

HUBB

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STATE OF ILLINOIS
County of Franklin

Document No. 2020-1111
Filed for record

MAR 19 2020

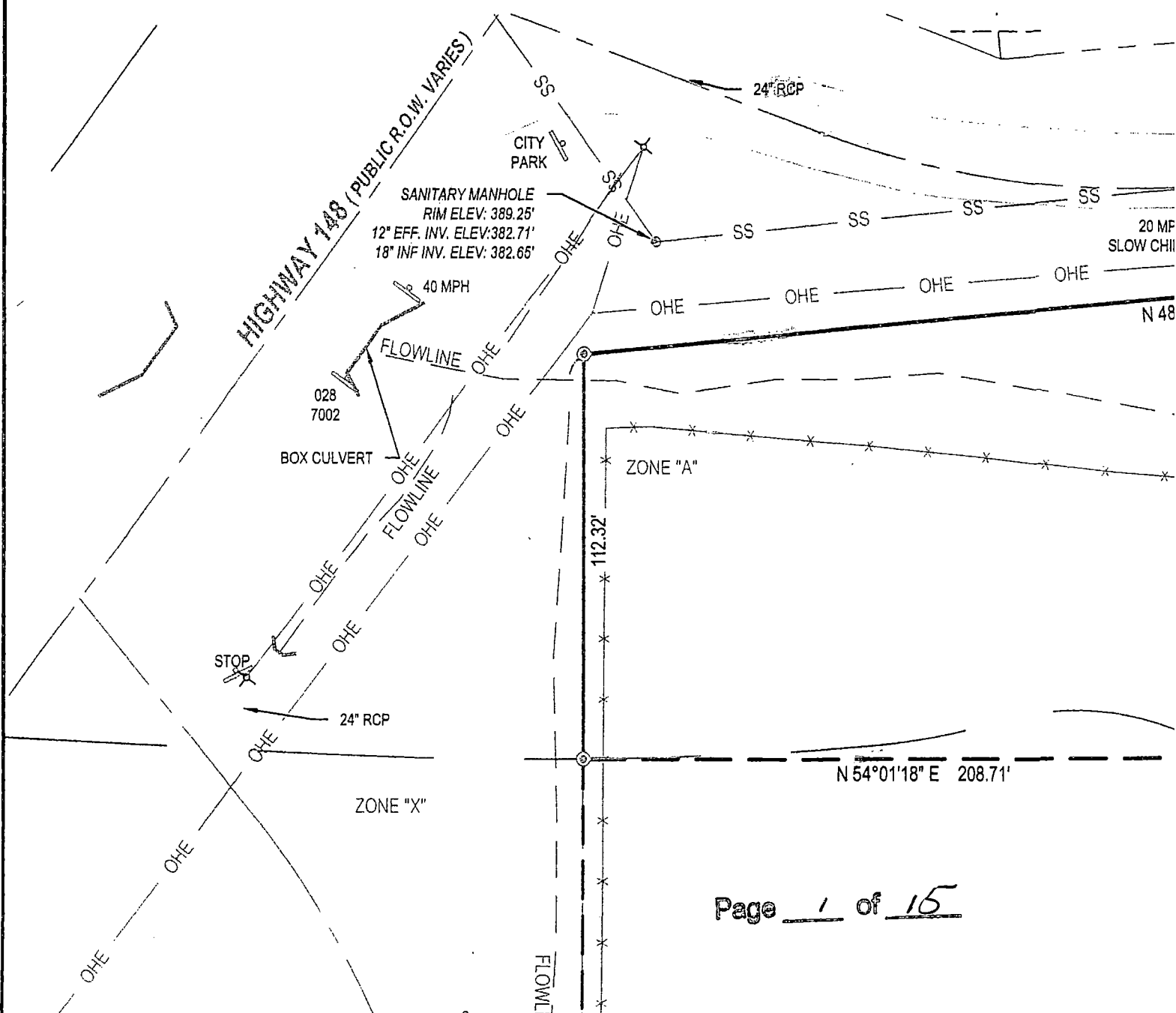
at 9:50 o'clock A M.

