



ORDINANCE NO. 863

AN ORDINANCE APPROVING AN ALTERATION IN THE  
EXTERIOR BOUNDARIES OF THE FIRST STREET  
INDUSTRIAL PARK BUSINESS DEVELOPMENT DISTRICT

Published in pamphlet form by authority of the Village President and  
Board of Trustees of the Village of Mackinaw

JUNE 25, 2013

STATE OF ILLINOIS )  
COUNTY OF TAZEWELL ) SS  
VILLAGE OF MACKINAW )

**CERTIFICATE OF ORDINANCE**

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of Mackinaw, Tazewell County, Illinois (the "Issuer"), and as such official I am the keeper of the records and files of its President and Board of Trustees (the "Corporate Authorities").

I do further certify the foregoing constitutes a full, true and complete excerpt from the proceedings of the regular meeting of the Corporate Authorities held on the *24th day of JUNE, 2013*, insofar as same relates to the adoption of *Ordinance No. 863*, entitled:

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF MACKINAW TO RECLASSIFY 30507 ILLINOIS ROUTE 9, MACKINAW, ILLINOIS FROM THE R-RESIDENTIAL ZONING DISTRICT TO THE C-COMMERICAL ZONING DISTRICT**

A true, correct and complete copy of which ordinance (the "Preliminary Ordinance" or "Ordinance") as adopted at such meeting appears in the transcript of the minutes of such meeting. The Preliminary Ordinance was adopted and approved by the vote and on the date therein set forth.

I do further certify the deliberations of the Corporate Authorities on the adoption of such Preliminary Ordinance were taken openly and was on the agenda at least 48 hours before the meeting at which it was adopted, that the adoption of such ordinance was duly moved and seconded, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such Act and such Code and their procedural rules in the adoption of such ordinance.

The pamphlet form of *Ordinance No. 863*, including the ordinance and a cover sheet thereof, was prepared and a copy of such Ordinance was posted for public inspection in the municipal building, the Mackinaw United States Post Office, and the Mackinaw Library commencing on *JUNE 25, 2013* and continuing for at least ten days thereafter. The original ordinance was adopted by the Board of Trustees of the Village of Mackinaw at a regular meeting, attended by six members of the Board, and approved by the President, as said Ordinance appears on file in my office and as the same is recorded in the Book of Ordinances of said Village.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the official seal of said Village of Mackinaw, Illinois, this 5TH DAY OF JULY 2013.



[Redacted Signature]

Village Clerk

ORDINANCE NO. 863

AN ORDINANCE APPROVING AN ALTERATION IN THE EXTERIOR BOUNDARIES OF THE FIRST STREET INDUSTRIAL PARK BUSINESS DEVELOPMENT DISTRICT

WHEREAS, subsequent to the creation of the First Street Industrial Park Business Development District, certain real property commonly known as 30507 Illinois Route 9, Mackinaw, Illinois, was annexed to the Village of Mackinaw; and

WHEREAS, Section 11-74.3-2 of the Business District Development and Redevelopment Act authorizes the Village to alter the exterior boundaries of a business district after the Village, by ordinance, fixes a time and place for a public hearing, gives notice by publication and conducts a public hearing pursuant to procedures set forth in that statutory section; and

WHEREAS, on May 28, 2013, the Village of Mackinaw adopted Ordinance No. 861 fixing a time and place for a public hearing on the proposed alteration of the exterior boundaries of the First Street Business District to include the territory described more particularly in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, notice of the public hearing was given by publication at least twice, the first publication being not more than thirty nor less than ten days prior to the hearing, in a newspaper of general circulation within the Village. A copy of the notice of hearing is attached hereto to this Ordinance and incorporated herein by reference as Exhibit B. A copy of the proof of publication is attached to this Ordinance and incorporated herein by reference as Exhibit C; and

WHEREAS, on June 24, 2013, a public hearing was held pursuant to the procedures set forth in Section 11-74.3-2; and

WHEREAS, the Village of Mackinaw has complied with all prerequisites set forth in 65 ILCS 5/11-74.3-2 for the alteration of the exterior boundaries of the First Street Industrial Park Business Development District.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Mackinaw, Tazewell County, Illinois, as follows:

SECTION 1: The recitals contained in the preamble hereto are hereby found to be true and correct and are incorporated herein by reference.

SECTION 2: The Village of Mackinaw hereby makes the following findings and conclusions:

A. The alteration of the exterior boundaries of the First Street Industrial Park Business Development District was considered at a public hearing held on June 24, 2013 ("public hearing") which was held pursuant to notices duly published in the Pekin Daily Times, a newspaper of general circulation within the Village.

B. Interested persons were given an opportunity to be heard at the public hearing on the matter of the alteration of the exterior boundaries of the First Street Industrial Park Business Development District.

