

State of Illinois SS I Hereby
Macon County Certify
That This Instrument Was Filed For
Record At 8:35 am

1423982

DEC 20 1995

Recorded in Book 1832 Page 540

Edwin J. Tangney Jr.
Fee 61.00 ch Recorder

SURVEYOR'S CERTIFICATE

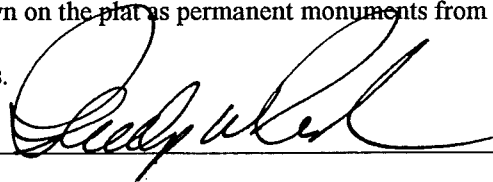
I, Phillip W. Cochran, Illinois Professional Land Surveyor Number 2458, residing in Macon County, do hereby at the request of Hogan Hills, Inc. and Michael P. Storey and J. Kaye Storey, owners of the property hereinafter described, same being situated in the County of Macon and the State of Illinois, I have made a true and accurate survey of the following:

A part of Lot Three (3) of the Fractional Northwest Quarter (NW 1/4) of Section 6, Township 15 North, Range 4 East of the 3rd Principal Meridian, Macon County, Illinois, said tract more particularly described as follows:

Beginning at the Northwest corner of the said Northwest Quarter (NW 1/4) of Section 6; thence S89°11'02"E (Assumed Bearing) along the North line of the said Northwest Quarter (NW 1/4) of Section 6, 2218.66 feet; thence S00°00'00"E, 1377.91 feet; thence N89°28'23"W, 658.56 feet; thence N83°08'30"W, 634.31 feet; thence S42°37'41"W, 144.47 feet; thence N88°32'43"W, 804.51 feet to the East Right-of-Way line of County Highway 57; thence N00°04'44"E along the East Right-of-Way line of County Highway 57, 534.75 feet; thence along the East Right-of-Way line of County Highway 57 along a curve to the left having a radius of 8624.42 feet and an arc distance of 196.98 feet and a chord bearing of N00°34'31"W and a chord distance of 196.98 feet; thence S68°49'02"E, 165.25 feet; thence S80°48'40"E, 141.00 feet; thence N88°20'57"E, 76.00 feet; thence N81°40'05"E, 104.12 feet; thence N00°04'08"E, 250.07 feet; thence N89°55'41"W, 478.56 feet to the East Right-of-Way line of County Highway 57; thence along the East Right-of-Way line of County Highway 57 along a curve to the left having a radius of 8624.42 feet and an arc distance of 336.74 feet and a chord bearing of N03°34'58"W and a chord distance of 336.74 feet to a point on the West line of the said Northwest Quarter (NW 1/4) of Section 6; thence N00°04'44"E along the West line of the said Northwest Quarter (NW 1/4) of Section 6, 170.07 feet to the point of beginning, containing 67.67 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 ingress and egress, public utilities and drainage, said subdivision to be hereafter known and designated as "HOGAN HILLS". 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 November 29, 1995 at Decatur, Illinois.



PHILLIP W. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2458
2602 NORTH MORGAN
DECATUR, ILLINOIS 62526
(217) 875-3333

HOGAN HILLS
PWC PROJECT 95108



OWNERS' DECLARATION

BE IT KNOWN, that we, HOGAN HILLS, INC., an Illinois Corporation, owners of Lots 1 thru 48, and MICHAEL P. STOREY and J. KAYE STOREY, husband and wife, owners of Lot 49 of HOGAN HILLS as described in the foregoing Certificate of Surveyor, do hereby subdivide said tract of land and designate the said subdivision as HOGAN HILLS, all as shown on the attached Plat thereof for the purposes of sale of lots with reference to the description and number of the several lots as designated upon said Plat. We do hereby dedicate to the public to be used as and for streets that portion of the said described premises shown on the Plat as streets. We do hereby create a perpetual easement over, under and across the area marked "Gas" and "easement for utilities" as an easement appurtenant to each lot of said subdivision for the purposes of installation, use, maintenance, repair and replacement of utilities, including sewer, water, gas, electricity and telephone; with the right to use reasonable working space adjacent to said easement and ways of access thereto such as are needed during construction, repair or maintenance of such facilities. No trees, shrubbery, fences, swimming pools (above or below ground), decks, permanent structures or materials shall be placed upon or permitted to remain upon and within said easements which may damage or interfere with the installation, operation or maintenance of utilities. The depth of any dirt cover over any underground utility shall not be reduced.

We do hereby waive all right under and by virtue of the exemption laws of the State of Illinois in said dedicated areas.

We restrict the use of Lots 1 thru 48 in said subdivision as follows:

1. LAND USE AND BUILDING TYPES: No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling and a private garage.
2. ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plans and specifications and a 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

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similarly approved. Approval shall be as hereinafter provided.

3. DWELLING TYPE, QUALITY AND SIZE: No residential dwelling of a ground floor area of less than Fifteen Hundred (1500) square feet, if one (1) story; and of less than a first floor area of One Thousand (1000) square feet, if two (2) stories, exclusive of open porches and attached garages, shall be erected on any lot. All construction shall be of new materials and of quality workmanship.

4. EASEMENT: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat. In addition to the drainage facilities as shown on the map, there are various tile drains which lie below the surface. The owners hereby reserve an easement for the benefit of those persons now or who may be in the future connected to these tiles. The purchasers of any lot in this subdivision shall have the duty to maintain existing drainage system at their own expense and lot owners of this addition shall allow necessary maintenance to be done on their property as required by any persons of the property now hooked on to these tiles.

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 setback lines shown on the recorded Plat. No building shall be located nearer than ten (10) feet to an interior lot line.

