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2018R08074

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REC FEE: 52.00

TOTAL: \$52.00

PAGES: 27

RHONDA

JOSHUA A. LANGFELDER
SANGAMON COUNTY RECORDER

Please Invoice and send back to:

Village of Chatham
Attn: Patrick McCarthy
117 E. Mulberry St.
Chatham, IL 62629

Document Title: Ordinance 18-23

SANGAMON COUNTY, ILLINOIS

ORDINANCE
NUMBER 18-23

**ORDINANCE ANNEXING CERTAIN PROPERTY TO THE VILLAGE OF
CHATHAM AND AMENDING ORDINANCE 18-17
DUE TO SCRIVENOR'S ERROR**

DAVE KIMSEY, Village President
AMY DAHLKAMP, Village Clerk

TERRY FOUNTAIN
BRETT GERGER
NINA LINDHORST
RYAN MANN
MATT MAU
PAUL SCHERSCHEL
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Chatham
on April 24th, 2018

Sorling Northrup – 1 N. Old State Capitol Plaza, Suite 200, Springfield, IL 62705

**AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE VILLAGE OF
CHATHAM AND AMENDING ORDINANCE 18-17
DUE TO SCRIVENOR'S ERROR**

WHEREAS, the Village of Chatham (hereinafter "Village") is an Illinois Municipal Corporation existing and operating under the Illinois Municipal Code and the laws of the State of Illinois, and;

WHEREAS, Cynthia Candioto (hereinafter "Owner") is the owner of record of certain real property, legally described on Exhibit A, the Plat of Annexation, to this Ordinance consisting of two parcels with the following identification numbers:

29-18.0-200-009 & 29-18.0-200-007 consisting of 16.05 acres.

WHEREAS, on January 14, 2018, Owner filed with the Village Clerk a duly executed Petition for Annexation (hereinafter "Petition") (Exhibit B) pursuant to 65 ILCS 5/7-1-8, requesting that the two parcels of Unincorporated Territory be annexed to the Village; and;

WHEREAS, the Village is authorized to annex the two parcels of Unincorporated Territory pursuant to the Illinois Municipal Code; 65 ILCS 6/7-1-1; and

WHEREAS, the Unincorporated Territory is not within the corporate limits of any municipality; and

WHEREAS, the Unincorporated Territory is contiguous to the Village; and

WHEREAS, the Owner is the sole elector residing in the Unincorporated Territory; and

WHEREAS, the Unincorporated Territory is currently within a fire protection district and public library district; however, the Village does not provide either fire protection services or a public library; and,

WHEREAS, this Ordinance Amends Ordinance Number 18-17, which incorrectly included a parcel that is not being annexed. This ordinance makes clear that the parcel to the South containing approximately 20.48 acres with PIN 29-18.0-200-016 is **NOT** being annexed. That Ordinance was recorded with the Sangamon County Recorder's Office as Document Number 2018-R-05904 on March 28, 2018.

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

SECTION 1: The property described in Exhibit A, the Plat of Annexation, containing two parcels (29-18.0-200-009 & 29-18.0-200-007) consisting of approximately 16.05 acres shall be, and is hereby, annexed to the Village of Chatham.

SECTION 2: Ordinance Number 18-17 is hereby amended to exclude the parcel mistakenly included, and prior references to said parcel 29-18.0-200-016 are repealed.

SECTION 3: The Village Clerk shall be, and is hereby, authorized and directed to record in the Office of the Sangamon County Recorder of Deeds promptly after the effective date of this Ordinance, a certified copy of this Ordinance, including an accurate map of the annexed territory in compliance with the Municipal Code, and any

other documents as required by law including affidavits of service as may be required by law. The Village Manager shall be, and is hereby, authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, and the United States Post Office branches serving the parcels of the annexation by registered or certified mail within 30 days after the effective date of this Ordinance. A document of annexation shall also be filed with the County Clerk as required by law.

Section 4: This Ordinance shall be in full force and effect immediately after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 24th day of April, 2018.

	YES	NO	ABSENT	PRESENT
TERRY FOUNTAIN	X			
BRETT GERGER	X			
NINA LINDHORST			X	
RYAN MANN	X			
MATT MAU	X			
PAUL SCHERSCHEL	X			
DAVE KIMSEY				
TOTAL	5	0		

APPROVED by the President of the Village of Chatham, Illinois this 24 day of April, 2018.


 Dave Kimsey, Village President

Attest:


 Amy Dahlkamp, Village Clerk

**EXHIBIT A
PLAT OF ANNEXATION**

**EXHIBIT B
ANNEXATION PETITION**

PETITION FOR ANNEXATION

Property owner(s) CYNTHIA CANDIOTO hereby petitions the Village of Chatham, pursuant to section 7-1-8 of the Illinois Municipal Code, to annex within its corporate limits certain real estate, the legal description of which is attached hereto as Exhibit 1, and a map of which is attached as Exhibit 2. Petitioner hereby states as follows:

1. The above-described territory is contiguous to the Village of Chatham, or will be contiguous at the time of annexation.
2. The above-described territory is not within the corporate limits of any other municipality.
3. Petitioner is the owner of record of the property, and comprise 100% of the electors that residing therein.
4. This Petition for Annexation is subject to an Annexation Agreement by and between the petitioner and the Village of Chatham.