C. After considering the information presented at the public hearing and prior thereto by any and all interested persons, the corporate authorities find it is in the best interest of the Village and of the residents and property owners within the First Street Industrial Park Business Development District that the land more particularly described in Exhibit A attached hereto be included within the bounds of the First Street Industrial Park Business Development District.

D. The territory of the First Street Industrial Park Business Development District as altered hereby is contiguous and includes only parcels of real property directly and substantially benefited by the proposed redevelopment plan.

E. The corporate authorities repeat and reaffirm the findings set forth in the original Business District Report prepared at the time the First Street Industrial Park Business Development District was created. The findings set forth therein are unaffected by the alteration of the exterior boundaries of the territory of the Business Development District. The territory of the Business Development District, as amended hereby, remains a blighted area which, by reason of the predominance of defective, non-existent or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements and improper subdivisions or obsolete planning or the existence of conditions which endanger life or property by fire or other causes or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals or general welfare of the Village and its residents.

F. The blighting factors as stated above are widely present throughout the territory of the First Street Industrial Park Business Development District as altered hereby and the presence of these conditions has hindered growth and development of the area.

G. It is in the best interests of the Village that the territory of the First Street Industrial Park Business Development District as amended hereby be designated for the financing of the Business District Project costs as set forth in the Business District Plan; that a retailer's occupation tax and a service occupation tax continue to be imposed in the territory of the First Street Industrial Park Business Development District, including the territory added to the District hereby, for the planning, execution and implementation of the Business District Plan, and for the payment of Business District Project costs as set forth in the First Street Industrial Park Business Development District Plan.

**SECTION 3:** The Village of Mackinaw hereby alters and amends the exterior boundaries of the First Street Industrial Park Business Development District to add all of the land set forth on Exhibit A attached hereto and incorporated herein by reference. Hereafter, the territory of the First Street Industrial Park Business Development District shall include all that territory set forth on Exhibit D attached hereto and incorporated herein by reference, and outlined on a map of a portion of the Village and attached as Exhibit E hereto, which description and map are, by this reference, incorporated herein and made a part hereof.

**SECTION 4:** This amendment and alteration of the exterior boundaries of the First Street Industrial Park Business Development District shall not be construed to increase the rate of any tax to be imposed pursuant to the Business District Development and Redevelopment Act. The amount of tax previously approved by the Village of Mackinaw for imposition within the First Street Industrial Park Business Development District was a tax of one percent (1%). That tax

shall continue to be imposed within the territory of the First Street Industrial Park Business Development District, as such territory was amended hereby. The tax shall be imposed upon the property added to the Business Development District hereby to the same nature and extent as such tax has been imposed heretofore on all other property within the territory of the First Street Industrial Park Business Development District.

SECTION 5: A certified copy of this ordinance, together with a description of the boundaries of the First Street Industrial Park Business Development District as amended hereby, shall be filed with the Department of Revenue as soon as possible following the execution of this ordinance.

SECTION 6: This ordinance shall be in full force and effect from and after its passage and approval in a manner provided by law.

PASSED by the President and Board of Trustees of the Village of Mackinaw, Tazewell County, Illinois this 24th day of JUNE 2013.



ATTEST:



Lisa Spencet, Village Clerk

APPROVED:



Craig Friend, President of the Board of Trustees of the Village of Mackinaw

AYES: 6  
NAYS: 0  
ABSENT: 0

**TRACT I:** A part of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois, situated on the Southeast corner at the Junction of State Highway Route No. 9 (formerly No. 164) and the main highway entering Mackinaw from the South and more particularly described as follows:

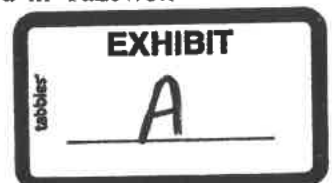
Beginning at the intersection of the Southerly right of way line of State Bond Issue Route No. 9 (formerly No. 164) with the East line of Orchard Street, or the main highway entering Mackinaw from the South, being the West line of the East Half of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian; thence South on said line a distance of 86 feet; thence Northeasterly and parallel with State Bond Issue Route No. 9 (formerly No. 164) a distance of 165 feet; thence Northerly to the Southerly line of State Bond Issue Route No. 9 (formerly No. 164) to a point that is 165 feet Northeasterly from the Place of Beginning; thence along the Southerly line of State Bond Issue Route No. 9 (formerly No. 164) in a Southwesterly direction of 165 feet to the Place of Beginning, situated in Tazewell County, Illinois.

