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BOOK 1832 PAGE 783

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72-
10/20

State of Illinois
Macon County SS
That This Instrument Was Filed For
Record At 10:00 AM
I Hereby
Certify

MAY - 8 2002

Recorded in Book 1832 Page 783
Mary Q. Eaton
Fee 72.00 Ch Recorder

SURVEYOR'S CERTIFICATE

I, PHILLIP W. COCHRAN, Illinois Professional Land Surveyor, Certificate Number 2458, residing in Macon County, Illinois, do hereby certify that at the request of Steven A. Lewis, owner of the property hereinafter described, same being situated in the Village of Mt. Zion, County of Macon and State of Illinois, I have made a true and accurate survey of the following:

A part of the Southwest Quarter of Section 4, Township 15 North, Range 3 East of the 3rd P.M., Macon County, Illinois more particularly described as follows:

Beginning at the Southwest corner of R.B. Moore's Addition as per plat recorded in Book 1405 on Page 71 of the records in the Recorder's Office of Macon County, Illinois, said point located 301.30 feet South of the Northwest corner of the Northwest Quarter of said Southwest Quarter of Section 4; thence N.88°-54'-13"E., along the South line of said R.B. Moore's Addition, 800.07 feet to the South right of way line of Main Street; thence along the said South right of way line of Main Street on a curve to the left having a radius of 1179.00 feet, a chord bearing of S.69°-18'-12"E., an arc distance of 183.14 feet and a chord distance of 182.96 feet; thence S.71°-55'-16"E., along the said South right of way line of Main Street, 76.13 feet; thence S.00°-04'-47"W., 704.71 feet; thence S.75°-37'-47"W., 369.08 feet; thence on a curve to the right having a radius of 530.00 feet, a chord bearing of N.03°-46'-41"W., an arc distance of 225.33 feet and a chord distance of 223.64 feet; thence S.89°-20'-28"W., 142.76 feet; thence S.00°-39'-32"E., 19.23 feet; thence S.89°-20'-28"W., 519.96 feet to the West line of the said Northwest Quarter of the Southwest Quarter of Section 4; thence N.00°-39'-32"W., along said West line of the Northwest Quarter of the Southwest Quarter of Section 4, 673.04 feet to the point of beginning, containing 17.20 acres more or less.

And according to law I have subdivided the same into lots and streets as shown on the attached plat made by me, designating thereon also building lines and easement strips for public utilities and drainage, said subdivision to be hereinafter known and designated as "CARRINGTON ESTATES". The attached plat particularly describes, gives and sets forth the lengths, widths and number of lots therein, the names and widths of streets and I have placed iron pins five-eighths (5/8) inches by thirty (30) inches at all lot corners and two concrete monuments as shown on the plat as permanent monuments from which future surveys can be made.

Dated March 7, 2002 at Decatur, Illinois.



PHILLIP W. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2458
2602 N. Morgan Street
Decatur, Illinois 62526
217-875-3333
Expires 11-30-2002



Carrington Estates
PWC Project #01122

OWNER'S DECLARATION

BE IT KNOWN THAT I, STEVEN A. LEWIS, being owner and developer of the premises described in the preceding Surveyor's Certificate, situated in the County of Macon and State of Illinois, do hereby subdivide said tract of land and do hereby make the attached plat of said subdivision for the purpose of the sale of the several lots therein by number as designated on said plat, and I do hereby designate the subdivision as "CARRINGTON ESTATES", and the same shall be so known hereafter; and I do hereby dedicate to the public to be used as public highways or streets and also for sewers, watermains, drainage facilities and public utility purposes, that portion of the above described premises shown on the plat as streets or boulevards; and I 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 I do hereby dedicate to the public to be used as public walkways that portion of the above described premises shown on the plat as walkways; 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:

PART A

RESIDENTIAL AREA COVENANTS

1. LAND USE AND BUILDING TYPE:

No lot shall be used except for residential purposes; no building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed three stories in height and a private garage for not more than three cars.

2. ARCHITECTURAL CONTROL:

No building shall be erected, placed or altered on any lot until the builder and the construction plans, specifications and plot plan showing the location of the structures have been approved by the Architectural Control Committee as to quality of workmanship and material, harmony of exterior design with proposed and existing structures, and as to location with respect to adjoining properties, topography, trees and shrubs, and finish grade elevation. No fence or wall shall be erected, placed or altered except on the rear of any lot unless similarly approved. Approval shall be as provided in part "B" hereof. All driveways shall be constructed of concrete or other like-type hard surface. No exterior TV antennas, or satellite TV dishes larger than 20" in diameter, shall be permitted. No dirt suitable for use as fill shall be removed from this Addition without the consent of the Architectural Control Committee.

