

Filed 8/4/2015
P. Schulz

This Space for Recorder of Deeds

Ordinance No. 15- 30

**AN ORDINANCE ANNEXING CERTAIN LAND
TO THE VILLAGE OF CHATHAM, ILLINOIS, AND ZONING THE LAND IN
ACCORDANCE WITH AN ANNEXATION AGREEMENT
(Cardinal Ridge)**

WHEREAS, the Village of Chatham has this date approved an annexation agreement with Apartment Mart of Springfield, Inc., an Illinois corporation, and Lake Area Development Group, LLC, an Illinois Limited Liability Company ("Owner") executed on July 14, 2015 (the "Annexation Agreement");

WHEREAS, the Annexation Agreement included a Petition for Annexation pursuant to Section 7-1-8 of the Illinois Municipal Code filed by the Owner;

WHEREAS, the property sought to be annexed (the "Property") is depicted on a Plat of Annexation attached hereto as Exhibit A and legally described as follows:

Part of the Northwest Quarter of Section 1 and Part of the Northeast Quarter of Section 2, all in Township 14 north, Range 6 West of the Third principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at a nail found at the Northwest corner of said Northwest Quarter; thence North 89 degrees 13 minutes 16 seconds East on the North line of said Northwest

Quarter, a distance of 757.61 feet to a mag nail set; thence South 01 degrees 23 minutes 03 seconds East, a distance of 313.78 feet to an iron pin found; thence North 89 degrees 22 minutes 03 seconds East, a distance of 378.73 feet to an iron pin set; thence South 01 degrees 10 minutes 21 seconds East, a distance of 2328.03 feet to an iron pin found on the South line of said Northwest Quarter, thence South 89 degrees 22 minutes 15 seconds West on said South line, a distance of 1158.98 feet to a pipe found at the Southwest corner of said Northwest quarter; thence South 89 degrees 24 minutes 05 seconds West on the South line of the Northeast Quarter of said Section 2, a distance of 88.36 feet to an iron pin set; thence North 00 degrees 54 minutes 49 seconds West, a distance of 2639.72 feet to an iron pin found on the North line of said Northeast Quarter, thence North 89 degrees 24 minutes 23 seconds East on said North line, a distance of 97.88 feet to the point of beginning. Containing 3,159,299.817 square feet (72.528 acres), more or less.

WHEREAS, the Petition for Annexation states that the Petitioner comprises all of the owners of record of the land sought to be annexed and that no electors reside on the Property;

WHEREAS, the Owner has requested, and the Village of Chatham Planning Commission has recommended, initial zoning of the Property as follows, with the several parcels being depicted on a zoning plat, Exhibit B hereto:

<u>Parcel</u>	<u>Approximate Acreage</u>	<u>Desired Zoning</u>
P.I.N. 28-20-200-003:		
A	The South 774 feet	R1
B	except the north 1696 and The south 774 feet	R2
C.	The north 1696 feet	R3
P.I.N. 28-01-200-004		
A.	The south 774 feet	R1

- B. Except the South 774 feet and
The North 1696 feet of the West
810 feet. R2
- C. The north 1696 feet of the
West 810 feet. R3

WHEREAS, pursuant to notice duly published in a newspaper of general circulation within the Village, the necessary public hearing has been conducted by the Chatham Planning Commission with respect to the zoning, and the necessary public hearing has been conducted by the Chatham Village Board with respect to the annexation agreement;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, AS FOLLOWS:

SECTION 1: The Property, is hereby annexed to the Village of Chatham and zoned as follows:

<u>Parcel</u>	<u>Approximate Acreage</u>	<u>Desired Zoning</u>
P.I.N. 28-20-200-003:		
A	The South 774 feet	R1
B	except the north 1696 and The south 774 feet	R2
C.	The north 1696 feet	R3
P.I.N. 28-01-200-004		
A.	The south 774 feet	R1
B.	Except the South 774 feet and	

The North 1696 feet of the West
810 feet. R2

C. The north 1696 feet of the
West 810 feet. R3

SECTION 2: This annexation and initial zoning upon annexation is subject to the terms and conditions of the Annexation Agreement.

SECTION 3: The Village Clerk shall forthwith cause this Ordinance to be recorded with the Recorder of Deeds of Sangamon County and with the County Clerk of Sangamon County, and shall send a copy by registered mail to the post office branch serving the territory.

SECTION 4: This Ordinance is effective immediately.

PASSED this 14 day of July, 2015.



