

SUMMERFIELD ESTATES FIRST ADDITION

An Addition to Macon County - A Part of Lot 2 of Yoder's Subdivision No. 1 located in the Southeast Quarter (S.E. 1/4) of Section Thirty-four (34), Township Sixteen (16) North, Range Three (3) East of the 3rd P.M.

OWNER/SUBDIVIDER
STEVEN A. LEWIS

LEGAL DESCRIPTION

A Part of Lot 2 of Yoder's Subdivision No. 1 as per plat recorded in Book 1832, Page 997 of the records in the Recorder's Office, Macon County, Illinois, said part more particularly described as follows:

Beginning at the Southwest Corner of said Lot 2 of Yoder's Subdivision No. 1, said point being on the West Line of the East Half (E½) of the Southeast Quarter (SE¼) of Section 34, Township 16 North, Range 3 East of the 3rd P.M.; thence N 01°40'53" E (Assumed Bearing) along the said West Line of the East Half (E½) of the Southeast Quarter (SE¼) of Section 34, 709.21 feet; thence S 88°18'49" E, 224.55 feet; thence S 01°30'20" W, 248.49 feet; thence S 88°29'40" E, 842.85 feet; thence S 87°03'31" E, 60.02 feet; thence S 88°21'07" E, 200.00 feet to a point on the East Line of the Southeast Quarter (SE¼) of Section 34, Township 16 North, Range 3 East of the 3rd P.M.; thence S 01°38'53" W along the said East Line of the Southeast Quarter (SE¼), 129.47 feet to the Southeast Corner of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of said Section 34; thence S 01°56'45" W along the said East Line of the Southeast Quarter (SE¼), 328.54 feet, to a point on the South Line of the North Half (N½) of the North Half (N½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of said Section 34, said point also being the Northeast Corner of Lot 30 of Candlebrook Estates as per plat recorded in Book 1832, Page 706 of the records in the Recorder's Office, Macon County, Illinois; thence N 88°29'40" W along the said South Line of the North Half (N½) of the North Half (N½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of said Section 34, 1326.72 feet to the point of beginning, containing 15.29 acres more or less.

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
Owner

Phillip W. Cochran
Illinois Registered
Professional Engineer
No. 32393



CENTERLINE CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT (FT)	RADIUS (FT)	ARC LENGTH (FT)	CHORD LENGTH (FT)
CURVE C-1	89°51'27"	N 46°34'37" E	54.86	55.00	86.26	77.68

NOTES

- ALL CORNERS ARE MARKED WITH IRON PINS.
- ALL DIMENSIONS ON CURVES ARE CHORD DIMENSIONS.
- NO PART OF THIS SUBDIVISION 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.
- ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
- ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE COUNTY OF MACON.
- RADII AT STREET INTERSECTIONS ARE 25 FEET UNLESS OTHER DESIGNATED.
- PROPERTY ZONED: R-1 RESIDENTIAL (COUNTY)
- BUILDING SETBACKS
FRONT YARD - 35 FEET
REAR YARD - 40 FEET
SIDE YARD - 10 FEET w/ AGGREGATE OF 20 FEET
- ONLY LOTS 46, 47, 67, 68, 69 AND 70 SHALL HAVE ACCESS RIGHTS TO SOUTHLONG CREEK ROAD.
- PRIVATE SEWAGE DISPOSAL SYSTEMS:
The Architectural Control Committee shall approve all private sewage disposal systems. All systems must be designed and installed in accordance with the rules and regulation of the IEPA, Illinois Department of Public Health and the Macon County Health Department at the time of the installation. Preliminary soils testing indicated that a conventional septic tank disposal system with a subsurface seepage field may not be allowed if a drainage system cannot be installed to lower the seasonal, high water table to a satisfactory level. All Lot Owners must obtain all of the required permits in accordance with the Macon County Health Department's rules and regulations prior to the installation of private sewage disposal systems. If the Lot Owner proposes to install a private sewage disposal system using an aerobic treatment unit, the Lot Owner must furnish to the Architectural Control Committee a two (2) year initial service policy by the installation contract through the manufacturer or distributor of the aerobic treatment unit. After the initial two (2) year service policy, the home owner must purchase service contracts for the entire life of the system and must provide evidence of the service contract to the Home Owner's Association each year. The Lot Owner must at all times operate the unit in accordance with the rules and regulation of the manufacturer's specifications. Furthermore, although up to eight aerobic treatment units for the entire subdivision may discharge to the proposed four acre pond, the majority must discharge into a subsurface seepage field which shall be two thirds the size of a standard subsurface seepage system following a septic tank.

DATE 2/10/09

Jay A. Dunn
CHAIRMAN - MACON COUNTY BOARD

LONG CREEK VILLAGE BOARD

DATE 8/13/08

APPROVED BY

ATTESTED BY

DESIGN ENGINEER

DATED 6-15-08

LOCATION MAP