**TRACT II:** A part of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, more particularly described as follows:

Beginning at a point on the East right of way line of State Aid Route No. 6 (the said right of way line is shown on Book 303 of Deeds at Page 83, Tazewell County, Illinois), and which point is 86 feet South on the South right of way line of State Bond Issue Route 164 (marked Illinois Route 9) as measured along the East right of way line of said State Aid Route 6, thence Northeasterly 165 feet parallel to the South right of way line of said State Bond Issue Route 164 to a point which is 86 feet South of the South right of way line of said State Bond Issue Route 164, thence South 60 feet parallel to the East right of way line of said State Aid Route 6, thence Southwesterly 165 feet parallel to the said South right of way line of State Bond Issue Route 164 to a point on the Easterly right of way line of said State Aid Route 6, thence North 60 feet along the said right of way to the Point of Beginning, situated in Tazewell County, Illinois.

**TRACT III:** A part of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian and more fully described as follows:

Commencing at a pipe located at the intersection of the South right of way line of State Bond Issue Route No. 164 (Illinois Route 9) and the East right of way line of State Aid Route No. 6, thence South along said East right of way line for a distance of one hundred forty-six (146) feet to the Place of Beginning, thence continuing South for a distance of one hundred twenty-nine and 95/100 (129.95) feet, thence North 89 degrees 30 minutes East for a distance of two hundred thirty (230) feet, thence North for a distance of two hundred fifty-seven and 42/100 (257.42) feet, thence Southwesterly along a curve with a radius 5591.65 feet, whose chord bears South 70 degrees 40 minutes West, for a distance of seventy-nine and 7/10 (79.7) feet, thence South forty-six (46) feet, thence Southwesterly parallel to the Southerly right of way line of said State Bond Issue Route No. 164 for a distance of one hundred sixty-five (165) feet, more or less, to the Place of Beginning, situated in Tazewell County, Illinois.



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the President and Board of Trustees of the Village of Mackinaw will conduct a public hearing on June 24, 2013 at 7:05p.m. at 100 East East Avenue, Mackinaw, Illinois, on the proposed alteration of the exterior boundaries of the First Street Industrial Park Business Development District. All interested persons will be given an opportunity to be heard at the public hearing. The rate of tax to be imposed within the First Street Business Development District will continue to be one percent. The proposed alteration would add the following described property to the First Street Industrial Park Business District:

### **TRACT I:**

A part of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois, situated on the Southeast corner at the Junction of State Highway Route No. 9 (formerly No. 164) and the main highway entering Mackinaw from the South and more particularly described as follows:

Beginning at the intersection of the Southerly right of way line of State Bond Issue Route No. 9 (formerly No. 164) with the East line of Orchard Street, or the main highway entering Mackinaw from the South, being the West line of the East Half of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian; thence South on said line a distance of 86 feet; thence Northeasterly and parallel with State Bond Issue Route No. 9 (formerly No. 164) a distance of 165 feet; thence Northerly to the Southerly line of State Bond Issue Route No. 9 (formerly No. 164) to a point that is 165 feet Northeasterly from the Place of Beginning; thence along the Southerly line of State Bond Issue Route No. 9 (formerly No. 164) in a Southwesterly direction of 165 feet to the Place of Beginning, situated in Tazewell County, Illinois.

### **TRACT II:**

A part of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, more particularly described as follows:

Beginning at a point on the East right of way line of State Aid Route No. 6 (the said right of way line is shown on Book 303 of Deeds at Page 83, Tazewell County, Illinois), and which point is 86 feet South on the South right of way line of State Bond Issue Route 164 (marked Illinois Route 9) as measured along the East right of way line of said State Aid Route 6, thence Northeasterly 165 feet





parallel to the South right of way line of said State Bond Issue Route 164 to a point which is 86 feet South of the South right of way line of said State Bond Issue Route 164, thence South 60 feet parallel to the East right of way line of said State Aid Route 6, thence Southwesterly 165 feet parallel to the said South right of way line of State Bond Issue Route 164 to a point on the Easterly right of way line of said State Aid Route 6, thence North 60 feet along the said right of way to the Point of Beginning, situated in Tazewell County, Illinois.

**TRACT III:**

A part of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian and more fully described as follows:

Commencing at a pipe located at the intersection of the South right of way line of State Bond Issue Route No. 164 (Illinois Route 9) and the East right of way line of State Aid Route No. 6, thence South along said East right of way line for a distance of one hundred forty-six (146) feet to the Place of Beginning, thence continuing South for a distance of one hundred twenty-nine and 95/100 (129.95) feet, thence North 89 degrees 30 minutes East for a distance of two hundred thirty (230) feet, thence North for a distance of two hundred fifty-seven and 42/100 (257.42) feet, thence Southwesterly along a curve with a radius 5591.65 feet, whose chord bears South 70 degrees 40 minutes West, for a distance of seventy-nine and 7/10 (79.7) feet, thence South forty-six (46) feet, thence Southwesterly parallel to the Southerly right of way line of said State Bond Issue Route No. 164 for a distance of one hundred sixty-five (165) feet, more or less, to the Place of Beginning, situated in Tazewell County, Illinois.

