

1975958



Macon Co., Illinois
S.S. by Mary A. Eaton, Recorder

Book: 4809 Page: 800

Receipt #: 114425

Pages Recorded: 13

Recording Fee: \$63.00

Rental Housing - State: \$9.00

Authorized By *Mary A. Eaton*

Date Recorded: 3/22/2021 11:58:23 AM

FOR RECORDING PURPOSES

**AN ORDINANCE AUTHORIZING THE ANNEXATION AND THE EXECUTION OF
AN ANNEXATION AGREEMENT OF CERTAIN PROPERTY TO
THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS**

VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS

Ordinance No.
2021-7

AN ORDINANCE AUTHORIZING THE ANNEXATION AND EXECUTION OF
AN ANNEXATION AGREEMENT OF CERTAIN PROPERTY TO
THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS

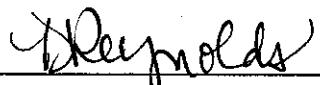
CERTIFICATE

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. 2021-7, 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 15, 2021.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 15th day of March, 2021.

Seal



Dawn Reynolds, Village Clerk

ORDINANCE 2021-7

**AN ORDINANCE AUTHORIZING THE ANNEXATION AND THE EXECUTION
OF AN ANNEXATION AGREEMENT OF CERTAIN PROPERTY TO
THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS**

WHEREAS, the Village of Mt. Zion ("Village") County of Macon, is a non-home rule body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq.; and

WHEREAS, pursuant to the provisions of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1, the Village is empowered to enter into Annexation Agreements with the owners of record of unincorporated territory; and

WHEREAS, the Landowners of certain parcels of land with property identification numbers (referred to as "the Landowners") have initiated a petition to annex and rezone 4 acres of property located at 860 W. Wildwood Drive and legally described as follows:

A part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 16 North, Range 3 East of the 3rd P.M., said part more particularly described as follows: Beginning at a point, said point being the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 32; thence South $89^{\circ}54'16''$ West, 659.23 feet along the South line of Section 32, thence North $00^{\circ}02'58''$ West, 462.61 feet; thence South $59^{\circ}03'03''$ East, 769.07 feet; thence south $00^{\circ}02'58''$ East, 66.00 feet to the point of beginning. Containing 4.00 acres more or less situated in Macon County, Illinois.

WHEREAS, the Landowners and the Village of Mt. Zion choose to enter into an Annexation Agreement as set forth in Exhibit A; and

WHEREAS, upon proper notice a public hearing was held on the proposed Annexation Agreement on March 3, 2021;

WHEREAS, the Mayor and Village Board have determined that it is in the best interest of the Village of Mt. Zion that the Village enter into this Annexation Agreement; and

NOW THEREFORE BE IT ORDAINED by the Mayor and Village Board of the Village of Mt. Zion, Macon County, Illinois, as follows:

Section 1. The proposed Annexation Agreement between the Landowners and the Village of Mt. Zion for property (Exhibit "A") located in Macon County, Illinois, is approved.

Section 2. The above-described property shall be zoned VC-1 Conservation in accordance with the existing land use and adjacent land uses.

Section 3. The Village President is authorized to execute the Annexation Agreement on behalf of the Village and to thereafter record it in the office of the Macon County Recorder.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, ON THE 15th DAY OF MARCH 2021.

FRITZSCHE	<u> yea </u>	KERNAN	<u> absent </u>
SCALES	<u> yea </u>	SUIDYLA	<u> yea </u>
MOSE	<u> yea </u>	RITCHIE	<u> yea </u>

Reynolds
Village Clerk

APPROVED:

[Signature]

Village President

ATTEST:

Reynolds

Village Clerk

EXHIBIT A

ANNEXATION AGREEMENT

This Annexation Agreement (the Agreement) is made and entered into this 15th day of March 2021 by and between Vicki L. Jackson (Owner) and the Village of Mt. Zion, an Illinois municipal corporation (Village) by and through its President and Board of Trustees (collectively, the Corporate Authorities).

