RESOLUTION NO. 2026-19

A RESOLUTION APPROVING THE FINAL PLAT OF OLD TIPTON ESTATES FIFTH ADDITION, A RESIDENTIAL SUBDIVISION WITHIN THE VILLAGE OF SHERMAN, SANGAMON COUNTY, ILLINOIS

WHEREAS, the Village of Sherman (the "Village") is a duly organized and existing municipal corporation under the laws of the State of Illinois; and

WHEREAS, the President and Board of Trustees of the Village of Sherman are authorized to review and approve subdivision plats within the corporate limits of the Village in accordance with applicable Illinois law and the Village's subdivision regulations and ordinances; and

WHEREAS, a Final Plat for the residential subdivision known as Old Tipton Estates Fifth Addition has been submitted to the Village for consideration and approval; and

WHEREAS, the proposed subdivision consists of approximately 10.400 acres, more or less, divided into twenty-two (22) residential lots, together with associated streets, rights-of-way, easements, and related improvements, situated in part of the East Half of the Northeast Quarter of Section 35, Township 17 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois; and

WHEREAS, the Final Plat has been prepared by Martin Engineering Company and certified by Jeremy L. Smith, Illinois Professional Land Surveyor No. 3804; and

WHEREAS, the owner and developer has submitted the Final Plat and accompanying certificates, including the Owner's Certificate, Certificate of Surveyor, Drainage Certificate, School District Statement, and Tax Certificate, for consideration by the Village; and

WHEREAS, the Final Plat identifies the proposed residential lots, public streets, rights-of-way, utility easements, drainage easements, and other subdivision features intended to serve the development; and

WHEREAS, the President and Board of Trustees have reviewed the proposed Final Plat and accompanying documentation and find that approval of the subdivision is appropriate and consistent with the orderly residential development of the Village, subject to compliance with all applicable Village ordinances, engineering requirements, and development standards; and

WHEREAS, the President and Board of Trustees determine that approval of the Final Plat of Old Tipton Estates Fifth Addition is in the best interests of the Village of Sherman and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SHERMAN, SANGAMON COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. APPROVAL OF FINAL PLAT

The President and Board of Trustees hereby approve the Final Plat of Old Tipton Estates Fifth Addition, consisting of approximately 10.400 acres and twenty-two (22) residential lots, as depicted on the Final Plat submitted to the Village.

A copy of said Final Plat shall be attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. APPROVAL SUBJECT TO APPLICABLE REQUIREMENTS

Approval of the Final Plat shall be subject to compliance with all applicable ordinances, regulations, engineering standards, and other requirements of the Village of Sherman and any other governmental agency having jurisdiction.

Any outstanding engineering, infrastructure, utility, drainage, or administrative requirements shall be satisfied as required by the Village prior to the issuance of applicable permits or acceptance of public improvements.

SECTION 3. PUBLIC RIGHTS-OF-WAY AND EASEMENTS

The Village hereby approves the streets, rights-of-way, and easements designated on the Final Plat for their intended purposes, subject to applicable Village requirements.

Approval of the Final Plat shall not constitute final acceptance by the Village of any street, roadway, utility, drainage facility, or other public improvement for ownership or maintenance purposes. Such acceptance shall occur only upon completion, inspection, and formal acceptance by the Village, as applicable.

SECTION 4. AUTHORIZATION TO EXECUTE DOCUMENTS

The Village President, Village Clerk, Village Administrator, and other appropriate Village officials are hereby authorized and directed to execute such documents and

take such actions as may be reasonably necessary to carry out the intent and purpose of this Resolution, including the execution and certification of the approved Final Plat.

SECTION 5. RECORDING OF FINAL PLAT

Following execution of the required documents and satisfaction of applicable conditions, the owner or developer shall be responsible for recording the approved Final Plat with the Sangamon County Recorder's Office and providing the Village with a copy of the recorded plat.

SECTION 6. SEVERABILITY

If any section, paragraph, clause, or provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE

This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sherman, Sangamon County, Illinois, this 17th day of November, 2026.

BOARD MEMBER	YES	NO	ABSENT	PRESENT
FOX	X			
GRAY	X			
HAHN	X			
LONG	X			
SCHULTZ	X			
SHERROCK	X			
CLATFELTER				
TOTALS	6	0	0	0

VILLAGE OF SHERMAN, ILLINOIS

Trevor J. Clatfelter, Village President

VILLAGE OF SHERMAN, IL CORPORATE (SEAL) SEAL 1959

ATTEST:

Michael Stratton, Deputy Village Clerk

OWNERS CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF SANGAMON)

KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned, hereby certify that I am the owner of all the premises embodied in the attached Plat of Subdivision of **Old Tipton Estates Fifth Addition** to Sangamon County, and Village of Sherman, Illinois, and that I have caused said plat to be made and that it is a true and correct plat of **Old Tipton Estates Fifth Addition** to Sangamon County and Sherman, Illinois, as laid off into lots and streets by Jeremy L. Smith, Registered Illinois Professional Land Surveyor Number 3804; and I, the undersigned, hereby dedicate to the Village of Sherman, Sangamon County, Illinois and set apart for the use of the general public forever all of the streets and thoroughfares as indicated and shown on said Plat; and I further dedicate easements within the right-of-way of such streets and thoroughfares to the applicable public utility companies for those utility installations that are permitted by this and other resolutions and codes of the County to be installed in street or thoroughfare rights-of-way.

