

1972114



Macon Co., Illinois  
S.S. by Mary A. Eaton, Recorder

Book: 5000 Page: 386

Receipt #: 111951

Pages Recorded: 7

Recording Fee: \$98.00

Rental Housing - State: \$9.00

Authorized By

*Mary A. Eaton*

Date Recorded: 12/17/2020 9:06:20 AM

OWNER'S DECLARATION

BE IT KNOWN that **FAIRVIEW PARK PLAZA, LLC**, owner of the premises described in the Surveyor's Certificate, does hereby subdivide said tract of land and does designate such subdivision **FAIRVIEW PARK PLAZA** in accordance with the attached plat thereof in accordance with and with reference to the description and number of lots as designated on said plat, and any parts and parcels of said tract designated on said Plat as an existing street or road are hereby dedicated to the public use as public highways and streets and the easements upon and across said lots as shown on the Plat are designated for use by drainage and public utilities.

This Addition is subject to the following restrictions:

1. No noxious or offensive activity shall be carried on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
2. No lot shall be used or maintained as a dumping ground for rubbish or junk.
3. The owner of any lot shall at all times keep the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition and comply in all respects with all government, health, fire and police requirements and regulations; and the owner will remove at his or her own expense any rubbish of any character whatsoever which may accumulate on such site or lot.

4. All trash shall be stored in an enclosed area so that the trash containers and trash shall not be visible from any direction.
5. Owners of lots shall comply with all state and local laws in effect from time to time prohibiting discrimination or segregation by reason of race, religion, color or national origin in the sale, lease, rental, use, or occupation of the premises within the subdivision or any part thereof or the improvements thereon.


The above restrictions on each of said lots in said Addition, which restrictions are to run with the land, shall be binding on all parties and persons claiming them for a period of twenty (20) years from the date hereof, at which time said restrictions shall automatically be extended for successive periods of ten (10) years unless by vote of all of the then owners of all lots it is agreed to change said restrictions in whole or in part.

Enforcement shall be by proceedings at law or in equity by any interested party against any person or persons violating said restrictions.

Invalidation of any one or more of these restrictions by judgment or Court order shall in no way affect any of the other restrictions which shall remain in full force and effect.

IN WITNESS WHEREOF, this Owner's Declaration has been executed this 12th day of November, 2020.

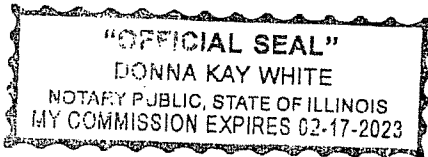
FAIRVIEW PARK PLAZA, LLC  
By: MDA Properties, LLC, its Manager

  
\_\_\_\_\_  
Michael D. Andreas,  
Its Manager

STATE OF Illinois )  
 ) SS.  
COUNTY OF Macon )

I, Donna Kay White, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Michael D. Andreas**, personally known to me to be the same person whose name is subscribed to the foregoing Owner's Declaration as Senior Vice President, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said company.

Given under my hand and Notarial Seal this 12th day of November, 2020.



Donna Kay White  
Notary Public

**SCHOOL DISTRICT CERTIFICATE**

I, **Michael D. Andreas**, as Manager of MDA Properties, Manager of the property owned by Fairview Park Plaza, LLC, and herein described in the SURVEYOR'S CERTIFICATE, which will be known as **Fairview Park Plaza**, certify that to the best of my knowledge this property is located within the boundaries of Decatur Public School District #61 in Macon County, Illinois.

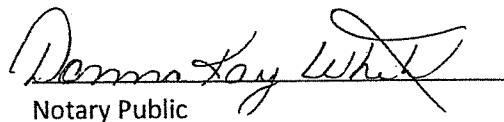
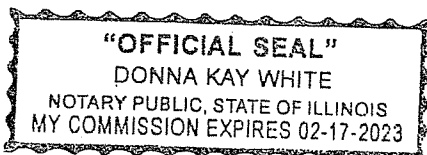


Michael D. Andreas, Manager

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF MACON         )

I, Donna Kay White, a Notary Public in and for the County and State aforesaid, do hereby certify that **Michael D. Andreas**, 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, and as directed by same, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 12 day of November, 2020.



Notary Public

**TAX CERTIFICATE**

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF MACON            )

I, Josh Tanner, County Clerk in and for the County and State aforesaid, do hereby certify that I find no redeemable tax, tax sales, or unpaid forfeited taxes against any of the real estate described in the foregoing Plat.

Tax ID number for this parcel: 04-12-09-456-001

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15<sup>th</sup> day of October, 2020.

Josh Tanner  
Josh Tanner, Macon County Clerk

APPROVAL

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF MACON         )

This is to certify that the attached Fairview Park Plaza Plat and accompanying certificates were submitted to the Public Works Director and the Director of Community Development for the City of Decatur and were duly approved.

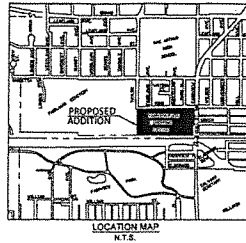
Dated this 16<sup>th</sup> day of December, 2020.