Fee paid \$ 11.00
RHSP Surcharge \$ 9.00

Aug. Hasel
County Clerk & Recorder

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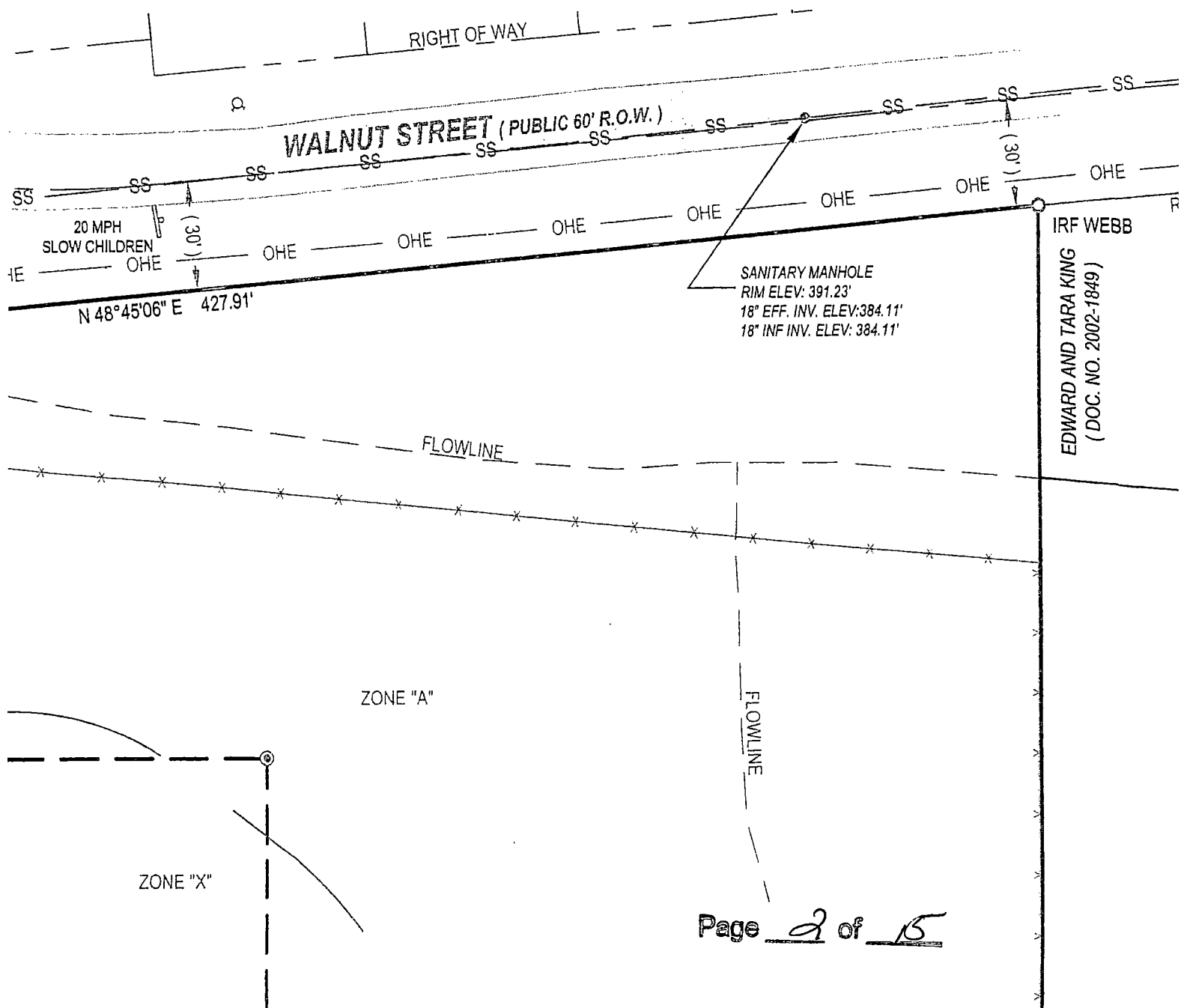


BARDS SUBDIVISION

PART OF THE CITY OF ZEIGLER PROPERTY

PART OF SECTION 24, T 7 S, OF THE THIRD P.M., FRANKLIN COUNTY, ILLINOIS

MAIN SOURCE OF REFERENCE: (DOCUMENT NUMBER 1996-6613)



ION

2020-1113

IOIS.

SS

DESCRIPTION OF SUBDIVISION - HUBBARDS SUBDIVISION
PART OF THE CITY OF ZEIGLER PROPERTY (DOCUMENT NUMBER 1996-6613)
1.250 ACRES

OHE

RIGHT

VEBB

(DOC. NO. 2002-1049)

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN. SAID PARCEL IS PART OF THE PROPERTY DESCRIBED AND RECORDED IN DOCUMENT NO. 1996-6613 IN THE FRANKLIN COUNTY COURT HOUSE, IN THE NAME OF THE CITY OF ZEIGLER, DATED SEPTEMBER 23RD, 1996. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF HENDRICKS STREET AND THE NORTHEASTERLY RIGHT-OF-WAY OF WEST LINDEN STREET; THENCE N35°58'42"W 205.12 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST LINDEN STREET TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE N35°58'42"W 260.89 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN IRON ROD SET; THENCE ALONG PROPOSED LINES OF SUBDIVISION FOR THE FOLLOWING THREE (3) CALLS: THENCE N54°01'18"E 208.71 FEET TO AN IRON ROD SET; THENCE S35°58'42"E 260.89 FEET TO AN IRON ROD SET; THENCE S54°01'18"W 208.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 1.250 ACRES, MORE OR LESS, PER SURVEY BY DENNIS R. OWEN, JR., ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3885, DATED 2/26/2020.

