

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

Ordinance No.
2019-1

AN ORDINANCE ANNEXING AND REZONING CERTAIN PROPERTY TO THE
VILLAGE OF MT. ZION, MACON COUNTY, 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. 2019-1, 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 NO. 2019-1

**AN ORDINANCE ANNEXING AND REZONING CERTAIN PROPERTY
TO THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS**

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

SECTION 1: The following described property, owned by Sams & Sullivan Properties, LLC, is hereby annexed and rezoned to the Village of Mt. Zion, Macon County, Illinois:

Parcel 1:

Lot 10 of 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.

Beginning at the Southeast corner of Lot 9 of Orr's First Subdivision, as per Plat recorded in Book 300 Page 275 of the records in the Recorder's Office of Macon County, Illinois, thence Westerly along the South line of said Lot 9 a distance of 200 feet to the Southwest corner of said Lot 9, thence Southerly a distance of 60 feet to the Northwest corner of Lot 10 of said Orr's First Subdivision, thence Easterly along the North line of said Lot 10 a distance of 200 feet to the Northeast corner of said Lot 10, thence Northerly 60 feet to the point of beginning.

Parcel 2:

All that part of the East $\frac{1}{2}$, of the Southwest $\frac{1}{4}$, of Section 33, Township 16 North, Range 3 East of the Third Principal Meridian, Macon County, Illinois, lying East of Orr's First Subdivision, as per Plat recorded in Book 300 Page 275 of the records in the Recorder's Office of Macon County, Illinois AND South of a tract of land conveyed from Donald A. Orr and June M. Orr to Forrest DePeugh and J. Viola DePeugh by a Warranty deed filed for record September 19, 1975 and recorded in Book 1848 Page 138 of the records in the Recorder's Office of Macon County, Illinois.

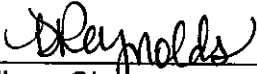
SECTION 2: The above-described property shall be zoned VB-3, Highway Commercial in accordance with the existing land use and adjacent land uses.

SECTION 3: The Village Clerk shall file a copy of this ordinance with an accurate map of the territory annexed, certified as correct by the Village Clerk, with the County Clerk of Macon County, Illinois.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage.

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

Kernan	<u>YEA</u>	Mose	<u>ABSENT</u>
Ritchie	<u>YEA</u>	Fritzsche	<u>YEA</u>
Johnson	<u>ABSENT</u>	Scales	<u>YEA</u>



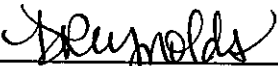
Village Clerk

Approved:



President of the Village of Mt. Zion

Attest



Village Clerk

FINAL PLAT MT. ZION MEDICAL CENTER ADDITION

SUBDIVIDERS:
SAMS & SULLIVAN LLC

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

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 _____
 DATE

STATE OF ILLINOIS
 MARY E. CAVE
 062-060331
 PROFESSIONAL ENGINEER
 EXP. 11/30/19

STATE OF ILLINOIS)
COUNTY OF MACON) SS

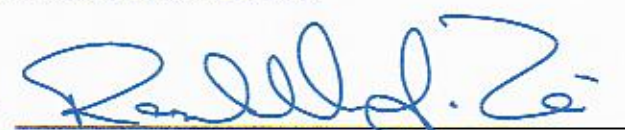
I, RANDALL G. TREI, AN ILLINOIS LAND SURVEYOR NO. 3141, HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S), MT. ZION MEDICAL CENTER ADDITION WAS SURVEYED UNDER MY DIRECTION. THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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 DEPELUGH AND J. VIOLA DEPELUGH 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 SOUTHWEST 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 WEST 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 199.86 FEET TO THE SOUTHWEST 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 LINE OF THE SW 1/4 OF SAID SECTION 33; THENCE SOUTH 0 DEGREES 13 MINUTES 15 SECONDS EAST FOR 250.00 FEET TO THE POINT OF BEGINNING.

ACCORDING TO LAW I HAVE SUBDIVIDED THE SAME INTO A LOT AS SHOWN ON THE ATTACHED PLAT, SAID SUBDIVISION TO BE HEREINAFTER 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
 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.