The Architectural Control Committee shall be: Steven A. Lewis and Cindy Lewis. No liability of any sort shall extend to the Architectural Control Committee as a result of their approval of said builder or plans.

3. DWELLING QUALITY AND SIZE:

The ground floor area of the main structure, exclusive of open porches and attached garages, shall be not less than 1000 square feet on Lots One (1) through Sixteen (16) and 1200

square feet on Lots Seventeen (17) through Thirty (30) for a full two or three-story dwelling, and all other dwellings shall have a minimum of 1700 square feet on Lots One (1) through Sixteen (16) and 2000 square feet for Lots Seventeen (17) through Thirty (30). All construction shall be of new materials and of quality workmanship. Lot owners shall upon construction of a residence, but no later than five (5) years after their purchase of a lot plant at least two (2) trees on the lot within the area designated as "building setbacks" on the plat as required by Village Subdivision ordinances.

4. EASEMENT:

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. All buildings or outside facilities requiring electric, telephone or other utility service, shall be connected to and served by electric distribution lines, telephone lines, or other utility lines which are located beneath the surface of the ground.

A perpetual easement is hereby created over, under and across the area marked 'easement for public utilities' as an easement appurtenant to each lot in this subdivision for the installation, use, maintenance, repair and replacement of public utilities, including sewer, water, gas, electricity, telephone and cable television; with the right to use reasonable working space adjacent to said utility easement, and ways of access thereto, as needed during construction, repair or maintenance of said facilities. No trees, shrubbery, structures or materials shall be permitted to remain upon and within said utility easement which may damage or interfere with the installation, operation or maintenance of the utilities.

All utilities serving this subdivision shall be installed underground and not otherwise whether located within said utility easement, on private easements elsewhere on the lots in said subdivision, or in the streets, except switch and meter boxes, service risers, transformers,

regulators and similar equipment, and certain overhead electric transmission and distribution lines deemed necessary by the utility to connect the same to underground lines and wires. Each lot owner shall grant a written easement for such underground service when, because of the location thereof or other reasons, such easement is requested by the utility providing such service.

5. BUILDING LOCATION:

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat.

6. NUISANCES:

No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become annoyances or nuisance to the neighborhood.

7. TEMPORARY STRUCTURES AND UNATTACHED OUTBUILDINGS:

No structure of a temporary character, trailer, basement, tent, shack, garage or other building shall be used on any lot at any time as a residence, either temporarily or permanently. No trailers, campers, or boats shall be permanently parked in the driveways of any residence for periods in excess of one week nor otherwise permanently stored on the premises unless contained in garages or other approved structures. No unattached outbuildings shall be larger than 240 square feet. Any such structures must reflect the architectural style of the residence and be specifically approved by the Architectural Control Committee prior to the commencement of construction.

8. SIGNS:

No sign of any kind shall be displayed to the public view on a lot except one professional sign of not more than one square foot, one sign of not more than six square feet advertising the

property for sale or rent, or signs used by a builder to advertise the property during a reasonable construction and sales period. An appropriate subdivision sign at the entrance to the Addition shall be permitted.

9. LIVESTOCK AND POULTRY:

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. No areas shall be fenced off as "dog pen" or "kennel" areas.

10. SIDEWALKS:

In accordance with Village ordinances, sidewalks shall be constructed by lot owners, other than developer, at the earlier of the time of construction of a residence or within two (2) years after purchase of the lot.

11. GARBAGE AND REFUSE DISPOSAL:

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste nor shall same be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. SURFACE WATER:

No down spout or surface water drain from any residence or garage shall be connected or drained into the sanitary sewer. All drains from sump pumps shall connect to storm sewers where available or drain to back of lot.

13. FLOOD STAGE:

The 100-year flood elevation along Finely Creek under present conditions is estimated to

be at elevations between 637.50 and 640.50 feet above sea level.

No structure located within the FEMA designated flood plain may be constructed with any exterior opening (i.e. door, window) having an elevation of less than one foot above the 100 year flood elevation.

