

BOOK 1832 PAGE 822

State of Illinois
Macon County
That This Instrument Was Filed For
Record At 10:15 AM

I Hereby
Certify

1633527

AUG - 8 2003

Recorded in Book 1832 Page 822
Mary A. Eaton
Fee 67.00 Recorder

SURVEYOR'S CERTIFICATE

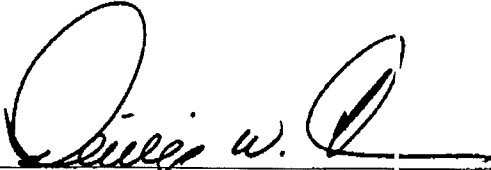
I, PHILLIP W. COCHRAN, Illinois Professional Land Surveyor, Certificate Number 2458, residing in Macon County, Illinois, do hereby certify that at the request of Randall D. Waks, not individually, but as Trustee under a Trust Agreement dated April 19, 2002 and known as Trust 241, Kelly V. Evans and Tina R. Evans, owners 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:

Lots 46, 47 and 48 of Craycroft at Southlake as recorded in Book 1832,
Page 656 of the records in the Recorder's Office, Macon County, Illinois.

And according to law I have subdivided the same into lots as shown on the attached plat made by me, designating thereon also streets, building lines and easement strips for ingress and egress, public utilities and drainage, said subdivision to be hereinafter known and designated as "A RESUBDIVISION OF LOTS 46, 47 AND 48 OF CRAYCROFT AT SOUTHLAKE". The attached plat particularly describes, gives and sets forth the lengths, widths and number of lots therein, 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 July 10, 2003 at Decatur, Illinois




Phillip W. Cochran
Illinois Professional Land Surveyor No. 2458
2602 N. Morgan
Decatur, Illinois 62526
(217) 875-3333

A Resubdivision of Lots 46, 47 and 48 of Craycroft at Southlake
PWC Project: 318

OWNER'S DECLARATION

Be it known that Randall D. Waks, not individually, but as Trustee under a Trust Agreement dated April 19, 2002, and known as Trust Number 241 (hereinafter referred to as "First Party") and Kelly V. Evans and Tina R. Evans, husband and wife (hereinafter referred to as "Second Party"), Owners of the premises described in the Surveyor's Certificate, do hereby subdivide said tract of land and do designate such subdivision **"A RESUBDIVISION OF LOTS 46, 47 AND 48 OF CRAYCROFT AT SOUTH LAKE"** in accordance with the attached plat thereof for the purpose of residential construction and/or for the purpose of the sale of each respective portion for the subsequent purpose of residential construction in accordance with and with reference to the description and number of the lots as designated on said Plat.

REDIVISION

The Owners stated herein do hereby agree and declare that the First Party shall and is the owner of the parcel designated as Lot 1 in accordance with the attached plat, and further, that the Second Party shall be and is the Owner of the parcel designated as Lot 2 in accordance with the attached plat. This redivision is done for the purpose of making a division of what was formerly Lot 47, so that the north half of the former Lot 47 is extended into the former Lot 46 as indicated in the attached plat, and what was the south half of the former Lot 47 is extended into the former Lot 48 as indicated in the attached plat.

ADOPTION OF COVENANTS OF CRAYCROFT AT SOUTHLAKE

The Owners stated herein do further agree and declare that the covenants and provisions of "CRAYCROFT AT SOUTH LAKE", as per Plat recorded in Book 1832, at Page 656 of the Records in the Recorder's Office of Macon County, Illinois, are hereby adopted and incorporated herein and apply to the lots created by this redivision.

GENERAL PROVISIONS

Section 1. Enforcement. Declarant or any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens and charges now or hereafter imposed by the provisions of this declaration. Failure by declarant or by any owner to enforce any covenant or restriction contained in this declaration shall in no event be deemed a waiver of the right to do so at a later date.

