

1975959



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

Book: 5000 Page: 392

Receipt #: 114426

Pages Recorded: 11

Recording Fee: \$98.00

Rental Housing - State: \$9.00

Authorized By *Mary A. Eaton*

Date Recorded: 3/22/2021 12:03:52 PM

SURVEYOR'S CERTIFICATE

I, Ronald W. Lamb, a duly licensed surveyor, Certificate No.035-002811, residing in Macon County, Illinois, do hereby certify that at the request of Vicki L. Jackson, owner of the property hereinafter described, the same being a part of the Macon County, Illinois, have made a true and accurate survey of said tract of land and is more particularly described as follows:

Part of Government Lot Three (3) of the Northwest Quarter of Section Four (4), Township Fifteen (15) North, Range Three (3) East of the 3rd P.M. described as in Trustee's Deed recorded in Book 4238, page 680 and Quit Claim Deed recorded in Book 4264, page 266.

Also, a part of the Southwest Quarter of the Southeast Quarter of Section Thirty-Two (32), Township Sixteen (16) North, Range Three (3) East of the 3rd P.M., as described in Quit Claim Deed in Book 4167 page 271 of situated in Macon County, Illinois.

And according to law, I have subdivided the same into Lots, which subdivision is to be hereafter known and designated as **V. Jackson Addition**, as shown on attached plat made by me, which plat, incorporated herein by reference, particularly and correctly described and sets forth the exterior boundaries of the land surveyed and roadway easements and easements for public utilities herein and gives the width, length and number of each Lot and easements, and I have placed iron pins on all corners, angle points and points of curvature as permanent monuments from which future surveys can be made.

I further certify that part of the above-described subdivision or that which is shown on the plat does lie within a Special Hazard Area as shown on the Flood Insurance Rate Map No. 17115C0320D, effective date June 16, 2011.

Signed and dated at Mt. Zion, Illinois this 12th day of February, 2021.



Ronald W. Lamb

Ronald W. Lamb
Illinois Professional Land Surveyor No. 035-002811
License Expiration Date: 11-30-2022

OWNERS' DECLARATION

BE IT KNOWN that **Vicki L. Jackson**, being the owner of the premises described in the preceding Surveyor's Certificate, situated in the County of Macon and the State of Illinois, do hereby subdivide the said tract of land and do hereby make the attached plat of said subdivision for the purpose of the sale of the lots therein by number as designated on said plat and do hereby designate the subdivision as "**V. JACKSON ADDITION**" and the same shall be so known hereafter.

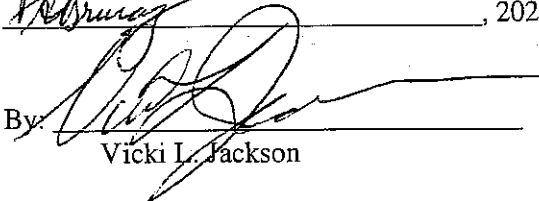
We do hereby dedicate for sewers, water mains, drainage facilities and public utility purposes the various easement strips so designated on the plat as "easement"; and we further dedicate to the people of the Village of Mt. Zion, Macon County, Illinois, all streets, sidewalks, sewers and surface drains heretofore, or hereafter, constructed in said combined tracts; hereby waiving in such portions so dedicated all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The following covenants and restrictions in their entirety shall apply to each and every lot in the subdivision.

CONVENANTS

1. The lots shall be restricted to such use as is permitted by the appropriate zoning classification under the zoning code for the Village of Mt. Zion, Macon County, Illinois.
2. Building setback lines shall be observed as shown on the plat for all future building purposes. All existing buildings will be allowed to remain, subject to any reconstruction or modification shall be in accordance with the established setback lines as shown on aforesaid plat.
3. The owners bind themselves, their successors, grantees and assigns, as a covenant running with the land, to 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, use or occupation of the premises within such platted land or any part thereof, or the improvements thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 12th day of February, 2021.

By: 
Vicki L. Jackson

TAX CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

I, Josh Tanner, County Clerk in and for the County and State of aforesaid, do hereby certify that I find not redeemable tax, tax sale, or unpaid forfeited taxes against any of the real estate commonly known as 860 Wildwood Drive, Mt. Zion, Macon County, Illinois and is more particularly described as follows:

Part of Government Lot Three (3) of the Northwest Quarter of Section Four (4), Township Fifteen (15) North, Range Three (3) East of the 3rd P.M. described as in Trustee's Deed recorded in Book 4238, page 680 and Quit Claim Deed recorded in Book 4264, page 266.

