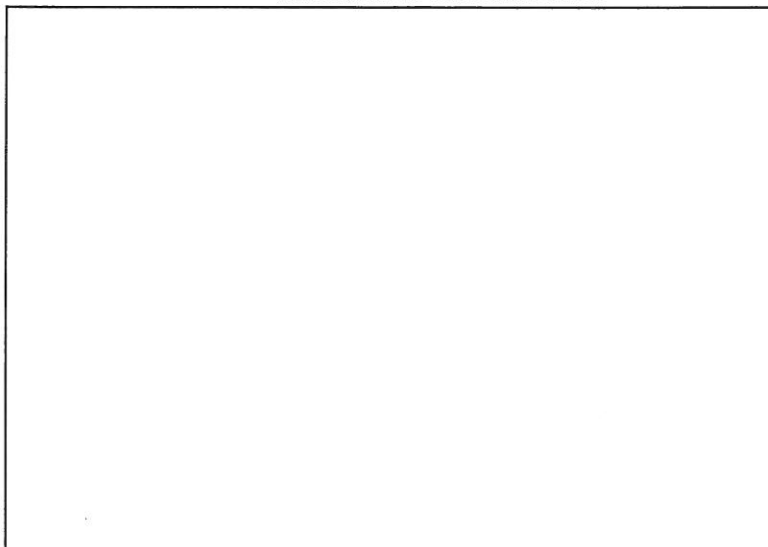


RECORDING INFORMATION

Prepared By:
City of Mt. Carmel
631 N. Market Street
Mt. Carmel, IL 62863
(618) 262-4822



ORDINANCE NO. 2067

AN ORDINANCE APPROVING THE SUBDIVISION OF A TRACT OF LAND OWNED BY STAN AND DENNIS BAUMGART IN THE CITY OF MT. CARMEL, WABASH COUNTY, ILLINOIS

Whereas, Stan Baumgart and Dennis Baumgart are the owners of a certain tract of land more particularly described as follows:

Parent Description Deed Book 137, Page 729:

A part of Lot 4 of Section 8, Township 1 South, Range 12 West, 2nd Principal Meridian, Wabash County Illinois, as shown on Plat recorded in Deed Book Record "O", Page 374 of the Records in the Wabash County Recorder's Office and being further described as follows: Beginning at the intersection of the Northerly line of Northpark Subdivision and the centerline of Park Road; thence South 89°54'31" East along the Northerly line of Northpark Subdivision, a distance of 1383.46 feet to the Northeast corner of Northpark Subdivision; thence North 0°04'22" West, along the Westerly line of Northpark East Subdivision, a distance of 878.88 feet to an iron pin at the Northwest corner of Northpark East Subdivision; thence North 89°29'28" West, a distance of 740.51 feet to a point; thence South 0°04'22" East, a distance of 514.21 feet to a point; thence North 89°54'31" West, a distance of 649.65 feet to a point on the centerline of Park Road; thence South 1°01'54" East, along the centerline of Park Road, a distance of 370.07 feet to the point of beginning; containing 20.5 acres, more or less.

Whereas, Stan Baumgart and Dennis Baumgart, desires to subdivide said lot; and

Whereas, the City Council of the City of Mt. Carmel, Wabash County, Illinois, has determined that the subdivision of said lot would be beneficial to Stan Baumgart and Dennis Baumgart and to the owners of the surrounding property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MT. CARMEL, WABASH COUNTY, ILLINOIS, as follows:

The City Council of the City of Mt. Carmel, Wabash County, Illinois, hereby grants permission to Stan Baumgart and Dennis Baumgart to subdivide the above described tract of land into two parts. Said two parts being further described as follows and referenced in Exhibit A attached:

LOT 1 DESCRIPTION:

A part of Lot 4 of Section 8, Township 1 South, Range 12 West, 2nd Principal Meridian, Wabash County, Illinois, as shown on a Plat recorded in Deed Record "O", Page 374 of the Records in the Wabash County Recorder's Office and being further described as follows:

Beginning at an iron pin at the Southeast corner of Lot 13 of Ashley Brooke Estates as recorded in Plat Cabinet 4, Slide 24 in the Wabash County Recorder's Office; thence North 89°53'10" East (all bearings referenced to NAD 1983 Illinois State Plane Coordinate System, East Zone (97)) along the North line of Erin Drive, 28.00 feet to an iron pin; thence North 00°16'41" West, 295.00 feet to an iron pin; thence North 89°53'10" East, 295.00 feet to an iron pin; thence South 00°16'41" East, 295.00 feet to an iron pin; thence South 89°53'10" West, 244.54 feet to an iron pin at the Northeast corner of said Erin Drive; thence South 00°35'59" East along the East line of said Erin Drive and the Southerly projection thereof, 210.00 feet to the Southeast corner of Lot 15 of said Ashley Brook Estates; thence North 89°53'10" East along the North line of North park Subdivision as recorded in Plat Book 2, Page 155 in said Recorder's Office, 500.71 feet to an iron pin at the Northeast corner of said North park Subdivision; thence North 00°16'59" West along the West line of North park East Subdivision Block C as recorded in Plat Cabinet 4, Slide 11 in said Recorder's Office, 879.09 feet to an iron pin at the Northwest corner of said North park East Subdivision; thence North 89°43'26" West along the South line of Deed Book 137, Page 484 and Westerly projection thereof, 740.23 feet to an iron pin at the Northeast corner of Lot 5 of McPherson Place as recorded in Plat Cabinet 4, Slide 27 in said Recorder's Office; thence South 00°16'13" East along the East line of said McPherson Place, 514.13 feet to an iron pin at the Southeast corner of Lot 7 of said McPherson Place; thence North 89°53'10" East along the North line of said Ashley Brooke Estates, 160.00 feet to an iron pin at the Northeast corner of Lot 13 of said Ashley Brooke Estates; thence South 00°16'41" East along the East line of said Lot 13, 160.00 feet to the point of beginning, containing 11.24 acres, more or less.

ALSO, a 15 foot wide access easement being over, under, and across a part of Lot 4 of Section 8, Township 1 South, Range 12 West of the Second Principal Meridian, Wabash County, Illinois, the West line of said easement being more particularly described as follows:

Commencing at an iron pin at the Southeast corner of Lot 13 of Ashley Brooke Estates as shown in Plat Cabinet 4, Slide 24 in the Wabash County Recorder's Office; thence North 89°53'10" East (all bearings referenced to NAD 1983 Illinois State Plane Coordinate System, East Zone (97)) along the North line of Erin Drive, 28.00 feet to the point of beginning; thence North 00°16'41" West, 295.00 feet to an iron pin, said easement there terminating.

LOT 2 DESCRIPTION:

A part of Lot 4 of Section 8, Township 1 South, Range 12 West, 2nd Principal Meridian, Wabash County, Illinois, as shown on a Plat recorded in Deed Record "O", Page 374 of the Records in the Wabash County Recorder's Office and being further described as follows:

Commencing at an iron pin at the Southeast corner of Lot 13 of Ashley Brooke Estates as recorded in Plat Cabinet 4, Slide 24 in the Wabash County Recorder's Office; thence North 89°53'10" East (all bearings referenced to NAD 1983 Illinois State Plane Coordinate System, East Zone (97)) along the North line of Erin Drive, 28.00 feet to an iron pin at the point of beginning; thence North 00°16'41" West, 295.00 feet to an iron pin; thence North 89°53'10" East, 295.00 feet to an iron pin; thence South 00°16'41" East, 295.00 feet to an iron pin; thence South 89°53'10" West along the North line of Erin Drive and Easterly projection thereof, 295.00 feet to the point of beginning, containing 2.00 acres, more or less.

