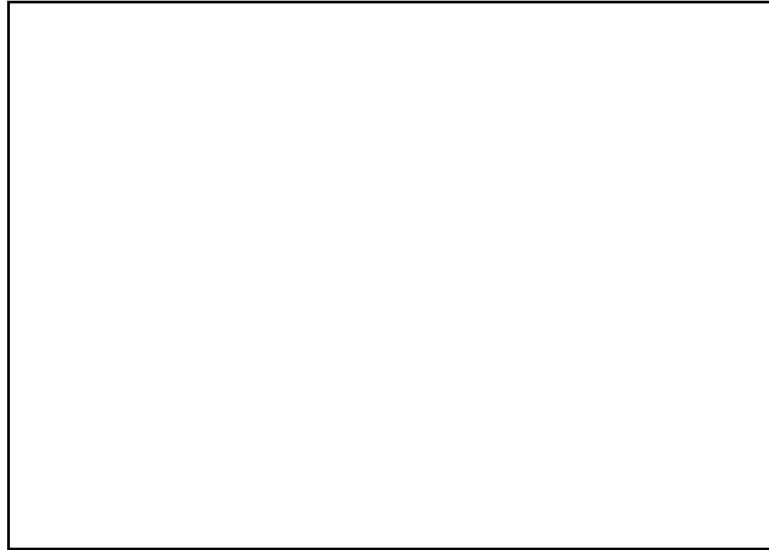


RECORDING INFORMATION

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



ORDINANCE NO. 2056

**AN ORDINANCE APPROVING SUB-DIVIDING A PARCEL AND A VARIANCE FOR SETBACK
DEVIATION IN AN R-5 RESIDENTIAL DISTRICT IN THE CITY OF MT. CARMEL, WABASH COUNTY, ILLINOIS**

WHEREAS, Zanetis Oil Company LLC, proposes to sub-divide a parcel for transferring ownership within a R-5 Residential District, such subdivision requiring approval of a setback deviation; and

WHEREAS, proper notice was given to all interested parties of such proposed subdivision and variance; and

WHEREAS, the Zoning Board of the City of Mt. Carmel, Wabash County, Illinois has by its voting members unanimously approved Sub-division type B 081020211SDB and Variance 081020211V for a deviation in rear setback measurements from 40 feet to 9 feet in said R-5 Residential District.

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

That a subdivision of a parcel and variance for a deviation from the setback limits hereby granted to Zanetis Oil Company LLC., such action to take place in an R-5 Residential District. The variance for setback measurements is approved from nine (40) feet to nine (9) feet on the West side of the proposed subdivision for Lot 2.

The description of the real estate covered hereby is as follows:

PARENT DESCRIPTION (DEED BOOK 161, PAGES 136-140)

A part of Lot No. 5 Section 8, Township One South, Range Twelve West of the Second Principal Meridian, Wabash County, Illinois being described as follows:

Commencing at a point on the centerline of Illinois State Bond Issue Route No. 1, said point being 20 rods south of the north line of said Lot No. 5 of Section 8 as shown on Plat recorded in Deed Record 'O' at page 374 in the Office of the Recorder in said Wabash County, thence in a southeasterly direction along said centerline of Illinois State Bond Issue Route No. 1, 475.34 feet to the Southeast corner of a tract of land described in Deed Book 142 at pages 79-81 in the Office of the Recorder in Wabash County, said point being the point of beginning; thence South 89 degree 57' 57" West (all bearings referenced to NAD 1983 Illinois State Plane Coordinate System, East Zone (97)) along the south line and a projection to the west thereof of said tract of land described in Deed Book 142 at pages 79-81, 515.32 feet; thence south 04 degree 37' 20" east, 428.43 feet to a westerly projection of the North line of a tract of land described in instrument No. 201264164 in the Office of the Recorder in Wabash County; thence North 89 degree 05' 27" East along said westerly projection and north line, 512.37 feet to the centerline of said Illinois State Bond Issue Route No. 1; thence in a northwesterly direction along said centerline, 420.4 feet to the point of beginning.

Said tract of land containing 5.00 acres, more or less.

LOT 1 DESCRIPTION:

A part of Lot No. 5 of Section 8, Township One South, Range Twelve West of the Second Principal Meridian, Wabash County, Illinois, being described as follows:

Commencing at a point on the centerline of Illinois State Bond Issue Route No. 1, said point being 20 rods south of the north line of said Lot No. 5 of Section 8 as shown on Plat recorded in Deed Record 'O' at page 374 in the Office of the Recorder in said Wabash County; thence in a southeasterly direction along said centerline of Illinois State Bond Issue Route No. 1, 475.34 feet to the southeast corner of a tract of land described in Deed Book 142 at pages 79-81, in the office of the Recorder in said Wabash County, said point being the point of beginning; thence south 89 degree 57' 57" West (all bearings referenced to NAD 1983 Illinois State Plane Coordinate System, East Zone (97)) along the south line and a projection to the west thereof of said tract of land described in Deed Book 142 at pages 79-81, 515.32 feet; thence South 04 degree 37' 20" East, 428.43 feet to a westerly projection of the north line of a tract of land described in instrument No. 201264164 in the Office of the Recorder in Wabash County; thence North 89 degree 05' 27" East along said westerly projection and North line, 266.00 feet to an iron pin and cap inscribed B. Schuh PLS 035.003927, hereafter referred to as iron