VILLAGE OF MACKINAW

By: S/ Lisa Spencer  
Lisa Spencer, Village Clerk



LEGAL DESCRIPTIONS FOR FIRST STREET INDUSTRIAL PARK BUSINESS DISTRICT

Lots 5 through and including 12 in Smith's Addition to the Original Town, now Village of Mackinaw

Lots 13 and 14 and Sublot 1 in Thames Addition to the Original Town, now Village of Mackinaw

Lot 87 through and including 120 and vacated Front Street in Porters Addition to the Original Town, now Village of Mackinaw

Lot 152 of Lot G in Porter's Second Addition to the Original Town, now Village of Mackinaw

Lot 5 as set forth in plat recorded in Plat Book JJ at Pages 228-229 in the Recorder's Office of Tazewell County, Illinois, said lot being a part of Lot 152 of Lot G in Porter's Second Addition to the original town, now Village of Mackinaw, Tazewell County, Illinois

Lot 6 as set forth in a plat recorded in Plat Book JJ at Pages 228-229 in the Recorder's Office of Tazewell County, Illinois, said lot being a part of Lot 152 of Lot G in Porter's Second Addition to the Original Town, now Village of Mackinaw

Part of Lot 4 as shown on the plat recorded in Plat Book "W" page 141 being a part of the Southwest Quarter of Section 17 in Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois, being more particularly described as follows: Beginning at the Northwest corner of said Lot 4 thence along the North line of said Lot 4 North 89 degrees 30 minutes 18 seconds East 141.34 feet; thence South 00 degrees 31 minutes 23 seconds West 121.33 feet parallel to the East line of said Lot 4 to the Northerly line of the old railroad right of way; thence along the Northerly line of the old railroad right of way along a curve concave to the South whose radius equals 5865.88 feet and whose long chord bears South 69 degrees 46 minutes 51 seconds West 150.12 feet an arc distance of 150.12 feet to the Easterly right of way of Orchard Street; thence along the Easterly right of way of Orchard Street North 00 degrees 31 minutes 23 seconds West 182.00 feet to the point of beginning

A part of Lot 4 as shown on the plat recorded in Plat Book W, page 141, being a part of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, being more particularly described as follows: Beginning at the Northeast corner of said lot 4; thence along the East line of said Lot 4, South 31 minutes 23 seconds East, 104.44 feet; thence along the Northerly line of the old railroad right of way along a curve concave to the South having a radius of 5865.88 feet and a long chord bearing South 70 degrees 55 minutes 33 seconds West, 84.38 feet; thence North 31 minutes 23 seconds West 131.33 feet; thence along the North line of said Lot 4, North 89 degrees 30 minutes 18 seconds East, 80.00 feet to the point of beginning, situated in Tazewell County, Illinois

A part of the Southwest Quarter of Section 17 in Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois, being more particularly described as follows: Commencing at the Northeast corner of Lot 4 as recorded in Plat Book "W" page 141 of the



Tazewell County Recorder's Office; thence along the east line of said Lot 4 south 31 minutes 23 seconds east 104.44 feet to the point of beginning; thence continuing south 31 minutes 23 seconds east 105.33 feet; thence along the northerly line of the existing Illinois Route 9 right of way along a curve concave to the south with a radius of 5765.88 feet along a chord bearing south 69 degrees 58 minutes 41 seconds west 208.12 feet; thence north 53 degrees 26 minutes 19 seconds west 31.53 feet; thence north 31 minutes 23 seconds west 56.99 feet; thence along a curve concave to the south with a radius of 5845.88 feet and along a chord bearing north 69 degrees 42 minutes 38 seconds east 150.19 feet; thence north 31 minutes 23 seconds west 21.15 feet; thence along the southerly line of said Lot 4 along a curve concave to the south with a radius of 5865.88 feet along a chord bearing north 70 degrees 55 minutes 33 seconds east 84.38 feet to the point of beginning

Lot 3, being a part of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian as shown by plat recorded in Plat Book "W" at page 141, situated in the County of Tazewell, in the State of Illinois

Commencing at the northeast corner of the property conveyed by William J. Embry to Gary W. Smith, Sharon K. Smith, W. Wayne Geiger, in Book 2871 at Page 211, in the Recorder's Office of Tazewell County, thence east along the north boundary line of property conveyed to William J. Embry in Book 2828 at Page 85 in the Recorder's Office of Tazewell County, by Consolidated Railway Corporation, hereinafter "said property" approximately 218.7 feet to a point, said point being the boundary line between the property owned by the Village of Mackinaw and Helen S. Simpson thence south 100 feet to the point located on the southerly boundary line of said property, thence west approximately 218.7 feet along the south line of said property to a point, said point being located 100 feet south of the place of beginning, thence North 100 feet to the place of beginning. All of said property being a portion of the Southeast Quarter of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois.