VILLAGE PRESIDENT

ATTEST:



Village Clerk

AYES: 5 KIMSEY LINDHORST MAU SCHATTEMAN GRAY

NAYS: 2 CLAYTON BOYLE

PASSED: 7-14-15

APPROVED: 7-14-15

ABSENT: 0

ORDINANCE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the ordinance attached hereto is a full, true, and exact copy of Ordinance No. 15- 30, adopted by the President and Board of Trustees of said Village on the 14 day of July, 2015, said Ordinance being entitled:

**AN ORDINANCE ANNEXING CERTAIN LAND
TO THE VILLAGE OF CHATHAM, ILLINOIS, AND ZONING THE LAND IN
ACCORDANCE WITH AN ANNEXATION AGREEMENT
(Cardinal Ridge)**

I do further certify that prior to the making of this certificate, the said Ordinance was spread at length upon the permanent records of said Village, where it now appears and remains.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Village this 14 day of July, 2015.



Village Clerk

PREPARED BY/RETURN TO:

Alex B. Rabin
SGRO, HANRHAN, DURR & RABIN, LLP
1119 South 6th Street
Springfield, IL 62703
217-789-1200

PETITION FOR CHANGE OF CLASSIFICATION UNDER THE PROVISIONS
OF THE VILLAGE OF CHATHAM ZONING ORDINANCE



TO: Village of Chatham Planning Commission

TO: Village of Chatham Board of Trustees

VILLAGE OF CHATHAM

NOW COMES, Apartment Mart of Springfield, Inc. (hereinafter called "Petitioner") by and through its attorneys Sorling Northrup, Jeffrey T. Baker, of Counsel, and respectfully petitions the Village of Chatham Planning Commission and the Village of Chatham Board of Trustees as follows:

1. Petitioner is the Contract Buyer of 72.528 acres of land situated on Mansion Road. This land is being purchased from Kent P. Weinmeister, Trustee of the Kent P. Weinmeister Separate Property Trust under agreement dated July 26, 2007, and Barbara A. Weinmeister, Trustee, UDT, BW Revocable Trust, dated August 24, 2010, Title Owners. The Title Owners have consented to the filing of this Petition. The property is presently vacant farmland and no address has been assigned to it.
2. The Real Estate Contract includes two parcels of land, namely PIN No. 28-01-100-004 (Parcel I) and PIN No. 28-20-200-003 (Parcel II), both of which are legally described on the attached Exhibit A and which are collectively hereinafter referred to as the "Subject Property."
 - A. Parcel I is a tract containing 66.885 acres and is presently zoned A (Agricultural District) by Sangamon County.
 - B. Parcel II is a tract of land containing 5.643 acres and is presently zoned A (Agricultural District) by Sangamon County.
3. Petitioner, simultaneously with the filing of this Zoning Petition, is filing an annexation petition for the Subject Property into the Village of Chatham.
4. Petitioner desires that upon annexation into the Village of Chatham, the Subject Property shall be zoned according to the attached Exhibit B.
5. Petitioner is a well-established apartment developer who manages and owns a 300 unit apartment complex known as "Lake Pointe Apartments" located at 1600 Toronto Road, Springfield. Petitioner further owns and manages a 224 unit apartment complex known as "Prairie Vista" at 1830 Prairie Vista Drive in Chatham, Illinois. Petitioner's intended use for the Subject Property includes the development of a 304 unit apartment complex, 36 duplex lots and 49 single-family residential lots. The apartment complex will include an office, swimming pool, and playground.

6. Directly to the north of the Subject Property is Mansion Road and to the northwest of the Subject Property is a single, single-family residence. Directly to the east of the Subject Property is the Northpoint residential subdivision. Directly to the south and the west of the Subject Property is vacant farmland.

7. The Subject Property is ideally suited for a combination of single-family and multi-family residential uses, including single-family homes, duplexes and an apartment complex. The trend of development in this area in recent years has included a mixture of multi-family and single-family homes. The majority of the property surrounding the Subject Property is undeveloped, or vacant farmland.

WHEREFORE, Petitioner Apartment Mart Inc. requests that the Village of Chatham Planning Commission will, after due notice and public hearing, recommend to the Village of Chatham the adoption of, and the Village of Chatham Board of Trustees will thereafter adopt an ordinance amending the zoning classification of the two above-described parcels as requested herein.

APARTMENT MART OF SPRINGFIELD INC.,
Petitioner

By: 
One of Its Attorneys

Sorling Northrup
Jeffrey T. Baker, of Counsel
1 North Old State Capitol Plaza, Suite 200
P.O. Box 5131
Springfield, Illinois 62705
Tel: (217) 544-1144
Fax: (217) 522-3173
jt baker@sorlinglaw.com

ACKNOWLEDGMENT & CONSENT BY OWNERS OF RECORD

STATE OF Arizona)
)
COUNTY OF Maricopa) SS

Kent P. Weinmeister, Trustee of the Kent P. Weinmeister Separate Property Trust under agreement dated July 26, 2007 being first duly sworn upon oath deposes and states that he has subscribed to the foregoing Petition for Annexation and has read the same before signing; and that the statements made therein are true and correct, and that all electors who reside upon said above-described property, if any, join in this Petition for Annexation.

KENT P. WEINMEISTER, Trustee of THE KENT P. WEINMEISTER SEPARATE PROPERTY TRUST under agreement dated July 26, 2007 .

