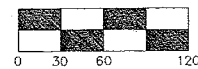


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MT. ZION VILLAGE EAST - SECOND ADDITION

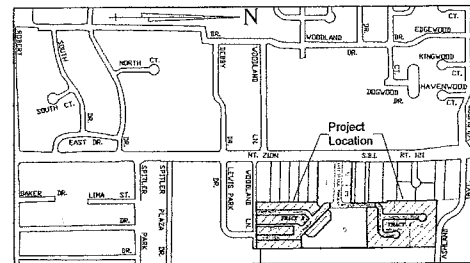
SCALE : 1" = 60'



AN ADDITION TO MT. ZION - A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SECTION 3, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE 3RD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS; AND LOT 4 OF MT. ZION VILLAGE EAST, AS PER PLAT RECORDED IN BOOK 5000, PAGE 93 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

OWNER/SUBDIVIDER
STEVEN A. LEWIS

Location Map



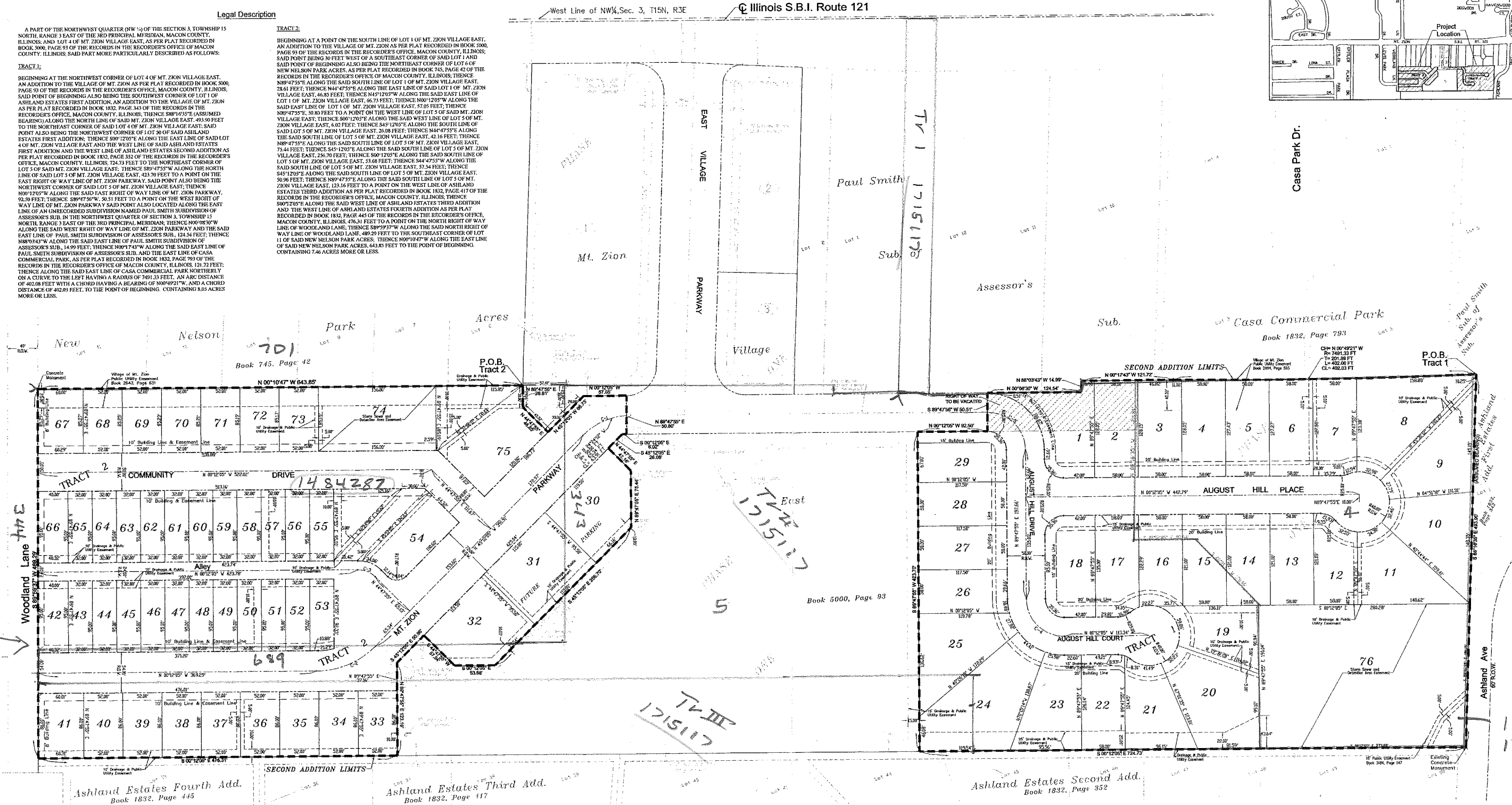
Legal Description

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SECTION 3, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE 3RD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS; AND LOT 4 OF MT. ZION VILLAGE EAST, AS PER PLAT RECORDED IN BOOK 5000, PAGE 93 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; SAID PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF MT. ZION VILLAGE EAST, AN ADDITION TO THE VILLAGE OF MT. ZION AS PER PLAT RECORDED IN BOOK 5000, PAGE 93 OF THE RECORDS IN THE RECORDER'S OFFICE, MACON COUNTY, ILLINOIS; SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF ASHLAND ESTATES FIRST ADDITION, AN ADDITION TO THE VILLAGE OF MT. ZION AS PER PLAT RECORDED IN BOOK 1832, PAGE 352 OF THE RECORDS IN THE RECORDER'S OFFICE, MACON COUNTY, ILLINOIS; THENCE S88°10'55"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID MT. ZION VILLAGE EAST, 493.90 FEET TO THE NORTHEAST CORNER OF SAID MT. ZION VILLAGE EAST; SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 30 OF SAID ASHLAND ESTATES FIRST