IN WITNESS WHEREOF, I have hereunto set out hands and affixed our seals this 27 day of October, 2026.

BY _____
Jeff Carter, Owner

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS.
COUNTY OF SANGAMON)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Jeff Carter is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of homestead, and also including the dedication of all streets and highways to the use of the general public forever, and including the grant of certain general utility easements to the applicable public utility companies.

Given under my hand and notarial seal this 27th day of October, 2026.

Susan Lynette Henke
Notary Public

Notary Public, State of Illinois
Official Seal
Susan Lynette Henke
Commission # 989558
My Commission Expires 4/16/2028

CERTIFICATE OF SURVEYOR

I, Jeremy L. Smith, a Registered Land Surveyor No. 3804, do hereby certify that I have surveyed in accordance with the laws and usages of the State of Illinois, and with the laws of Sangamon County, Illinois, for a subdivision to be known as OLD TIPTON ESTATES FIFTH ADDITION, being described as follows:

Part of the East Half of the Northeast Quarter of Section 35, Township 17 North, Range 5 West of the Third Principal Meridian, Sherman, Sangamon County, Illinois, more particularly described as follows:

Beginning at an iron pin found in concrete at the Northeast corner of Lot 143 in Old Tipton Estates Fourth Addition (Revised Final Plat) recorded as Document Number 2023R23250; thence North 89 degrees 48 minutes 57 seconds West on the North line of said Old Tipton Estates Fourth Addition (Revised Final Plat), a distance of 920.00 feet to an iron pin found on the West right of way line of Nine Rock Road; thence North 00 degrees 11 minutes 03 seconds West on said North line of Old Tipton Estates Fourth Addition (Revised Final Plat), a distance of 25.00 feet to an iron pin found at the Northeast corner of Lot 77 in said Old Tipton Fourth Addition (Revised Final Plat); thence North 89 degrees 48 minutes 57 seconds West on the North line of said Lot 77, a distance of 150.00 feet to an iron pin found at the Northwest corner of said Lot 77; thence North 00 degrees 11 minutes 03 seconds East, a distance of 319.35 feet to an iron pin set in concrete on the North line of said aforementioned Northeast Quarter of Section 35; thence North 89 degrees 47 minutes 02 seconds East on said North line, a distance of 1,291.72 feet to an iron pin set in concrete on the West right of way line of Old Tipton School Road; thence South 00 degrees 09 minutes 27 seconds West on said West right of way line, a distance of 380.98 feet to an iron pin found at the Northeast corner of Lot 4 in Old Tipton Estates Fourth Addition (Revised Final Plat); thence North 89 degrees 48 minutes 57 seconds West on the North line of said Old Tipton Fourth Addition (Revised Final Plat), a distance of 221.87 feet to an iron pin found on the West right of way line of Evergreen Walk; thence North 00 degrees 11 minutes 03 seconds East on said North line of Old Tipton Fourth Addition (Revised Final Plat), a distance of 27.60 feet to the point of beginning. Containing 453,027.605 square feet (10.400 acres), more or less.

I further certify that I have subdivided the same into 22 lots and streets as shown on the attached plat.

Iron reinforcement rods identify all lot corners as shown on said plat, and all measurements are given in feet and decimals thereof, except those shown as stone monuments. All streets and drives and easements designated on said plat are intended for public use.

Said subdivision is to be known as OLD TIPTON ESTATES FIFTH ADDITION, Sherman, Sangamon County, Illinois.

I further certify that no part of this subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency as shown on Final Plat.

I further certify that the foregoing plat accompanying this certificate correctly represents the said premises as subdivided.

Given under my hand and seal at Springfield, Illinois on OCTOBER 19, 2026.

Illinois Professional Land Surveyor No. 3804
Jeremy L. Smith Expires 11/30/2028

JEREMY L. SMITH
3804
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
SPRINGFIELD, ILLINOIS

FANCY CREEK TOWNSHIP
P.I.N. 06-35-200-012

CERTIFICATES ATTACHED

THE FINAL PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE VILLAGE BOARD FOR APPROVAL SUBJECT TO THE CERTIFICATIONS SET FORTH IN SECTION 11-30-2 AND SUBSECTION 11-3D-4B OF THE SUBDIVISION ORDINANCE OF THE VILLAGE CODE OF SHERMAN, ILLINOIS, 1985, AS AMENDED.