13. DILIGENCE DURING CONSTRUCTION AND NONOCCUPANCY:

Construction of any dwelling or other improvement shall be prosecuted diligently and continuously from the time of commencement until the exterior construction shall be fully completed and the interior construction is substantially completed no later than 12 months after footing excavation. No such dwelling shall be occupied during the course of original exterior construction or until made to comply with the restrictions and conditions set forth in this declaration. No excavation, except as is necessary for the construction of improvements, shall be permitted.

14. DRAINAGE AND MAINTENANCE OF RETENTION POND:

For the proper drainage of all Lots, the established swale and the existing general grading elevations must be adhered to during construction; all dirt from excavation shall be confined to the Lot except that nothing is to be placed on the Lot including dirt from excavation which will interfere with the natural surface drainage thereof or change the elevation of a lot line without the prior written consent of the Architectural Control Committee. Lot owners may not alter the elevations of that area around any Retention Pond which lies below 644.5 feet above sea level without the prior approval of the Village of Mt. Zion and shall maintain the area adjacent to any Retention Pond to avoid interfering with the storage area of the Pond.

PART B

ARCHITECTURAL CONTROL COMMITTEE

1. The Architectural Control Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then recorded owners of a two-thirds majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore it to any or all of its powers and duties.
2. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event if no suits to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

PART C

GENERAL PROVISIONS

1. TERM.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the majority of owners of the lots has been recorded, agreeing to change these covenants in whole or in part. A majority of owners shall be determined by counting one vote for the owner or the representative of the owner of each lot, and no fractional vote shall be allowed for adjoining footage representing a fraction of

the adjoining lot.

2. ENFORCEMENT:

Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

3. SEVERABILITY:

Invalidation of any of these covenants by judgment or Court Order, municipal, state or federal law, shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this

1st day of April, 2002.

Steven A. Lewis

Steven A. Lewis, Owner

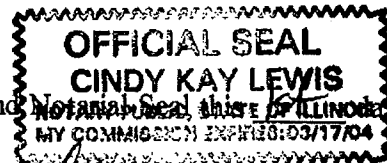
STATE OF ILLINOIS) SS.

COUNTY OF MACON)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify, that Steven A. Lewis, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notary Seal this 1st day of April

2002.



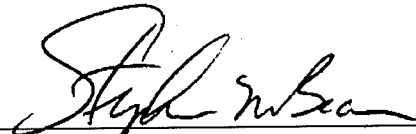
Cindy K. Lewis

TAX CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

I, STEPHEN M. BEAN, County Clerk in and for said County and State aforesaid,
DO HEREBY CERTIFY that I find no redeemable tax, tax sales or unpaid forfeited taxes against
any of the real estate described in the attached plat and included therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 6th
day of December, 2002.



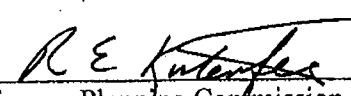
County Clerk

APPROVAL

STATE OF ILLINOIS)
) SS.
COUNTY OF MACON)

Representing the Planning Commission of the Village of Mt. Zion, WE DO HEREBY
APPROVE the foregoing CARRINGTON ESTATES for recording with completion of
improvements guaranteed by a bond filed and accepted by the Board of Trustees of the Village of
Mt. Zion.

DATED this 7th day of MAY, 2002.



Chairman, Planning Commission of The
Village of Mt. Zion, Illinois

APPROVAL

This is to certify that the attached Plat of CARRINGTON ESTATES and the accompanying

APPROVAL

This is to certify that the attached Plat of CARRINGTON ESTATES and the accompanying Certificate of the County Clerk and the Planning Commission of the Village of Mt. Zion, with the improvements guaranteed by a Completion Guarantee Bond filed and accepted was submitted to the Board of Trustees of the Village of Mt. Zion and was by the Board of Trustees duly approved.

DATED this 1st day of May, 2002.

Robert F. Flider

President, Village of Mt. Zion, Illinois

ATTEST:

Lamara L. Moore
Clerk of the Village of
Mt. Zion, Illinois

SCHOOL DISTRICT CERTIFICATE

STEVEN A. LEWIS, as Owner of the property to be known as CARRINGTON ESTATES and described in the foregoing Surveyor's Certificate, DOES HEREBY CERTIFY THAT said premises are all located within the boundaries of Mt. Zion Community School District #3, in Macon County, Illinois.