  
\_\_\_\_\_  
Public Works Director

  
\_\_\_\_\_  
Director of Community Development

# FINAL PLAT FAIRVIEW PARK PLAZA

SUBDIVIDER  
FAIRVIEW PARK PLAZA, LLC



**DRAINAGE STATEMENT**

WE, THE UNDERSIGNED HERETOBY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SURROUNDING HEREBY, ON THE DATE AUTHORIZED ATTORNEY OF SUCH OWNER OR OWNERS, STATE THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, RESPONSIBLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DISPOSITION OF SURFACE WATERS INTO THE AREAS OR CHANNELS UNDER THE SUPERVISION OR SUPERVISORS HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE RUN OFF IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO PREVENT OR MINIMIZE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF

*[Signature]*  
OWNER

*[Signature]*  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12327  
EXP. 11/30/21



- NOTES**
- IRON PINS (1/2" LENGTH X 5/16" DIAMETER) ARE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTH POINT OF WAY LINE OF THE NORFOLK AND WESTERN RAILROAD BEING IN ACCORDANCE WITH SURVEY BY PHILIP W. ECKHART DATED MARCH 21, 2008.
  - ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
  - ALL AREAS ARE MORE OR LESS.
  - FIELD WORK WAS COMPLETED AUGUST 2022.
  - ALL UNDEVELOPED UTILITIES SHOULD BE MARKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION BY CALLING THE I.L.L.E. HOTLINE AT 811 OR 1-800-892-0113.
  - ENVIRONMENT AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
  - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
  - FOR SETBACK LINES, EASEMENTS, AND BUILDING RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
  - NO PART OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA MAP 156090101C WITH AN EFFECTIVE DATE OF 06/20/07.
  - ZONING FOR THIS PROPERTY IS B-3.
  - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CEMETARY QUARTERS OF THE CITY OF DECATUR, ILLINOIS.
  - THIS PROPERTY IS SUBJECT TO A "LEAKING LIQUID AND GAS STORAGE TANK ENVIRONMENTAL NOTICE" AS RECORDED IN BOOK 8336 ON PAGE 438 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACHON COUNTY, ILLINOIS.
  - ADDITIONAL ACCESS FROM KING STREET TO LOTS 3 AND 4 SHALL BE ALLOWED ACCESS LOT 3 THROUGH MARKED PARKING LOT AREAS.

### SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF MACHON ) SS

I, MARCOLO S. TRELL, AN ILLINOIS LAND SURVEYOR NO. 3141, HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, FAIRVIEW PARK PLAZA, LLC, THIS PROPERTY WAS SURVEYED UNDER MY DIRECTION. THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Part of the Southwest Quarter of the Southwest Quarter of Section 8, Township 16 North, Range 2 East of the Third Principal Meridian and more particularly described as follows:

Beginning at the point of intersection of the north right-of-way line of the Norfolk and Western Railroad (Formerly Wabash Railroad) with the present West right-of-way line of U.S. 51, 48 degrees 44 minutes 36 seconds East, 158.98 feet; thence North 00 degrees 52 minutes 52 seconds West (assumed bearing) 124.23 feet along said railroad right-of-way line to the West line of Lot 1; thence South 50 degrees 18 minutes 53 seconds East, 157.88 feet; thence South 01 degree 54 minutes 42 seconds East, 32.03 feet; thence North 88 degrees 05 minutes 28 seconds East, 88.00 feet; thence South 01 degree 54 minutes 42 seconds East, 32.03 feet; thence North 88 degrees 05 minutes 28 seconds East, 88.00 feet; thence South 01 degree 54 minutes 42 seconds East, 32.03 feet; thence North 88 degrees 05 minutes 28 seconds East, 88.00 feet; thence South 01 degree 54 minutes 42 seconds East, 32.03 feet; thence North 88 degrees 05 minutes 28 seconds East, 88.00 feet; thence South 01 degree 54 minutes 42 seconds East, 32.03 feet; thence North 88 degrees 05 minutes 28 seconds East, 88.00 feet; thence South 01 degree 54 minutes 42 seconds East, 32.03 feet to a point on the West right-of-way line of the Norfolk and Western Railroad; thence South 01 degree 54 minutes 42 seconds East, 115.82 feet along said right-of-way line; thence North 88 degrees 05 minutes 28 seconds East, 115.82 feet; thence South 01 degree 54 minutes 42 seconds East, 32.03 feet to the point of beginning. (Sourced in Machon County, Illinois).

ACCORDING TO LAW I HAVE SURVEYED THE SAME INTO LOTS AS SHOWN ON THE ATTACHED PLAT, SAID SUBDIVISION TO BE HEREINAFTER DESIGNATED AS "FAIRVIEW PARK PLAZA".

GIVEN UNDER MY HAND AND SEAL AT DECATUR, ILLINOIS THIS 17th DAY OF December, 2023.

*[Signature]*  
M. S. TRELL  
ILLINOIS LAND SURVEYOR  
NO. 3141  
MY LICENSE EXPIRES 12/30/25

THIS PROFESSIONAL SERVICE COMplies TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

**CHASTAIN & ASSOCIATES, LLC**  
REGISTERED PROFESSIONAL ENGINEER  
CONSTRUCTIVE ENGINEERING

STATE OF ILLINOIS  
COUNTY OF DECATUR  
RECORDER OF DEEDS  
RECORDING NO. 123456789  
INDEXED NO. 987654321

FINAL PLAT  
FAIRVIEW PARK PLAZA  
FAIRVIEW PARK PLAZA, LLC  
DECATUR, ILLINOIS

SHEET  
PP-1  
OF 10

DATE  
7/26/23

- LEGEND**
- MEASURED DISTANCES
  - PLAT DISTANCES
  - POINT OF BEGINNING
  - SET BACK PIN
  - FOUND IRON PIN
  - CONCRETE MONUMENT
  - EXISTING LOT TEXT
  - PROPOSED LOT TEXT
  - EASEMENT LINE
  - SETBACK LINE
  - BOUNDARY LINE
  - PIN LOT LINE

LOT#	AREA - ACRE
1	15.92
2	0.25
3	0.62

*[Signature]*  
DIRECTOR OF COMMUNITY DEVELOPMENT / CITY OF DECATUR  
DATE: 12/14/2023

*[Signature]*  
PUBLIC WORKS DIVISION / CITY OF DECATUR  
DATE: 12/15/20