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS
COUNTY OF FRANKLIN

THIS IS TO CERTIFY THAT I, DENNIS MITCHELL BEING THE MAYOR OF THE CITY OF ZEIGLER, ILLINOIS, IS THE AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE LAND DESCRIBED HEREIN, AND AS SUCH HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN ON SAID PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION IS TO BE HEREINAFTER KNOWN AS " HUBBARDS SUBDIVISION ".

BY: Dennis Mitchell
DENNIS MITCHELL
MAYOR, CITY OF ZEIGLER, ILLINOIS

NOTARY CERTIFICATE

2020-1111

FRANKLIN COUNTY BOARD CHAIRMAN CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

AT A REGULAR MEETING OF THE COUNTY BOARD OF FRANKLIN COUNTY, ILLINOIS HELD ON THE 16
March, 2020, THE FOREGOING PLAT WAS PRESENTED TO AND APPROVED BY THE COUNTY BOARD CHAIRMAN

Randall Crocker
RANDALL CROCKER, CHAIRMAN

PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

THIS IS TO CERTIFY THAT, AS THE AUTHORIZED REPRESENTATIVE OF THE FRANKLIN COUNTY BOARD, I HAVE REVIEWED THE FOREGOING PLAT ON THEIR BEHALF AND HAVE FOUND IT TO BE IN COMPLIANCE WITH THE FRANKLIN COUNTY SUBDIVISION CERTIFICATE ACT AND OTHER APPLICABLE COUNTY REQUIREMENTS.

DATED THIS 2nd DAY OF March, 2020.

Cindy Loyd
CINDY LOYD, FRANKLIN COUNTY PLAT OFFICER

APPROVED
3/2/20 CDL

COUNTY CLERK APPROVAL CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, GREG WOOLARD, COUNTY CLERK AND RECORDER OF FRANKLIN COUNTY, ILLINOIS, AND KEEPER OF THE COUNTY AND THE TAX RECORDS THEREOF, DO HEREBY CERTIFY THAT ON THE 19 DAY OF March AT A REGULAR MEETING, THE COUNTY BOARD DID ACCEPT AND APPROVE THE FOREGOING PLAT. IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL OF FRANKLIN COUNTY, ILLINOIS.

Greg Woolard
Page 4 of 15

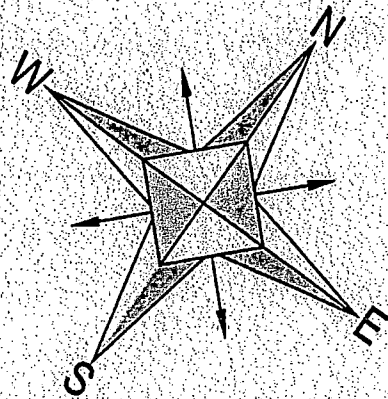
... 1 EAST OF THE
... DOCUMENT NO.
... PTEMBER 23RD,

...-WAY OF
... 58'42"W 205.12
... ET AT THE POINT OF
... THENCE ALONG
... FEET TO AN IRON
...) THE POINT OF

ILLINOIS

... IS THE AUTHORIZED
... E TO BE SURVEYED,
... SET FORTH AS
... SUBDIVISION".

2020-1111



BEARINGS ARE REFERENCED
TO ILLINOIS STATE PLANE
COORDINATES - EAST ZONE
NAD 83

AIRMAN CERTIFICATE

BOARD OF FRANKLIN COUNTY, ILLINOIS HELD ON THE 18th DAY OF
AS PRESENTED TO AND APPROVED BY THE COUNTY BOARD CHAIRMAN.

SIZED REPRESENTATIVE OF THE FRANKLIN COUNTY BOARD, I HAVE REVIEWED THIS
BE IN COMPLIANCE WITH THE FRANKLIN COUNTY SUBDIVISION ORDINANCE AND ALL

OF March, 2020.

FICER

CERTIFICATE

APPROVED

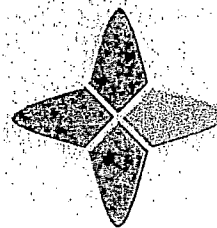
3/2/20 CDL \$2500

RECORDER OF FRANKLIN COUNTY, ILLINOIS, AND KEEPER OF THE SEAL OF SAID
HEREBY CERTIFY THAT ON THE 19 DAY OF March, 2020 AT
ACCEPT AND APPROVE THE FOREGOING PLAT. IN WITNESS WHEREOF, I HAVE SET MY
ILLINOIS.