Also, a part of the Southwest Quarter of the Southeast Quarter of Section Thirty-Two (32), Township Sixteen (16) North, Range Three (3) East of the 3rd P.M., as described in Quit Claim Deed in Book 4167 page 271 of situated in Macon County, Illinois.

Also, known as Parcel I.D. No. 09-13-32-452-016, 12-17-04-126-001 and 12-17-04-126-010, and to be known as "**V. Jackson Addition**" and included therein.

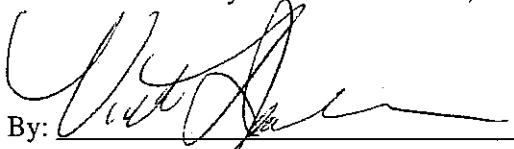
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of February, 2021.

Josh Tanner
County Clerk

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

This is to Certify that I, **Vicki L. Jackson**, as owner of the property herein described in the surveyor's certificate, which will be known as "**V. JACKSON ADDITION**", to the best of our knowledge, is located within the boundaries of Mt. Zion Community Unit District No. 3, in Macon County, Illinois.

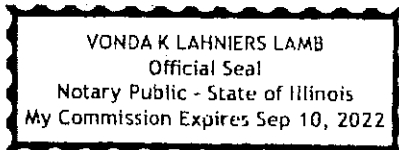
By: 
Vicki L. Jackson

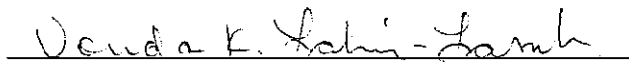
OWNERS' AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

I, THE UNDERSIGNED, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Vicki L. Jackson, 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 she signed, sealed and delivered this instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of Feb., 2021.




Notary Public

APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

This is to certify that the attached plat of "V. JACKSON ADDITION" and accompanying certificates were submitted to the Village of Mt. Zion's Plan Commission and duly approved.

Dated this 2nd day of March, 2021.

Approved by:

Jim Mandoline
Chairman, Plan Commission, Village of Mt. Zion

Attested by:

Reynolds
Plan Commission Secretary

Approved by:

[Signature]
President, Village of Mt. Zion

Attested by:

Reynolds
Village Clerk

FOR RECORDING PURPOSES

**AN ORDINANCE APPROVING THE V.JACKSON ADDITION FINAL PLAT A SUBDIVISION
LOCATED WITHIN THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS**

VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS

Ordinance No.
2021-8
AN ORDINANCE APPROVING THE V. JACKSON ADDITION FINAL PLAT
A SUBDIVISION LOCATED WITHIN 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. 2021-8, 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 2021-8

**AN ORDINANCE APPROVING THE V. JACKSON ADDITION
FINAL PLAT A SUBDIVISION LOCATED WITHIN 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: On the 2nd day of March 2021 the Mt. Zion Planning Commission and Zoning Board of Appeals met to review the Final Plat for the V. Jackson Addition Subdivision, presented by owner Vicki L. Jackson and legally described as follows:

Parcel 1:

Commencing at the Northeast corner of Government Lot Three (3) of the Northwest Quarter, Section Four (4), Township Fifteen (15), Range Three (3) East of the 3rd P.M.; thence West along the North line thereof, 1338.2 feet more or less to the Northeast corner of Lot Ten (10) of Sherwood Forest 2nd Addition, as per Plat Book 1575, Page 121; thence South along the East lines of said Sherwood Forest 2nd Addition and Sherwood Forest Addition, as per Plat Book 1575, Page 97 to the Southeast corner of Lot Seven (7), said Sherwood Forest Addition; thence South $02^{\circ}24'50''$ E., 93.07 feet to the Northwest corner of Lot Sixty-three (63), North Ridge Estates 3rd Addition as per Plat Book 1575, Page 248, thence East along the North line of said North Ridge Estates 3rd Addition and North Ridge Estates 2nd Addition as per Plat Book 1575, Page 242, to a point on the East line of said Government Lot Three (3), 1280.2 feet south of the point of beginning; thence North to the point of beginning, excepting therefrom land platted as Wildwood East Second Addition, as per Plat Book 1575, Page 144.