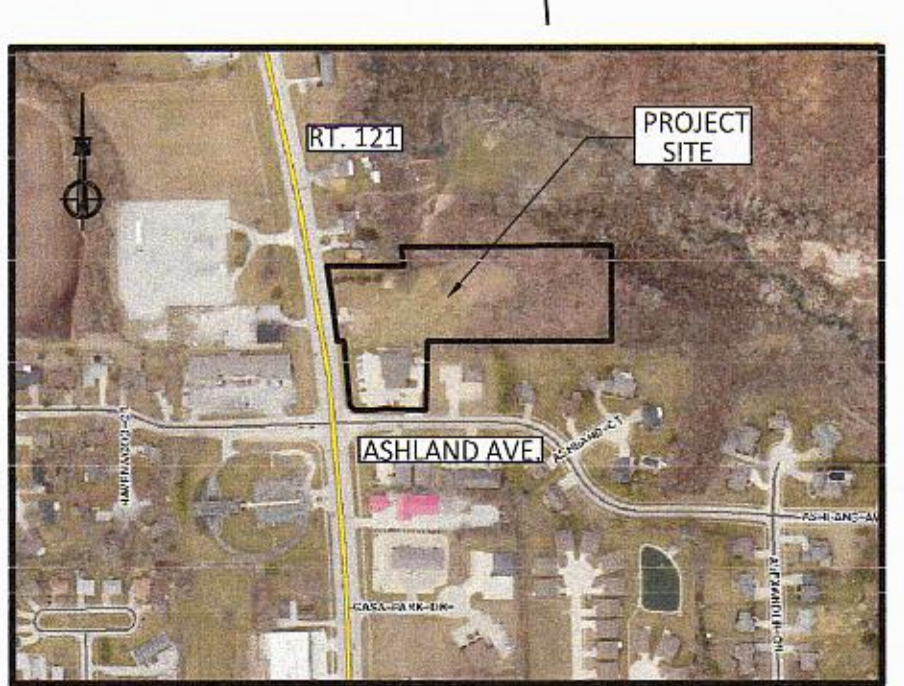
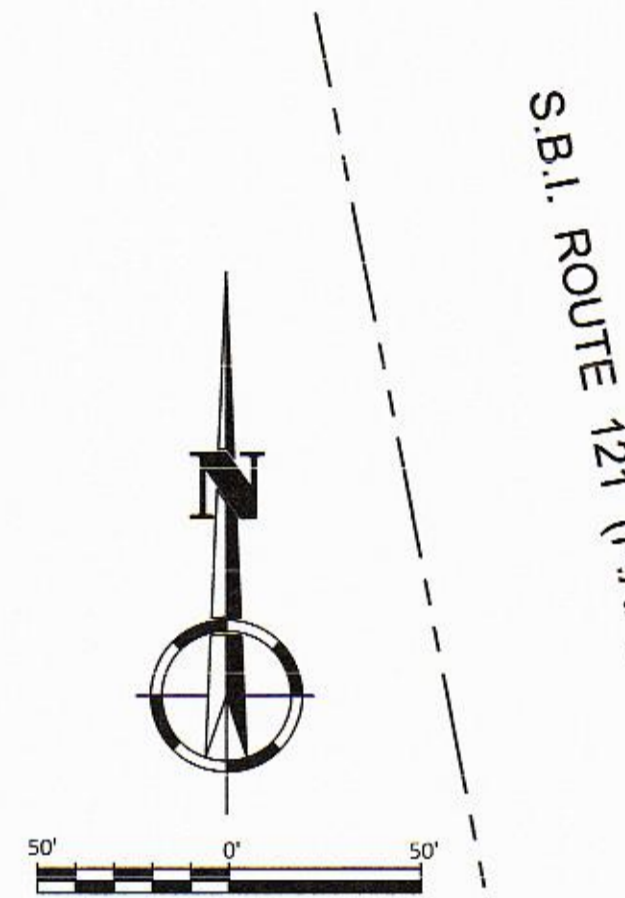
- NOTES:**
- IRON PINS (30" LENGTH X 5/8" DIAMETER) ARE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT).
 - ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED. (---)
 - 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)

VILLAGE OF MT. ZION

APPROVED:  1/8/19
 VILLAGE PLAN COMMISSION CHAIRMAN DATE

APPROVED:  1/21/19
 PLANNING & ZONING SECRETARY DATE

LOT#	AREA - ACRE
1	4.79



LOCATION MAP

REVISION/ISSUED	DATE	BY

PROJECT NO.	6378
FIELD BOOK NO.	520
START DATE	
DRAWN BY	LES JENKINS
CHECKED BY	
CSA REF. NO.	
BGM REF. NO.	
FILE LOCATION	

DECATUR	(317) 422-8544
SCHAUMBURG	(773) 714-0050
ROCKFORD	(815) 489-0050
	184-001397

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