LOT AS SHOWN ON THE ATTACHED PLAT, SAID SUBDIVISION TO BE HERINAFTER DESIGNATED AS "MT. ZION MEDICAL CENTER ADDITION".

GIVEN UNDER MY HAND AND SEAL AT DECATUR, ILLINOIS THIS 3RD DAY OF DECEMBER, 2018.

DECATUR, ILLINOIS
CHASTAIN & ASSOCIATES LLC

BY: *Randall G. Trei*
RANDALL G. TREI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3141
MY LICENSE EXPIRES 11/30/2020



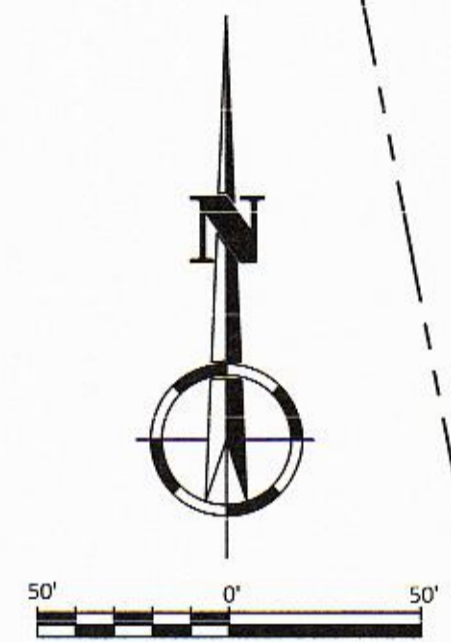
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

NOTES:

- IRON PINS (30" LENGTH X 5/8" DIAMETER) ARE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT).
- ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED. (---)
- ALL AREAS ARE MORE OR LESS
- FIELD WORK WAS COMPLETED OCTOBER 2018.
- ALL UNDERGROUND UTILITIES SHOULD BE MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION BY CALLING THE J.U.L.I.E. HOTLINE AT 811 OR 1-800-892-0123.
- ENVIRONMENT AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- FOR SETBACK LINES, EASEMENTS, AND BUILDING RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- A PART OF THE SUBJECT PROPERTY IS LOCATED IN ZONE AE FEMA FLOOD MAP 17115C0340D WITH AN EFFECTIVE DATE OF 6/16/2011.
- ZONING ON THIS PROPERTY IS VB-3.
SETBACKS: FRONT 60 FEET
REAR 35 FEET (ADJACENT TO RESIDENTIAL)
SIDE 20 FEET (ADJACENT TO RESIDENTIAL)

LEGEND

XXX.XX'	MEASURED DISTANCE
(XXX.XX')	PLAT DISTANCE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
●	SET IRON PIN
○	FOUND IRON PIN
(LOT X)	EXISTING LOT TEXT
Lot 1	PROPOSED LOT TEXT
---	EASEMENT LINE
---	ROW LINE
---	SETBACK LINE
---	BOUNDARY LINE
---	PR LOT LINE
■	CONCRETE MONUMENT
□	RIGHT OF WAY MARKER
□	SURVEY MONUMENT



LOCATION MAP

S.B.I. ROUTE 121 (F.A. ROUTE 33)

Found Survey Monu.
N.W. Cor. Sec. 3,
T.15 N., R.3 E., 3rd P.M.

17.12'
S. 89° 56' 16" W.

N. 5° 08' 59" W. - 157.51'
(157.51')

25.0' Rad.
38.79' A
35.01' Ch (34.90°)
N.49° 57' 12" W. Ch Brg

N. 5° 08' 59" W. - 157.51'
(157.51')

66.68' (67.16')
S. 86° 28' 38" W.
106.20' (106.19')
N. 88° 48' 47" W.

ASHLAND AVENUE

(LOT 1)

(LOT 2)

PARK
(Bk 1832 Pg 275)

(LOT 3)

S. 89° 56' 16" W. - 481.24'

ASHLAND

(LOT 5)

ESTATES

(LOT 4)

FIRST

(LOT 5)

ADDITION

DePeugh Property
W.D. Bk 1848 pg 138
E. 1/2 SW 1/4, Sec. 33, T.16N, R.3E, 3rd P.M.

(552')
N. 89° 40' 29" E. - 549.51'

Lot 1

Approx. Loc. of 100 yr. Flood

POB Found I. Pipe
S.E. Cor. SW 1/4, Sec. 33,
T.16 N., R.3 E., 3rd P.M.

South line SW 1/4, Sec. 33

East line SW 1/4, Sec. 33
S. 0° 13' 15" E. - 250.00'
(250.00')

LOT#	AREA - ACRE
1	4.79

VILLAGE OF MT. ZION

APPROVED: *Paul J. Sams* 1/8/19
VILLAGE PLAN COMMISSION CHAIRMAN DATE

APPROVED: *Randall G. Trei* 1/21/19
PLANNING & ZONING SECRETARY DATE

REVISION/ISSUED	DATE	BY
PROJECT NO.	6378	
FIELD BOOK NO.	520	
START DATE		
DRAWN BY	LES JENKINS	
CHECKED BY	RG	
CSA REF. NO.		
CGA REF. NO.		
BCGM REF. NO.	184-001397	
FILE LOCATION		
DECATUR	(317) 422-8544	
SCHAUMBURG	(773) 714-0050	
ROCKFORD	(815) 489-0050	
CHASTAIN & ASSOCIATES LLC	CONSULTING ENGINEERS	
FINAL PLAT	MT. ZION MEDICAL CENTER ADDITION	
DECATUR ORTHOPEDIC CENTER	104 Ashland Avenue	
	Mt. Zion, IL 62549	
sheet no.	FP-1	
project no.	6378	