WHEREFORE, petitioner(s) hereby request that the above-described real estate be annexed to the Village of Chatham, Sangamon County, Illinois.

Cynthia Cardiotto

Petitioner(s)

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, a notary public in and for said County and State aforesaid, do hereby certify that

CYNTHIA CARDIOTTO who is 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 he/she signed, sealed and delivered the said instrument as his/her free and
voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of JANUARY, 2018

Alex Rabin

Notary Public



LEGAL DESCRIPTION

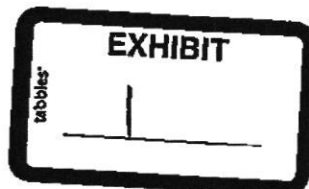
PROPOSED ANNEXATION LIMITS - 16.05 Acres

Part of the Northeast Quarter of the Northeast Quarter in Section 18, and Part of the North half of the Northwest Quarter of the Northwest Quarter, ALL in Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Commencing at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North $00^{\circ}00'00''$ East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found being the point of beginning; thence continuing North $00^{\circ}00'00''$ East, 469.05 feet to an iron pin set; thence South $89^{\circ}58'46''$ East, 1334.67 feet to a point 20 feet North of an iron pin set; thence South $00^{\circ}03'36''$ East, 414.14 feet to a pipe found; thence South $88^{\circ}58'01''$ East, 1332.15 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South $00^{\circ}09'33''$ West, on said East line, 54.91 feet to a point; thence North $88^{\circ}58'01''$ West, 1331.94 feet to a pipe found; thence North $89^{\circ}58'46''$ West, 1335.06 feet to the point of beginning, containing 16.05 acres, more or less.

Project 17171 - ANNEX
Sheet 2 of 2



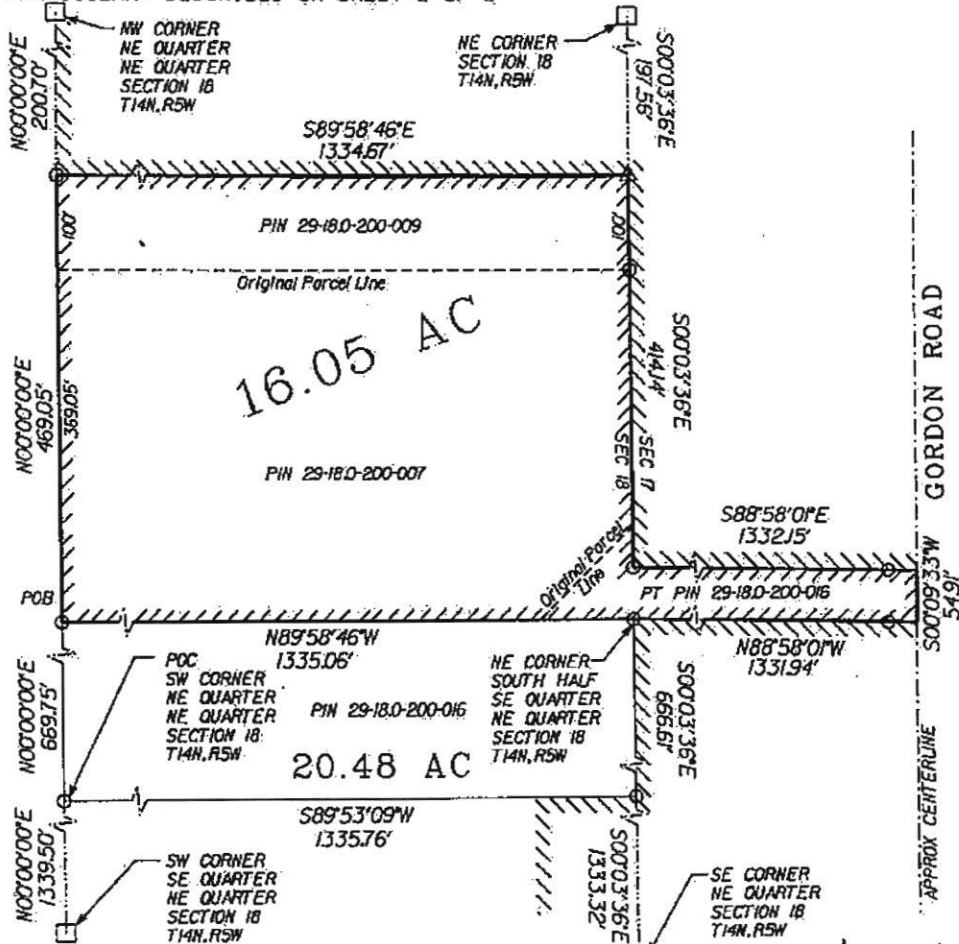
OWNER:
 CYNTHIA CANDIOTO
 10347 OLD INDIAN TRAIL
 GLENARM, IL 62536
 (217) 306-0734

BALL TOWNSHIP
 P.I.N. 29-18.0-200-009
 P.I.N. 29-18.0-200-007
 PT PIN 29-18.0-200-016

BY:
 BRENT A WINDELL
 PO BOX 333
 TAYLORVILLE, IL 62568
 (217) 652-9721

PLAT OF ANNEXATION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18 AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17. ALL IN TOWNSHIP 14 NORTH, RANGE 5, WEST OF THE 3RD P.M. SANGAMON COUNTY, ILLINOIS.
 MORE PARTICULARLY DESCRIBED ON SHEET 2 OF 2



NOTES

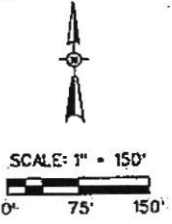
BEARINGS BASED ON ASSUMED N00°00'00\"/>

SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD, IF ANY.