Kent P. Weinmeister

Subscribed and sworn to before me by the persons whose signatures appears above this

27th day of April, 2015.

G. Albright
Notary Public



STATE OF _____)
)
COUNTY OF _____) SS

Barbara A. Weinmeister, Trustee, UDT, BW Revocable Trust, dated August 24, 2010 being first duly sworn upon oath deposes and states that she has subscribed to the foregoing Petition for Annexation and has read the same before signing; and that the statements made therein are true and correct, and that all electors who reside upon said above-described property, if any, join in this Petition for Annexation.

BARBARA A. WEINMEISTER, Trustee, UDT, BW REVOCABLE TRUST, dated August 24, 2010

Subscribed and sworn to before me by the persons whose signatures appears above this

_____ day of _____, 2015.

Notary Public

ACKNOWLEDGMENT & CONSENT BY OWNERS OF RECORD

STATE OF _____)
)
COUNTY OF _____) SS

Kent P. Weinmeister, Trustee of the Kent P. Weinmeister Separate Property Trust under agreement dated July 26, 2007 being first duly sworn upon oath deposes and states that he has subscribed to the foregoing Petition for Annexation and has read the same before signing; and that the statements made therein are true and correct, and that all electors who reside upon said above-described property, if any, join in this Petition for Annexation.

KENT P. WEINMEISTER, Trustee of THE KENT P. WEINMEISTER SEPARATE PROPERTY TRUST under agreement dated July 26, 2007

Subscribed and sworn to before me by the persons whose signatures appears above this

1st day of MAY, 2015.

Jon Inoué
Notary Public

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) SS

Barbara A. Weinmeister, Trustee, UDT, BW Revocable Trust, dated August 24, 2010 being first duly sworn upon oath deposes and states that she has subscribed to the foregoing Petition for Annexation and has read the same before signing; and that the statements made therein are true and correct, and that all electors who reside upon said above-described property, if any, join in this Petition for Annexation.

BARBARA A. WEINMEISTER, Trustee, UDT, BW REVOCABLE TRUST, dated August 24, 2010

Barbara A. Weinmeister

Subscribed and sworn to before me by the persons whose signatures appears above this

1st day of MAY, 2015.

Jon Inoué
Notary Public



EXHIBIT A

Legal Description

Part of the Northwest Quarter of Section 1 and Part of the Northeast Quarter of Section 2, all in Township 14 North, Range 6 West of the Third principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at a nail found at the Northwest corner of said northwest Quarter; thence North 89 degrees 13 minutes 16 seconds East on the North line of said Northwest Quarter, a distance of 757.61 feet to a mag nail set; thence South 01 degrees 23 minutes 03 seconds East, a distance of 313.78 feet to an iron pin found; thence North 89 degrees 22 minutes 03 seconds East, a distance of 378.73 feet to an iron pin set; thence South 01 degrees 10 minutes 21 seconds East, a distance of 2328.03 feet to an iron pin found on the South line of said Northwest Quarter; thence South 89 degrees 22 minutes 15 seconds West on said South line, a distance of 1158.98 feet to a pipe found at the Southwest corner of said Northwest Quarter; thence South 89 degrees 24 minutes 05 seconds West on the South line of the Northeast Quarter of said Section 2, a distance of 88.36 feet to an iron pin set; thence North 00 degrees 54 minutes 49 seconds West, a distance of 2639.72 feet to an iron pin found on the North line of said Northeast Quarter; thence North 89 degrees 24 minutes 23 seconds East on said North line, a distance of 97.88 feet to the point of beginning. Containing 3,159,299.817 square feet (72.528 acres), more or less.

PIN NUMBERS: 28-01-100-004 and 28-20-200-003

FOR: LAKE AREA DEVELOPMENT GROUP LLC
 1600 TORONTO ROAD
 SPRINGFIELD, IL 62712
 CONTACT: CHRIS HOLLOWAY

PROPOSED ZONING EXHIBIT



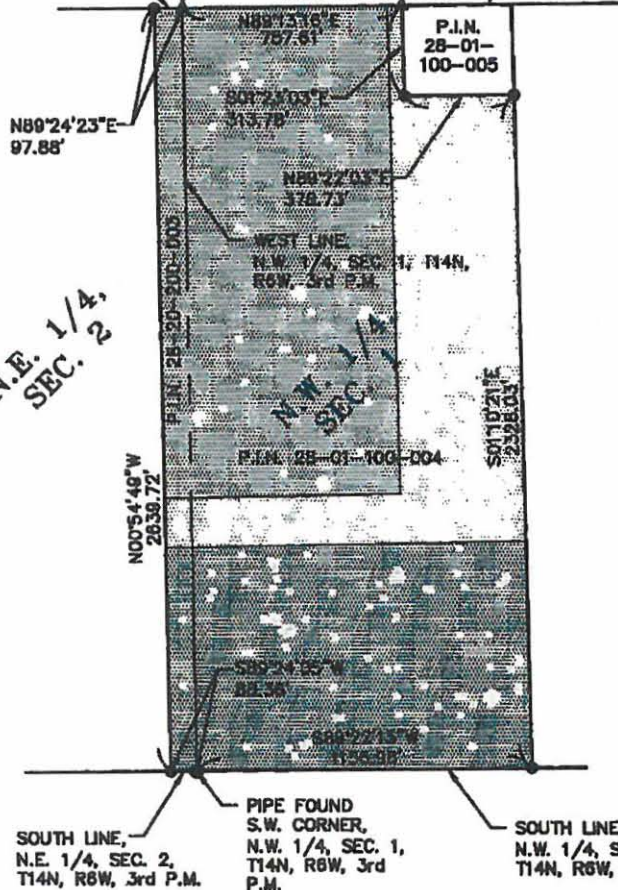
CHATHAM TOWNSHIP
 P.I.N. 28-02-200-003 &
 28-01-100-004