DATED : _____

BY : _____
VILLAGE ENGINEER

APPROVED: _____
PRESIDENT, VILLAGE OF SHERMAN BOARD OF TRUSTEES

ATTEST: _____
VILLAGE CLERK

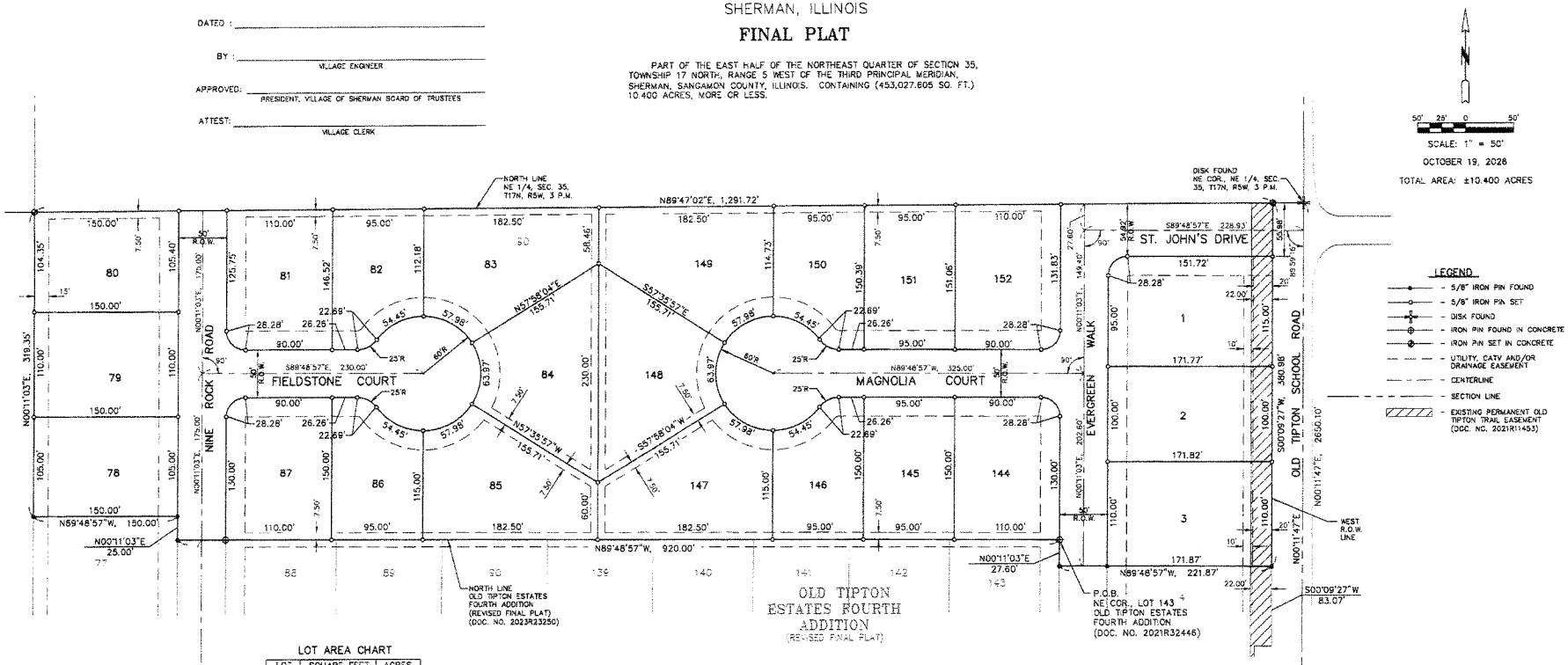
OLD TIPTON ESTATES
FIFTH ADDITION

SHERMAN, ILLINOIS

FINAL PLAT

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SHERMAN, SANGAMON COUNTY, ILLINOIS. CONTAINING (453,027.605 SQ. FT.) 10.400 ACRES, MORE OR LESS.