NO PART OF THIS PLAT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA MAPS.

LEGEND

- △ CALCULATED CORNER
- IRON PIN OR PIPE FOUND
- STONE MONUMENT
- ////// EXISTING CORPORATE LIMITS
- ////// LIMITS OF PROPOSED ANNEXATION



I DO HEREBY CERTIFY THAT I MADE A SURVEY IN THE MONTH OF DECEMBER 2017 OF THE ABOVE DESCRIBED PROPERTY AND THIS PROFESSIONAL SERVICE WILL CONFORM TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS UPON COMPLETION.

PROJECT 17171 - ANNEX
 SHEET 1 OF 2

BRENT A WINDELL, I.P.L.S. No. 3282
 EXPIRES NOVEMBER 30, 2018

EXHIBIT

2

This Space for Recorder of Deeds

ANNEXATION AGREEMENT
(Candioto Property, Chatham, Illinois)

THIS AGREEMENT is made by Cynthia Candioto ("Owner"), and the Village of Chatham, Illinois (the "Village"), an Illinois municipal corporation, all of Sangamon County, Illinois, and is effective this 24 day of April, 2018.

WHEREAS, Owner is the record owner of real property containing 16.05 acres and depicted on the attached Plat of Annexation that is labeled as Exhibit 1. The legal description of the property being annexed is attached as Exhibit 2.

WHEREAS, the Property is located in unincorporated Sangamon County, Illinois, and is contiguous, or will be contiguous at the time of annexation, to the corporate limits of the Village;

WHEREAS, Owner wishes to annex the Property depicted on the plat of annexation to the Village, together with all public roadways adjacent thereto or contained therein and not within the corporate limits of any other municipality, subject to the

provisions of this Agreement; Owner has filed a Petition for Annexation of the Property, a copy of which is attached hereto;

WHEREAS, Attached as Exhibit 3 is a Plat of Survey. The zoning proposed for the several parcels included in the plat of survey are as follows:

<u>Parcel</u>	<u>Approximate Acreage</u>	<u>Desired Zoning</u>
A	2.50	Residential (R-1)
B	13.55	Agricultural
C.	20.48	Agricultural

WHEREAS, pursuant to notice published in accordance with Section 11-15.1-1 of the Municipal Code, the corporate authorities of the Village have conducted a public hearing with respect to this Agreement, and the Planning Commission of the Village, pursuant to notice published in accordance with the Zoning Chapter of the Village Code of Ordinances, has conducted a public hearing regarding the proposed zoning as set forth in this Agreement;

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Annexation Petition

Owner has petitioned to annex the two parcels of Property conditional upon this Agreement; a copy of the petition is attached hereto as Exhibit 2, and conditional on approval of the Plat of Survey attached hereto as Exhibit 4.

2. Zoning

Within 30 days of execution of this agreement, an annexation ordinance in such form as shall be approved by counsel for the Village, shall be enacted by the corporate authorities of the Village. Simultaneously, the corporate authorities of the Village shall enact an ordinance changing the Zoning classifications and limitations of the Property, as follows:

<u>Parcel</u>	<u>Approximate Acreage</u>	<u>Desired Zoning</u>
A	2.50	Residential (R-1)
B	13.55	Agricultural

Any ordinance annexing the Property or any part thereof without simultaneously approving the zoning classifications and limitations as set forth herein shall be void. The Village shall approve the Plat of Annexation and the Plat of Survey.

3. Use of Property Pending Development

The present use of the Property is agricultural. During the term of this agreement, Owner may continue to hunt on the agricultural parcels until neighborhoods are directly adjacent thereto, or when the property is annexed, whichever occurs last; notwithstanding any provisions in the Zoning Chapter of the Village Code of Ordinances.

4. Miscellaneous

A. This Agreement is binding upon the parties hereto, their respective heirs,

executors, personal representatives, corporate authorities, administrators, successors and assigns. This Agreement and all provisions herein shall be a covenant running with the land legally described herein. This Agreement shall only be amended in writing, signed by the parties and approved by the Village by ordinance.

B. The Village shall enact such ordinances, execute such documents, and issue such permits and certificates as shall be required by this Agreement and any ordinance adopting it.

C. Village shall, at it's expense, record this Agreement with the Sangamon County Recorder of Deeds within 30 days of its execution.

D. If the performance of any covenant to be performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party, (including without limitation the approval of other governmental agencies having jurisdiction over the public improvements herein contemplated), the time for such performance shall be extended by the amount of time of such delay.