Shawnee Professional Services
Engineers, Surveyors, Acquisition, & Energy
www.ShawneePSI.com

901 NORTH DUQUOIN STREET
P.O. DRAWER 130
BENTON, ILLINOIS 62812
(618) 439-9447

104 SOUTH 4TH STREET
P.O. BOX 125
VIENNA, ILLINOIS 62995
(618) 658-6065



N

Y

LDWG

24" RCP

N 54°01'18" E 208.71'

2020-1111

ZONE "X"

LEFT TURN

ENITMOJ

RIGHT OF WAY

DIRF MEYERS

N 35°58'42" W 578.33'

260.89'

(36')

15'

44.88'

S 54°01'18" W 208.71'

CASEY'S RETAIL COMPANY
(DOC. NO. 2004-4272)

RIGHT OF WAY

WEST LINDEN STREET (PUBLIC R.O.W. VARIES)

STOP AHEAD

205.12' *
12. GAS PIPELINE EASEMENT TO AMEREN ILLINOIS CO.
(DOC. NO. 2016-1188)

LOT NO. 1
HUBBARDS SUBDIVISION
PART OF THE THE CITY OF ZEIGLER PROPE
PROPOSED CONVEYANCE TO HUBBARD ENTER
1.250 ACRES
(DOC. NO. 1996-6613)

REMAINDER OF THE THE CIT
4.600 A
(DOC. NO. 1

2020-1111

OWLINE

ZONE "X"

VISION
ER PROPERTY
ARD ENTERPRISES

3)

S 35°58'42" E 260.89'

APPROXIMATE FLOOD ZONE BOUNDARY

THE THE CITY OF ZEIGLER PROPERTY
4.600 ACRES
DOC. NO. 1996-6613)

ZONE "A"

ZONE "X"

S 35°58'42" E 617.64'

WILLIAM AND BARBARA VANTREASE
(BOOK 94; PAGE 362)

IRF GAYER

MATTHEW HALLMAN
(DOC. NO. 2015-4446)

REPRESENTATIVE OF THE OWNER OF THE LAND DESCRIBED HEREIN, AND AS SUCH HAVE CAUSED THE SAME TO BE SUR
SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN ON SAID PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH AS
ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION IS TO BE HEREINAFTER KNOWN AS " HUBBARDS SUBDIVISION "

BY: Dennis Mitchell
DENNIS MITCHELL
MAYOR, CITY OF ZEIGLER, ILLINOIS

2020-1111

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, Heather D. McIlwain A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF FRANKLIN, THE STATE OF
DO HEREBY CERTIFY THAT EDDITH GREENWOOD IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAM
SUBSCRIBED ON THE FOREGOING PLAT, APPEARED BEFORE ME ON THIS DATE, IN PERSON AND ACKNOWLEDGED THAT I
SIGNED AND SEALED THE SAID PLAT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FC

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11 DAY OF March, 2020.

Heather D. McIlwain NOTARY PUBLIC

MY COMMISSION EXPIRES 7/31/2020



SCHOOL DISTRICT CERTIFICATION

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, DENNIS MITCHELL, HEREBY CERTIFY THAT THE REAL PROPERTY AS DESCRIBED BY THE LEGAL DESCRIPTION F
LIES WITHIN THE ZEIGLER-ROYALTON COMMUNITY UNIT SCHOOL DISTRICT NO. 188 AND THE REND LAKE COLLEGE DISTR

Dennis Mitchell
DENNIS MITCHELL
MAYOR, CITY OF ZEIGLER, ILLINOIS 62999

COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, GREG WOOLARD, COUNTY CLERK AND RECORDER OF FRANKLIN COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT
DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES
REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE REVIEW
STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT BENTON, ILLINOIS,
THIS _____ DAY OF _____, 2020.

WILLIAM AND BARBARA VANTREASE
(BOOK 94, PAGE 362)

IRF GAYER

MATTHEW HALLMAN
(DOC. NO. 2015-4446)

ZEIGLER, ILLINOIS, IS THE AUTHORIZED
CAUSED THE SAME TO BE SURVEYED,
PROPOSES THEREIN SET FORTH AS
"AS" HUBBARDS SUBDIVISION".

COUNTY CLERK APPROVAL CERTIFICATE

2020-1117

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, GREG WOOLARD, COUNTY CLERK AND RECORDER OF FRANKLIN COUNTY, ILLINOIS,
COUNTY AND THE TAX RECORDS THEREOF, DO HEREBY CERTIFY THAT ON THE 19 DAY
A REGULAR MEETING, THE COUNTY BOARD DID ACCEPT AND APPROVE THE FOREGOING PLAT
HAND AND OFFICIAL SEAL OF FRANKLIN COUNTY, ILLINOIS.