EXCEPT THE FOLLOWING:

Part of Government Lot Three (3) of the Northwest 1/4 of Section Four (4), Township Fifteen (15) North, Range Three (3) East of the 3rd P.M. described as follows:

Beginning at a point on the North line of said Government Lot 3 that is 593.0 feet West of the Northeast corner of said Government Lot 3; thence S $89^{\circ}-05'-25''$ W, 150 feet along the north line of said Government Lot 3; thence S $0^{\circ}-54'-35''$ E, 155 feet; thence N $89^{\circ}-05'25''$ E, 150 feet; thence N $0^{\circ}-54'-35''$ W, 155 feet to the point of beginning, along with a perpetual easement ingress and egress over and across the following describe tract of land, to -wit:

Beginning at the Northwest corner of Lot 12 of Wildwood East Second Addition to the Village of Mt. Zion, as per Plat recorded in Book 1575, Page 144; thence S $89^{\circ}-05'-25''$ W, 243 feet; thence N $0^{\circ}-54'-35''$ W, 200 feet to a point that is 593 feet West and 10 feet South of the Northeast corner of Government Lot 3; thence N $89^{\circ}-05'-25''$ E, 60 feet along a line that is parallel with and 10 feet South of the North line of said Government Lot 3; thence S $0^{\circ}-54'-35''$ E, 140 feet; thence N $89^{\circ}-05'-25''$ E, 183 feet to a point on the Northerly right of way line of Wildwood Drive; thence S $0^{\circ}-54'-48''$ E, 60 feet to the point of beginning. Situated in Macon County, Illinois.

Parcel 2:

Part of Government Lot Three (3) of the Northwest 1/4 of Section Four (4), Township Fifteen (15) North, Range Three (3) East of the 3rd P.M. described as follows:

Beginning at a point on the North line of said Government Lot 3 that is 593.0 feet West of the Northeast corner of said Government Lot 3; thence S $89^{\circ}-05'-25''$ W, 150 feet along the north line of said Government Lot 3; thence S $0^{\circ}-54'-35''$ E, 155 feet; thence N $89^{\circ}-05'25''$ E, 150 feet; thence N $0^{\circ}-54'-35''$ W, 155 feet to the point of beginning, along with a perpetual easement ingress and egress over and across the following describe tract of land, to -wit:

Beginning at the Northwest corner of Lot 12 of Wildwood East Seconds Addition to the Village of Mt. Zion, as per Plat recorded in Book 1575, Page 144; thence S 89°-05'-25" W, 243 feet; thence N 0°-54'-35" W, 200 feet to a point that is 593 feet West and 10 feet South of the Northeast corner of Government Lot 3; thence N 89°-05'-25" E, 60 feet along a line that is parallel with and 10 feet South of the North line of said Government Lot 3; thence S 0°-54'-35"E, 140 feet; thence N 89°-05'-25" E, 183 feet to a point on the Northerly right of way line of Wildwood Drive; thence S 0°-54'-48" E, 60 feet to the point of beginning. Situated in Macon County, Illinois.

Parcel 3:

A part of the Southwest ¼ of the Southeast ¼ 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 ¼ of the Southeast ¼ of said Section 32; thence South 89°54'16" West, 659.23 feet along the South line of Section 32, thence North 00°02'58" West, 462.61 feet; thence South 59°03'03" East, 769.07 feet; thence south 00°02'58" East, 66.00 feet to the point of beginning. Containing 4.00 acres more or less situated in Macon County, Illinois.

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 V. Jackson Addition.

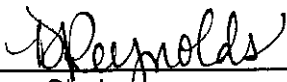
SECTION 4: The Final Plat for the V. Jackson Addition is hereby approved and granted to Vicki L. Jackson subject to the provisions and regulations of the Zoning and Building Code of Ordinances in the Village of Mt. Zion, and the laws of the State of Illinois.

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 15th DAY OF MARCH 2021.

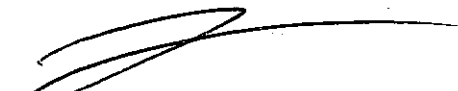
Mose	<u> yea </u>
Kernan	<u> absent </u>
Scales	<u> nay </u>

Siudyla	<u> yea </u>
Fritzsche	<u> yea </u>
Ritchie	<u> yea </u>



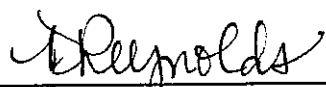
 Village Clerk

APPROVED:



 Village President

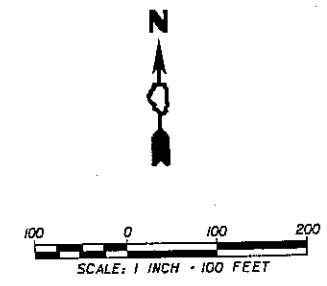
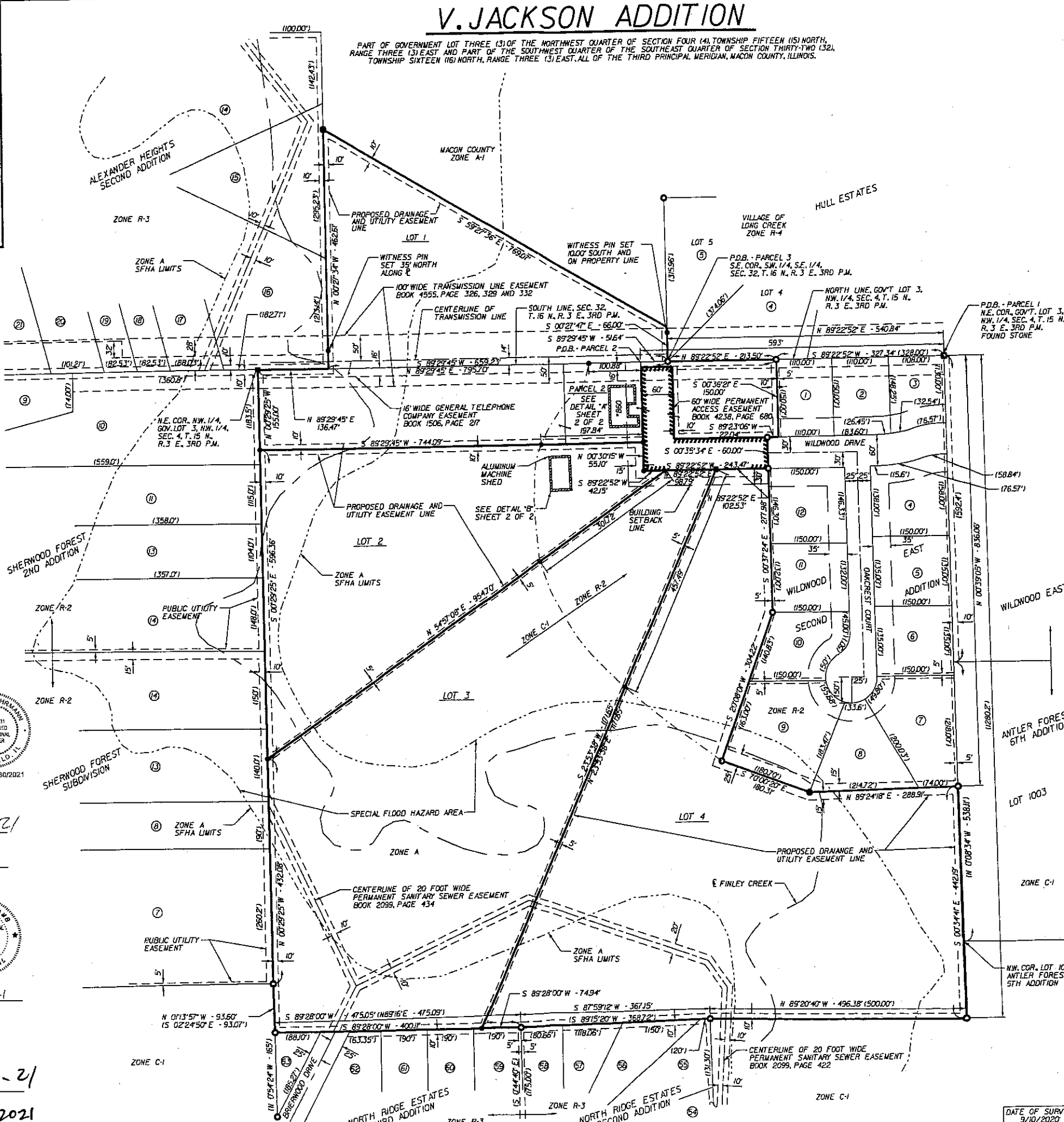
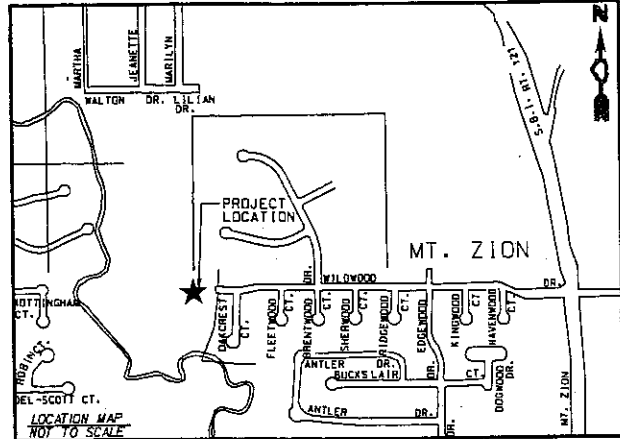
ATTEST:



 Village Clerk

V. JACKSON ADDITION

PART OF GOVERNMENT LOT THREE (3) OF THE NORTHWEST QUARTER OF SECTION FOUR (4), TOWNSHIP FIFTEEN (15) NORTH, RANGE THREE (3) EAST AND PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP SIXTEEN (16) NORTH, RANGE THREE (3) EAST, ALL OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS.