E. During the term of this Agreement the Village will not establish any special service area or impose any special assessment which would affect the Property without the express written consent of Owner. Nor shall any impact fee be imposed as to the Property.

F. In the event of an alleged breach of this agreement by any party, the breach-

ing party shall have 30 days after written notice by the other party to cure the breach. The sole remedy for breach of this agreement will be an action for specific performance to be brought in the Circuit Court of the Seventh Judicial Circuit, Sangamon County, Illinois. In no event shall either party be liable to the other for damages, except that the prevailing party in any litigation under this agreement shall be entitled to its attorneys' fees and costs.

G. Notices hereunder will be sufficient if hand delivered or sent by first class mail to the following:

If to the Village: Village of Chatham
 Attn: Village President
 116 East Mulberry
 Chatham, IL 62629

If to Owner: Cynthia Candioto
 10347 Old Indian Trail
 Glenarm, IL 62536-6618

Copy to: Alex B. Rabin
 Sgro, Hanrahan, Durr, Rabin & Bruce, LLP
 1119 S. 6th Street
 Springfield, Illinois 62703

H. This is the entire agreement among the parties with respect to its subject matter, and all prior agreements and representations regarding its subject matter are hereby expressly disclaimed. This agreement may be modified only in a writing signed by both parties and approved by ordinance of the Village.

I. This Agreement shall take effect after it has been approved by ordinance of the Village and executed by the parties. The term of this Agreement shall be 20 years.

J. The failure of the parties to insist upon the strict and prompt performance of the terms, covenants, agreement, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

K. If any provision, covenant, agreement or portion of this agreement or its application to any persons, entity or property is held invalid, such invalidity shall not affect any other portion of this agreement and, to that end, all provisions, covenants, agreement and portions of this agreement are declared to be severable. If for any reason, the annexation or zoning of the real estate is ruled invalid in whole or in part, the corporate authorities, as soon as possible, shall take such actions (including the holding of such public hearings and the adoption of such ordinances and resolutions) as may be necessary to give effect to the spirit and intent of this agreement and the objectives of the parties, as disclosed by this agreement, provided that the foregoing shall be undertaken at the expense of the Owner and Developer.

L. This agreement shall be to the benefit of, and be binding upon, successors of the owner and their respective successors, grantees, lessees and assigns, and upon

successor corporate authorities of Village and successor municipalities and shall constitute a covenant running with the land legally described in Exhibits 1 and 4.

M. Wherever any approval or consent of Village or of any of its departments, officials or employees is called for under this agreement, the same shall not be unreasonably withheld or delayed.

IN WITNESS WHEREOF, the parties have executed this Agreement on this day of April 24th, 2018.

VILLAGE OF CHATHAM, ILLINOIS

By: Dave Kimsey
Its President

Attest: Amy Dahlkamp
Village Clerk

STATE OF ILLINOIS)
)SS.
COUNTY OF SANGAMON)

I, a Notary Public in and for said County and State aforesaid, do hereby certify that _____, who are 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of the Village of Chatham, Illinois, for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 2018

Notary Public

Owner:

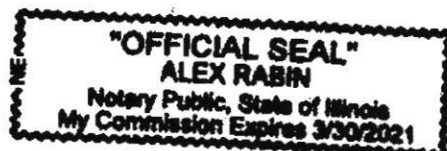
Cynthia Candioto
Cynthia Candioto

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, a Notary Public in and for said County and State aforesaid, do hereby certify that Cynthia Candioto, who is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of JANUARY, 2018

