

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

Ordinance No.
2024-26

AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION KNOWN AS
MT. ZION VILLAGE EAST 5th ADDITION 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. 2024-26, 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 November 18, 2024.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 18th day of November, 2024.

Seal



Dawn Reynolds, Village Clerk

ORDINANCE NO. 2024-26

AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION
KNOWN AS MT. ZION VILLAGE EAST 5TH ADDITION
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 5th day of November 2024, the Mt. Zion Planning Commission and Zoning Board of Appeals met to review the Final Plat for Mt. Zion Village East 5th Addition, presented by owners, Steve Lewis, and legally described as follows:

Lots 3 and 4 of Mt. Zion Village East – Fourth Addition as per Plat Recorded in Book 5000 on Page 235 of the Records in the Recorder's Office in Macon County, Illinois.

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

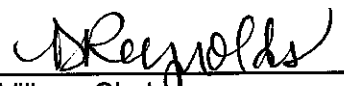
SECTION 3: The Mt. Zion Planning Commission and Zoning Board of Appeals has recommended the approval of the Final Plat as presented.

SECTION 4: The Final Plat is hereby granted to Steve 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 18th DAY OF NOVEMBER 2024.**

SIUDYLA	<u>YEA</u>	TIBBS	<u>YEA</u>
PATRICK	<u>YEA</u>	KERNAN	<u>ABSENT</u>
SCALES	<u>YEA</u>	DOTY	<u>YEA</u>




Village Clerk

APPROVED:



Village President

ATTEST:



Village Clerk

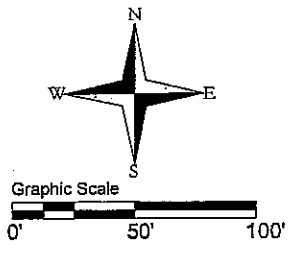
MT. ZION VILLAGE EAST - FIFTH ADDITION

A SUBDIVISION OF LOTS 3 AND 4 OF MT. ZION VILLAGE EAST - FOURTH ADDITION AS PER PLAT RECORDED IN BOOK 5000 ON PAGE 235 OF THE RECORDS IN THE RECORDER'S OFFICE IN MACON COUNTY, ILLINOIS.

OWNER / SUBDIVIDER:

STEVEN A. LEWIS

200 LEWIS PARK DR, MT. ZION



LEGEND

- (M.O.L.) MORE OR LESS MEASURED RECORD
- (IP) IRON PIN SET (5/8"x30")
- (IF) IRON PIN FOUND (5/8")
- (CM) CONCRETE MONUMENT SET
- (X) DRILL HOLE WITH CUT "X" IN CONCRETE
- (---) EASEMENT LINE
- (---) RIGHT-OF-WAY LINE
- (---) BUILDING SETBACK
- (---) SURVEY LINE