GREG WOOLARD, FRANKLIN COUNTY CLERK AND RECORDER

HEALTH DEPARTMENT CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

THIS IS TO CERTIFY THAT THE PLAT FOR THE TRACT OF LAND DESCRIBED THE FOREGOING
BY THE FRANKLIN-WILLIAMSON BI-COUNTY HEALTH ADMINISTRATOR AND HAS BEEN FOUND ACCEPTABLE
SEPTIC SYSTEMS, HOWEVER THE DEVELOPMENT OF THE PROPERTY INTENDS TO CONNECT TO

DATED THIS 4th DAY OF March, 2020.

TONY MCENTIRE, BI-COUNTY HEALTH ADMINISTRATOR

PROFESSIONAL ENGINEER'S DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, DENNIS MITCHELL, BEING THE MAYOR OF THE CITY OF ZEIGLER, ILLINOIS, AM THE AUTHORIZED
OWNER OF THE LAND DESCRIBED HEREIN, AND DENNIS R. OWEN, JR., PROFESSIONAL ENGINEER
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE CONSTRUCTION OF SAID SUBDIVISION WILL NOT
WATERS IN SUCH A MANNER AS TO CAUSE DAMAGE TO ADJOINING PROPERTIES, OR THAT IF SUCH
REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE
DRAINS THAT THE SUB DIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE
GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE
OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 24TH DAY OF FEBRUARY, 2020.

DENNIS R. OWEN, JR. - PROFESSIONAL ENGINEER NO. 062-067662

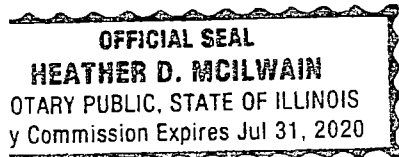
DENNIS MITCHELL
MAYOR, CITY OF ZEIGLER, ILLINOIS



LICENSE EXPIRATION: _____

Y OF FRANKLIN, THE STATE OF ILLINOIS,
THE SAME PERSON WHOSE NAME IS
AND ACKNOWLEDGED THAT HE
AND PURPOSES THEREIN SET FORTH.

120.



BY THE LEGAL DESCRIPTION HEREIN,
THE REND LAKE COLLEGE DISTRICT.

IS, DO HEREBY CERTIFY THAT THERE ARE NO
NO UNPAID FORFEITED TAXES AND NO
CERTIFY THAT I HAVE REVIEWED ALL

SURVEYOR'S CERTIFICATE

Page 9 of 15

STATE OF ILLINOIS
COUNTY OF FRANKLIN

2020-1111

RECORDER OF FRANKLIN COUNTY, ILLINOIS, AND KEEPER OF THE SEAL OF SAID COUNTY DO HEREBY CERTIFY THAT ON THE 19 DAY OF March, 2020, AT 10:00 A.M. I RECEIVED AND APPROVE THE FOREGOING PLAT. IN WITNESS WHEREOF, I HAVE SET MY SEAL AND SIGNATURE AT VIENNA, ILLINOIS.

RECORDER

CERTIFICATE

THE TRACT OF LAND DESCRIBED IN THE FOREGOING CERTIFICATES HAS BEEN REVIEWED BY THE ZONING ADMINISTRATOR AND HAS BEEN FOUND ADEQUATE FOR THE USE OF INDIVIDUAL LOTS. THE ZONING ADMINISTRATOR INTENDS TO CONNECT TO THE CITY SEWER.

March 2020.

ZONING ADMINISTRATOR

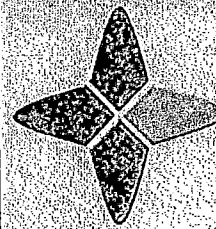
DRAINAGE CERTIFICATE

I, DENNIS R. OWEN, JR., OF THE CITY OF ZEIGLER, ILLINOIS, AM THE AUTHORIZED REPRESENTATIVE OF THE CITY OF ZEIGLER, ILLINOIS, AND DO HEREBY CERTIFY THAT THE CONSTRUCTION OF SAID SUBDIVISION WILL NOT CHANGE THE DRAINAGE OF SURFACE WATER TO ADJOINING PROPERTIES, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR THE CONSTRUCTION OF SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE CITY OF ZEIGLER, ILLINOIS, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF SUCH CHANGES.

