

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 21<sup>st</sup> day of January, 2019.

  
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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 21<sup>st</sup> DAY OF JANUARY 2019.**

Mose                    ABSENT

Johnson            ABSENT

Kernan                YEA

Fritzsche            YEA

Scales                YEA

Ritchie               YEA

*Reynolds*  
Village Clerk

APPROVED:  
*Mark Willis*  
Village President

ATTEST:  
*Reynolds*  
Village Clerk