A part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, being a part of the former railroad right of way of Consolidated Rail Corporation and more particularly described as follows: Beginning at the Southwest corner of Lot 103 in Porters Addition to the Village of Mackinaw, thence Northeasterly along the Southerly line of Lots 103, 102, 101 and 100 in Porter's Addition to the Southeast corner of said Lot 100 being also the West right of way line of Monroe Street, thence South along the West right of way line of Monroe Street, a distance of 100 feet, more or less, to the South right of way of the former railroad right of way, thence Southwesterly along said former railroad right of way, a distance of 200 feet to a point directly south of the Point of Beginning, thence North parallel with the West right of way line of Monroe Street, a distance of 100 feet, more or less, to the point of beginning, situated in the County of Tazewell, State of Illinois.

Commencing at the northeast corner of the property conveyed by William J. Embry to Hicksgas of Mackinaw, in Book 2871 at Page 202 in the Recorder's Office of Tazewell County, thence east along the north boundary line of property conveyed to William J. Embry in Book 2828 at page 85 in the Recorder's Office of Tazewell County, by Consolidated Rail Corporation, hereinafter, "said property," approximately 182.5 feet to a point being the boundary line between

the property formerly owned by Willis Stephenson and Raymond A. Wilson, and said point also being located at the southeast corner of Lot 109 in Porter's Addition to the Original Town, now Village of Mackinaw, thence south parallel with the east boundary line of Lot 109 of Porter's Addition to the Original Town, now Village of Mackinaw 100 feet to a point, said point being located on the southerly boundary line of said property, thence west approximately 182.5 feet along the south line of said property to a point, said point being located 100 feet south of the place of beginning, thence north 100 feet to the place of beginning EXCEPT the east 75 feet thereof conveyed to Paul D. Miller and Francis J. Miller and Jeffrey V. Miller and Deborah L. Miller in a deed recorded in Book 3181 at Page 283 in the Recorder's Office of Tazewell County. All of said property being a portion of the Southeast Quarter of the Southeast Quarter of Section 18, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois

Commencing at the northeast corner of the property conveyed by William J. Embry to Leroy Glenn Stephenson in Book 2871 at Page 203 in the Recorder's Office of Tazewell County, thence East along the North boundary line of property conveyed to William J. Embry in Book 2828 at Page 85 in the Recorder's Office of Tazewell County, by Consolidated Rail Corporation, hereinafter, "said property," approximately 250 feet to a point, said point being the boundary line between the property owned by Raymond A. Wilson and Karen K. Wilson and W. Wayne Geiger/ Gary W. Smith, thence South 100 feet to a point, said point being located on the southerly boundary line of said property, thence west approximately 250 feet along the south line of said property to a point, said point being located 100 feet south of the place of beginning, thence North 100 feet to the place of beginning. All of said property being a portion of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois.

Commencing at the northeast corner of the property conveyed by Eastern Tazewell Development Co. to Robert Knuppel and Dale Knuppel in Book 2871 at Page 200 in the Recorder's Office of Tazewell County, thence East along the north boundary line of property conveyed to Eastern Tazewell Development Co. in Book 2828 at page 85 in the Recorder's Office of Tazewell County, by Consolidated Rail Corporation, hereinafter "said property," approximately 290 feet to a point, said point being the boundary line between the property owned by Thelma E. Myers and Evelyn M. Myers and Hicksgas of Mackinaw, thence South 100 feet to a point, said point being located on the southerly boundary line of said property, thence west approximately 290 feet along the south line of said property to a point, said point being located 100 feet south of the place of beginning, thence North 100 feet to the place of beginning. All of said property being a portion of the Southwest Quarter of the Southeast Quarter of Section 18, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois

Commencing at the northeast corner of the property conveyed by William J. Embry to Thelma E. Myers and Evelyn M. Myers in Book 2871 at Page 201 in the Recorder's Office of Tazewell County, thence East along the north boundary line of the property conveyed to William J. Embry in Book 2828 at Page 85 in the Recorder's Office of Tazewell County, by Consolidated Rail Corporation, hereinafter, "said property," approximately 310 feet to a point, said point being the boundary line between the property owned by Hicksgas of Mackinaw and Willis Stephenson, thence south 100 feet to a point, said point being located on the southerly boundary line of said property, thence west approximately 310 feet along the south line of said property to a point, said

point being located 100 feet south of the place of beginning, thence North 100 feet to the place of beginning. All of said property being a portion of the Southeast Quarter of the Southeast Quarter of Section 18, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois.

