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COOK 1832 PAGE 718

State of Illinois
Macon County SS I Hereby
That This Instrument Was Filed For
Record At 1:10 PM

FEB 18 2000

Recorded in Book 1832 Page 718

Mary A. Eaton
Fee 64.00 pd 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 Hogan Hills, Inc., an Illinois Corporation, owner of the property hereinafter described, same being situated in the City of Macon, County of Macon and State of Illinois, I have made a true and accurate survey of the following:

Commencing at the Southwest corner of said Lot 30 of the Subdivision of the W. ½ of Sec. 33, T 15 N., R 2 E., 3rd P.M.; thence S. 89° 52' 15" E. (Assumed Bearing) along the South line of said Lot 30, 1747.12 feet; thence N. 00° 07' 45" E., 30.00 feet to the point of beginning said point being the Southeast corner of the City of Macon pump station property; thence N 24° 57' 22" W., East line of said property 67.69 feet to the Northeast corner of said City of Macon property; thence N. 89° 52' 15" W. along the North line of said property 50.00 feet to a point said point being the Northwest corner of the City of Macon property and also being in the centerline of an existing creek which runs generally in a North - South direction; thence N. 57° 29' 58" E., 50.99 feet along said creek centerline; thence N. 20° 02' 21" E., 39.37 feet along said creek centerline; thence N. 04° 14' 32" W., 91.28 feet along said creek centerline; thence N. 33° 32' 49" E., 52.66 feet along said creek centerline; thence N. 21° 20' 35" W., 65.69 feet along said creek centerline; thence N. 47° 47' 27" W., 127.55 feet along said creek centerline; thence N. 28° 33' 57" W., 37.62 feet along said creek centerline; thence N. 24° 52' 57" E., 50.59 feet along said creek centerline; thence N 29° 53' 32" W., 106.60 feet along said creek centerline; thence N. 57° 08' 27" E., 65.58 feet along said creek centerline; thence N. 09° 52' 46" E., 15.96 feet along said creek centerline; thence N. 43° 48' 23" W., 94.40 feet along said creek centerline; thence N. 04° 14' 39" W., 51.93 feet along said creek centerline; thence N. 28° 33' 17" W., 101.56 feet along said creek centerline; thence N. 08° 42' 41" E., 50.39 feet along said creek centerline; thence N. 37° 04' 50" W., 88.39 feet along said creek centerline; thence N. 13° 04' 22" E., 20.70 feet along said creek centerline; thence N. 47° 58' 35" E., 87.84 feet along said creek centerline; thence N. 39° 48' 38" E., 104.25 feet along said creek centerline, thence N. 75° 52' 31" E., 65.81 feet along said creek centerline; thence N. 47° 56' 37" E., 64.95 feet along said creek centerline; thence N. 47° 56' 37" E., 64.95 feet along said creek centerline; thence N. 41° 18' 47" E., 86.59 feet along said creek centerline; thence N. 73° 01' 38" E., 34.05 feet along said creek centerline; thence N. 46° 12' 31" E., 64.01 feet along said creek centerline; thence N. 04° 13' 06" W., 39.35 feet along said creek centerline; thence N. 43° 37' 09" E., 28.96 feet along said creek centerline; thence S. 81° 51' 54" E., 37.49 feet along said creek centerline; thence N. 72° 36' 48" E., 20.00 feet along said creek centerline; to a point on the East line of said Lot 28 of the Subdivision of the W. ½ of

Sec. 33; thence N. 02° 12' 49" W., along the East line of Lot 28 of the said Subdivision of the W ½ of Sec. 33, 260.54 feet; thence S. 89° 48' 12" E., along the South line of Lot 28 of the said Subdivision of the W ½ of Sec. 33, 332.85 feet; thence N. 02° 11' 06" W. Along the East line of Lots 28 and 24 of the said subdivision of the W. ½ of Sec. 33, 661.17 feet to the Southwest corner of Lot 25 of the said subdivision of the W. ½ of Sec. 33; thence S. 89° 46' 35" E., along the said South line of Lot 25 of the subdivision of the W. ½ of Sec. 33, 332.68 feet to the Southeast corner of Lot 25 of the said subdivision of the W. ½ of Sec. 33; thence N. 02° 09' 25" W. Along the East line of Lot 25 of the Subdivision of the W. ½ of Sec. 33, 330.50 feet to the center of said Sec. 33, T. 15 North, Range 2 E. Of the 3rd P.M.; thence S. 89° 44' 49" E. along the North line of the Southeast quarter of Sec. 33, 346.18 feet; thence S. 01° 59' 03" E., 560.72 feet; thence S. 67° 25' 04" W., 328.16 feet; thence S. 02° 09' 33" E., 511.09 feet; thence S. 52° 14' 24" W., 259.98 feet; thence S. 02° 43' 33" E., 1076.60 feet; thence N. 89° 48' 48" W., 25.01 feet; thence S. 02° 43' 33" E., 178.76 feet to a point said point being on the North Right of Way line of Ridlen Road; thence N. 89° 52' 15" W. Along said North Right of Way line of Ridlen Road, 716.54 feet to the point of beginning, containing 39.73 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 streets, building lines and easement strips for ingress and egress, public utilities and drainage, said subdivision to be hereinafter known and designated "HOGAN HILLS at MACON". 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 February 2, 2000 at Decatur, Illinois