MEC
MARTIN ENGINEERING COMPANY
CONSULTING ENGINEERS AND LAND SURVEYORS
(ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005586)
3695 SOUTH 6TH STREET FRONTAGE ROAD WEST, SPRINGFIELD, ILLINOIS 62703
Phone : (217) 698-8900, Fax : (217) 698-8922, E-Mail : mecmail@martinengineering.com



LEGEND
- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET
- DISK FOUND
- IRON PIN FOUND IN CONCRETE
- IRON PIN SET IN CONCRETE
- UTILITY, CATV AND/OR DRAINAGE EASEMENT
- CENTERLINE
- SECTION LINE
- EXISTING PERMANENT OLD TIPTON TRAIL EASEMENT (DOC. NO. 2021R11453)

50' 25' 0 50'
SCALE: 1" = 50'

OCTOBER 19, 2026

TOTAL AREA: ±10.400 ACRES

LOT AREA CHART

LOT	SQUARE FEET	ACRES
1	19,864.936 ±	0.451 ±
2	17,179.603 ±	0.394 ±
3	18,902.952 ±	0.434 ±
78	15,750.000 ±	0.362 ±
79	16,500.000 ±	0.379 ±
80	15,731.258 ±	0.361 ±
81	15,988.754 ±	0.367 ±
82	12,549.531 ±	0.288 ±
83	19,230.260 ±	0.441 ±
84	18,963.275 ±	0.435 ±
85	19,628.429 ±	0.451 ±
86	12,848.892 ±	0.295 ±
87	16,414.159 ±	0.377 ±
144	16,414.159 ±	0.377 ±
145	14,250.000 ±	0.327 ±
146	12,846.892 ±	0.295 ±
147	19,628.429 ±	0.451 ±
148	18,963.275 ±	0.435 ±
149	19,462.964 ±	0.447 ±
150	12,854.854 ±	0.295 ±
151	14,319.018 ±	0.329 ±
152	16,572.852 ±	0.380 ±

NOTES

1. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
2. ALL CORNER RADII AT STREET INTERSECTIONS ARE 20 FEET UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ALONG STREET RIGHT OF WAY ARE 20 FEET.
4. ALL EASEMENTS ALONG INTERIOR LOT LINES ARE 15 FEET CENTERED ON THE LOT LINES, UNLESS OTHERWISE NOTED.
5. NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0100F, (EFFECTIVE DATE: AUGUST 2, 2007).
6. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:

   FRONT YARD – 30 FEET
   SIDE YARD – MINIMUM 8 FEET EACH SIDE WITH A TOTAL OF 20 FEET
   REAR YARD – 20 FEET

FIELD WORK COMPLETED OCTOBER, 2026.

BASIS OF BEARING IS N00°11'47"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35. (ASSUMED)

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT, IN THE MONTH OF OCTOBER, 2026, I MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.

JEREMY L. SMITH 3804 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SPRINGFIELD, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804

DATE SIGNED : OCTOBER 19, 2026

LICENSE EXP. DATE : NOV. 30, 2028

OWNER & SUBDIVIDER

LUKER/CARTER DEVELOPMENT, LLC.
#2 CARTER LANE
SPRINGFIELD, ILLINOIS 62707
CONTACT: JEFF CARTER (217) 741-8326

ENGINEER & LAND SURVEYOR

MARTIN ENGINEERING COMPANY
3695 SOUTH 6TH STREET FRONTAGE ROAD WEST
SPRINGFIELD, ILLINOIS 62703
CONTACT: PHIL MARTIN (217) 698-8900

C:\jobs\04238\STR ADD\SURVEY\04238-S-V-PLAT-FINL.dwg, FINAL

DRAINAGE CERTIFICATE

Whereas the surface water drainage will be changed by the construction of **Old Tipton Estates Fifth Addition**, to the best of our knowledge and belief, adequate provisions have been made for collection and diversion of such surface waters into public areas or drains, which the subdivider has a right to use in accordance with generally accepted engineering practices, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of this subdivision.

PHILIP G. MARTIN
048381
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

Illinois Professional Engineer No. 48381
Philip G. Martin

Jeff Carter, Owner

SCHOOL DISTRICT STATEMENT

The undersigned owner of the land shown on the attached Plat of **Old Tipton Estates Fifth Addition**, does hereby certify and state to the best of their knowledge and belief the property is within Williamsville Community Unit School District 15.

Dated this 27 day of October, 2026.

Jeff Carter, Owner

Subscribed to before me this 27th day of October, 2026.

Susan Lynette Henke
Notary Public

Notary Public, State of Illinois
Official Seal
Susan Lynette Henke
Commission # 989558
My Commission Expires 4/16/2028

TAX CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF SANGAMON)

I, Don Gray, County Clerk of said County of Sangamon, hereby certify that I am the legal custodian in possession of the books and records of said office, and that I find no delinquent general taxes, unpaid current general taxes nor delinquent special assessments against the land described in the annexed plat of **"OLD TIPTON ESTATES FIFTH ADDITION"** being Part of the East Half of the Northeast Quarter of Section 35, Township 17 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, or against any part of said land.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 27th day of October, 2026.

Don J. Gray

County Clerk of the County of Sangamon in the State of Illinois.

(Official Seal)

ID#: 06-35-200-012