RECITALS

- A. Vicki L. Jackson is the Owner of a certain parcel of real property (Jackson Property) situated in Macon County, Illinois, which is more particularly described in Exhibit A attached hereto, which parcel consists of approximately 4 acres and adjoins, abuts and is contiguous with the corporate limits of the Village.
- B. The Jackson Property has not been annexed to any municipality.
- C. The Jackson Property constitutes territory that is contiguous to and may be annexed to the Village as provided under the Illinois Municipal Code, 65 ILCS 5/7-1-1 et seq.
- D. The Owner desires to have the Jackson Property annexed to the Village of Mt. Zion.
- E. The Corporate Authorities, after due careful consideration, have concluded that the annexation of the Jackson Property to the Village would further the orderly growth of the Village.
- F. Any fire protection district, library district or any other entity or person entitled to notice prior to annexation of the Jackson Property to the Village has been given notice thereof by the Village. The respective districts have not objected to the annexation proposed by the Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements therein contained, and in reliance on the ordinances of the Village in effect as of the date hereof and the statutes for the State of Illinois, the parties hereby agree as follows:

- 1. **STATUTORY AUTHORITY.** The parties enter into this Agreement pursuant to and in accordance with the provisions of Illinois Municipal Code as cited above and the Code of Ordinances of the Village of Mt. Zion.
- 2. **ANNEXATION.**

- (a) The Owner has filed with the Village Clerk a Petition for Annexation of the Jackson Property to the Village of Mt. Zion, which Petition has been prepared, executed and filed in accordance with the Illinois Municipal Code 65 I LCS 5/7-1-8 and the Ordinances and other requirements of the Village. A copy of said Petition is attached hereto as Exhibit B and made a part hereof.
- (b) The Owner has filed with the Village Clerk an accurate map of the Jackson Property for annexation which contains an accurate map of the Elliott Property, which map is attached hereto marked Exhibit C and made part hereof.
- (c) Upon satisfactory performance of all conditions, the Corporate Authorities will enact an Ordinance to approve the terms of this Agreement and adopt the terms herein by reference; the Ordinance will include the map of annexation as set forth in Exhibit C and shall become effective immediately upon passage.

3. ZONING. The Jackson Property shall be zoned "VC-1" for conservation use. The contiguous property is zoned for single family use.

4. MISCELLANEOUS.

- (a) Where this Agreement is silent, the Village Code of Ordinance shall apply and control.
- (b) This Agreement shall bind the heirs, successors, and assigns of the Village, the Corporate Authorities and their successors in office. This Agreement shall inure to the benefit of the parties hereto and their successors and assigns, and Vicki L. Jackson may assign this Agreement in connection with the conveyance of any or all portion of the Jackson Property.
- (c) Within thirty (30) days after the execution hereof, the text of this Agreement shall be recorded at the office of the Macon County Recorder of Deeds at the sole cost and expense of the Village of Mt. Zion, an Illinois Municipal Corporation. A certified copy of the Ordinance adopting this Agreement shall be filed with the Macon County Clerk.
- (d) In the event any portion of this Agreement or part thereof shall be deemed invalid, such invalidity of said provision or part thereof shall not affect the validity of the other provisions hereof. Further, if for any reason the annexation of this property is declared invalid, Jackson, or subsequent owners of the Jackson Properties, hereby agree that this Agreement shall run with the land and that any present or future owners shall immediately annex any property contained within the boundaries of the property set

forth in this Agreement to the Village of Mt. Zion pursuant to the annexation laws in full force and effect at that time.

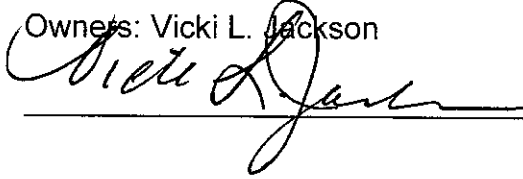
- (e) Unless stated otherwise elsewhere herein, any notice required or necessary pursuant to this Agreement shall be in writing and shall be deemed given when mailed by registered mail, return receipt requested.