PHILLIP W. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2458
2602 N. MORGAN
DECATUR, ILLINOIS 62526

Hogan Hills at Macon
PWC Project 98137



OWNER'S DECLARATION

BE IT KNOWN, that HOGAN HILLS, INC., an Illinois Corporation, owner of Lots 1 thru 78 of HOGAN HILLS AT MACON as described in the foregoing Certificate of Surveyor, does hereby subdivide said tract of land and designate the said subdivision as **HOGAN HILLS AT MACON**, 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. There is hereby dedicated to the City of Macon and the public to be used as and for streets that portion of the said described premises shown on the Plat as streets. There is created 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.

There is hereby waived all right under and by virtue of the exemption laws of the State of Illinois in said dedicated areas.

The use of Lots 1 thru 78 in said subdivision are restricted 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. Exterior structures including installation or replacement of mailboxes, basketball hoops, swing sets and similar sports and play equipment, clotheslines, garbage cans, wood piles, swimming pools, gazebos or playhouses, window air conditioning units or fans; hot tubs, solar panels, antennas, satellite dishes, exterior lighting visible from the street, hedges, walls, dog runs, animal pens or fences of any kind may not be placed or altered upon the lots unless approved by the Architectural Control Committee 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) stores, exclusive of open porches and attached garages, shall be erected on any lot. All construction shall be of new materials and of

quality workmanship and shall be completed within one (1) year after issuance of a building permit.

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 principal building shall be located nearer than ten (10) feet to an interior lot line, no accessory building shall be located any closer than five (5) 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. The owners of each lot are responsible for maintaining their lot in a proper condition, controlling grass, weeds and erosion. To the extent provided by law, Hogan Hills, Inc. and or the City of Macon may mow uncontrolled grasses and weeds and place a lien on the property for the payment of such service. A decision by the Architectural Control Committee that the vegetation on a lot is not being controlled and notice to the owner in writing given at least five (5) days before such service is performed shall be deemed sufficient notice.

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 four (4) square feet, one (1) sign of not more than six (6) 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.

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 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.

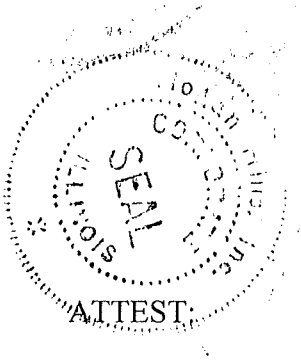
(B) A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative, shall 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 26th day of January, 2000.

HOGAN HILLS, INC., An Illinois Corporation,

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

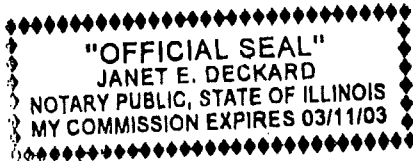


Patricia A. Hogan Secretary
Patricia A. Hogan, Secretary

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 26th day of January, 2000.



Janet E. Deckard
Notary Public

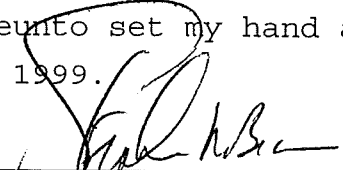
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STATE OF ILLINOIS)
) SS
 COUNTY OF MACON)

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 AT MACON.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 22nd day of September, 1999.


 STEPHEN M. BEAN, County Clerk

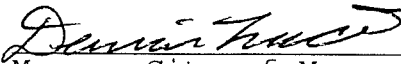
STATE OF ILLINOIS)
) SS
 COUNTY OF MACON)

A P P R O V A L

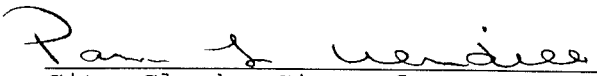
Representing the City of Macon, we do hereby approve the foregoing Plat of HOGAN HILLS AT MACON.