NORTH LINE,
 N.E. 1/4, SEC. 2,
 T14N, R8W, 3rd P.M.

POB
 NAIL OVER STONE
 N.W. CORNER, N.W. 1/4,
 SEC. 1, T14N, R8W, 3rd P.M.
 (DOC. NO. 2006R11276)

NORTH LINE,
 N.W. 1/4, SEC. 1,
 T14N, R8W, 3rd P.M.

MANSION ROAD



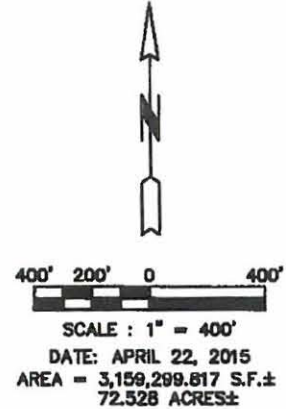
N.E. 1/4,
 SEC. 2

N.W. 1/4,
 SEC. 1

ZONING LEGEND

	- PROPOSED R1A, RESIDENTIAL SINGLE FAMILY
	- PROPOSED R2, RESIDENTIAL SINGLE FAMILY AND TWO FAMILY
	- PROPOSED R3, RESIDENTIAL SINGLE FAMILY, TWO FAMILY AND MULTIPLE FAMILY

- NOTES:
- EXISTING ZONING CLASSIFICATIONS AS SHOWN ARE FROM THE 2007 CHATHAM ZONING MAP.
 - THE EXISTING ZONING FOR THE SUBJECT PROPERTY IS "A" (AGRICULTURAL).



LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 1 and Part of the Northeast Quarter of Section 2, all in Township 14 North, Range 6 West of the Third principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at a nail found at the Northwest corner of said northwest Quarter; thence North 89 degrees 13 minutes 16 seconds East on the North line of said Northwest Quarter, a distance of 757.81 feet to a mag nail set; thence South 01 degree 23 minutes 03 seconds East, a distance of 313.78 feet to an iron pin found; thence North 89 degrees 22 minutes 03 seconds East, a distance of 378.73 feet to an iron pin set; thence South 01 degree 10 minutes 21 seconds East, a distance of 2328.03 feet to an iron pin found on the South line of said Northwest Quarter; thence South 89 degrees 22 minutes 15 seconds West on said South line, a distance of 1158.98 feet to a pipe found at the Southwest corner of said Northwest Quarter; thence South 89 degrees 24 minutes 05 seconds West on the South line of the Northeast Quarter of said Section 2, a distance of 88.36 feet to an iron pin set; thence North 00 degrees 54 minutes 48 seconds West, a distance of 2639.72 feet to an iron pin found on the North line of said Northeast Quarter; thence North 89 degree 24 minutes 23 seconds East on said North line, a distance of 97.88 feet to the point of beginning. Containing 3,159,299.617 square feet (72.528 acres), more or less.

ZONING PETITION EXHIBIT B

PETITION FOR ANNEXATION



STATE OF ILLINOIS)
)
COUNTY OF SANGAMON) SS

VILLAGE OF CHATHAM

TO: THE VILLAGE OF CHATHAM PLANNING COMMISSION AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM:

The undersigned persons, each being 21 or more years of age and under no disability, hereby petition the Village of Chatham to annex within its corporate limits; the following described real estate in the County of Sangamon:

ADDRESS: Mansion Road (no address number)
TAX ID NUMBER(S): 28-01-100-004 and 28-20-200-003
TOWNSHIP: Chatham
LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

and for the purposes of authorizing the Village of Chatham to enact an appropriate ordinance of annexation in the manner provided in Section 7-1-1, *et. seq.*, of the Illinois Municipal Code, and knowing that the certifications herein made will be relied upon by the Village of Chatham, the undersigned persons certify to the Village of Chatham the following:

1. That the above-described territory is now contiguous to the Village of Chatham, Illinois
2. That the above-described territory is not within the corporate limits of any municipality.
3. That no electors reside upon or occupy any lands within the above described territory.
4. That the Petitioner is the Contract Buyer of the above-described territory and that the undersigned, namely, Kent P. Weinmeister, Trustee of the Kent P. Weinmeister Separate Property Trust under agreement dated July 26, 2007, and Barbara A. Weinmeister, Trustee, UDT, BW Revocable Trust, dated August 24, 2010, are the true and correct owners of record of all the land within the above described territory, as established by the records in the Office of the Recorder of Deeds of Sangamon County, Illinois and that there are no other persons, firms or corporations who have any right, title or interest of record in and to any land within said above described territory herein requested to be annexed and said title owners have consented to the filing of this Petition.
5. That said property is located within the Chatham Fire Protection District and the Trustees of said District are being given notice of this annexation in accordance with the statute.

6. That said property is located within the Chatham Library District and the Trustees of said District are being given notice of this annexation in accordance with the statute.
7. The above-described property will be used for single-family and multi-family residential use after annexation and will not be used as a retail business.
8. That a plat of the real estate sought to be annexed, prepared by a Licensed Professional Land Surveyor, is attached hereto as Exhibit B.
9. The annexation of this property is contingent upon approval of the Petition for Change of Classification to R1A (Residential, Single Family, Low Density), R2 (Residential, Single Family and Two-Family, Low Density), and R3 (Residential District, Multiple Family, Medium Density) as illustrated on the attached Exhibit C and a mutually agreeable pre-annexation agreement, if required.

**APARMENT MART OF SPRINGFIELD, INC.,
Petitioner**

By: _____



One of Its Attorneys

Sorling Northrup
Jeffrey T. Baker, of Counsel
1 North Old State Capitol Plaza, Suite 200
P.O. Box 5131
Springfield, Illinois 62705
Tel: (217) 544-1144
Fax: (217) 522-3173
jtbaker@sorlinglaw.com

ACKNOWLEDGMENT BY OWNERS OF RECORD

STATE OF Arizona)
)
COUNTY OF Maricopa) SS

Kent P. Weinmeister, Trustee of the Kent P. Weinmeister Separate Property Trust under agreement dated July 26, 2007 being first duly sworn upon oath deposes and states that he has subscribed to the foregoing Petition for Annexation and has read the same before signing; and that the statements made therein are true and correct, and that all electors who reside upon said above-described property, if any, join in this Petition for Annexation.

KENT P. WEINMEISTER, Trustee of THE KENT P. WEINMEISTER SEPARATE PROPERTY TRUST under agreement dated July 26, 2007

Kent P. Weinmeister

Subscribed and sworn to before me by the persons whose signatures appears above this

27th day of April, 2015.

C. Albright
Notary Public



STATE OF _____)
)
COUNTY OF _____) SS

Barbara A. Weinmeister, Trustee, UDT, BW Revocable Trust, dated August 24, 2010 being first duly sworn upon oath deposes and states that she has subscribed to the foregoing Petition for Annexation and has read the same before signing; and that the statements made therein are true and correct, and that all electors who reside upon said above-described property, if any, join in this Petition for Annexation.

BARBARA A. WEINMEISTER, Trustee, UDT, BW REVOCABLE TRUST, dated August 24, 2010

Subscribed and sworn to before me by the persons whose signatures appears above this

_____ day of _____, 2015.

Notary Public

ACKNOWLEDGMENT BY OWNERS OF RECORD

STATE OF _____)
)
COUNTY OF _____) SS

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Subscribed and sworn to before me by the persons whose signatures appears above this

1st day of MAY, 2015.

Lori Truax
Notary Public

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) SS

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Lori Truax
Notary Public

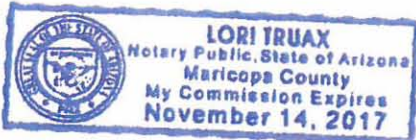


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PIN NUMBERS: 28-01-100-004 and 28-20-200-003

OWNER: WEINMEISTER BARBARA A TRUSTEE
 ETAL
 11587 E QUARTZ ROCK RD
 SCOTTSDALE, AZ 85255-5758

ANNEXATION PLAT

MEC
MARTIN ENGINEERING COMPANY
 CONSULTING ENGINEERS/LAND SURVEYORS of Illinois
 (ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004589)
 3222 S. MEADOWS BROOK RD., SPRINGFIELD, ILLINOIS 62711
 Phone: (217) 698-8900, Fax: (217) 698-8922, E-Mail: mecc@martinengr.com

CHATHAM TOWNSHIP
 P.I.N. 28-02-200-003 &
 28-01-100-004

NORTH LINE,
 N.E. 1/4, SEC. 2,
 T14N, R6W, 3rd P.M.

POB
 NAIL OVER STONE
 N.W. CORNER, N.W. 1/4,
 SEC. 1, T14N, R6W, 3rd P.M.
 (DOC. NO. 2008R11276)

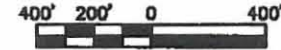
NORTH LINE,
 N.W. 1/4, SEC. 1,
 T14N, R6W, 3rd P.M.

