

Parkside East - First Addition

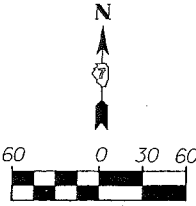
An Addition to the Village of Mt. Zion, IL

OWNER / DEVELOPER
S.A. LEWIS CONSTRUCTION, INC.

FIRST ADDITION AREA = 10.2724 ACRES

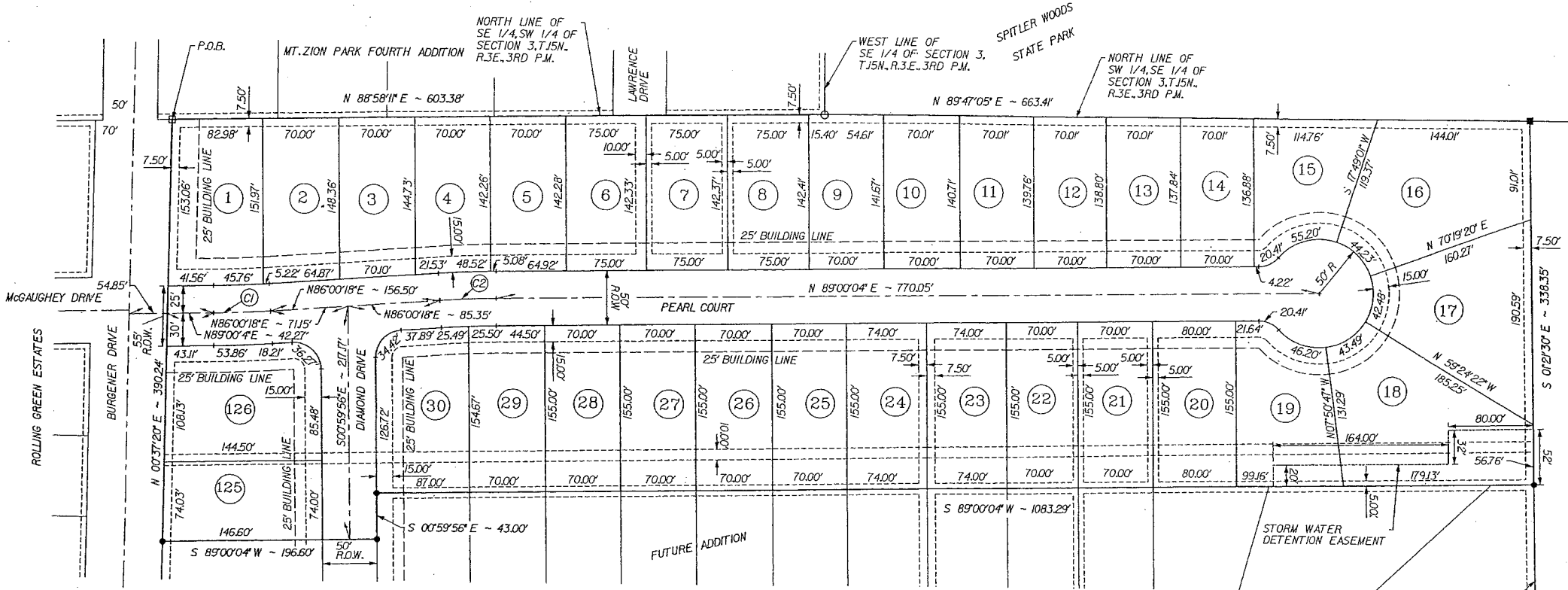
LEGAL DESCRIPTION

That part of the South Half of Section 3, Township 15 North, Range 3 east of the 3rd P.M., lying North of the Northerly right-of-way line of F.A. Route 33, S.B.I. Route 121 further described as follows: Beginning at the intersection of the North line of the Southeast Quarter of the Southwest Quarter of said Section 3, and the East line of Rolling Green Estates I, recorded in Book 1832, page 64 of the Records in the Macon County Recorder's Office; thence N 88°58'11" E on said North line of the Southeast Quarter Southwest Quarter of said Section 3, 603.38 feet; thence N 89°47'05" E on the North line of the Southwest Quarter of the Southeast Quarter of said Section 3 to its intersection with the East line of the West 664.0 feet of the Southwest Quarter of the Southeast Quarter of said Section 3; thence S 01°21'30" E on the said East line, 338.35 feet; thence S 89°00'04" W, 1083.29 feet; thence S 00°59'56" E, 43.00 feet; thence S 89°00'04" W, 196.60 feet to the intersection of the East line of Rolling Green Estates I; thence N 00°37'20" E on said East line of said Rolling Green Estates I, 390.24 feet, to the point of beginning, containing 10.2724 Acres, more or less.