ALSO, a 15 foot wide access easement being over, under, and across a part of Lot 4 of Section 8, Township 1 South, Range 12 West of the Second Principal Meridian, Wabash County, Illinois, the East line of said easement being more particularly described as follows:

Commencing at an iron pin at the Southeast corner of Lot 13 of Ashley Brooke Estates as shown in Plat Cabinet 4, Slide 24 in the Wabash County Recorder's Office; thence North 89°53'10" East (all bearings referenced to NAD 1983 Illinois State Plane Coordinate System, East Zone (97)) along the North line of Erin Drive, 28.00 feet to the point of beginning; thence North 00°16'41" West, 295.00 feet to an iron pin, said easement there terminating.

SANITARY SEWER EASEMENT DESCRIPTION:

A 20 foot wide sanitary sewer line easement, being 10 feet on each side of the existing sanitary sewer line as it now lays and being over, under, and across a part of Lot 4 of Section 8, Township 1 South, Range 12 West of the Second Principal Meridian, Wabash County, Illinois, the centerline of said easement being more particularly described as follows:

Commencing at an iron pin at the Southeast corner of Lot 13 of Ashley Brooke Estates as shown in Plat Cabinet 4, Slide 24 in the Wabash County Recorder's Office; thence North 89°53'10" East (all bearings referenced to NAD 1983 Illinois State Plane Coordinate System, East Zone (97)) along the North line of Erin Drive, 28.0 feet to the point of beginning; thence North 00°54'55" West, 261.4 feet; thence North 02°53'24" West, 225.2 feet; thence North 42°56'13" West, 256.04 feet to the North line of a tract of land described in Deed Book 137, Page 729 in said Recorder's Office, said easement there terminating.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

This ordinance shall be in full force and effect upon its passage and approval by the Mt. Carmel City Council, as provided by law.

This ordinance shall be printed in pamphlet form.

PASSED AND APPROVED THIS 24th DAY OF January, 2022

CITY OF MT. CARMEL, ILLINOIS

JOE JUDGE, MAYOR

ATTEST: _____
RYAN TURNER, CITY CLERK

Vote: Commissioner Dulgar _____
Commissioner Ikemire _____
Commissioner Meeks _____
Commissioner Zimmerman _____
First Reading: _____
Second Reading: _____
Passed and Approved: _____

CERTIFICATE

I, Ryan Turner, City Clerk in and for the City of Mount Carmel in the County of Wabash in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect, and complete copy of Ordinance 2067 passed and approved by the City Council of the City of Mount Carmel at its regular meeting held January 24, 2022.

In testimony whereof, I have hereunto set my hand and affixed the seal of the City of Mount Carmel at my office this 24th day of January, 2022.

(SEAL)

CITY CLERK

STATE OF ILLINOIS

COUNTY OF WABASH

CERTIFICATE OF PUBLICATION

I, Ryan Turner, certify that I am the duly appointed and acting City Clerk of the City of Mt. Carmel, Wabash County, Illinois.

I further certify that on January 24, 2022, the Corporate Authorities of such municipality passed and approved Ordinance Number 2067, entitled AN ORDINANCE APPROVING THE SUBDIVISION OF A TRACT OF LAND OWNED BY STAN BAUMGART AND DENNIS BAUMGART IN THE CITY OF MT. CARMEL, WABASH COUNTY, ILLINOIS, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2067 including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on January 24, 2022 and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