LOT NO.	NET AREA	PERMANENT EASEMENT AREA	TOTAL AREA
1	7.368 ACRES	0.528 ACRES	7.896 ACRES
2	5.825 ACRES		5.825 ACRES
3	10.865 ACRES		10.865 ACRES
4	11.531 ACRES		11.531 ACRES
TOTAL	35.589 ACRES	0.528 ACRES	36.117 ACRES

- NOTE:
1. BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83/2011)
 2. ALL DISTANCES TO BUILDINGS ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES.
 3. SEE SHEET 2 OF 2 FOR DETAILS AND LEGAL DESCRIPTIONS.

- LEGEND
- STONE FOUND
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - IRON PIN FOUND
 - IRON PIN SET (5/8" DIA. X 30" LONG) WITH YELLOW SURVEYOR'S CAP
 - MEASURED BEARING AND DISTANCE (FEET)
 - RECORDED BEARING AND DISTANCE (FEET)
 - PROPERTY LINE (P)
 - SECTION LINE
 - R.O.W. LINE
 - CENTERLINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - FENCE LINE
 - DEDICATED PUBLIC ROAD RIGHT OF WAY LIMITS
 - ZONING LIMIT LINE
 - ZONE A SFHA LIMIT LINE
 - BUILDING FOOTPRINT
 - SAME OWNERSHIP SYMBOL

- 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. A PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
 4. A PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 1715C03200, EFFECTIVE DATE JUNE 16, 2014 FOR MACON COUNTY, ILLINOIS.
 5. PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. ZION.
 6. FOR ALL PROPERTIES, WATER SERVICE IS PROVIDED BY THE VILLAGE OF MT. ZION. SEWER SERVICE IS PROVIDED BY THE VILLAGE OF MT. ZION.
 7. ALL LOTS ARE ZONED C-1 AND R-2 SINGLE FAMILY RESIDENTIAL.
 - R-2 BUILDING SETBACKS ARE NOTED BELOW:
FRONT YARD - 30 FEET
REAR YARD - 25 FEET
SIDE YARD - 10 FEET
 8. LOT 1 CONTAINS A ONE STORY WOOD FRAME HOUSE ADDRESS IS 860 WILLOW DRIVE, MT. ZION, IL 62549.
LOT 2 CONTAINS A ONE STORY METAL SHED, NO EXISTING ADDRESS.
LOT 3 CONTAINS NO BUILDINGS, NO EXISTING ADDRESS.
LOT 4 CONTAINS NO BUILDINGS, NO EXISTING ADDRESS.
 9. NO KNOWN ENCROACHMENTS EXIST ON PROPERTY UNLESS OTHERWISE NOTED.
 10. PERMANENT ACCESS EASEMENT THAT WAS ORIGINALLY INCLUDED IN PARCEL 1 IS NOW MADE A PART OF LOT 1. ALSO, A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT WILL BE ALLOWED WITHIN THE PERMANENT ACCESS EASEMENT LIMITS AS PER THIS FINAL PLAT.

- REFERENCE DOCUMENTS
- | | | |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| PARCEL 1
QUIT CLAIM DEED
BOOK 4254, PAGE 266
TAX ID: 12-17-04-126-010 | PARCEL 2
TRUSTEE'S DEED
BOOK 4238, PAGE 680
TAX ID: 12-17-04-126-001 | PARCEL 3
QUIT CLAIM DEED
BOOK 4167, PAGE 271
TAX ID: 09-13-32-452-016 |
| ALEXANDER HEIGHTS
SECOND ADDITION
BOOK 1832, PAGE 517 | WILLOW EAST
SUBDIVISION
BOOK 1575, PAGE 101 | SHERWOOD FOREST
SUBDIVISION
BOOK 1575, PAGE 97 |
| ANTLER FOREST
6TH ADDITION
BOOK 1832, PAGE 22 | WILLOW EAST
SECOND ADDITION
BOOK 1575, PAGE 344 | SHERWOOD FOREST
2ND ADDITION
BOOK 1575, PAGE 121 |
| NORTH RIDGE ESTATES
SECOND ADDITION
BOOK 1575, PAGE 242 | NORTH RIDGE ESTATES
THIRD ADDITION
BOOK 1575, PAGE 248 | HULL ESTATES
BOOK 1832, PAGE 335 |
| REVISED
PLAT OF SURVEY
BOOK 2121, PAGE 313 | A RESURVEY OF LOT 1000 OF
ANTLER FOREST 5TH ADDITION
BOOK 1832, PAGE 527 | |

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, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF 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, REASONABLE PROVISION HAVE 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 GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.