NO. 062-067662



LICENSE EXPIRATION: 11/30/21



104 SOUTH 4TH
P.O. BOX 1
VIENNA, ILLINOIS
(618) 658-6111

HUBBARDS SUBDIVISION

**PART OF THE CITY OF ZEIGLER PROPERTY
PART OF SECTION 24, T 7 S,
R 1 E OF THE THIRD P.M.,
FRANKLIN COUNTY, ILLINOIS.**

Path: S:\2018\FRANKLIN\2018-403 HUBBARD ENTERPRISES - ZEIGLER.DWG\2018-403 AL TAD.WG

Revisions

| # | Date | Note |
|---|---------|---------------------------------------|
| 1 | 2/26/20 | Bearing Directions, Legal, and Legend |
| | | |
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| | | |
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| | |
|------------------|-----------|
| Drafted by: | BGC |
| Project Manager: | DDP |
| Date: | 2/26/2020 |
| Reviewed by: | DRO |
| Scale: | 1" = 40' |
| Job Number: | 2018-403 |

2020-1111

CASEY'S RETAIL COMPANY
(DOC. NO. 2004-4272)

IRF MEYERS

WEST LINDEN STREET (PUBLIC R.O.W. VARIES)

RIGHT OF WAY

STOP
AHEAD

12" GAS PIPELINE EASEMENT TO AMEREN ILLINOIS CO.
(DOC. NO. 2016-1188)

S 54°01'18" W 208.71'

REMAINDER OF THE T
4
(DOC

STORM MANHOLE
RIM ELEV: 392.71'
24" INF INV. ELEV: 388.11'
30" INF INV. ELEV: 384.41'
36" EFF. INV. ELEV: 387.63'

STORM MANHOLE
RIM ELEV: 392.86"
8" INF INV. ELEV: 389.38'
24" INF INV. ELEV: 387.66'
30" EFF. INV. ELEV: 387.74'

IRF MEYERS

POB

24" CMP
OHE
STOP
W W W W W

30" CMP
24" CMP
8" CMP

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

2020-1117

DARY

88'

S 54°01'18" W 208.71'

REMAINDER OF THE THE CITY OF ZEIGLER PROPERTY
4.600 ACRES
(DOC. NO. 1996-6613)

ZONE "A"

ZONE "X"

GRAVEL
CONC APPROXIMAT

S 54°01'18" W 426.10'

OHE

OHE

OHE

FLOWLINE

12" RCP

METAL POLE

W W

HENDRICKS STREET (PUBLIC 50' R.O.W.)

42" CMP

RIGHT OF WAY

160

2020-1111

MY COMMISSION EXPIRES 11 01 2020

SCHOOL DISTRICT CERTIFICATION

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, DENNIS MITCHELL, HEREBY CERTIFY THAT THE REAL
LIES WITHIN THE ZEIGLER-ROYALTON COMMUNITY UNIT SCHOOL