A part of the West 728 feet of the Southeast Quarter of Section 18, Township 24 North, Range 2 West of the Third Principal Meridian, Village of Mackinaw, Tazewell County, Illinois, more particularly described as follows: Commencing at the Northwest corner of Lot 1 in Myers Court Addition on the East line of said West 728 feet of the Southeast Quarter of the Southeast Quarter of Section 18; Thence South 00 degrees 08 minutes 22 seconds East, 318.76 feet on said East line of the West 728 feet of the Southeast Quarter of the Southeast Quarter of Section 18 to the point of beginning, thence continuing South 00 degrees 08 minutes 22 seconds East 800.79 feet of said East line of the West 728 feet of the Southeast Quarter of the Southeast Quarter of Section 18 to the South line of the former Consolidated Rail Corporation Right of Way; Thence South 76 degrees 54 minutes 36 seconds West 369.40 feet on said South line of the former Consolidated Rail Corporation Right of Way; Thence North 00 degrees 08 minutes 22 seconds West 885.04 feet parallel with the East line of the West 728 feet of the Southeast Quarter of the Southeast Quarter of Section 18; Thence South 89 degrees 54 minutes 21 seconds east 360.00 feet to the point of beginning, except that portion of the foregoing property located in Lots 112 and 113 of Porter's Addition to the Original Town, now Village of Mackinaw, Tazewell County, Illinois

The West 70 feet of even with of Lot 112 in Porter's Addition to the Original Town now Village of Mackinaw, and a part of Lot 113 in Porter's Addition to the Village of Mackinaw in the Southeast Quarter of the Southeast Quarter of Section 18, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows: Beginning at the Southeast Quarter of said Lot 113 on the North line of the former Consolidated Rail Corporation right of way, thence South 76 degrees 54 minutes 36 seconds West 297.57 feet on the South line of said Lot 113; Thence North 00 degrees 08 minutes 22 seconds West 52.55 feet parallel with the East line of said Lot 113 to the North line of said Lot 113; Thence North 52 degrees 45 minutes 24 seconds East 363.62 feet to the Northeast corner of said Lot 113; Thence South 00 degrees 08 minutes 22 seconds East 205.22 feet on the East line of said Lot 113 to the point of beginning with assumed bearings given for descriptive purposes only, situated in Tazewell County, Illinois.

A part of the West 728 feet of the Southeast Quarter of the Southeast Quarter of Section 18, Township 24 North, Range 2 West of the Third Principal Meridian, Village of Mackinaw, Tazewell County, Illinois, as set forth on a plat recorded in Plat Book "TT," Page 69 and being more particularly described as follows: Commencing at the Southwest corner of Knuppel Tract I as recorded in Plat Book "OO," page 149 thence South 76 degrees 54 minutes 36 seconds West 61.56 feet along the Northerly right of way of Illinois Route 9 to the Point of Beginning of the tract to be described; thence continuing along said Route 9 right of way South 76 degrees 54 minutes 36 seconds West 316.03 feet to the West line of the West 728 feet of the Southeast Quarter of the Southeast Quarter; thence North 00 degrees 08 minutes 58 seconds West 640.00 feet along said West line of the West 728 feet; thence North 89 degrees 51 minutes 02 seconds East 220.58 feet; thence South 22 degrees 50 minutes 21 seconds East 226.69 feet; thence South 00 degrees 08 minutes 50 seconds East 360.08 feet to the Point of Beginning.

Tract 4 as set forth on the plat attached to a deed recorded as Document No. 200700014738 in the Recorder's Office of Tazewell County, Illinois, which is described as follows: Part of the Southeast Quarter of Section 18, Township 24 North, Range 2 West of the Third Principal Meridian, Village of Mackinaw, Tazewell County, Illinois, being more particularly described as follows: Commencing at the Northwest corner of Tract 2 as shown in Plat Book TT, page 69; thence North 0 degrees 08 minutes 58 seconds West, a distance of 150.00 feet to the point of beginning; thence North 0 degrees 08 minutes 58 seconds West, a distance of 519.91 feet, to an iron rod; thence North 89 degrees 30 minutes 56 seconds East, a distance of 502.98 feet, to an iron rod; thence South 0 degrees 09 minutes 39 seconds East, a distance of 343.78 feet, to an iron rod; thence North 89 degrees 55 minutes 36 seconds West, a distance of 135.00 feet, to an iron rod; thence South 0 degrees 08 minutes 50 seconds East, a distance of 179.60 feet, to an iron rod; thence South 89 degrees 51 minutes 02 seconds West, a distance of 368.03 to the point of beginning; said described Tract 4 containing 5.46 acres, more or less, being subject to all easements and rights of way. Bearings assumed for the purpose of description only.

Tract 3 as set forth on the plat attached to the Deed recorded in the Recorder's Office of Tazewell County as Document No. 200700014731 which is described as follows: Part of the Southeast Quarter of Section 18, Township 24 North, Range 2 West of the Third Principal Meridian, Village of Mackinaw, Tazewell County, Illinois, being more particularly described as follows: Beginning at the Northwest Quarter of Tract 2 as shown in Plat Book TT, Page 69; thence North 0 degrees 08 minutes 58 seconds West, a distance of 150.00 feet, to an iron rod; thence North 89 degrees 56 minutes 02 seconds East, a distance of 368.03 feet to an iron rod; thence South 0 degrees 08 minutes 50 seconds East, a distance of 705.44 feet, to a point on the Northerly right of way State Route 9; thence South 76 degrees 54 minutes 36 seconds, a distance of 61.56 feet, along said Northerly right of way of State Route 9; thence North 0 degrees 08 minutes 50 seconds West, a distance of 360.08 feet; thence North 22 degrees 50 minutes 21 seconds West, a distance of 226.69 feet, to an iron rod; thence South 89 degrees 51 minutes 02 seconds West, a distance of 220.58 feet to the Point of Beginning. Bearings assumed for the purpose of description only.