Gina M. Fuhrmann
GINA M. FUHRMANN
REGISTERED PROFESSIONAL ENGINEER NO. 062-052931
DATE: 2-18-2021

Vicki L. Jackson
OWNER: VICKI L. JACKSON
DATE: 2/18/2021

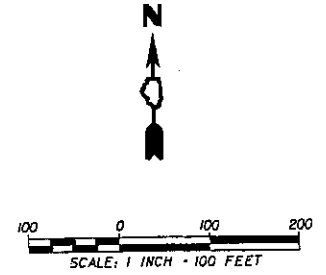
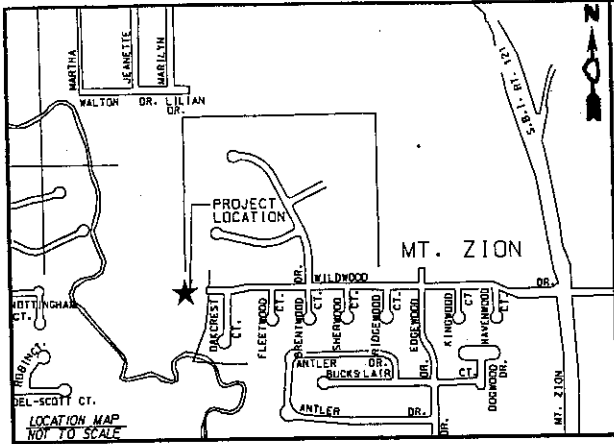
Ronald W. Lamb
RONALD W. LAMB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002811
LICENSE EXPIRATION DATE: 11/30/2022
DATE: 2/18/2021

VILLAGE OF MT. ZION
APPROVED BY: PRESIDENT, VILLAGE OF MT. ZION
DATE: 2-18-21
APPROVED BY: CLERK, VILLAGE OF MT. ZION
DATE: 3/15/2021

		204 SPLITTER PARK DRIVE MT. ZION, ILLINOIS 62549 PHONE: 217-864-9828 CELL: 217-620-9828 EMAIL: RLAMB@FUHRMANN-ENG.COM DESIGN FIRM NO. 184-003252-0014
V. JACKSON ADDITION		
SCALE: 1" = 100' DATE: 02/18/2021	FINAL PLAT	DRAWN BY: ELM REVISED BY: RWL
CLIENT:	VICKI L. JACKSON 860 WILLOW DRIVE MT. ZION, ILLINOIS 62549	DATE OF SURVEY: 9/10/2020
DRAWING NO.: V.JACKSONADDITION.DGN		SHEET 1 OF 2
JOB NO.: 20-1628		

V. JACKSON ADDITION

PART OF GOVERNMENT LOT THREE (3) OF THE NORTHWEST QUARTER OF SECTION FOUR (4), TOWNSHIP FIFTEEN (15) NORTH, RANGE THREE (3) EAST AND PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP SIXTEEN (16) NORTH, RANGE THREE (3) EAST, ALL OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS.



NOTE: 1. BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83X2011)
2. ALL DISTANCES TO BUILDINGS ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES.

LEGAL DESCRIPTION - PARCEL 1 (RECORDED)

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT THREE (3) OF THE NORTHWEST QUARTER, SECTION FOUR (4), TOWNSHIP FIFTEEN (15), RANGE THREE (3) EAST OF THE 3RD P.M., THENCE WEST ALONG THE NORTH LINE THEREOF, 1338.2 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT TEN (10) OF SHERWOOD FOREST 2ND ADDITION, AS PER PLAT BOOK 1575, PAGE 121; THENCE SOUTH ALONG THE EAST LINES OF SAID SHERWOOD FOREST 2ND ADDITION AND SHERWOOD FOREST ADDITION, AS PER PLAT BOOK 1575, PAGE 97 TO THE SOUTHWEST CORNER OF LOT SEVEN (7), SAID SHERWOOD FOREST ADDITION; THENCE SOUTH 02°43'00" E, 93.07 FEET TO THE NORTHEAST CORNER OF LOT SIXTY-THREE (63), NORTH RIDGE ESTATES 3RD ADDITION, AS PER PLAT BOOK 1575, PAGE 248; THENCE EAST ALONG THE NORTH LINE OF SAID NORTH RIDGE ESTATES 3RD ADDITION AND NORTH RIDGE ESTATES 2ND ADDITION, AS PER PLAT BOOK 1575, PAGE 242, TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT THREE (3), 1280.2 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LAND PLATTED AS WILDWOOD EAST SECOND ADDITION, AS PER PLAT BOOK 1575, PAGE 144.