If to the Owners:
Vicki L. Jackson
860 W. Wildwood Drive
Mt. Zion, IL 62549

If to the Village:
Village Administration
1400 Mt. Zion Parkway
Mt. Zion, IL 62549

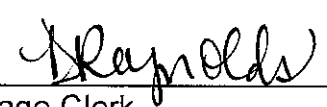
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

Village of Mt. Zion
A Municipal Corporation
County of Macon
State of Illinois

Owners: Vicki L. Jackson


By:


Village President

ATTEST:


Village Clerk

EXHIBIT A

PARCEL 3

Legal Description

(Recorded)

Tract 3: A part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 16 North, Range 3 East of the 3rd P.M., said part more particularly described as follows: Beginning at a point, said point being the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 32; thence South $89^{\circ}54'16''$ West, 659.23 feet along the South line of Section 32, thence North $00^{\circ}02'58''$ West, 462.61 feet; thence South $59^{\circ}03'03''$ East, 769.07 feet; thence south $00^{\circ}02'58''$ East, 66.00 feet to the point of beginning. Containing 4.00 acres more or less situated in Macon County, Illinois.



EXHIBIT B

ANNEXATION APPLICATION (UNOCCUPIED)

TO BE COMPLETED BY THE APPLICANT:

Fees Paid: \$ 90

Location of Subject Property (please provide all three)

- 1. Address: 860 Wildwood Drive Mt. Zion, Illinois 62549
2. PIN Number:
3. Legal Description (Attached, as additional page and email a copy (Microsoft Word) to applicable Planning Staff)

Present Use of Subject Property: Vacant

Present Zoning District: C-1 Proposed Zoning District: R-2

Has the property ever been part of a force annexation petition? [] Yes [x] No

Applicant Name: Vicki L. Jackson

Address: 860 Wildwood Drive Mt. Zion, Illinois 62549

Phone Number: 217-520-1673 Fax:

Email: veldridge7@hotmail.com

Owner Name (if different than applicant)

Name:

Owner Address:

Phone Number: Fax:

Email:

Proof of Standing provided:

(Please attach proof of ownership, control, authorization, etc.)

TO THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, ILLINOIS:

The undersigned, under oath, respectfully represent as follows:

1. That the petitioner is the owner of record of all the property herein described and attached to this Petition.
2. That the property herein described is not within the corporate limits of any municipality.
3. That the property herein described is contiguous to the Village of Mt. Zion, a municipal corporation.
4. That there are no electors residing on the property.
5. That the petitioner requests that the Village of Mt. Zion, a municipal corporation, annex the following described property:

(LEGAL DESCRIPTION ATTACHED AS EXHIBIT A)

WHEREFORE, Petitioner respectfully requests that the Corporate Authorities annex the above described property to the Village of Mt. Zion by ordinance, in accordance with the provisions of the Petition and pursuant to 65 ILCS 5/7-1-8 of the Illinois Municipal Code of the State of Illinois, as amended.

Dated this 2 day of 12, 2020.

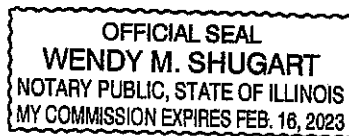
OWNERS

Walter Jackson

Subscribed and sworn to
Before me this 2 Day of 12, 2020

Wendy M. Shugart

Notary Public



1821555

QUIT CLAIM DEED

Mail Tax Statement To
(name and address)

Vicki Jackson
860 Wildwood Dr.
Mt Zion, IL 62549



Macon Co., Illinois
S.S. by Mary A. Eston, Recorder
Book: 4167 Page: 271

Receipt #: 41900 Recording Fee: \$40.00
Pages Recorded: 2 RHSP Included: 9/22/2011: \$10.00
Authorized By Mary A. Eston

Date Recorded: 9/22/2011 3:08:30 PM



This Space for use of Recorder

Name of Grantor(s)