Alex Rabin
Notary Public



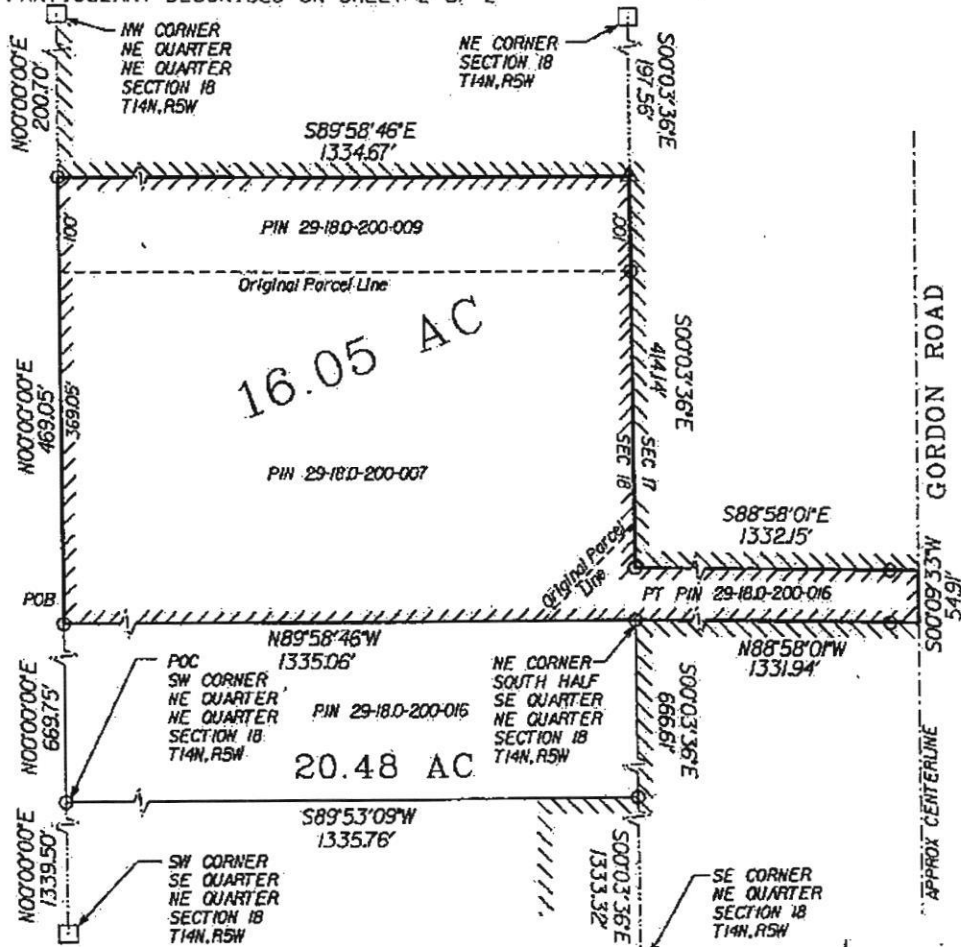
OWNER:
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 GLENARM, IL 62536
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 P.I.N. 29-18.0-200-009
 P.I.N. 29-18.0-200-007
 PT PIN 29-18.0-200-016

BY:
 BRENT A. WINDELL
 PO BOX 333
 TAYLORVILLE, IL 62568
 (217) 652-9721

PLAT OF ANNEXATION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18 AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 14 NORTH, RANGE 5, WEST OF THE 3RD P.M. SANGAMON COUNTY, ILLINOIS.
 MORE PARTICULARLY DESCRIBED ON SHEET 2 OF 2



NOTES

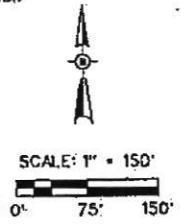
BEARINGS BASED ON ASSUMED N00°00'00\"/>

SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD, IF ANY.

NO PART OF THIS PLAT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA MAPS.

LEGEND

- △ CALCULATED CORNER
- IRON PIN OR PIPE FOUND
- STONE MONUMENT
- ////// EXISTING CORPORATE LIMITS
- ////// LIMITS OF PROPOSED ANNEXATION



I DO HEREBY CERTIFY THAT I MADE A SURVEY IN THE MONTH OF DECEMBER 2017 OF THE ABOVE DESCRIBED PROPERTY AND THIS PROFESSIONAL SERVICE WILL CONFORM TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS UPON COMPLETION.

PROJECT 17171 - ANNEX
 SHEET 1 OF 2

BRENT A. WINDELL, IPLS No. 3282
 EXPIRES NOVEMBER 30, 2018



LEGAL DESCRIPTION

PROPOSED ANNEXATION LIMITS – 16.05 Acres

Part of the Northeast Quarter of the Northeast Quarter in Section 18, and Part of the North half of the Northwest Quarter of the Northwest Quarter, ALL in Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Commencing at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North 00°00'00" East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found being the point of beginning; thence continuing North 00°00'00" East, 469.05 feet to an iron pin set; thence South 89°58'46" East, 1334.67 feet to a point 20 feet North of an iron pin set; thence South 00°03'36" East, 414.14 feet to a pipe found; thence South 88°58'01" East, 1332.15 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°09'33" West, on said East line, 54.91 feet to a point; thence North 88°58'01" West, 1331.94 feet to a pipe found; thence North 89°58'46" West, 1335.06 feet to the point of beginning, containing 16.05 acres, more or less.