NOTE:
BASIS OF BEARINGS IS
NORTH 00°37'20"EAST,
(RECORDED SOUTH 00°58'22"WEST)
ALONG THE EAST LINE
OF ROLLING GREEN ESTATES
AS SHOWN IN BOOK 1832 ON
PAGE 64 IN THE MACON COUNTY
RECORDER'S OFFICE.

- LEGEND
- IRON PIN FOUND
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - IRON PIN SET (5/8" DIA. X 24" LONG) WITH YELLOW SURVEYOR'S CAP
 - MEASURED BEARING AND DISTANCE (FEET)
 - PROPERTY LINE



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. NO 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. NO PORTION OF THIS SUBDIVISION LIES WITHIN A SPECIAL HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 170962 0005.B, EFFECTIVE DATE SEPTEMBER 18, 1985.
5. THE PROPERTY IS ZONED R-3. MINIMUM LOT WIDTH = 60 FT. MINIMUM FRONT YARD = 25 FT. MINIMUM SIDE YARD = 6 FT. MINIMUM REAR YARD = 20 FT.
6. ALL DIMENSIONS ON CURVES ARE CHORD DIMENSIONS.
7. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MT. ZION STANDARD SPECIFICATIONS FOR STREETS, STORM SEWER, SANITARY SEWER, AND WATER MAIN CONSTRUCTION WHERE APPLICABLE.
8. IF THE VILLAGE OF MT. ZION STANDARD SPECIFICATIONS DO NOT COVER ANY ITEMS OF WORK, THE WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION, LATEST EDITIONS.
9. STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH VILLAGE LIGHTING REQUIREMENTS AND STREET SIGNS WILL BE INSTALLED AT EACH INTERSECTION.
10. STORM WATER DETENTION PROVIDED IN THE STORM WATER DETENTION EASEMENT AREA (LOTS 18 & 19) AND THE STORM WATER DETENTION EASEMENT AREA TO BE DEDICATED IN THE SECOND ADDITION (LOTS 42-46). LOT OWNERS TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA ON THEIR PROPERTY.

PROP. CURVE 1	PROP. CURVE 2
PI STA 10+68.42	PI STA 12+77.22
Δ = 2°59'47" (LT)	Δ = 2°59'47" (RT)
D = 5°43'46.48"	D = 5°43'46.48"
R = 1000.00'	R = 1000.00'
T = 26.15'	T = 26.15'
L = 52.30'	L = 52.30'
E = 0.342'	E = 0.342'
PC STA 10+42.27	PC STA 12+51.06
PT STA 10+94.56	PT STA 13+03.36

DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED HEREBY OR 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.

Mark P. Beaman
PROFESSIONAL ENGINEER

Stan A. Lewis
OWNER OR AUTHORIZED AGENT

LOT #	AREA (SF)	LOT #	AREA (SF)
1	13,013	17	17,925
2	10,512	18	20,661
3	10,258	19	13,027
4	10,023	20	12,400
5	9,959	21	10,850
6	10,673	22	10,850
7	10,676	23	11,470
8	10,679	24	11,470
9	9,949	25	10,850
10	9,883	26	10,850
11	9,816	27	10,850
12	9,749	28	10,850
13	9,682	29	10,847
14	9,615	30	13,165
15	11,406	31	10,771
16	19,533	32	15,442
TOTAL AREA (32) LOTS		377,707 SF	
R.O.W.		69,758 SF	
TOTAL AREA (1ST ADDITION)		447,465 SF	
TOTAL AREA (1ST ADDITION)		10.2724 Ac	



LICENSE EXPIRES 11/30/2010

VILLAGE PLAN COMMISSION

APPROVED BY: *James R. Marshall* 3/16/10
CHAIRMAN DATE

MT. ZION VILLAGE BOARD

APPROVED BY: *Donald J. ...* 3/15/10
PRESIDENT DATE

I, RONALD W. LAMB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY IS A TRUE AND ACCURATE ACCOUNT OF SAID SURVEY, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Ronald W. Lamb 2/25/2010
RONALD W. LAMB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2811



LICENSE EXPIRES 11/30/2010

R.W. LAMB & ASSOCIATES, LLC
204 SPITLER PARK DRIVE
MT. ZION, ILLINOIS 62549
PHONE: 217-864-9828 FAX: 217-864-9626
DESIGN FIRM REGISTRATION NO. 184-004606

OnSite Engineering, LLC
3028 Lake Bluff Drive, Decatur, IL 62521
phone 217-972-4498 fax 217-864-9628
Design Firm Registration No. 184-004257
Steven M. Baumann, P.E.

FINAL PLAT

SCALE: AS NOTED	PARKSIDE EAST-FIRST ADDITION	DRAWN BY: SMB
DATE: 02/05/10	MT. ZION, IL	REVISED BY:
OWNER: S.A. LEWIS CONSTRUCTION, INC. 200 LEWIS PARK DRIVE MT. ZION, IL 62549		
DRAWING No.: C1_FinalPlat.dgn		SHEET No.: C-1