DAVID CHRISTOPHER ELDRIDGE, a single person,

for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys to:

Name and Address of Grantee(s)

VICKI LYNN JACKSON, a single person,

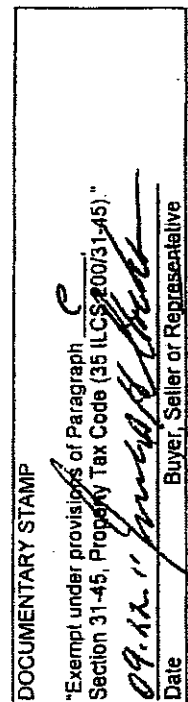
the following described real estate:

See the legal description for Tract III attached hereto.

Permanent Index Number: 09-13-32-452-016

Commonly known as 860 Wildwood Dr., Mt. Zion, IL 62549

Subject to 2010 real estate taxes payable in 2011 and each year thereafter.
Subject to all easements, restrictions and reservations of record, if any.



Which is situated in the County of Morgan in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state

Dated this 9th day of August, 2011.

[Signature]

STATE OF ILLINOIS }
COUNTY OF MACON } ss:

The foregoing instrument was acknowledged before me this 9th day of August, 2011, by DAVID CHRISTOPHER ELDRIDGE for the purposes therein set forth, including the release and waiver of the right of homestead

(SEAL)

Recorder



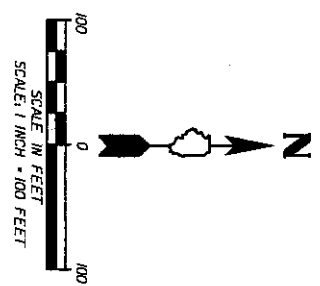
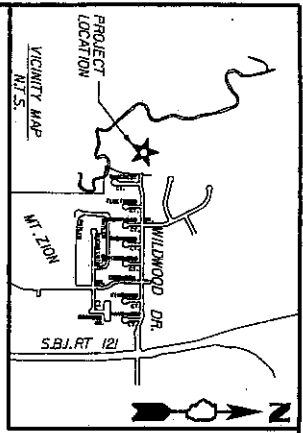
[Signature]
Notary Public

Tract 3: A part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 16 North, Range 3 East of the 3rd P.M., said part more particularly described as follows: Beginning at a point, said point being the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 32; thence South $89^{\circ}54'16''$ West, 659.23 feet along the South line of Section 32; thence North $00^{\circ}02'58''$ West, 462.61 feet; thence South $59^{\circ}03'03''$ East, 769.07 feet; thence South $00^{\circ}02'58''$ East, 66.00 feet to the point of beginning. Containing 4.00 acres more or less. Situated in Macon County, Illinois.