EXCEPT THE FOLLOWING:

PART OF GOVERNMENT LOT THREE (3) OF THE NORTHWEST 1/4 OF SECTION FOUR (4), TOWNSHIP FIFTEEN (15) NORTH, RANGE THREE (3) EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3 THAT IS 593.0 FEET WEST OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE S 89°05'25" W, 150 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE S 05°43'35" E, 155 FEET; THENCE N 89°05'25" E, 150 FEET; THENCE N 05°43'35" W, 155 FEET TO THE POINT OF BEGINNING, ALONG WITH A PERPETUAL EASEMENT INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF WILDWOOD EAST SECOND ADDITION TO THE VILLAGE OF MT. ZION, AS PER PLAT RECORDED IN BOOK 1575, PAGE 144; THENCE S 89°05'25" W, 243 FEET; THENCE N 05°43'35" W, 200 FEET TO A POINT THAT IS 593 FEET WEST AND 10 FEET SOUTH OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3; THENCE N 89°05'25" E, 60 FEET ALONG A LINE THAT IS PARALLEL WITH AND 10 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE S 05°43'35" E, 140 FEET; THENCE N 89°05'25" E, 183 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE; THENCE S 05°44'08" E, 60 FEET TO THE POINT OF BEGINNING, SITUATED IN MACON COUNTY, ILLINOIS.

LEGAL DESCRIPTION - PARCEL 2 (RECORDED)

PART OF GOVERNMENT LOT THREE (3) OF THE NORTHWEST 1/4 OF SECTION FOUR (4), TOWNSHIP FIFTEEN (15) NORTH, RANGE THREE (3) EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3 THAT IS 593.0 FEET WEST OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE S 89°05'25" W, 150 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE S 05°43'35" E, 155 FEET; THENCE N 89°05'25" E, 150 FEET; THENCE N 05°43'35" W, 155 FEET TO THE POINT OF BEGINNING, ALONG WITH A PERPETUAL EASEMENT INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF WILDWOOD EAST SECOND ADDITION TO THE VILLAGE OF MT. ZION, AS PER PLAT RECORDED IN BOOK 1575, PAGE 144; THENCE S 89°05'25" W, 243 FEET; THENCE N 05°43'35" W, 200 FEET TO A POINT THAT IS 593 FEET WEST AND 10 FEET SOUTH OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3; THENCE N 89°05'25" E, 60 FEET ALONG A LINE THAT IS PARALLEL WITH AND 10 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE S 05°43'35" E, 140 FEET; THENCE N 89°05'25" E, 183 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE; THENCE S 05°44'08" E, 60 FEET TO THE POINT OF BEGINNING, SITUATED IN MACON COUNTY, ILLINOIS.

LEGAL DESCRIPTION - PARCEL 3 (RECORDED)

TRACT 3, A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 3 EAST OF THE 3RD P.M., SAID PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:

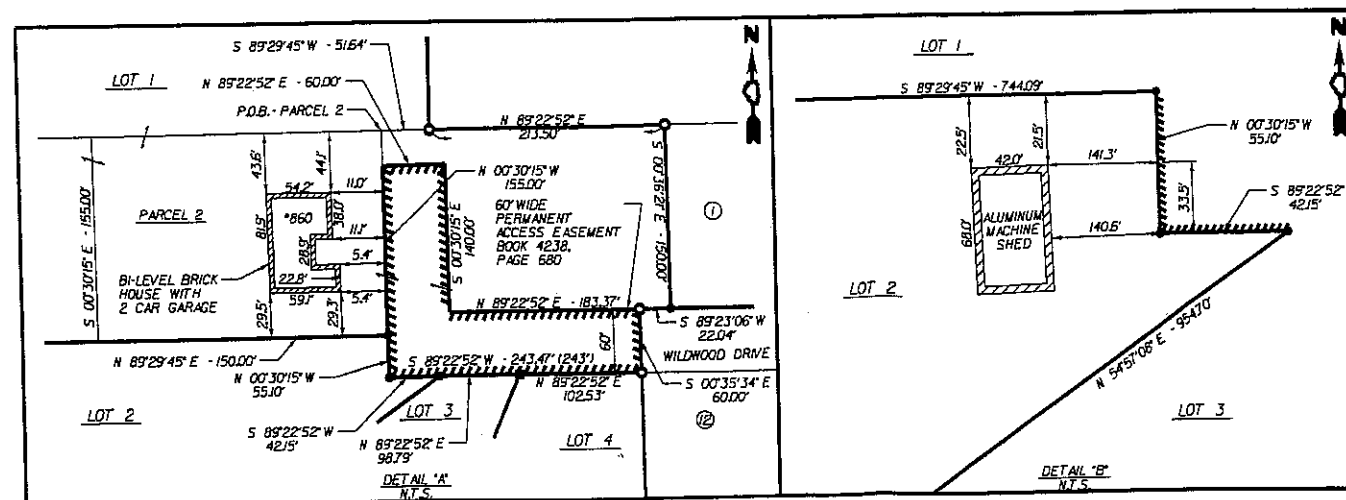
BEGINNING AT A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°54'18" WEST, 659.23 FEET ALONG THE SOUTH LINE OF SECTION 32; THENCE NORTH 00°02'58" WEST, 462.61 FEET; THENCE SOUTH 59°03'03" EAST, 769.07 FEET; THENCE SOUTH 00°02'58" EAST, 66.00 FEET TO THE POINT OF BEGINNING, CONTAINING 400 ACRES MORE OR LESS SITUATED IN MACON COUNTY, ILLINOIS.

LEGEND

- STONE FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON PIN FOUND
- IRON PIN SET (5/8" DIA X 30" LONG)
- WITH YELLOW SURVEYOR'S CAP
- MEASURED BEARING AND DISTANCE (FEET)
- RECORDED BEARING AND DISTANCE (FEET)
- PROPERTY LINE
- SECTION LINE
- R.O.W. LINE
- CENTERLINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FENCE LINE
- DEDICATED PUBLIC ROAD RIGHT OF WAY LIMITS
- ZONING UNIT LINE
- ZONE A SFHA LIMIT LINE
- BUILDING FOOTPRINT
- SAME OWNERSHIP SYMBOL

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. A PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
4. A PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 17115C03200, EFFECTIVE DATE JUNE 15, 2011 FOR MACON COUNTY, ILLINOIS.
5. PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. ZION.
6. FOR ALL PROPERTIES, WATER SERVICE IS PROVIDED BY THE VILLAGE OF MT. ZION. SEWER SERVICE IS PROVIDED BY THE VILLAGE OF MT. ZION.
7. ALL LOTS ARE ZONED C-1 AND R-2 SINGLE FAMILY RESIDENTIAL.
R-2 BUILDING SETBACKS ARE NOTED BELOW:
FRONT YARD - 30 FEET
REAR YARD - 25 FEET
SIDE YARD - 10 FEET
8. LOT 1 CONTAINS A ONE STORY WOOD FRAME HOUSE, ADDRESS IS 860 WILDWOOD DRIVE, MT. ZION, IL 62549.
LOT 2 CONTAINS A ONE STORY METAL SHED, NO EXISTING ADDRESS.
LOT 3 CONTAINS NO BUILDINGS, NO EXISTING ADDRESS.
LOT 4 CONTAINS NO BUILDINGS, NO EXISTING ADDRESS.
9. NO KNOWN ENCROACHMENTS EXIST ON PROPERTY UNLESS OTHERWISE NOTED.
10. PERMANENT ACCESS EASEMENT THAT WAS ORIGINALLY INCLUDED IN PARCEL 1 IS NOW MADE A PART OF LOT 1, ALSO, A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT WILL BE ALLOWED WITHIN THE PERMANENT ACCESS EASEMENT LIMITS AS PER THIS FINAL PLAT.



DATE OF SURVEY: 3/10/2020

		204 SPITLER PARK DRIVE MT. ZION, ILLINOIS 62549 PHONE: 217-864-9828 CELL: 217-620-9828 EMAIL: RLAMB@FUHRMANN-ENG.COM DESIGN FIRM NO. 184-003252-0014	
		V. JACKSON ADDITION	
SCALE: 1" = 100'	FINAL PLAT	DRAWN BY: ELM	
DATE: 02/18/2021		REVISED BY: RWL	
CLIENT:	VICKI L. JACKSON 860 WILDWOOD DRIVE MT. ZION, ILLINOIS 62549		
DRAWING NO.: V.JACKSONADDITION.DGN	SHEET 2 OF 2	JOB NO.: 20-1628	