Section 2. Amendments. Covenants and restrictions of this declaration may be amended by duly recording an instrument executed and acknowledged by the then owners of each lot created herein.

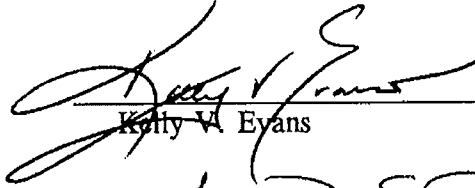
Section 3. Duration. The covenants and restrictions of this declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by any owner for a period of twenty-five (25) years from the date of this declaration, and thereafter shall continue

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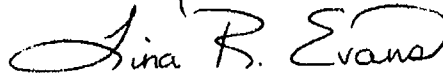
automatically in effect for additional periods of twenty-five (25) years, unless otherwise agreed to in writing by the then owners of each lot created herein.

Section 4. Governing Law. This declaration shall be governed by, and construed and enforced in accordance with the laws of Illinois.

IN WITNESS WHEREOF, the undersigned have set their hands and affixed their seals this 10th day of April, 2003.



Kelly V. Evans



Tina R. Evans



Randall D. Waks, not individually, but as Trustee

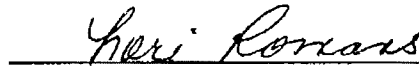
under a Trust Agreement dated April 19, 2002, and known as Trust 241.

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

I, the undersigned, a Notary Public in and for said County in the state aforesaid, do hereby certify that Kelly V. Evans and Tina R. Evans, husband and wife, and Randall D. Waks, not individually, but as Trustee under a Trust Agreement dated April 19, 2002, and known as Trust 241, personally known to me, appeared before me this day in person and acknowledged that each of them signed the said instrument as their free and voluntary act for the uses and purposes herein set forth.

Dated this 10th day of April, 2003.





Notary Public

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APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

Representing the Planning Commission of the Village of Mt. Zion, WE DO HEREBY APPROVE the foregoing Plat of "A Resubdivision of Lots 46, 47 and 48 of Craycroft at South Lake" for recording.

Dated this 6th day of August, 2003.

RE Kuntze
Chairman, Planning Commission of the
Village of Mt. Zion, Illinois

APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

Not Required

This is to certify that the attached Plat of "A Resubdivision of Lots 46, 47 and 48 of Craycroft at South Lake" and the accompanying Certificate of the county Clerk and the Planning Commission of the Village of Mt. Zion, was submitted to the Council of the Village of Mt. Zion and was by the Council duly approved.

Dated this _____ day of _____, 2003.

Mayor of the Village of Mt. Zion, Illinois

ATTEST:

(Clerk of the Village of Mt. Zion, Illinois)

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TAX CERTIFICATION

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 11 day
of July, 2003.

Stephen M. Bean
County Clerk

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SCHOOL DISTRICT CERTIFICATE

Randall D. Waks, not individually, but as Trustee under a Trust Agreement dated April 19, 2002, and known as Trust 241, as Owners of the property to be known as "A RESUBDIVISION OF LOTS 46, 47 AND 48 OF CRAYCROFT AT SOUTHLAKE" and described in the foregoing Surveyor's Certificate, DO HEREBY CERTIFY THAT said premises are all located within the boundaries of Mt. Zion Community School District #3, in Macon County, Illinois.

DATED this 10th day of July, 2003

Randall D. Waks

Randall D. Waks, not individually,
but as Trustee under a Trust
Agreement dated April 19, 2002,
and know as Trust 241

STATE OF ILLINOIS)
) ss.
COUNTY OF MACON)

I, Susan L Luxa, a notary Public in and for the County and State aforesaid do hereby certify that Randall D. Waks, not individually, but as Trustee under a Trust Agreement dated April 19, 2002, and known as Trust 241, personally known to me, appeared before me this day in person and acknowledged the execution of this statement as their free and voluntary act.