MANSION ROAD

LEGAL DESCRIPTION

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SCALE: 1" = 400'

DATE: JULY 14, 2015

AREA = 3,159,299.817 S.F. ±
 72.528 ACRES ±

LEGEND

- ▲ - NAIL FOUND
- - FOUND IRON PIN
- △ - SET MAG NAIL
- ⊙ - PIPE FOUND

▨ - EXISTING LIMITS OF THE VILLAGE OF CHATHAM

▤ - LIMITS OF AREA TO BE ANNEXED TO THE VILLAGE OF CHATHAM

NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0405F, (EFFECTIVE DATE: AUGUST 2, 2007).

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS AND IDENTIFIES THE AREA TO BE ANNEXED TO THE VILLAGE OF CHATHAM, ILLINOIS.

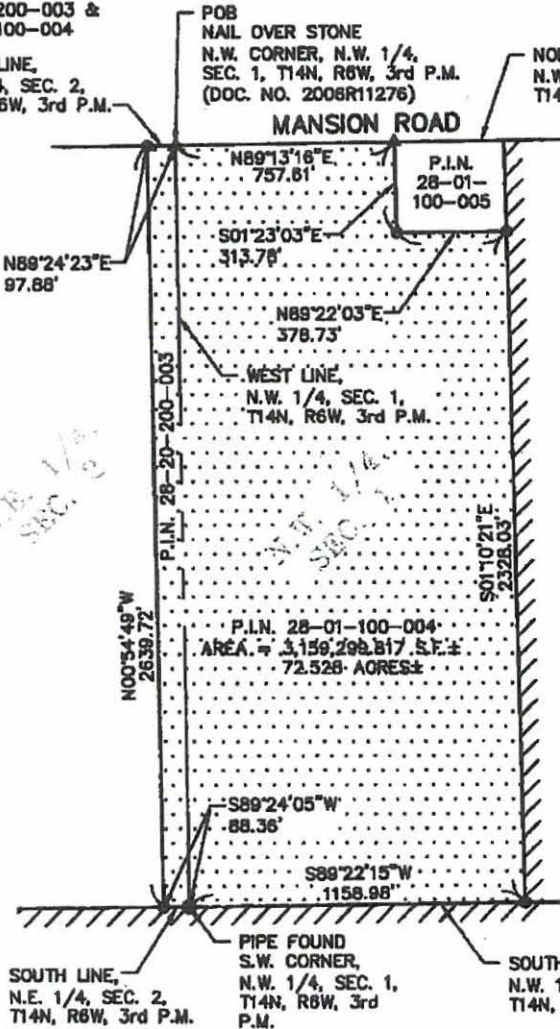


ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804
 DATE SIGNED: July 14, 2015
 LICENSE EXP. DATE: NOV. 30, 2016

NOTES

FIELD WORK COMPLETED APRIL, 2015.

BASIS OF BEARING IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83 (2011) EPOCH 2010.00, WEST ZONE)



SOUTH LINE,
 N.E. 1/4, SEC. 2,
 T14N, R6W, 3rd P.M.

PIPE FOUND
 S.W. CORNER,
 N.W. 1/4, SEC. 1,
 T14N, R6W, 3rd
 P.M.

SOUTH LINE,
 N.W. 1/4, SEC. 1,
 T14N, R6W, 3rd P.M.

FOR: LAKE AREA DEVELOPMENT GROUP LLC
 1600 TORONTO ROAD
 SPRINGFIELD, IL 62712
 CONTACT: CHRIS HOLLOWAY

PROPOSED ZONING EXHIBIT

MEC
MARTIN ENGINEERING COMPANY of Illinois
 CONSULTING ENGINEERS AND SURVEYORS
 (ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004568)
 3223 S. MEADOWBROOK RD., SPRINGFIELD, ILLINOIS 62711
 Phone : (217) 898-8800, Fax : (217) 898-8822, E-Mail : mecom@martinengineering.com