A part of the East half of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, more particularly described as follows: Commencing at a pipe located at the intersection of the south right-of-way line of State Bond Issue Route No. 164, now Route No. 9, and the East right of way line of State Aid Route no. 6, thence South along said East right of way line, 402.95 feet to the point of beginning of the tract herein described; thence North 89 degrees 30 minutes East, 230 feet to an iron pipe, thence North and parallel to said East right of way line 127 feet to an iron pipe, thence South 89 degrees 30 minutes West 230 feet, thence South along said East right of way line 127 feet to the point of beginning, all as shown by plat dated August 27, 1960, made by Martin G. Abegg, Registered Illinois Land Surveyor, and recorded in Plat Book S at page 304 in the Recorder's Office of Tazewell County, Illinois, EXCEPT the south 20 feet of even width thereof.

Commencing at the Southwest corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Seventeen (17), thence North 20 rods to the place of beginning; from said place of beginning thence East 240 feet, thence South 180 feet, thence West 240 feet, thence North 180 feet to the place of beginning, all being located in the Southeast Quarter of the

Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois.

Three parcels in the Southeast Quarter of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, in Tazewell County, Illinois, more particularly described as follows: commencing at a pipe located at the intersection of the south right-of-way line of State Bond Issue Route No. 164, now Route No. 9, and the East right-of-way line of State Aid Route No. 6, thence South along said East right-of-way line, 402.95 feet to the point of beginning for Parcel 1 herein described; thence North 89 degrees 30 minutes East, 230 feet to an iron pipe, thence North and parallel to said East right-of-way line 127 feet to an iron pipe, thence South 89 degrees 30 minutes West 230 feet, thence South along said East right-of-way line 127 feet to the point of beginning for Parcel 1.

Commencing at the Southwest corner of said Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Seventeen (17), thence North 20 rods to the place of beginning for Parcel 2; from said place of beginning thence East 240 feet, thence South 180 feet, thence West 240 feet, thence North 180 feet to the place of beginning for Parcel 2,

All of the right-of-way of Orchard Street (State Aid Route 6) lying in the Southwest Quarter of said Section 17 not presently within the corporate limits of the Village of Mackinaw.