Project 17171 - ANNEX
Sheet 2 of 2



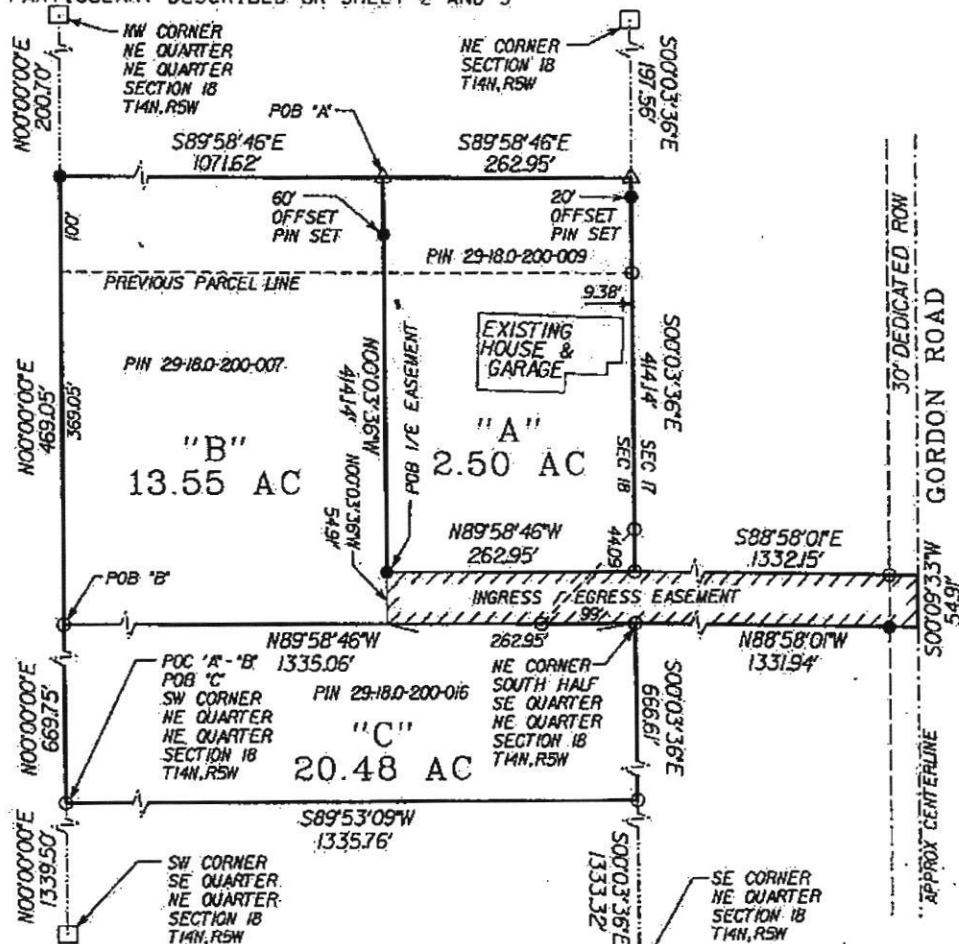
OWNER:
 CYNTHIA CANDIOTO
 10347 OLD INDIAN TRAIL
 GLENARM, IL 62538
 (217) 306-0734

BALL TOWNSHIP
 P.I.N. 29-18.0-200-009
 P.I.N. 29-18.0-200-007
 P.I.N. 29-18.0-200-018

BY:
 BRENT A. WINDELL
 PO BOX 333
 TAYLORVILLE, IL 62568
 (217) 652-9721

PLAT OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18
 AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST
 QUARTER OF SECTION 17. ALL IN TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE 3RD P.M.
 SANGAMON COUNTY, ILLINOIS.
 MORE PARTICULARLY DESCRIBED ON SHEET 2 AND 3



NOTES

BEARINGS BASED ON ASSUMED N00°00'00"E
 ON THE WEST LINE OF THE NORTHEAST QUARTER
 OF THE NORTHEAST QUARTER OF SECTION 18,
 T14N, R5W, 3RD PM

SUBJECT TO EASEMENTS AND RIGHT
 OF WAYS OF RECORD, IF ANY.

NO PART OF THIS PLAT LIES WITHIN THE
 100 YEAR FLOOD PLAIN PER FEMA MAPS.

FIELD WORK COMPLETED 12-8-2017

I DO HEREBY CERTIFY THAT I MADE A SURVEY IN THE MONTH OF DECEMBER 2017
 OF THE ABOVE DESCRIBED PROPERTY AND THIS PROFESSIONAL SERVICE WILL CONFORM TO
 THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY
 SURVEYS UPON COMPLETION.

PROJECT 17171
 SHEET 1 OF 3

BRENT A. WINDELL, IPLS No. 3292
 EXPIRES NOVEMBER 30, 2018

LEGEND

- △ CALCULATED CORNER
- IRON PIN OR PIPE FOUND
- IRON PIN SET
- STONE MONUMENT

/// INGRESS/ EGRESS EASEMENT
 IN FAVOR OF PARCELS A & C.
 DESCRIBED ON SHEET 3 OF 5

SCALE: 1" = 150'
 0' 75' 150'

EXHIBIT
 3

LEGAL DESCRIPTIONS

"A" - 2.50 Acres

Part of the Northeast Quarter of the Northeast Quarter in Section 18, Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Commencing at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North $00^{\circ}00'00''$ East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found; thence continuing North $00^{\circ}00'00''$ East, 469.05 feet to an iron pin set; thence South $89^{\circ}58'46''$ East, 1071.62 feet to the point of beginning, said point being 60 feet North of an iron pin set; thence continuing South $89^{\circ}58'46''$ East, 262.95 feet to a point, said point being 20.00 feet North of an iron pin set; thence South $00^{\circ}03'36''$ East, 414.14 feet to a pipe found; thence North $89^{\circ}58'46''$ West, 262.95 feet to an iron pin set; thence North $00^{\circ}03'36''$ West, 414.14 feet to the point of beginning containing 2.50 acres more or less.