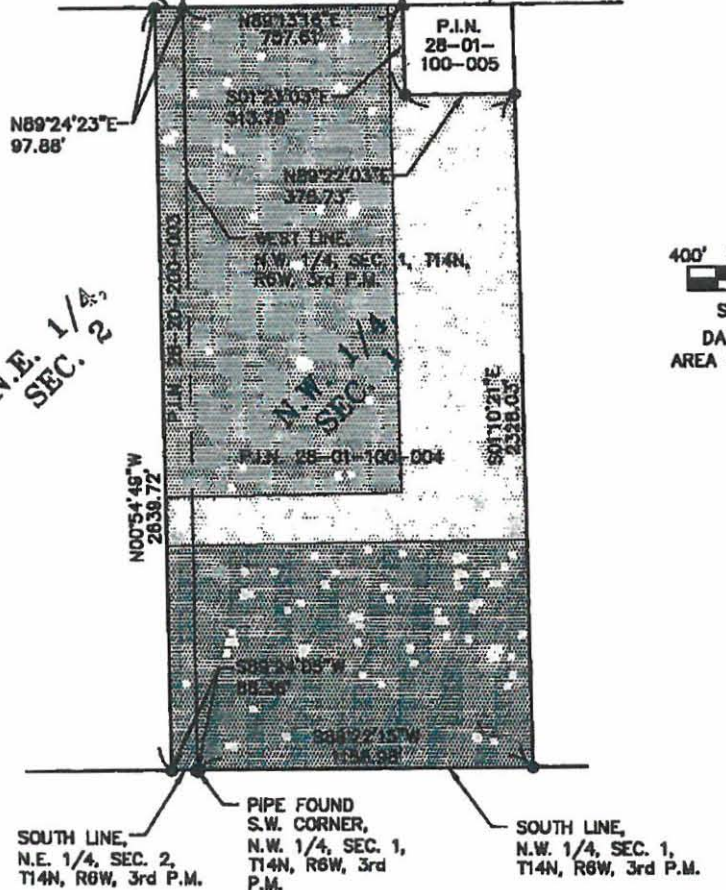
CHATHAM TOWNSHIP
 P.I.N. 28-02-200-003 &
 28-01-100-004

NORTH LINE,
 N.E. 1/4, SEC. 2,
 T14N, R8W, 3rd P.M.

POB
 NAIL OVER STONE
 N.W. CORNER, N.W. 1/4,
 SEC. 1, T14N, R8W, 3rd P.M.
 (DOC. NO. 2006R11278)

NORTH LINE,
 N.W. 1/4, SEC. 1,
 T14N, R8W, 3rd P.M.




MANSION ROAD



N.E. 1/4,
 SEC. 2

N.W. 1/4,
 SEC. 1

ZONING LEGEND

-  - PROPOSED R1A, RESIDENTIAL SINGLE FAMILY
-  - PROPOSED R2, RESIDENTIAL SINGLE FAMILY AND TWO FAMILY
-  - PROPOSED R3, RESIDENTIAL SINGLE FAMILY, TWO FAMILY AND MULTIPLE FAMILY

NOTES:

1. EXISTING ZONING CLASSIFICATIONS AS SHOWN ARE FROM THE 2007 CHATHAM ZONING MAP.
2. THE EXISTING ZONING FOR THE SUBJECT PROPERTY IS "A" (AGRICULTURAL).



SCALE : 1" = 400'

DATE: APRIL 22, 2015

AREA = 3,159,299.817 S.F.±
 72.528 ACRES±

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 1 and Part of the Northeast Quarter of Section 2, all in Township 14 North, Range 8 West of the Third principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at a nail found at the Northwest corner of said northwest Quarter; thence North 89 degrees 13 minutes 16 seconds East on the North line of said Northwest Quarter, a distance of 757.81 feet to a mag nail set; thence South 01 degree 23 minutes 03 seconds East, a distance of 313.78 feet to an iron pin found; thence North 89 degrees 22 minutes 03 seconds East, a distance of 378.73 feet to an iron pin set; thence South 01 degree 10 minutes 21 seconds East, a distance of 2328.03 feet to an iron pin found on the South line of said South Northwest Quarter; thence South 89 degrees 22 minutes 15 seconds West on said South line, a distance of 1158.88 feet to a pipe found at the Southwest corner of said Northwest Quarter; thence South 89 degrees 24 minutes 05 seconds West on the South line of the Northeast Quarter of said Section 2, a distance of 88.36 feet to an iron pin set; thence North 00 degree 54 minutes 49 seconds West, a distance of 2639.72 feet to an iron pin found on the North line of said Northeast Quarter; thence North 89 degree 24 minutes 23 seconds East on said North line, a distance of 97.88 feet to the point of beginning. Containing 3,159,299.817 square feet (72.528 acres), more or less.