ANNEXATION PLAT

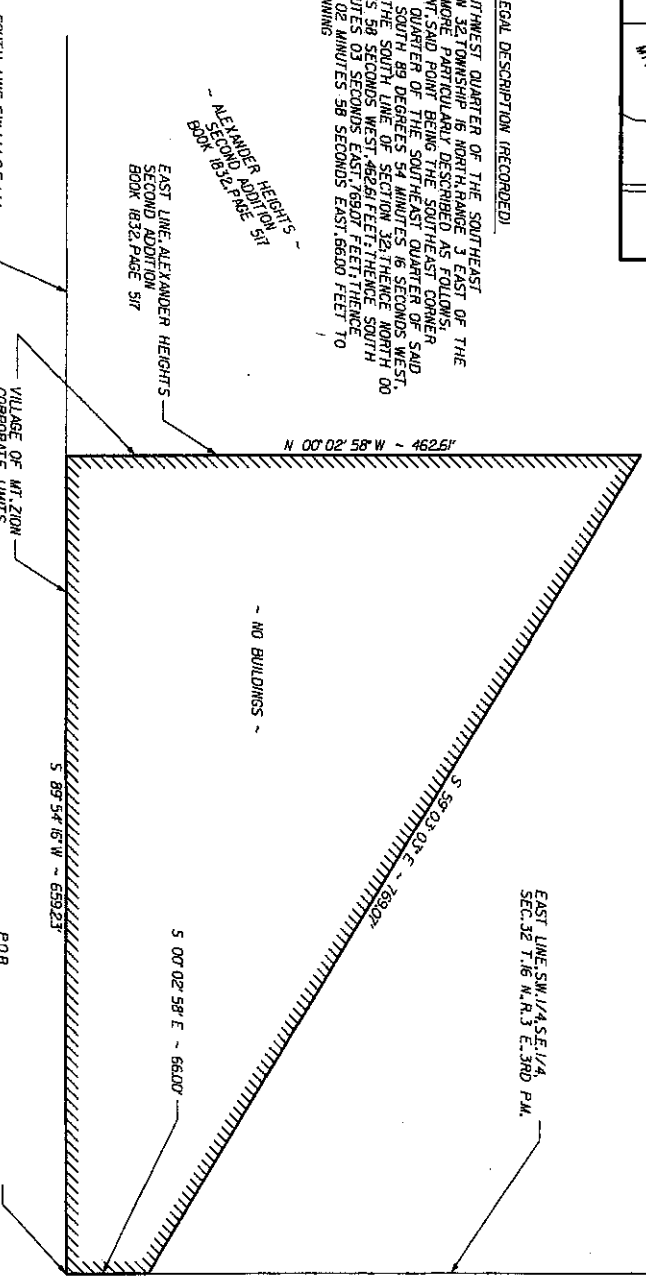
A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 3 EAST OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, MACDON COUNTY, ILLINOIS

AREA - 4.00 ACRES



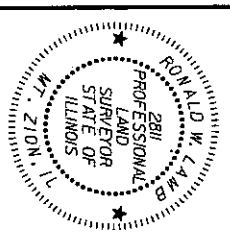
LEGAL DESCRIPTION (RECORDED)

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 3 EAST OF THE 3RD P.M.S. SAID PART MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A POINT SAID POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, 352.23 FEET ALONG THE SOUTH LINE OF SECTION 32, THENCE NORTH 00 DEGREES 02' 58" WEST, 462.61 FEET, THENCE SOUTH 58 DEGREES 02' 58" WEST, 178.00 FEET, THENCE EAST 89 DEGREES 54 MINUTES 16 SECONDS WEST, 659.23 FEET TO THE POINT OF BEGINNING.



LEGEND

- IRON PIN FOUND
- ⊙ WOOD FENCE POST FOUND
- IRON PIN SET (5/8" DIA. X 30" LONG) WITH YELLOW SURVEYOR'S CAP
- 1339.99' MEASURED DISTANCE
- (1339.99') RECORDED OR REFERENCED DISTANCE
- PROPERTY LINE
- EDGE OF PAVEMENT LINE
- ORIGINAL LOT LINE
- ② ORIGINAL LOT NUMBER
- ||||| LIMITS OF ANNEXATION



Ronald W. Lamb
DATE 11/18/2020

RONALD W. LAMB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2811
LICENSE EXPIRATION DATE: 11-30-2020

REFERENCE DOCUMENTS

QUIT CLAIM DEED
BOOK 4167, PAGE 271

TAX ID: 09-13-32-452-016

POB SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, T16 N. R. 3 E. 3RD 7/4



204 SPITTLER PARK DRIVE
MT. ZION, ILLINOIS 62349
PHONE: 217-864-8928
CELL: 217-864-8928
EMAIL: R.LAMB@FUHMANN-ENG.COM
DESIGN FIRM NO. 184-001252-0014

ANNEXATION PLAT

SCALE: 1" = 100'
DATE: 11/18/20
DRAWN BY: JPH
REVISED BY: RWL

CLIENT: VICKIL JACKSON
860 WILLOW DRIVE
MT. ZION, IL 62549

DRAWING NO.: ANNEXATION PLAT.DGN SHEET 1 OF 1 JOB NO.: 20-1628

EXHIBIT C