pin set; thence North 03 degree 30' 16" West, 183.83 feet to an iron pin set; thence North 89 degree 05' 27" East, 244.77 feet to the centerline of said Illinois State Bond Issue Route No. 1; thence in a northwesterly direction along said centerline, 236.5 feet to the point of beginning, containing 3.96 acres, more or less. Commonly known as 2720 N Cherry Street in Mt. Carmel, Wabash County, Illinois.

Lot 2 Description:

A part of Lot No. 5 of Section 8, Township One South, Range Twelve West of the Second Principal Meridian, Wabash County, Illinois, being described as follows:

Commencing at a point on the centerline of Illinois State Bond Issue Route No. 1, said point being 20 rods South of the north line of said Lot No. 5 of Section 8 as shown on Plat recorded in Deed Record 'O' at page 374 in the Office of the Recorder in said Wabash County; thence in a southeasterly direction along said centerline of Illinois State Bond Issue Route No. 1, 475.34 feet to the Southeast corner of a tract of land described in Deed Book 142 at pages 79-81 in the Office of the Recorder in Wabash County; thence South 89 degree 57' 57" West (all bearings referenced to NAD 1983 Illinois State Plane Coordinate System, East Zone (97)) along the south line and a projection to the west thereof of said tract of land described in Deed Book 142 at pages 79-81, 515.32 feet; thence south 04 degree 37' 20" East, 428.43 feet to a westerly projection of the north line of a tract of land described in instrument No. 201264164 in the Office of the Recorder in Wabash County; thence North 89 degree 05' 27" East along said westerly projection and North line, 266.00 feet to an iron pin and cap inscribed B. Schuh PLS 035.003927, hereafter referred to as iron pin set, said point being the point of beginning; thence North 03 degree 30' 16" West, 183.83 feet to an iron pin set; thence North 89 degree 05' 27" East, 244.77 feet to the centerline of said Illinois State Bond Issue Route No. 1; thence in a southeasterly direction along said centerline, 183.9 feet to the Northeast corner of said tract; thence south 89 degree 05' 27" West along said North line 246.38 feet to the point of beginning, containing 1.04 acres, more or less. Commonly known as 2710 N. Cherry Street in Mt. Carmel, Wabash County, Illinois.

ALSO, a 30 foot wide access easement being a part of Lot No. 5 of Section 8, Township One South, Range Twelve West of the Second Principal Meridian, Wabash County, Illinois, being described as follows:

Commencing at a point on the Centerline of Illinois State Bond Issue Route No. 1, said point being 20 rods South of the North line of said Lot No. 5 of Section 8 as shown on Plat recorded in Deed Record 'O' at page 374 in the Office of the Recorder in said Wabash County; thence in a southeasterly direction along said centerline of Illinois State Bond Issue Route No. 1 475.34 feet to the Southeast corner of a tract of land described in Deed Book 142 at pages 79-81 in the Office of the Recorder in Wabash County; thence South 89 degree 57' 57" West (all bearings referenced to NAD 1983 Illinois State Plane Coordinate System, East Zone (97)) along the South line and a projection to the

West thereof to the West thereof of said tract of land described in Deed Book 142 at pages 79-81, 515.32 feet; thence South 04 degree 37' 20" East 428.43 feet to a westerly projection of the North line of a tract of land described in instrument No. 201264164 in the Office of the Recorder in Wabash County; thence North 89 degree 05' 27" East along said westerly projection and North line, 266.00 feet to an iron pin and cap inscribed B. Schuh PLS 035.003927, hereafter referred to as iron pin set; thence North 03 degree 30' 16" West, 183.83 feet to an iron pin set at the point of beginning; thence continuing North 03 degree 30' 16" West, 30.03 feet; thence North 89 degree 05' 27" East, 244.35 feet to the centerline of said Illinois State Bond Issue Route No. 1; thence southeasterly along said centerline, 30.0 feet; thence south 89 degree 05' 27" West, 244.77 feet to the point of beginning.

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 20th DAY OF SEPTEMBER, 2021

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 2056 passed and approved by the City Council of the City of Mount Carmel at its regular meeting held September 20, 2021.

In testimony whereof, I have hereunto set my hand and affixed the seal of the City of Mount Carmel at my office this 20th day of September, 2021.

(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 September 20, 2021, the Corporate Authorities of such municipality passed and approved Ordinance Number 2056, entitled **AN ORDINANCE APPROVING SUB-DIVIDING A PARCEL AND A VARIANCE FOR SETBACK DEVIATION IN AN R-5 RESIDENTIAL DISTRICT 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. 2056 including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on September 20, 2021 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 20th day of September, 2021.

(SEAL)

CITY CLERK