DATED this 10th day of July, 2003



Susan L Luxa
Notary Public

A RESUBDIVISION OF LOTS 46, 47 AND 48 OF CRAYCROFT AT SOUTHLAKE

A SUBDIVISION OF LOTS 46, 47 AND 48 OF CRAYCROFT AT SOUTHLAKE (1832/656)

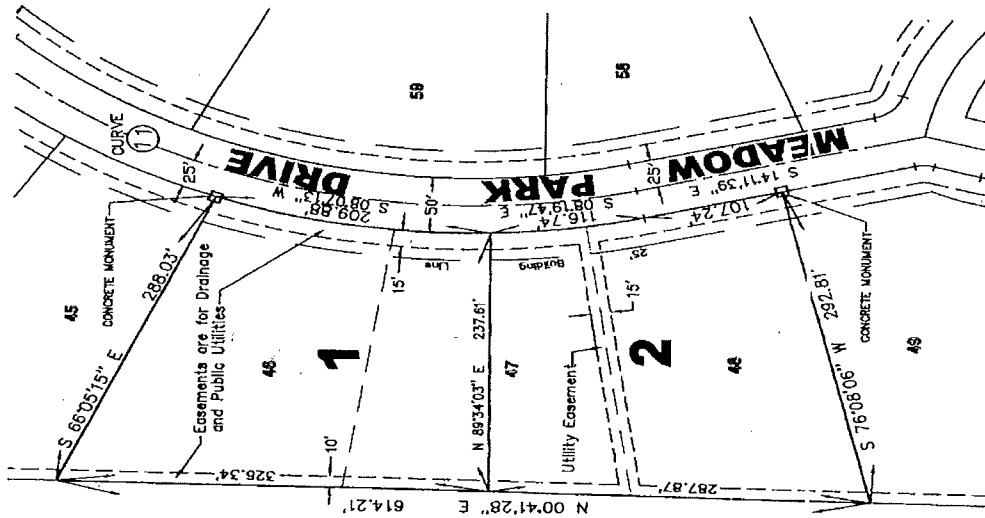
OWNER/SUBDIVIDER
RANDALL T. WARS
TRUSTEES

OWNER/SUBDIVIDER
KELLY AND TINA L. EVANS

NOTES

1. ALL CORNERS ARE MARKED WITH IRON PINS.
2. ALL EASEMENTS ARE FOR DRAINAGE & PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
3. A PART OF THIS PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
4. ALL OF THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. ZION.
5. ALL DIMENSIONS ON CURVES ARE CHORD DIMENSIONS.

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DRAINAGE STATEMENT

We, the undersigned, respectively a Registered Professional Engineer and the Owner of the above described property, hereby or the duly authorized attorney of such owner or owners, certify 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, the same will be provided for by the new collection and discharge of surface waters to the public, 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.

Randall T. Wars
RANDALL T. WARS
TRUSTEES OF TRUST 211
PHILIP W. COCHRAN
Illinois Registered
Professional Engineer
No. 32293

Kelly L. Evans
KELLY L. EVANS
OWNER
TINA L. EVANS



DESIGN ENGINEER
Randall T. Wars
Dated 7-11-03

Exp. 11-30-04 Exp. 11-30-03

FINAL PLAT

A RESUBDIVISION OF LOTS 46, 47 AND 48 OF CRAYCROFT AT SOUTHLAKE

PWC		State of Illinois Professional Engineer No. 32293	
Drawn by PWC	Checked by	Project No.	318
Date 7/17/03	Date	Sheet No.	
Drawn by	Checked by	Sheet No.	
Date	Date	Sheet No.	

CURVE DATA	
Curve 11 DATA	
Δ=102°15'	
R=281.17'	
Δ=54°27'	
L=518.34'	
CH=300'	
CA BEARING= N 130°22'18" E	

VILLAGE PLAN COMMISSION

DATE 8/1/03
APPROVED *[Signature]*
ATTORNEY *[Signature]*

\$5150 P.B. 151-H