OWNER: WEINMEISTER BARBARA A TRUSTEE
 ETAL
 11587 E QUARTZ ROCK RD
 SCOTTSDALE, AZ 85255-5758

ANNEXATION PLAT

MEC
MARTIN ENGINEERING COMPANY of Illinois
 CONSULTING ENGINEERS/LAND SURVEYORS
 (ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004556)
 3223 S. MEADOWBROOK RD., SPRINGFIELD, ILLINOIS 62711
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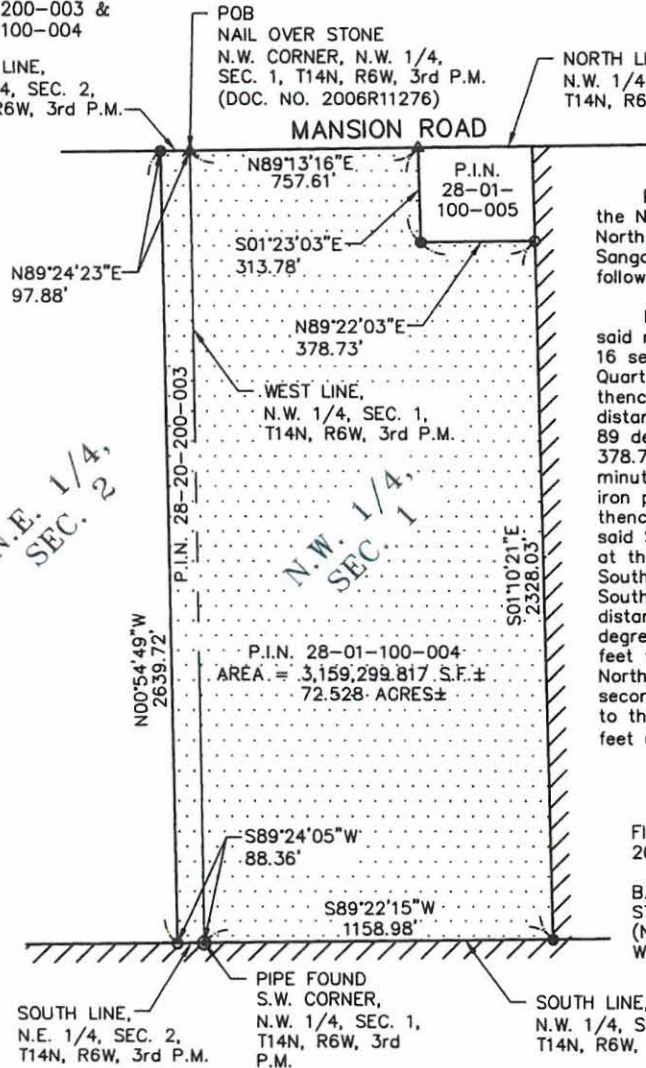
CHATHAM TOWNSHIP
 P.I.N. 28-02-200-003 &
 28-01-100-004

NORTH LINE,
 N.E. 1/4, SEC. 2,
 T14N, R6W, 3rd P.M.

POB
 NAIL OVER STONE
 N.W. CORNER, N.W. 1/4,
 SEC. 1, T14N, R6W, 3rd P.M.
 (DOC. NO. 2006R11276)

NORTH LINE,
 N.W. 1/4, SEC. 1,
 T14N, R6W, 3rd P.M.

MANSION ROAD



LEGAL DESCRIPTION

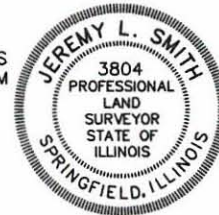
Part of the Northwest Quarter of Section 1 and Part of the Northeast Quarter of Section 2, all in Township 14 North, Range 6 West of the Third principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at a nail found at the Northwest corner of said northwest Quarter; thence North 89 degrees 13 minutes 16 seconds East on the North line of said Northwest Quarter, a distance of 757.61 feet to a mag nail set; thence South 01 degrees 23 minutes 03 seconds East, a distance of 313.78 feet to an iron pin found; thence North 89 degrees 22 minutes 03 seconds East, a distance of 378.73 feet to an iron pin set; thence South 01 degrees 10 minutes 21 seconds East, a distance of 2328.03 feet to an iron pin found on the South line of said Northwest Quarter; thence South 89 degrees 22 minutes 15 seconds West on said South line, a distance of 1158.98 feet to a pipe found at the Southwest corner of said Northwest Quarter; thence South 89 degrees 24 minutes 05 seconds West on the South line of the Northeast Quarter of said Section 2, a distance of 88.36 feet to an iron pin set; thence North 00 degrees 54 minutes 49 seconds West, a distance of 2639.72 feet to an iron pin found on the North line of said Northeast Quarter; thence North 89 degrees 24 minutes 23 seconds East on said North line, a distance of 97.88 feet to the point of beginning. Containing 3,159,299.817 square feet (72.528 acres), more or less.

NOTES

FIELD WORK COMPLETED APRIL, 2015.

BASIS OF BEARING IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83 (2011) EPOCH 2010.00, WEST ZONE)



SCALE : 1" = 400'

DATE: MAY 20, 2015

AREA = 3,159,299.817 S.F. ± 72.528 ACRES ±

LEGEND

- ▲ - NAIL FOUND
- - FOUND IRON PIN
- △ - SET MAG NAIL
- ⊙ - PIPE FOUND
- ▨ - EXISTING LIMITS OF THE VILLAGE OF CHATHAM
- ▤ - LIMITS OF AREA TO BE ANNEXED TO THE VILLAGE OF CHATHAM

NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0405F, (EFFECTIVE DATE: AUGUST 2, 2007).

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS AND IDENTIFIES THE AREA TO BE ANNEXED TO THE VILLAGE OF CHATHAM, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804

DATE SIGNED : _____

LICENSE EXP. DATE : NOV. 30, 2016