"B" - 13.55 Acres

Part of the Northeast Quarter of the Northeast Quarter in Section 18, and Part of the North half of the Northwest Quarter of the Northwest Quarter, ALL in Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Commencing at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North $00^{\circ}00'00''$ East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found being the point of beginning; thence continuing North $00^{\circ}00'00''$ East, 469.05 feet to an iron pin set; thence South $89^{\circ}58'46''$ East, 1071.62 feet to a point 60 feet North of an iron pin set; thence South $00^{\circ}03'36''$ East, 414.14 feet to an iron pin set; thence South $89^{\circ}58'46''$ East, 262.95 feet to a pipe found; thence South $88^{\circ}58'01''$ East, 1332.15 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South $00^{\circ}09'33''$ West, on said East line, 54.91 feet to a point; thence North $88^{\circ}58'01''$ West, 1331.94 feet to a pipe found; thence North $89^{\circ}58'46''$ West, 1335.06 feet to the point of beginning, containing 13.55 acres, more or less.

"C" - 20.48 Acres

Part of the Northeast Quarter of the Northeast Quarter in Section 18, Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Beginning at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North $00^{\circ}00'00''$ East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found; thence South $89^{\circ}58'46''$ East, 1335.06 feet to a pipe found; thence South $00^{\circ}03'36''$ East, 666.614 feet to a pipe found; thence South $89^{\circ}53'09''$ West, 1335.76 feet to the point of beginning containing 20.48 acres more or less.

Ingress / Egress Easement for Parcels "A" & "C"

Part of the Northeast Quarter of the Northeast Quarter in Section 18, and Part of the North half of the Northwest Quarter of the Northwest Quarter, ALL in Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Commencing at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North $00^{\circ}00'00''$ East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found being the point of beginning, thence continuing North $00^{\circ}00'00''$ East, 469.05 feet to an iron pin set; thence South $89^{\circ}58'46''$ East, 1071.62 feet to a point 60 feet North of an iron pin set; thence South $00^{\circ}03'36''$ East, 414.14 feet to an iron pin set; thence South $89^{\circ}58'46''$ East, 262.95 feet to a pipe found; thence South $88^{\circ}58'01''$ East, 1332.15 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter, thence South $00^{\circ}09'33''$ West, on said East line, 54.91 feet to a point; thence North $88^{\circ}58'01''$ West, 1331.94 feet to a pipe found; thence North $89^{\circ}58'46''$ West, 262.95 feet to a point; thence North $00^{\circ}03'36''$ West, 54.91 feet to the point of beginning.

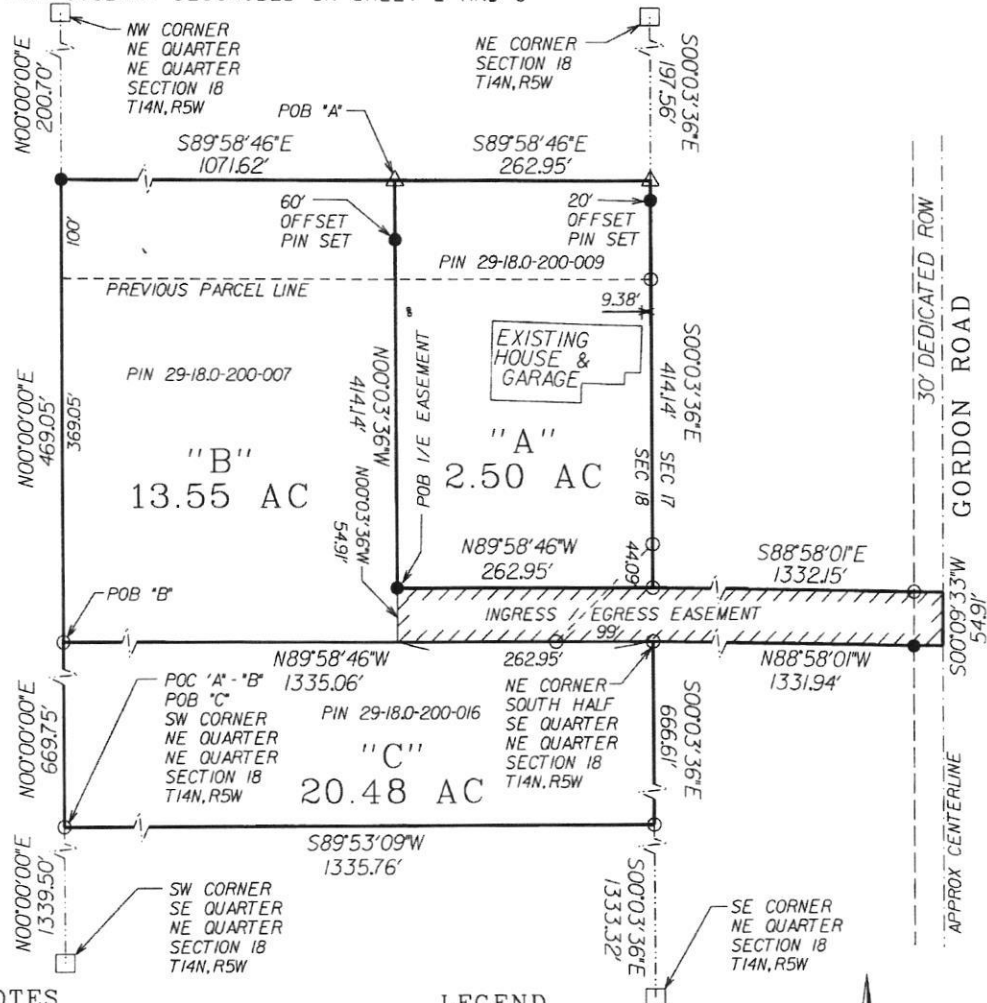
OWNER:
 CYNTHIA CANDIOTO
 10347 OLD INDIAN TRAIL
 GLENARM, IL 62536
 (217) 306-0734