Dennis Mitchell

DENNIS MITCHELL
MAYOR, CITY OF ZEIGLER, ILLINOIS 62999

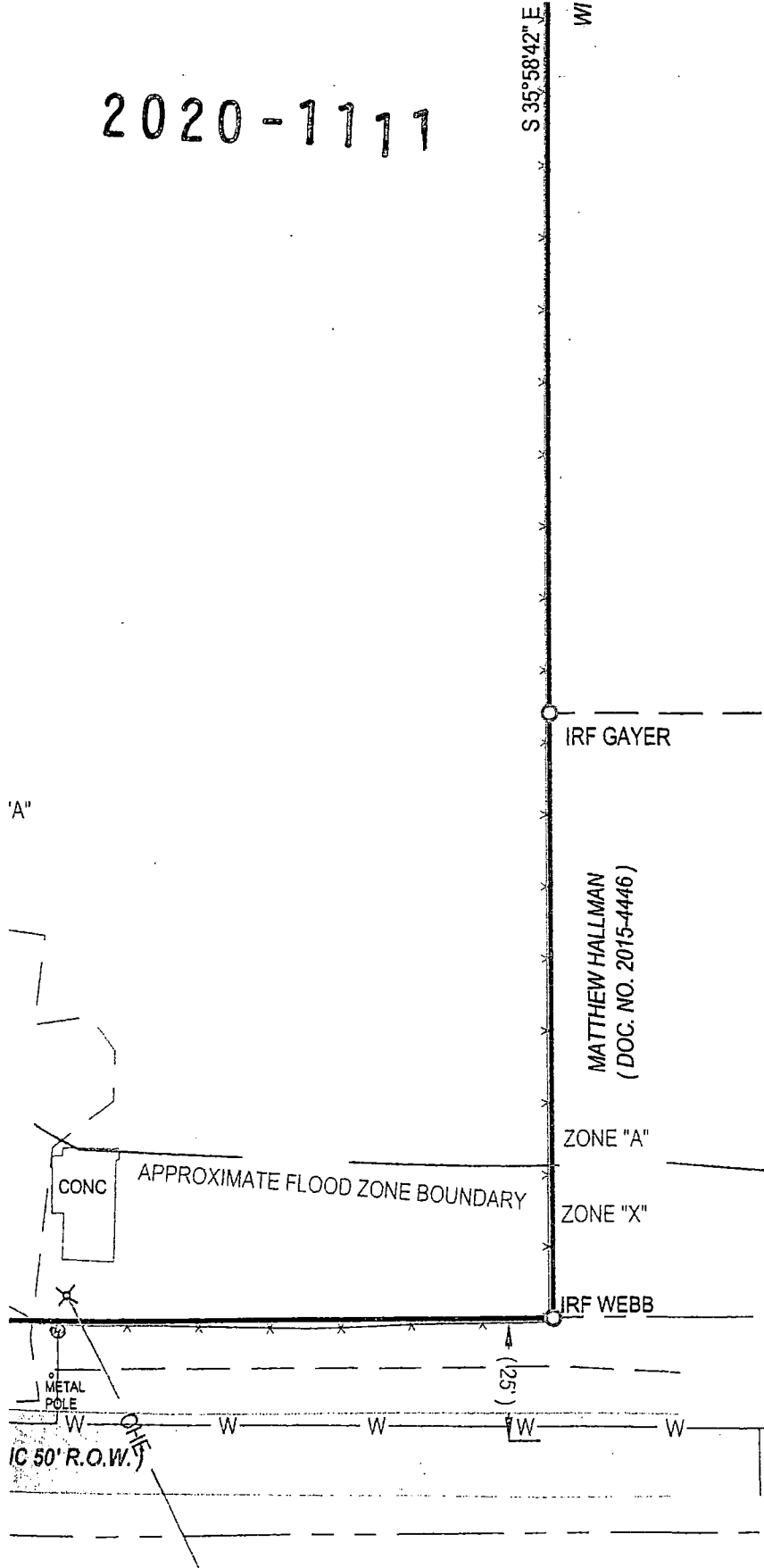
COUNTY CLERK TAX CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, GREG WOOLARD, COUNTY CLERK AND RECORDER C
DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES O
REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDE
STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT
THIS 19 DAY OF MARCH, 2020.

Greg Woolard
GREG WOOLARD, FRANKLIN COUNTY CLERK AND RECORDER



- * * [Symbol]
- ⊙ IRON ROD SET PER S.P.S.
- ⊙ IRON ROD FOUND
- SECTION OR DEED LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- FLOWLINE
- x-x- CHAIN LINK FENCE
- RIGHT OF WAY LINE
- ⊠ CONC UTILI LIGH SIGN
- WAT
- TELI
- ⊙ MAI
- ⊙ FIRE

20

HEATHER D. MCILWAIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jul 31, 2020

C. J. McEntire
TONY MCENTIRE, BI-COUNTY HEALTH ADMINISTRATOR

ON

2020-1117

PROFESSIONAL ENGINEER'S DRAINAGE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

AT THE REAL PROPERTY AS DESCRIBED BY THE LEGAL DESCRIPTION HEREIN,
UNIT SCHOOL DISTRICT NO. 188 AND THE REND LAKE COLLEGE DISTRICT.

I, DENNIS MITCHELL, BEING THE MAYOR OF THE
OWNER OF THE LAND DESCRIBED HEREIN, AND DENNIS
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE CON
WATERS IN SUCH A MANNER AS TO CAUSE DAMAGE TO AI
REASONABLE PROVISION HAS BEEN MADE FOR THE COLL
DRAINS THAT THE SUB DIVIDER HAS A RIGHT TO USE, AND
GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS
OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 24TH DAY OF FEBRUARY, 2020.

TE

Dennis R. Owen, Jr.
DENNIS R. OWEN, JR. - PROFESSIONAL ENGINEER NO. 06

Dennis Mitchell
DENNIS MITCHELL
MAYOR, CITY OF ZEIGLER, ILLINOIS

RECORDER OF FRANKLIN COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO
ENT TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES AND NO
AND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE REVIEWED ALL
T.

TY CLERK AT BENTON, ILLINOIS,
2020.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF FRANKLIN

I, DENNIS R. OWEN, JR, ILLINOIS PROFESSIONAL
HUBBARD ENTERPRISES, LLC AND DENNIS MITCHELL
WEST HALF OF SECTION 24, TOWNSHIP 7 SOUTH, RAI
TO BE KNOWN AS " HUBBARDS SUBDIVISION ".

I FURTHER CERTIFY THAT THIS PLAT IS LOCATE
NOT EXERCISING THE SPECIAL POWERS AUTHORIZED I
I FURTHER CERTIFY THAT NO PART OF THIS SUE
COUNTY OF FRANKLIN BY THE FEDERAL EMERGENCY M
SURFACE DRAIN OR WATER COURSE SERVING A TRIBU
I FURTHER CERTIFY TO THE BEST OF MY KNOWI
IN WITNESS THEREOF, I HAVE HEREUNTO SET M
VIENNA, ILLINOIS, THIS 26TH DAY OF FEBRUARY, 2020.