ADDITION; THENCE S09°12'05"E ALONG THE EAST LINE OF SAID LOT 4 OF MT. ZION VILLAGE EAST AND THE WEST LINE OF SAID ASHLAND ESTATES FIRST ADDITION, 124.34 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID MT. ZION VILLAGE EAST; THENCE S89°47'55"W ALONG THE NORTH LINE OF SAID LOT 3 OF MT. ZION VILLAGE EAST, 423.70 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MT. ZION PARKWAY; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3 OF MT. ZION VILLAGE EAST; THENCE N00°12'05"W ALONG THE SAID EAST RIGHT OF WAY LINE OF MT. ZION PARKWAY, 92.50 FEET; THENCE S89°47'55"W, 30.51 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MT. ZION PARKWAY; SAID POINT ALSO LOCATED ALONG THE EAST LINE OF AN UNRECORDED SUBDIVISION NAMED PAUL SMITH SUBDIVISION OF ASSESSOR'S SUB. IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE 3RD PRINCIPAL MERIDIAN; THENCE N00°12'05"W ALONG THE SAID WEST RIGHT OF WAY LINE OF MT. ZION PARKWAY AND THE SAID EAST LINE OF PAUL SMITH SUBDIVISION OF ASSESSOR'S SUB., 124.34 FEET; THENCE N88°10'55"E ALONG THE SAID EAST LINE OF PAUL SMITH SUBDIVISION OF ASSESSOR'S SUB., 14.99 FEET; THENCE N00°12'05"W ALONG THE SAID EAST LINE OF PAUL SMITH SUBDIVISION OF ASSESSOR'S SUB. AND THE EAST LINE OF CASA COMMERCIAL PARK, AS PER PLAT RECORDED IN BOOK 1832, PAGE 793 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, 121.72 FEET; THENCE ALONG THE SAID EAST LINE OF CASA COMMERCIAL PARK NORTHERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 740.33 FEET, AN ARC DISTANCE OF 402.08 FEET WITH A CHORD HAVING A BEARING OF N00°49'21"W, AND A CHORD DISTANCE OF 402.08 FEET, TO THE POINT OF BEGINNING, CONTAINING 8.05 ACRES MORE OR LESS.

