

5057-9

AN ORDINANCE APPROVING AND ACCEPTING
THE PLAT OF FAIRLAWN PARK, AN ADDITION
TO THE CITY OF URBANA, ILLINOIS

WHEREAS, on the 23rd day of May, A. D. 1950, a plat of Fairlawn Park, an Addition to the City of Urbana, Illinois, subdividing the following described real estate:

The South Half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, more specifically described as follows: Beginning at a point on the West line of said Section, 665.3 feet South of the center line of the concrete pavement on Washington Street in the City of Urbana, Illinois, thence Easterly 1322.8 feet to a point 664.8 feet South of the center line of said Washington Street pavement and at the East line of Cottage Grove Avenue, thence Southerly 663.2 feet thence Westerly 1322.9 feet to the West line of Section 16, thence 665.7 feet to the point of beginning, containing 20.179 acres, in Champaign County, Illinois,

together with the certificate of Hubert Ellis Goodell, registered Illinois land surveyor #189, who prepared said plat, and the acknowledgment thereof by Community Homes, Inc., a corporation, the owner of the above described real estate, a true and literal duplicate original of which is attached to and made a part of this ordinance by reference, was submitted to the City Plan Commission of the City of Urbana, Illinois, for its approval and the said City Plan Commission has duly caused its approval to be evidenced by certificate attached to said plat, and

WHEREAS, the Council of the City of Urbana has found the aforesaid documents submitted to it to be in all respects true, legal and sufficient, and that it is to the best interests of the City of Urbana, Illinois, to approve and accept the same,

NOW THEREFORE, be it ordained by the Council of the City of Urbana, Illinois:

SECTION I: That the said plat of Fairlawn Park, an Addition to the City of Urbana, Illinois, as described above, should be and the same is hereby approved and accepted by the City of Urbana, Illinois.

SECTION II: That the City Clerk of said City be and she is hereby authorized and instructed to certify by instrument attached to said plat of said Addition submitted to said Council for its approval and acceptance, for the purpose of having the same recorded as provided by law, the following language which shall to all intents purposes be held and regarded as sufficient evidence of the approval and acceptance thereof by the City of Urbana, Illinois, namely:

"I, Bess M. Holmes, City Clerk of the City of Urbana, County of Champaign, State of Illinois, do hereby certify that the plat hereto attached and designated as Fairlawn Park, and Addition to the City of Urbana, Illinois, was accepted and approved by the City Council of the City of Urbana, Illinois, at a regular meeting held June 5, 1950, as appears from the records now on file in my office.

"In witness whereof, I have hereunto set my hand as such City Clerk and affixed the corporate seal of said City this 19th day of June, 1950.

City Clerk of the City of
Urbana, Illinois

(corporate seal)

SECTION III: This ordinance shall be in full force and effect from and after its passage as provided by law.

Presented this 19th day of June, A. D. 1950.
Passed this 19th day of June, A. D. 1950.
Approved this 19th day of June, A. D. 1950.
Recorded this 20th day of June, A. D. 1950.

ATTEST

Bess M. Holmes
City Clerk

Glen S. Chapman
Mayor

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, Hubert Ellis Goodell, registered Illinois land surveyor #189, do hereby certify that at the request of the owner, Community Homes, Inc., an Illinois corporation, I have subdivided the following described real estate:

The South Half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, more specifically described as follows: Beginning at a point on the West line of said Section, 665.3 feet South of the center line of the concrete pavement on Washington Street in the City of Urbana, Illinois, thence Easterly 1322.8 feet to a point 664.8 feet South of the center line of said Washington Street pavement and at the East line of Cottage Grove Avenue, thence Southerly 663.2 feet thence Westerly 1322.9 feet to the West line of Section 16, thence 665.7 feet to the point of beginning, containing 20.179 acres, in Champaign County, Illinois,

situated in the City of Urbana, County of Champaign, State of Illinois, into lots, streets, avenues and drives, and that I placed an iron monument at each lot corner and also at the P.C.s and P.T.s of all property line curves, that all distances are given in feet and hundredths of a foot; that the distances as given on the plat for curved property lines are the distances between iron pipe monuments as measured along the chords and curves, and said subdivision is to be known as Fairlawn Park, an Addition to the City of Urbana, Illinois.

Signed and sealed this 5th day of June, A. D. 1950.


