

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

Ordinance No.
2020-4

**AN ORDINANCE APPROVING THE FINAL PLAT FOR LEWIS PARK SUBDIVISION 2ND ADDITION
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. 2020-4, 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 March 16, 2020.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 16th day of March, 2020.

Seal



Dawn Reynolds, Village Clerk

ORDINANCE 2020-4

**AN ORDINANCE APPROVING THE FINAL PLAT FOR LEWIS PARK SUBDIVISION 2ND ADDITION
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 3rd day of March 2020, the Mt. Zion Planning Commission and Zoning Board of Appeals met to review the Final Plat for Lewis Park Subdivision 2nd Addition, presented by owners, Steve and Cindy Lewis, and legally described as follows:

A RE-PLAT OF LOT 2 OF LEWIS PARK SUBDIVISION, AS PER PLAT RECORDED IN BOOK 1832, PAGE 738 IN THE RECORDS OF THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

SECTION 2: The Mt. Zion Planning Commission and Zoning Board of Appeals has reviewed the final plat along with the Owner's Declaration and Surveyor's Certificate.

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

SECTION 4: The Final Plat is hereby granted to Steve and Cindy Lewis as presented.

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 16th DAY OF MARCH 2020.**

SIUDYLA yea _____

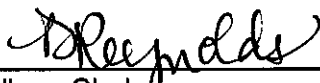
RITCHIE yea _____

MOSE yea _____

KERNAN absent _____

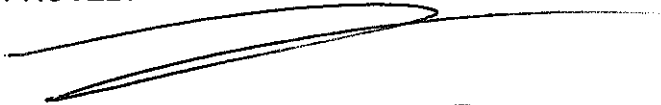
SCALES yea _____

FRITZSCHE yea _____



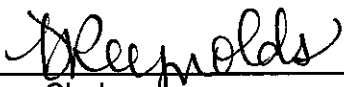
Village Clerk

APPROVED:



Village President

ATTEST:



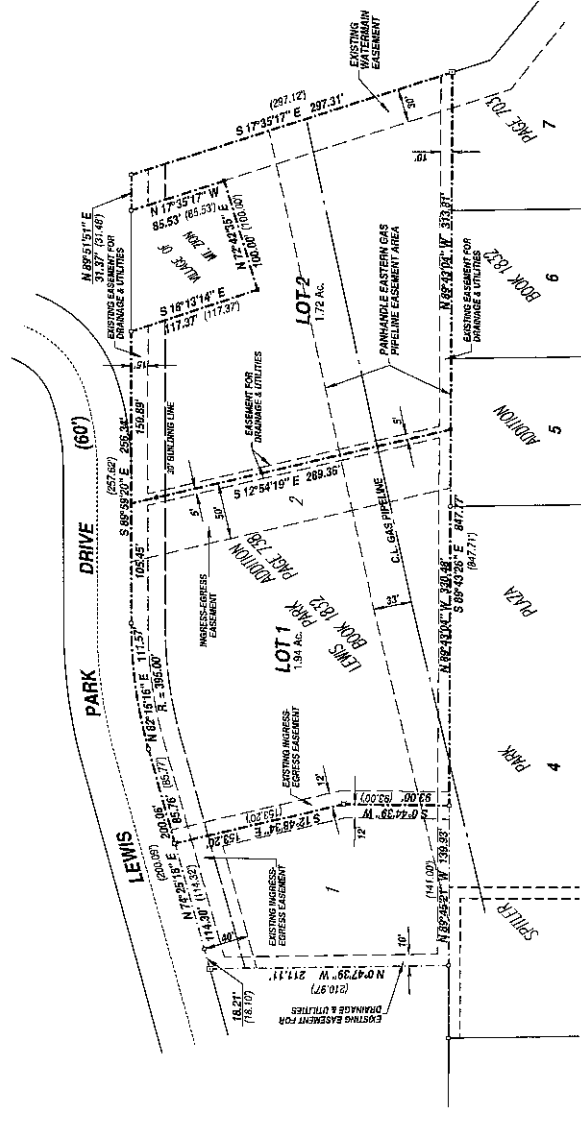
Village Clerk

Survey Solutions, LLC

111 EAST ASHLAND AVENUE
 MT. ZION, IL 62549 217.521.0612
 • ALTA Surveys • Boundary Surveys
 • Construction Staking • Subdivisions
 Illinois Professional Design Firm # 184002584