Dennis R. Owen, Jr.
DENNIS R. OWEN, JR., ILLINOIS PROFESSIONAL LAND S
LICENSE EXPIRES: 11/30/2020
FIELDWORK COMPLETED: 12/12/2019
FIRM REGISTRATION NO. 184-002344

ND RECORDER

**** LEGEND ****

- CONCRETE R.O.W. MONUMENT
- UTILITY POLE
- LIGHT POLE
- SIGN
- WATER VALVE
- TELPHONE PEDESTAL
- MANHOLE (AS NOTED)
- FIRE HYDRANT


- W — WATER LINE
- SS — SANITARY SEWER
- OHE — OVERHEAD ELECTRIC LINE
- POB POINT OF BEGINNING
- TREE (SIZE INDICATED)

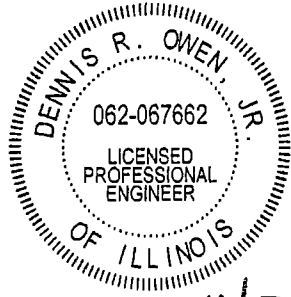
2020-1111

OWNER'S DRAINAGE CERTIFICATE

MAYOR OF THE CITY OF ZEIGLER, ILLINOIS, AM THE AUTHORIZED REPRESENTATIVE OF THE CITY OF ZEIGLER, ILLINOIS, AND DENNIS R. OWEN, JR., PROFESSIONAL ENGINEER NO. 062-067662, DO HEREBY CERTIFY THAT, IN MY BELIEF, THE CONSTRUCTION OF SAID SUBDIVISION WILL NOT CHANGE THE DRAINAGE OF SURFACE WATERS OR CAUSE DAMAGE TO ADJOINING PROPERTIES, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, MEASURES WILL BE MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR OTHER APPROPRIATE USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF SUCH CHANGES.

20.


ENGINEER NO. 062-067662

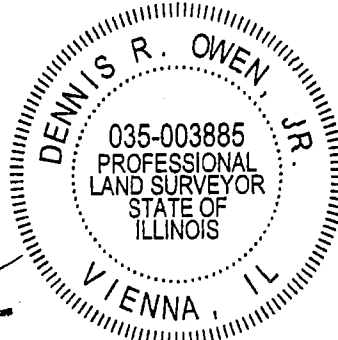


LICENSE EXPIRATION: 11/30/21

NOTE

I, DENNIS MITCHELL, PROFESSIONAL LAND SURVEYOR NO. 3885, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE CITY OF ZEIGLER, ILLINOIS, I HAVE SURVEYED A PART OF THE TRACT DESCRIBED AS "LOT 7 SOUTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SUBDIVIDED INTO LOTS 1 THROUGH 7". SAID TRACT IS LOCATED WITHIN AN INCORPORATED CITY THAT HAS NOT ADOPTED A CITY PLAN AND IS NOT AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE. A PART OF THIS SUBDIVISION IS LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ZEIGLER, ILLINOIS, BY THE LOCAL EMERGENCY MANAGEMENT AGENCY AND NONE OF THE LOTS PLATTED HEREON ARE WITHIN A SPECIAL FLOOD HAZARD AREA SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE. IN MY BEST KNOWLEDGE AND BELIEF THIS IS A TRUE AND CORRECT SURVEY AS PLATTED HEREON. I HEREBY SET MY HAND AND AFFIXED MY ILLINOIS PROFESSIONAL LAND SURVEYORS SEAL AT ZEIGLER, ILLINOIS, ON FEBRUARY, 2020.


PROFESSIONAL LAND SURVEYOR NO. 3885



Page 15 of 15

HUBBARD'S
PART OF THE CITY OF ZEIGLER, ILLINOIS
R1E OF FRANKLIN

Path: S:\2018\FRANKLIN\2018-403 HUBBARD E

Revisions

| # | Date | Note |
|---|---------|---------------------------------------|
| 1 | 2/26/20 | Bearing Directions, Legal, and Legend |
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|------------------|-----------|
| Drafted by: | BGC |
| Project Manager: | DDP |
| Date: | 2/26/2020 |
| Reviewed by: | DRO |
| Scale: | 1" = 40' |
| Job Number: | 2018-403 |
| Sheet: | 1 OF 1 |

Drawing Status

- Preliminary Drawing
- Final Drawing

Requested By:

HUBBARD ENTERPRISES, LLC

This Professional Service Conforms To The Current Illinois Minimum Standards of Practice Applicable To Boundary Surveys.