DATED this 14th day of FEBRUARY, 2000,

APPROVED:


 Mayor, City of Macon

APPROVED:


 City Clerk, City of Macon

SCHOOL DISTRICT CERTIFICATE

This is to certify that, HOGAN HILLS, INC., as owner of the property herein described in the surveyor's certificate, which will be known as "HOGAN HILLS at MACON", to the best of my knowledge, is located within the boundaries of the Meridian Community School District Unit #15 in Macon County, Illinois.

DATED this 2nd day of February 2000

HOGAN HILLS, INC., an ILLINOIS CORPORATION

by: Paul M. Hogan President
Paul M. Hogan, President

STATE OF ILLINOIS)
)ss
COUNTY OF MACON)

I, Janet E. Deckard a Notary Public in and for the County and 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 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 as such President 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 of said corporation, for the purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of February, 2000



Janet E. Deckard
Notary Public

PWC Project 98137
Hogan Hills at Macon

OWNER'S CERTIFICATE

We, Hogan Hills, Inc., an Illinois Corporation, the owner of the attached Surveyor's Certificate, have caused the said tract to be surveyed and subdivided in the manner shown, and said subdivision is to be hereinafter known as HOGAN HILLS AT MACON. All rights of way and easements shown hereon are hereby dedicated to the use of the public forever including the release and waiver of the right of homestead under the Homestead Exemption laws of the State of Illinois.

Dated this 2nd day of February, 2000.

Paul M. Hogan Pres.
Paul M. Hogan, President

NOTARY PUBLIC'S CERTIFICATE

State of Illinois)
)ss
County of Macon)

I, Janet E. Deckard, A Notary Public in and for the County aforesaid, do hereby certify that Paul M. Hogan, President, Hogan Hills, Inc., an Illinois Corporation, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and that they appeared before me this day in person and acknowledged that they signed and sealed the same as their free and voluntary act for the uses and purposes therein set forth, including the release of waiver of the right of homestead.



Janet E. Deckard 2/2/00
Notary

PWC Project# 98137
Hogan Hills @ Macon

FLOOD HAZARD CERTIFICATE

We, the undersigned, do hereby certify that no part of this plat to be recorded, is situated within five hundred (500) feet of any surface drain or watercourse serving a tributary area of six hundred forty (640) acres or more, or, if this plat is within five hundred (500) feet of any surface drain or watercourse, we hereby certify that this plat has been reviewed by the Illinois Department of Transportation Division of Water Resources and their report is on file with the County Recorder of Deeds.

By: Paul M. Hogan Pres.
Owner

By: [Signature]
Illinois Land Surveyor

035-002458

Registration Number

2/02/00

Date

RESOLUTION NO. 2/14/2000-R1

A RESOLUTION APPROVING THE FINAL PLAT
OF THE HOGAN HILLS SUBDIVISION

WHEREAS, the final plat of the Hogan Hills Subdivision substantially conforms to the approved preliminary plat; and

WHEREAS, the final plat manifests substantial compliance with the design and improvements standards of this Code, zoning Code, and the Official Map; and-

WHEREAS, to the Council's knowledge and belief, the final plat complies with all pertinent requirements of State law; and

WHEREAS, the subdivider/developer has posted a performance bond,

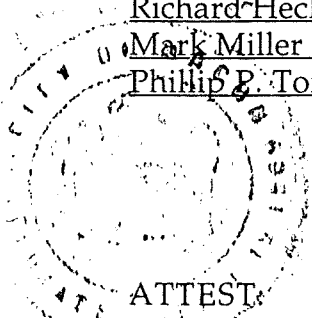
NOW, THEREFORE, BE IT RESOLVED, that the City of Macon hereby approves the final plat of the Hogan Hills Subdivision

PRESENTED this 14th day of February, 2000.

PASSED this 14th day of February, 2000.

APPROVED this 14th day of February, 2000.

NAME	AYE	NAY	ABSTAIN	ABSENT	CONFLICT
Brian R. Britton	✓				
Todd E. Collins	✓				
Cecil J. Damery				✓	
Richard Heckel	✓				
Mark Miller	✓				
Phillip P. Tomlinson	✓				



ATTEST

Dennis Ruot
CITY CLERK

Dennis Ruot
DENNIS RUOT, MAYOR