BALL TOWNSHIP
 P.I.N. 29-18.0-200-009
 P.I.N. 29-18.0-200-007
 P.I.N. 29-18.0-200-016

BY:
 BRENT A. WINDELL
 PO BOX 333
 TAYLORVILLE, IL 62568
 (217) 652-9721

PLAT OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18 AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 14 NORTH, RANGE 5 WEST OF THE 3RD P.M. SANGAMON COUNTY, ILLINOIS.
 MORE PARTICULARLY DESCRIBED ON SHEET 2 AND 3



NOTES

BEARINGS BASED ON ASSUMED N00°00'00"E ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, T14N R5W 3RD PM

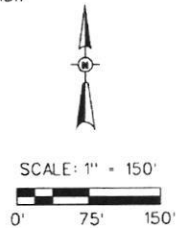
SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD, IF ANY.

NO PART OF THIS PLAT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA MAPS.

FIELD WORK COMPLETED 12-8-2017

LEGEND

- △ CALCULATED CORNER
- IRON PIN OR PIPE FOUND
- IRON PIN SET
- STONE MONUMENT
- ▨ INGRESS/EGRESS EASEMENT IN FAVOR OF PARCELS A & C DESCRIBED ON SHEET 3 OF 3



I DO HEREBY CERTIFY THAT I MADE A SURVEY IN THE MONTH OF DECEMBER 2017 OF THE ABOVE DESCRIBED PROPERTY AND THIS PROFESSIONAL SERVICE WILL CONFORM TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS UPON COMPLETION.

LEGAL DESCRIPTIONS

“A” - 2.50 Acres

Part of the Northeast Quarter of the Northeast Quarter in Section 18, Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Commencing at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North 00°00'00" East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found; thence continuing North 00°00'00" East, 469.05 feet to an iron pin set; thence South 89°58'46" East, 1071.62 feet to the point of beginning, said point being 60 feet North of an iron pin set; thence continuing South 89°58'46" East, 262.95 feet to a point, said point being 20.00 feet North of an iron pin set; thence South 00°03'36" East, 414.14 feet to a pipe found; thence North 89°58'46" West, 262.95 feet to an iron pin set; thence North 00°03'36" West, 414.14 feet to the point of beginning containing 2.50 acres more or less.

“B” - 13.55 Acres

Part of the Northeast Quarter of the Northeast Quarter in Section 18, and Part of the North half of the Northwest Quarter of the Northwest Quarter, ALL in Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Commencing at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North 00°00'00" East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found being the point of beginning; thence continuing North 00°00'00" East, 469.05 feet to an iron pin set; thence South 89°58'46" East, 1071.62 feet to a point 60 feet North of an iron pin set; thence South 00°03'36" East, 414.14 feet to an iron pin set; thence South 89°58'46" East, 262.95 feet to a pipe found; thence South 88°58'01" East, 1332.15 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°09'33" West, on said East line, 54.91 feet to a point; thence North 88°58'01" West, 1331.94 feet to a pipe found; thence North 89°58'46" West, 1335.06 feet to the point of beginning, containing 13.55 acres, more or less.

“C” – 20.48 Acres

Part of the Northeast Quarter of the Northeast Quarter in Section 18, Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Beginning at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North 00°00'00" East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found; thence South 89°58'46" East, 1335.06 feet to a pipe found; thence South 00°03'36" East, 666.614 feet to a pipe found; thence South 89°53'09" West, 1335.76 feet to the point of beginning containing 20.48 acres more or less.

Ingress / Egress Easement for Parcels "A" & "C"

Part of the Northeast Quarter of the Northeast Quarter in Section 18, and Part of the North half of the Northwest Quarter of the Northwest Quarter, ALL in Township 14 North, Range 5 West, of the Third Principal Meridian, Sangamon County, Illinois.

More particularly described as follows:

Commencing at a pipe found at the Southwest corner of said Northeast Quarter of the Northeast Quarter of Section 18, thence North 00°00'00" East, (Assumed Bearing) on the West line of said Northeast Quarter of the Northeast Quarter, 669.75 feet to a pipe found being the point of beginning; thence continuing North 00°00'00" East, 469.05 feet to an iron pin set; thence South 89°58'46" East, 1071.62 feet to a point 60 feet North of an iron pin set; thence South 00°03'36" East, 414.14 feet to an iron pin set; thence South 89°58'46" East, 262.95 feet to a pipe found; thence South 88°58'01" East, 1332.15 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°09'33" West, on said East line, 54.91 feet to a point; thence North 88°58'01" West, 1331.94 feet to a pipe found; thence North 89°58'46" West, 262.95 feet to a point; thence North 00°03'36" West, 54.91 feet to the point of beginning.