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

7. TEMPORARY STRUCTURES: 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.

8. SIGNS: No signs of any kind shall be displayed to the public view on a lot except one (1) professional sign of not more than one (1) square foot, one (1) sign of not more than five (5) 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.

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 they are not kept, bred, or maintained for any commercial purpose.

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10. 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.

11. SOD, DIRT, ROCKS: No sod, dirt or rocks shall be taken out of the subdivision as long as there is good use for this material for filling in any part of the subdivision. The Architectural Control Committee shall designate a place or places within the subdivision for dumping of such material as long as it is so needed.

12. ARCHITECTURAL CONTROL COMMITTEE:

(A) The Architectural Control Committee is composed of PAUL M. HOGAN, PATRICIA A. HOGAN and CHRISTOPHER J. HOGAN.

(B) A majority of the 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 record owners of two-thirds (2/3) 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 to it any or all of its powers and duties.

(C) 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 the event no suit 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.

DATED this 17th day of November, 1995.

HOGAN HILLS, INC., An
Illinois Corporation,

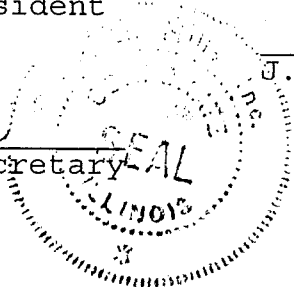
BY: Paul M. Hogan
Paul M. Hogan, President

Michael P. Storey
MICHAEL P. STOREY

ATTEST:

Patricia A. Hogan
Patricia A. Hogan, Secretary

J. Kaye Storey
J. KAYE STOREY

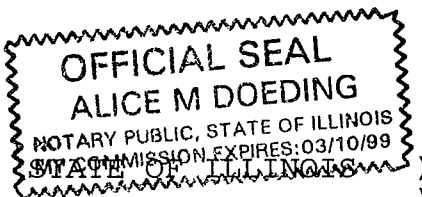


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STATE OF ILLINOIS)
) SS
 COUNTY OF MACON)

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY that PAUL M. HOGAN personally known to me to be the President of HOGAN HILLS, INC., an Illinois Corporation, and PATRICIA A. HOGAN, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary of said corporation, they caused the corporate seal of said corporation to be affixed hereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation, for the purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of November, 1995.

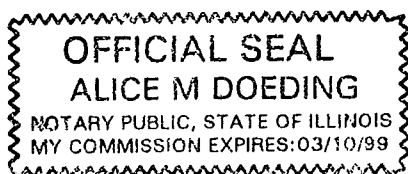


Alice M. Doeding
 Notary Public

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 MICHAEL P. STOREY and J. KAYE STOREY, personally known to me to be husband and wife, and the same persons whose names are subscribed to the above and foregoing Owners' Declaration appeared before me this day in person and acknowledged that they signed, sealed and delivered said instruments their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of November, 1995.



Alice M. Doeding
 Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

TAX CERTIFICATE

I, STEPHEN M. BEAN, County Clerk in and for said County and State aforesaid, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land described in the foregoing Plat and Surveyor's Certificate and known as HOGAN HILLS.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 5th day of ^{December} ~~November~~, 1995.

Stephen M. Bean
STEPHEN M. BEAN, County Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

A P P R O V A L

Representing the Village of Long Creek, we do hereby approve the foregoing Plat of HOGAN HILLS.

DATED this 27 day of November, 1995.

APPROVED:

Elvin K. Kaska
Mayor, Village of Long Creek

APPROVED:

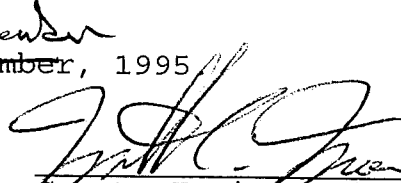
Shirley Pasley
Village Clerk, Village of Long Creek

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

APPROVAL OF THE COUNTY ENGINEER

I, being the County Engineer for Macon County, Illinois, do hereby certify that the attached Plat of HOGAN HILLS has been examined by me and that the subdividers' plans and specifications comply with the rules and regulations governing subdivisions for Macon County, Illinois.

DATED this 5th day of ^{December} ~~November~~, 1995.

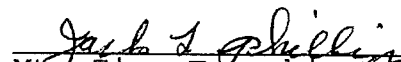

County Engineer for Macon
County, Illinois

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

APPROVAL OF TOWNSHIP HIGHWAY COMMISSIONER

I, being the Township Highway Commissioner of Mt. Zion Township, hereby approve the Plat of HOGAN HILLS with respect to roadway access.

DATED this 5 day of ^{December} ~~November~~, 1995.


Mt. Zion Township Highway
Commissioner

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

MACON COUNTY HEALTH DEPARTMENT

We, being the Macon County, Illinois, Health Department do hereby certify that the attached Plat of HOGAN HILLS has been examined by us and that the subdividers' plans and specifications comply with the rules and regulations governing subdivisions for Macon County, Illinois.

DATED this 5 day of ^{December} ~~November~~, 1995.

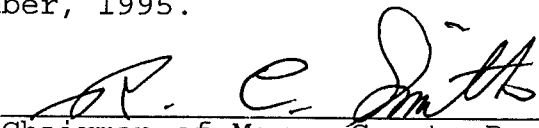

Macon County Health Department

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

APPROVAL OF THE MACON COUNTY BOARD

This is to certify that the attached Plat of HOGAN HILLS and accompanying certificates of the County Clerk, County Engineer of Macon County, Mt. Zion Township Highway Commissioner, and Macon County Health Department, has been submitted to the appropriate committee of the Macon County Board and said Plat of HOGAN HILLS is approved by the Macon County Board.

DATED this 14th day of December, 1995.


Chairman of Macon County Board