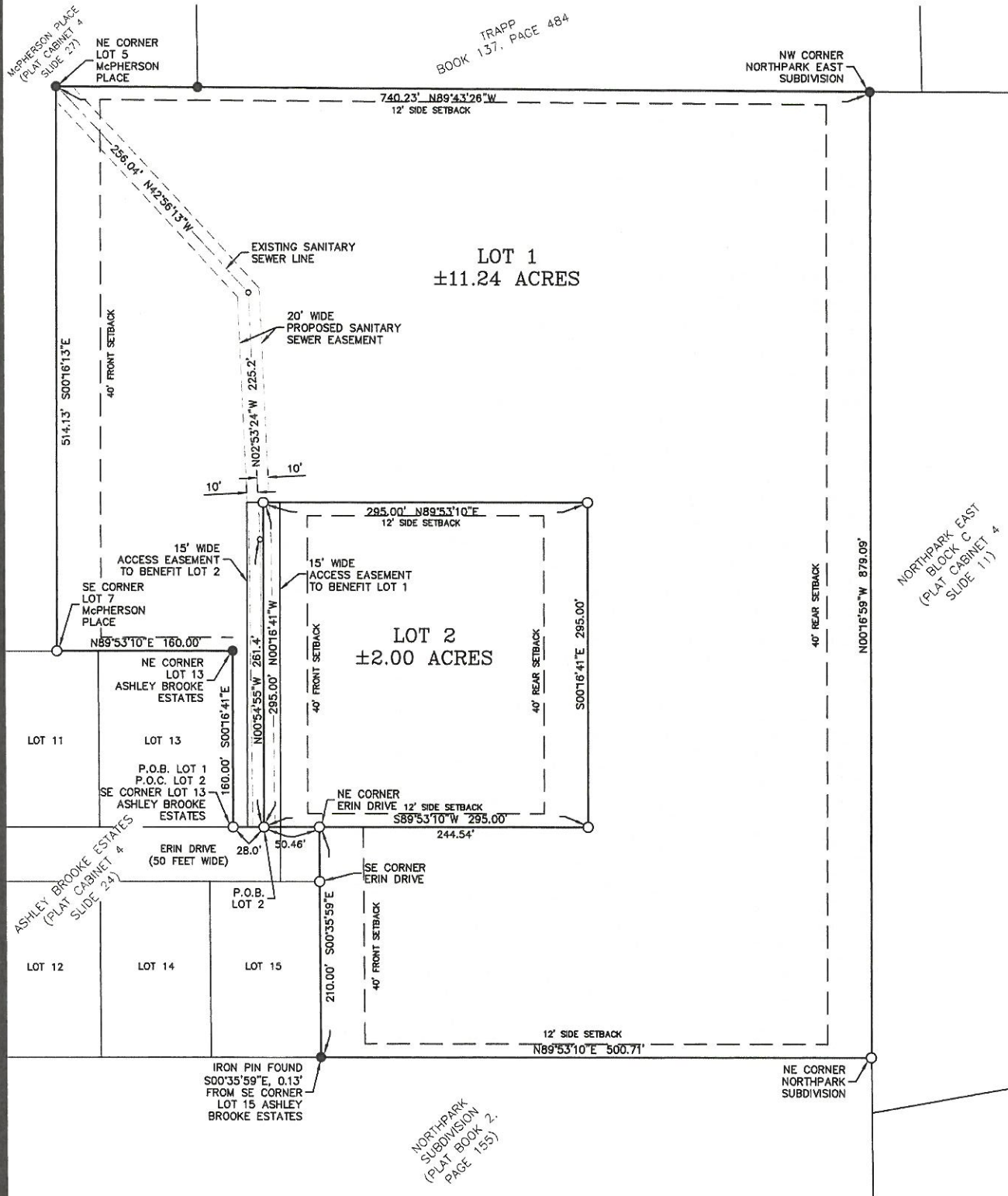
Dated at Mt. Carmel, Illinois, this 24th day of January, 2022.

(SEAL)

CITY CLERK

Exhibit A

PLAT OF SURVEY
OF A PART OF LOT NO. 4
OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 12 WEST
OF THE SECOND PRINCIPAL MERIDIAN, WABASH COUNTY, ILLINOIS



CERTIFICATE OF OWNERSHIP, CONSENT, AND DEDICATION

We the undersigned Owner hereby certify that we are the legal owners of all the land and real estate to be subdivided as shown on this plat and that we have caused the same to be laid out, surveyed, subdivided and shown on this plat, and in accordance with our desire to dedicate all streets in fee simple to public use and hereby acknowledged same this 25th day of January, 2022.