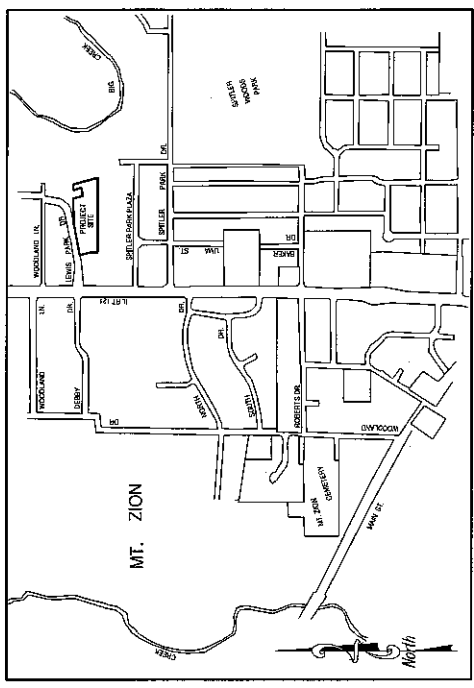
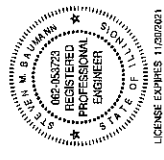
LEWIS PARK SUBDIVISION 2nd ADDITION

A RE-PLAT OF LOT 2 OF LEWIS PARK SUBDIVISION, AS PER PLAT RECORDED IN BOOK 1832, PAGE 738
 IN THE RECORDS OF THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.



DRAINAGE CERTIFICATE
 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, HEREBY CERTIFY THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER OR SUBDIVIDERS USE IN THE USE, OCCUPANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADDJONING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

STEVEN M. BAUMANN
 REGISTERED PROFESSIONAL ENGINEER NO.062-068723
 DATE _____
 OWNER: LEWIS PERITAL PROPERTIES, LLC
 STEVEN M. LEWIS
 DATE _____
 OWNER: LEWIS PERITAL PROPERTIES, LLC
 CINDY K. LEWIS
 DATE _____
 APPROVED BY: _____
 VILLAGE PLAN COMMISSION CHAIRMAN
 DATE _____
 ATTEST SECRETARY: _____
 DATE _____



REFERENCE DOCUMENTS
 Civil Claim Decree - Book 3844 Page 407
 Plat of Survey - Book 1832 Page 738
 Plat of Survey - Book 1832 Page 738
 TAX ID NUMBER: 12-17-03-104-053

Survey Notes:
 1.) The field and office procedures were performed by me, or my duly authorized assistants.
 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
 3.) The plat is subject to all applicable laws, ordinances, or non-compliance with the local zoning ordinances in effect, if any, in the course of this survey.
 4.) The boundary of this property was determined by the plat of survey and any monumentation in Section 9 and the surrounding Sections.
 5.) All of this subdivision is within of the corporate limits of the Village of Mt. Zion.

GENERAL NOTES
 1. ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
 2. ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
 3. NO PART OF THE PROPERTY COVERED BY THIS PLAT OR ANY PART THEREOF IS LESS THAN 50 FEET OF ASSESSABLE FRONT OR REAR LOT DEPTH SERVING A TRIBUTARY AREA OF 840 ACRES OR MORE.
 4. NO PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL DISTRICT AREA AS SHOWN ON THE PLATTING JURISDICTION MAP NO. 17-03-001-001.
 5. ALL OF THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. ZION.
 6. PROPERTY OWNERS ARE ADVISED THAT THE CITY OF MT. ZION BUILDING SETBACKS ARE NOTED BELOW:
 V-B2 - MINIMUM FRONT YARD: 25 FT.
 MINIMUM REAR YARD: 20 FT.
 MINIMUM SIDE YARD: 10 FT.

Surveyor's Certificate
 I, Robert M. Cox, Illinois Professional Land Surveyor Number 3779, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed by me in the month of January 2020, in accordance with state statute governing survey work in the State of Illinois.

January 10, 2020
 Robert M. Cox
 Illinois Professional Land Surveyor No. 3779
 License Expires November 30, 2029

(S. Lewis)
 Project No. 0047-14
 P.L.S. File No. 14

LICENSE EXPIRES 11/30/2029