TRACT 2:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1 OF MT. ZION VILLAGE EAST, AN ADDITION TO THE VILLAGE OF MT. ZION AS PER PLAT RECORDED IN BOOK 5000, PAGE 93 OF THE RECORDS IN THE RECORDER'S OFFICE, MACON COUNTY, ILLINOIS; SAID POINT BEING 30 FEET WEST OF A SOUTHEAST CORNER OF SAID LOT 1 AND SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF LOT 4 OF NEW NELSON PARK ACRES, AS PER PLAT RECORDED IN BOOK 745, PAGE 42 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE N89°47'55"E ALONG THE SAID SOUTH LINE OF LOT 1 OF MT. ZION VILLAGE EAST, 46.83 FEET; THENCE N45°12'05"W ALONG THE SAID EAST LINE OF LOT 1 OF MT. ZION VILLAGE EAST, 66.73 FEET; THENCE N00°12'05"W ALONG THE SAID EAST LINE OF LOT 1 OF MT. ZION VILLAGE EAST, 57.05 FEET; THENCE N89°47'55"E, 30.80 FEET TO A POINT ON THE WEST LINE OF LOT 3 OF SAID MT. ZION VILLAGE EAST; THENCE S09°12'05"E ALONG THE SAID WEST LINE OF LOT 3 OF MT. ZION VILLAGE EAST, 442 FEET; THENCE S45°12'05"E ALONG THE SOUTH LINE OF SAID LOT 3 OF MT. ZION VILLAGE EAST, 26.08 FEET; THENCE N44°47'55"E ALONG THE SAID SOUTH LINE OF LOT 3 OF MT. ZION VILLAGE EAST, 42.16 FEET; THENCE N89°47'55"E ALONG THE SAID SOUTH LINE OF LOT 3 OF MT. ZION VILLAGE EAST, 50.96 FEET; THENCE S89°47'55"E ALONG THE SAID SOUTH LINE OF LOT 3 OF MT. ZION VILLAGE EAST, 123.16 FEET TO A POINT ON THE WEST LINE OF ASHLAND ESTATES THIRD ADDITION AS PER PLAT RECORDED IN BOOK 1832, PAGE 317 OF THE RECORDS IN THE RECORDER'S OFFICE, MACON COUNTY, ILLINOIS; THENCE S09°12'05"E ALONG THE SAID WEST LINE OF ASHLAND ESTATES THIRD ADDITION AND THE WEST LINE OF ASHLAND ESTATES FOURTH ADDITION AS PER PLAT RECORDED IN BOOK 182, PAGE 44 OF THE RECORDS IN THE RECORDER'S OFFICE, MACON COUNTY, ILLINOIS, 476.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WOODLAND LANE; THENCE S89°47'55"W ALONG THE SAID NORTH RIGHT OF WAY LINE OF WOODLAND LANE, 48.29 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF SAID NEW NELSON PARK ACRES; THENCE N00°12'05"W ALONG THE EAST LINE OF SAID NEW NELSON PARK ACRES, 643.85 FEET TO THE POINT OF BEGINNING, CONTAINING 7.46 ACRES MORE OR LESS.



Steven & Candy

Steve

1593074
1593075

NOTES

- 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 LOT CORNERS ARE MARKED WITH IRON PINS.
- ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. ZION.
- RAIL AT STREET INTERSECTIONS ARE 25 FEET UNLESS OTHER DESIGNATED.
- FIELD WORK WAS COMPLETED 10/01/11.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

CENTERLINE CURVE DATA

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT (FT)	RADIUS (FT)	ARC LENGTH (FT)	CHORD LENGTH (FT)
CURVE C-1	45°00'00"	N 22°42'05" W	37.28	98.00	76.69	68.88
CURVE C-2	45°00'00"	N 22°42'05" W	45.56	104.00	86.39	84.19
CURVE C-3	45°00'00"	N 22°42'05" E	13.46	32.50	25.53	24.87
CURVE C-4	90°00'00"	N 44°47'55" E	50.00	50.00	70.54	76.71
CURVE C-5	90°00'00"	S 44°47'55" W	50.00	50.00	70.54	76.71

VILLAGE PLAN COMMISSION

DATE: 11/8/11
APPROVED BY: James R. Madeline
CHAIRMAN
ATTESTED BY: James R. Madeline
SECRETARY

MT ZION VILLAGE BOARD

DATE: 11/21/11
APPROVED BY: Steve
PRESIDENT
ATTESTED BY: James R. Madeline
VILLAGE CLERK

DESIGN ENGINEER

DATE: 11-9-11
[Signature]
ENGINEER
[Seal]

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 DRAINAGE MAINTENANCE OR SUBSIDIES 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 PREVENT THE LIKELIHOOD OF DAMAGE TO THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

FINAL PLAT

MT. ZION VILLAGE EAST
SECOND ADDITION
MT. ZION, ILLINOIS

drawn by	date	drawn by	date	drawn by	date
drawn by	11-13-11	drawn by	11-13-11	drawn by	11-13-11
drawn by	11-13-11	drawn by	11-13-11	drawn by	11-13-11
drawn by	11-13-11	drawn by	11-13-11	drawn by	11-13-11