Stan Baumgart
Dennis Baumgart

Approved by the Mayor and City Council this 24th Day of January, 2022.

Joe Judge, Mayor

Ryan Turner, City Clerk

PARENT DESCRIPTION (DEED BOOK 137, PAGE 729):

A part of Lot 4 of Section 8, Township 1 South, Range 12 West, 2nd Principal Meridian, Wabash County, Illinois, as shown on a Plat recorded in Deed Record "O", Page 374 of the Records in the Wabash County Recorder's Office and being further described as follows: Beginning at the intersection of the Northern line of Northpark Subdivision and the centerline of Park Road; thence South 89°54'31" East, along the Northern line of Northpark Subdivision, a distance of 1383.46 feet to the Northeast corner of Northpark Subdivision; thence North 0°04'22" West, along the Western line of Northpark East Subdivision, a distance of 878.88 feet to an iron pin at the Northwest corner of Northpark East Subdivision; thence North 89°29'28" West, a distance of 740.51 feet to a point; thence South 0°04'22" East, a distance of 514.21 feet to a point; thence North 89°54'31" West, a distance of 649.65 feet to a point on the centerline of Park Road; thence South 1°01'54" East, along the centerline of Park Road, a distance of 370.07 feet to the point of beginning; containing 20.5 acres, more or less.

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SURVEYOR'S NOTES:

- 1) FIELDWORK FOR THIS PROJECT WAS COMPLETED ON DECEMBER 21, 2021.
- 2) MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- 3) IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION PERTAINING TO EASEMENTS OF RECORD, ENCUMBRANCES, RIGHTS OF TITLE, RESTRICTIVE COVENANTS, RESERVATIONS OR RIGHTS-OF-WAY. A TITLE OPINION OR TITLE INSURANCE SHOULD BE OBTAINED FOR COMPLETE INFORMATION.
- 4) I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.
- 5) THIS PLAT SHALL NOT BE VALID WITHOUT THE SEAL AND SIGNATURE OF THE SURVEYOR NOTED.
- 6) SETBACK LINES PER R-5 ZONE ARE AS FOLLOWS:
A) A FRONT YARD OF NOT LESS THAN 40 FEET
B) THE MINIMUM WIDTH OF EACH SIDE YARD SHALL NOT BE LESS THAN 12 FEET
C) THE MINIMUM WIDTH OF A REAR YARD SHALL NOT BE LESS THAN 40 FEET.
- 7) THE PURPOSE OF THIS SURVEY WAS TO CREATE 2 LOTS FROM THE PARENT TRACT DESCRIBED IN DEED BOOK 137, PAGES 729-731.



This professional service conforms to the current Illinois minimum standards for a boundary survey. This is a plat of survey made by me on January 11, 2022 for Stan and Dennis Baumgart.

Brian R. Schuh 01-11-2022
Brian R. Schuh, PLS ILLINOIS LICENSE NO. 035.003927
License Expiration Date 11/30/2022

 Hampton, Lenzini and Renwick, Inc. Civil & Structural Engineers, Land Surveyors, Environmental Services ELGIN - SPRINGFIELD - WOODRIDGE - MT. CARMEL www.hlrengineering.com	PROJECT NO: 21.0803.220
	MT. CARMEL OFFICE
	323 WEST THIRD STREET P.O. BOX 180 MT. CARMEL, ILLINOIS 62863
	PHONE: 618.262.8651 FAX: 618.263.8327
Illinois Professional Design Firm #184.000959	Drawn By: BRS
SHEET 1 OF 1	Checked By: BRS
	Date: 01/11/2022
	SCALE: 1" = 80'