DATED this 1 day of April, 2002

Steven A. Lewis

Steven A. Lewis

STATE OF ILLINOIS)
) ss.
COUNTY OF MACON)

I, Dusty Foxlines, a notary Public in and for the County and State aforesaid do hereby certify that STEVEN A. LEWIS, personally known to me to be the same person whose

name is subscribed to the foregoing owner's statement, appeared before me this day in
person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this 1 day of April, 2002.

Dusty Forlines
Notary Public





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OWNER/SUBDIVIDER
STEVEN A. LEWIS

NOTES

1. ALL DRIVeways ON CORNERS ARE CHOP PARALLELS.
2. A PART OF THIS REGULATION COVERED BY THIS SIGN IS SUPERSEDED BY THE SIGN. THE SIGN IS PLACED IN THE DRIVEWAY OF THE DRIVEWAY. THE SIGN IS PLACED IN THE DRIVEWAY OF THE DRIVEWAY. THE SIGN IS PLACED IN THE DRIVEWAY OF THE DRIVEWAY.
3. ALL EXISTING ARE FOR BALANCE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
4. ALL LOT CORNERS ARE MARKED WITH IRON PINS.
5. ALL OF THE PROPERTY IS WITHIN THE CORPORAte LIMITS OF THE TOWN OF IRVING.
6. ROAD AT STREET INTERSECTIONS ARE 25 FEET UNLESS OTHER DESIGNATED.
7. STREET DESIGNATION TO BE PROVIDED IN THE STREET DESIGNATION.
8. THE TOWN OF IRVING IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING AND NEW ON THEIR PROPERTY.
9. LOTS 18 THRU 21 AND LOTS 23 THRU 25 SHALL HAVE A 10 FOOT SETBACK SETBACK REQUIREMENT. ALL OTHER LOTS SHALL MEET THE SETBACK SETBACK REQUIREMENT FOR THE 30-FOOT LOTS.

DRAINAGE STATEMENT

the underlying technology. The House of Commons of the United Kingdom has been particularly concerned with the intellectual property rights of the city, information technology and other sectors, which has, in the last of our statements, not ruled the technology of the patent system out and in its place has introduced a new system of patent law. The House of Commons has also introduced a new system of patent law, which has been passed by the House of Commons, and it is now the House of Lords which is considering the bill. The House of Commons has also introduced a new system of patent law, which has been passed by the House of Commons, and it is now the House of Lords which is considering the bill. The House of Commons has also introduced a new system of patent law, which has been passed by the House of Commons, and it is now the House of Lords which is considering the bill.

Philip W. Costner
Philip W. Costner
Florida Registered Professional Engineer

Steve A. Davis
OWNER

DESIGN ENGINEER

 JENNIFER
 DATED 3-7-2002

DATE 3-7-2002

WILSON VILLAGE BOARD
DATE April 15, 2002

APPROVED BY Robert F. Clark
PRESIDENT

ATTEST BY James D. Hahn
CLERK

VILLAGE PLAN COMMISSION
DATE 4-22-02

APPROVED BY W. E. H. H. H.
SECRETARY

FINAL PLAT

CARRINGTON ESTATES

pmc

drawn by	drawn on	project no.
date 3/9/82	drawn by	01122
checked by	checked by	field work no.
approved by	approved by	201
exp'd by	exp'd by	drawn no.
date	date	

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OWNER/SUBDIVIDER
STEVEN A. LEWIS

NOTES

1. ALL DIMENSIONS ON CURVES ARE CHORD DIMENSIONS.
2. A 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 840 ACRES OR MORE.
3. ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
4. ALL LOT CORNERS ARE MARKED WITH IRON PINS.
5. ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. ZION.
6. RAOB AT STREET INTERSECTIONS ARE 25 FEET UNLESS OTHER DESIGNATED.
7. STORM DETENTION TO BE PROVIDED IN THE STORM DETENTION EASEMENT AREA. LOT OWNERS TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA ON THEIR PROPERTY.
8. LOTS 19 THRU 21 AND LOTS 23 THRU 30 SHALL HAVE A 10 FOOT SIDEYARD SETBACK REQUIREMENT. ALL OTHER LOTS SHALL MEET THE SIDEYARD SETBACK REQUIREMENT FOR (VR-3) ZONED LOTS.

VR-3

WESTSIDE DRIVE

12 1/4
34 1/2

60'

DRAINAGE STATEMENT