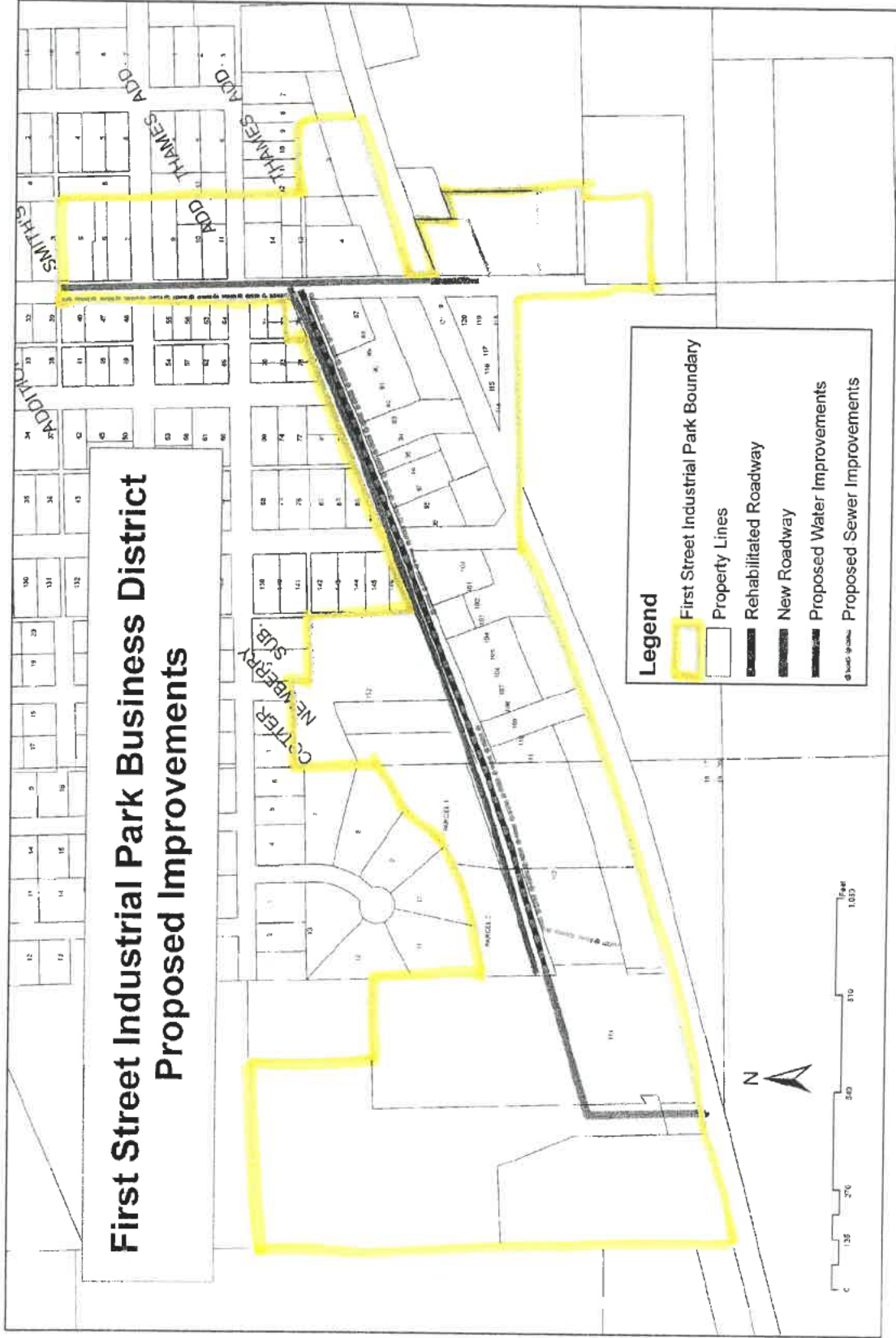
A part of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, Tazewell County, Illinois, situated on the Southeast corner at the Junction of State Highway Route No. 9 (formerly No. 164) and the main highway entering Mackinaw from the South and more particularly described as follows: beginning at the intersection of the Southerly right of way line of State Bond Issue Route No. 9 (formerly No. 164) with the East line of Orchard Street, or the main highway entering Mackinaw from the South, being the West line of the East Half of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian; thence South on said line a distance of 86 feet; thence Northeasterly and parallel with State Bond Issue Route No. 9 (formerly No. 164) a distance of 165 feet; thence Northerly to the Southerly line of State Bond Issue Route No. 9 (formerly No. 164) to a point that is 165 feet Northeasterly from the Place of Beginning; thence along the Southerly line of State Bond Issue Route No. 9 (formerly No. 164) in a Southwesterly direction of 165 feet to the Place of Beginning, situated in Tazewell County, Illinois.

A part of the Southwest Quarter of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian, more particularly described as follows: beginning at a point on the East right of way line of State Aid Route No. 6 (the said right of way line is shown on Book 303 of Deeds at Page 83, Tazewell County, Illinois), and which point is 86 feet South on the South right of way line of State Bond Issue Route 164 (marked Illinois Route 9) as measured along the East right of way line of said State Aid Route 6, thence Northeasterly 165 feet parallel to the South right of way line of said State Bond Issue Route 164 to a point which is 86 feet South of the South right of way line of said State Bond Issue Route 164, thence South 60 feet parallel to the East right of way line of said State Aid Route 6, thence Southwesterly 165 feet parallel to the said South right of way line of State Bond Issue Route 164 to a point on the Easterly right of way line of said State Aid Route 6, thence North 60 feet along the said right of way to the Point of Beginning, situated in Tazewell County, Illinois.

A part of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of Section 17, Township 24 North, Range 2 West of the Third Principal Meridian and more fully described as follows: commencing at a pipe located at the intersection of the South right of way line of State Bond Issue Route No. 164 (Illinois Route 9) and the East right of way line of State Aid Route No. 6, thence South along said East right of way line for a distance of one hundred forty-six (146) feet to the Place of Beginning, thence continuing South for a distance of one hundred twenty-nine and 95/100 (129.95) feet, thence North 89 degrees 30 minutes East for a distance of two hundred thirty (230) feet, thence North for a distance of two hundred fifty-seven and 42/100 (257.42) feet, thence Southwesterly along a curve with a radius 5591.65 feet, whose chord bears South 70 degrees 40 minutes West, for a distance of seventy-nine and 7/10 (79.7)feet, thence South forty-six (46) feet, thence Southwesterly parallel to the Southerly right of way line of said State Bond Issue Route No. 164 for a distance of one hundred sixty-five (165) feet, more or less, to the Place of Beginning, situated in Tazewell County, Illinois.



# First Street Industrial Park Business District Proposed Improvements



**Legend**

- First Street Industrial Park Boundary
- Property Lines
- Rehabilitated Roadway
- New Roadway
- Proposed Water Improvements
- Proposed Sewer Improvements