Hubert Ellis Goodell, Surveyor

CERTIFICATE OF OWNERS

The undersigned, Community Homes, Inc., a corporation, the owner of the following described real estate, situated in the City of Urbana, County of Champaign and State of Illinois, to-wit:

The South Half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, more specifically described as follows: Beginning at a point on the West line of said Section, 665.3 feet South of the center line of the concrete pavement on Washington Street in the City of Urbana, Illinois, thence Easterly 1322.8 feet to a point 664.8 feet South of the center line of said Washington Street pavement and at the East line of Cottage Grove Avenue, thence Southerly 663.2 feet thence Westerly 1322.9 feet to the West line of Section 16, thence 665.7 feet to the point of beginning, containing 20.179 acres, in Champaign County, Illinois,

has caused the same to be surveyed by Hubert Ellis Goodell, registered Illinois land surveyor #189, and has subdivided said real estate into lots, streets, avenues and drives, as indicated on the annexed plat attached to which is the certificate of the said Hubert Ellis Goodell under date of June 5, 1950, said subdivision to be known as Fairlawn Park, an Addition to the City of Urbana, Illinois, and the undersigned corporation hereby irrevocably convey, dedicate and relinquish to the public for public use, all of the streets, avenues and drives as indicated and shown upon said plat.

Each of the said lots in said subdivision is subject to the five foot permanent easement as shown on said plat, identified thereon as "easement for public utilities" for the installation and maintenance of gas, telephone and power lines, water and sewers and any other utilities which may be needed for the benefit of any or all of the lots in said subdivision, subject however, to the stipulation that no utility poles shall be placed in front of the building set-back lines shown upon said plat. There are also indicated and shown on

said plat certain lines identified as "building set-back lines" and no building shall be erected on any of said lots in violation of any of said building set-back lines, which are uniformly 25 feet from the front, sides or rear, as the case may be, of said lots.

All of the lots in said subdivision are subject to the restrictions hereinafter set forth, and it is hereby provided that all conveyances of property hereafter made by the present or future owners of any of the land described in the aforesaid surveyor's certificate, by adopting the description of said platted lands as "Fairlawn Park, an Addition to the City of Urbana, Illinois" be taken and understood as incorporating in all such conveyances without repeating the same, the following restrictions as being applicable to each such lot and all of the tract of land described in said surveyor's certificate, namely:

1. No store, business or commercial building shall be erected, placed or allowed to remain thereon, and the use of each lot shall be confined exclusively to family dwellings.

2. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

3. No trailer, basement, tent, shack, garage or other out-building erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.

4. No dwelling costing less than \$5,000.00 shall be erected on any lot in the tract, and the ground floor area of the main structure of any such dwelling shall not be less than 600 square feet, exclusive of porches and garage.

5. No dwelling except one single family dwelling shall be placed or erected upon any lot in the tract. No lot in the tract shall be re-subdivided or in any way parcelled except that a lot may be divided between adjoining lot owners, providing no more than one single family dwelling shall be built upon each of the adjoining lots after such division of the intervening lot.

6. No private garage larger than a two-car garage shall be placed or erected upon any lot in the tract.

7. No sign of any kind shall be displayed to the public view on any lot in the tract excepting one professional sign of not more than 1 square foot, one sign or not more than 5 square feet advertising the property for sale or for rent, or signs used by a builder to advertise the property during the period of construction and sale.

8. No permanent building shall be erected upon the front one-half of any lot in the tract closer than 5 feet to the side property line.

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot in the tract, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

10. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept upon any lot in the tract except in sanitary containers. All incinerators or other equipment situated upon any lot in the tract for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

Any of the foregoing restrictions may be altered at any time by a stipulation to that effect, signed by the owners of 90% of the lots in said Addition, and shall be effective when the same is filed for record with the Recorder of Deeds of Champaign County, Illinois.

IN WITNESS WHEREOF, said corporation has caused this instrument to be signed by its President and attested by its Secretary pursuant to authority to them heretofore granted by the resolution of the Board of Directors of said corporation duly adopted.

COMMUNITY HOMES, INC., a corporation

By: *Cecil R. Ozier*
President

ATTEST:

Scott E. Weller
Secretary

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, Joseph S. Hedge, a notary public in and for and residing in said County in the State aforesaid, do hereby certify that Cecil R. Ozier, personally known to me to be the President of Community Homes, Inc., a corporation, and Scott E. Weller, personally known to me to be the Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the foregoing instrument as President and Secretary of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given them by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