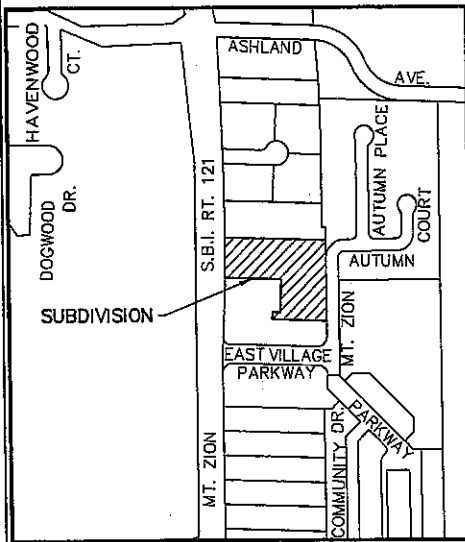
MT. ZION VILLAGE BOARD

DATE 11/18/2024

APPROVED BY: _____
PRESIDENT

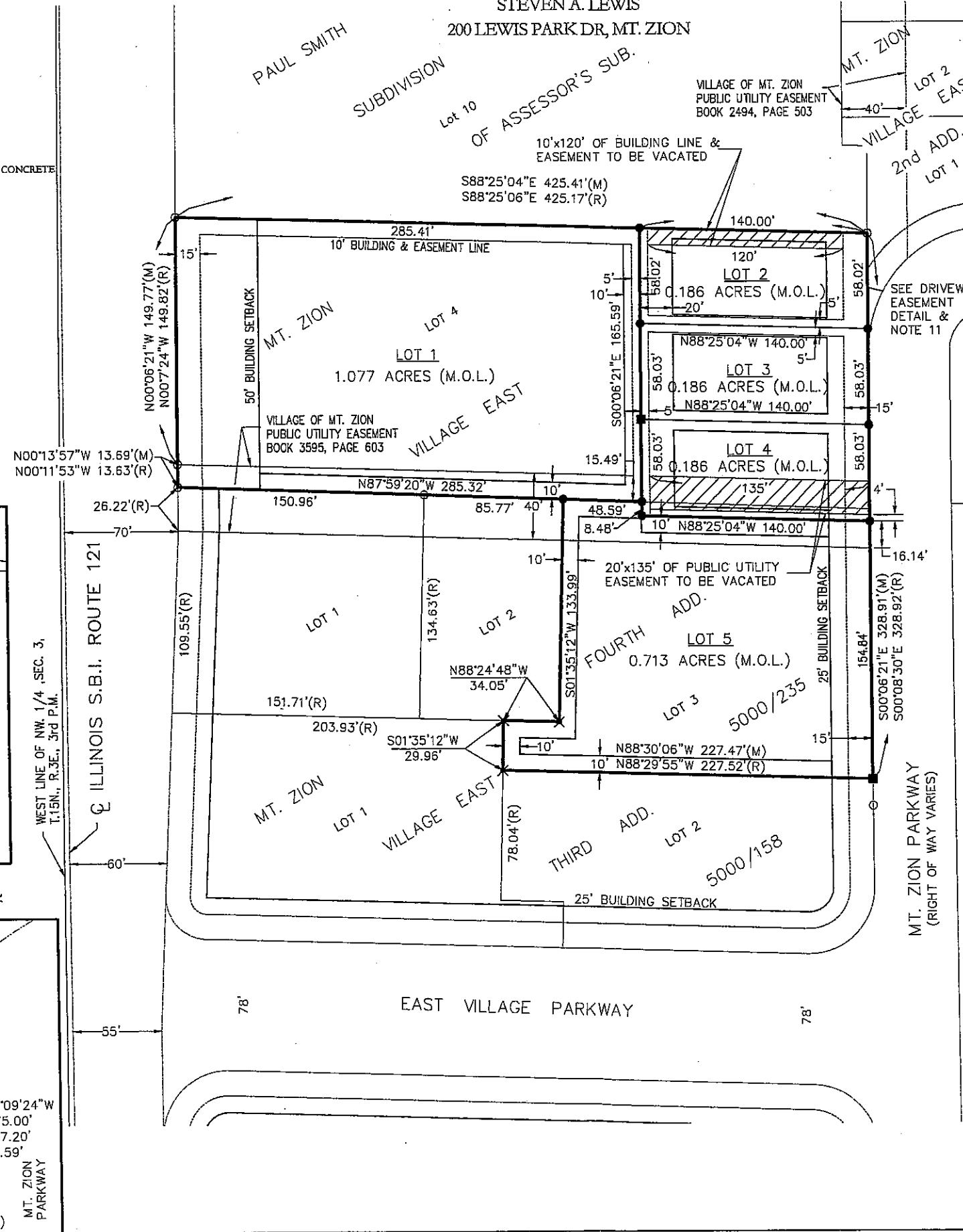
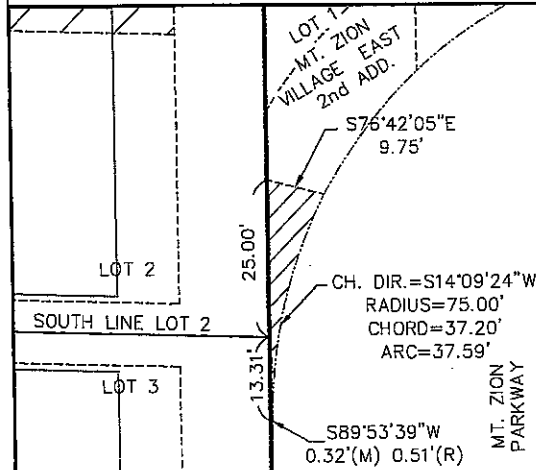
ATTESTED BY: Reynolds
VILLAGE CLERK

LOCATION MAP



DRIVEWAY EASEMENT DETAIL

SCALE: 1" = 20'



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, REASONABLE 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.

Steven A. Lewis 11/22/24
OWNER DATED

Dana W. Mann 9-16-2024
DANA W. MANN, PROFESSIONAL ENGINEER No. 57164 DATED

GENERAL NOTES

- ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- NO PART OF THIS 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.
- FIELD WORK COMPLETED OCTOBER 2024.
- BUILDING SETBACKS VB-3 ZONING (LOTS 1 & 5):
A. FRONT YARD - 50 FEET/LOT 1 & 25 FEET/LOT 5
B. SIDE YARD - 10 FEET
C. REAR YARD - 10 FEET
BUILDING SETBACKS VR-5 PUD ZONING (LOTS 2, 3 & 4):
A. FRONT YARD - 25 FEET
B. SIDE YARD - 6 FEET
C. REAR YARD - 20 FEET
- THE SUBJECT PARCEL APPEARS ON F.E.M.A.'S "FLOOD INSURANCE RATE MAP" FOR VILLAGE OF MOUNT ZION, MAP NUMBER 17115C0340D WITH AN EFFECTIVE DATE OF JUNE 16, 2011. THE SUBJECT PARCEL IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING RISK).
- BEARINGS SHOWN ARE ASSUMED.
- IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENTS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- ALL OF THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. ZION.
- LOT 5 HAS ACCESS TO EXISTING WATER AND SEWER. LOT 1 HAS ACCESS TO WATER AND WILL BE SERVED BY A PROPOSED SEWER. LOTS 2, 3 & 4 WILL BE SERVED BY PROPOSED SEWER AND WATER EXTENSIONS.
- THE DEVELOPER SHALL OBTAIN A DRIVEWAY EASEMENT FROM LOT 1 OF MT. ZION VILLAGE EAST SECOND ADDITION.

I, DANA W. MANN, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3698, DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AT THE REQUEST OF AND THE EXCLUSIVE BENEFIT OF THE OWNERS OR THEIR REPRESENTATIVES ON SEPTEMBER 16, 2024.

Dana W. Mann
DANA W. MANN, IPLS No. 3698
LICENSE EXP. DATE 11/30/2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Exp. 11/30/25

Exp. 11/30/24

BY	DATE	REVISION

Project No. 2441
Scale 1" = 50'
Date 9/16/2024
Drawn By D. MANN

MANN ENGINEERING & SURVEYING, LLC
P.O. BOX 321
FORSYTH, IL 62535
TEL: 217-433-4537
EMAIL: MANNENGR@YAHOO.COM
ILLINOIS DESIGN FIRM No. 184-007055

FINAL PLAT

MT. ZION VILLAGE EAST
FIFTH ADDITION

sheet no.
1 OF 1

project no.
2441