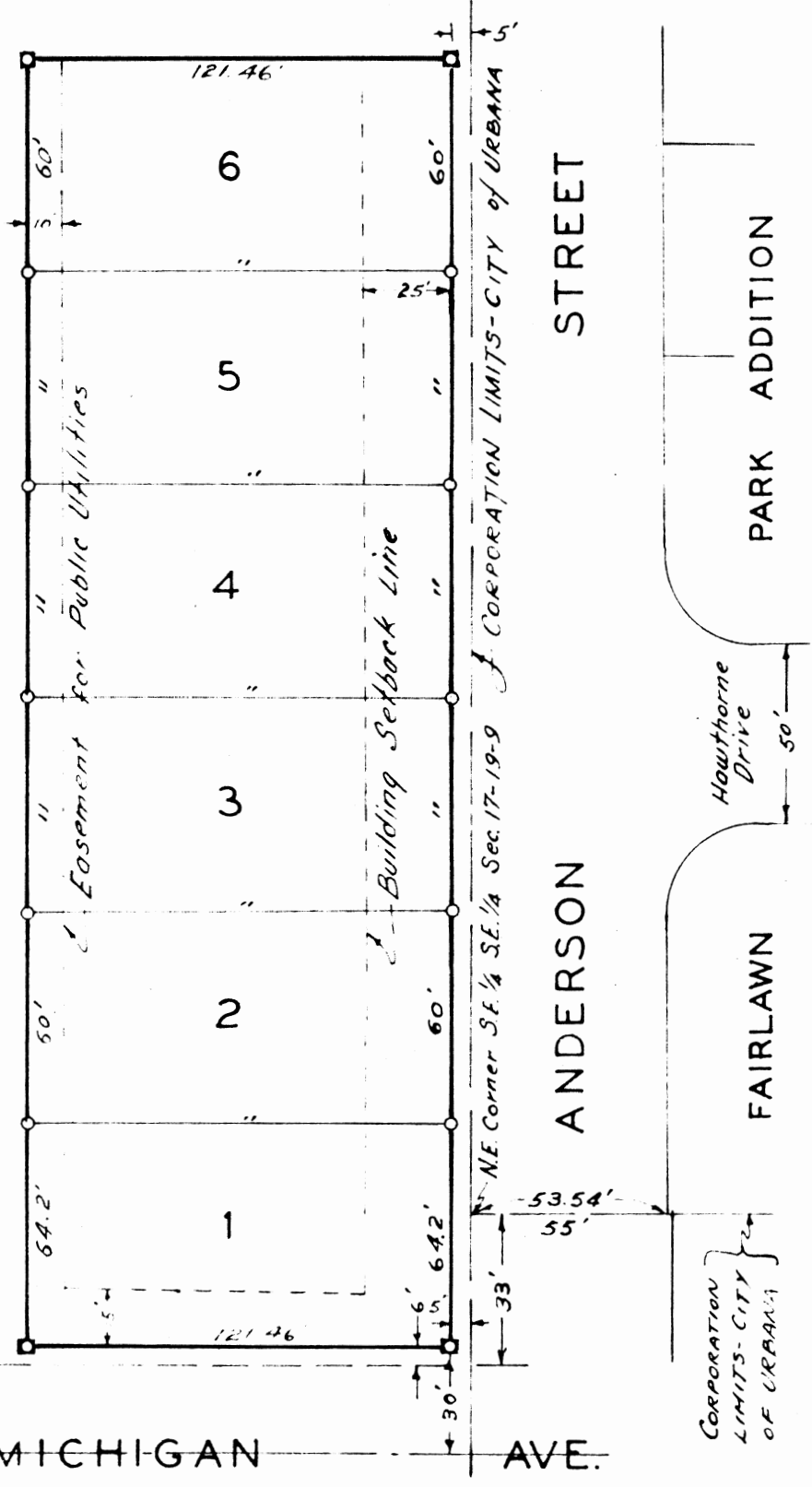
Given under my hand and notarial seal this 5th day of June,
A. D. 1950.

Joseph S. Hedge
Notary Public



LEGAL DESCRIPTION

BEG. AT A POINT ON THE E. LINE OF
 SEC. 17, TWP. 19 N. R. 9 E. OF THE 3RD.
 P.M. 33 FT. S. OF N.E. COR. SE. 1/4 SE. 1/4
 OF SAID SEC. 17, THENCE W. 126.46
 FT., THENCE N. 370.2 FT., THENCE E.
 126.46 FT. THENCE S. 370.2 FT. TO
 P.O.B.



☉ MICHIGAN AVE.

APPROVED: PLAT COMMITTEE-BOARD OF SUPERVISORS, CHAMPAIGN CO., ILL.

APPROVED: THE CITY PLAN COMMISSION OF URBANA, ILLINOIS

CHAIRMAN _____

DATE _____

DATE _____

PLAT OF SURVEY OF
 FAIRLAWN PARK SECOND SUBDIVISION
 CHAMPAIGN COUNTY, ILLINOIS

APRIL 14, 1951
 SCALE: 1" = 50'

○ DENOTES IRON PIPE MONUMENT
 □ DENOTES IRON PIPE MONUMENT IN CONCRETE

BY _____ HUBERT ELLIS GOODELL
 ILLINOIS LAND SURVEYOR NO 189
 CHAMPAIGN, ILLINOIS