

SAVANNAH GREEN SUBDIVISION PHASE 5 FINAL PLAT

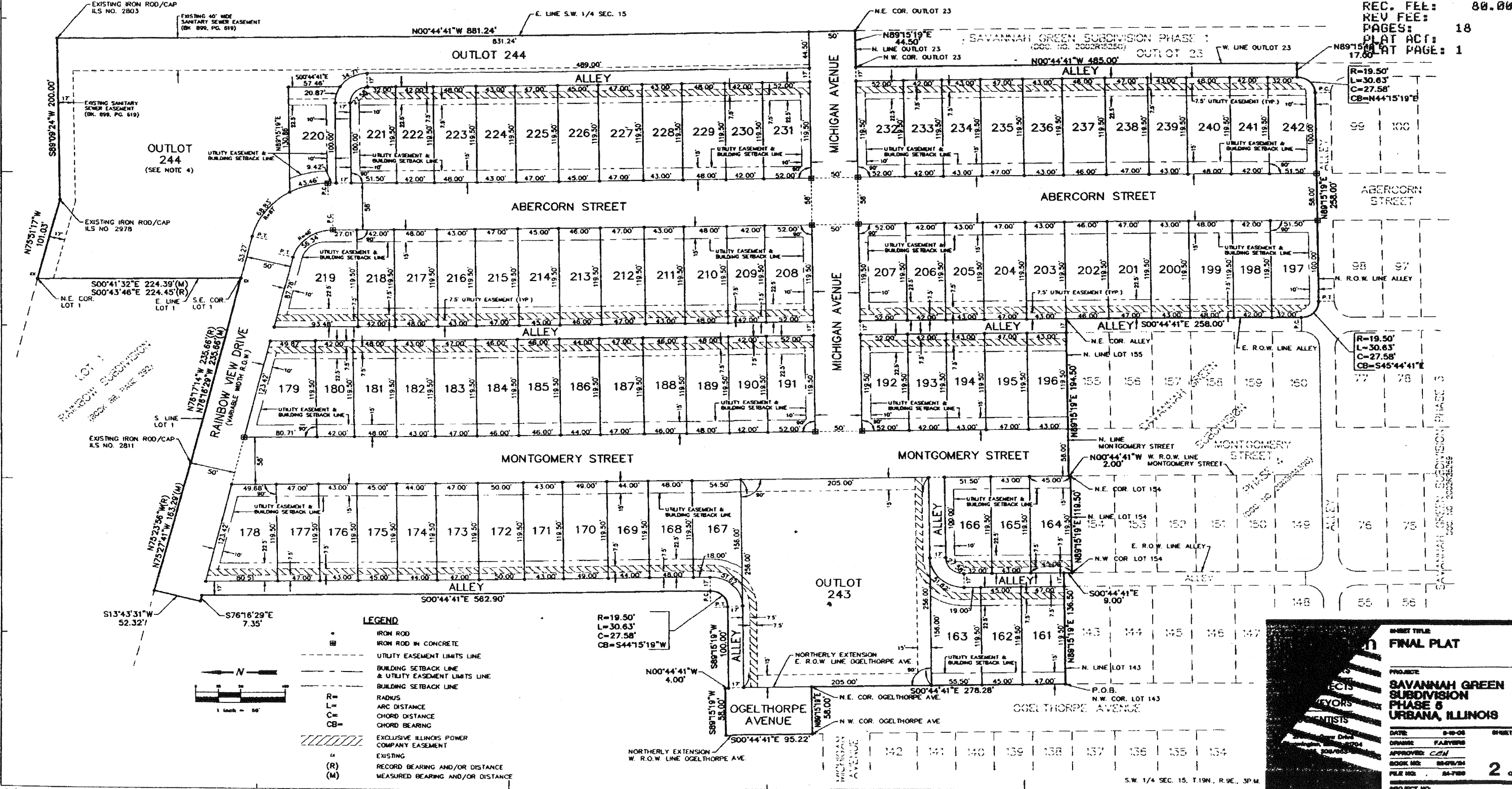
PART OF S.W. 1/4 SECTION 15, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN
URBANA, CHAMPAIGN COUNTY, ILLINOIS

2003R4823

RECORDED ON
10-24-2003 9:20:41

CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA

REC. FEE: 80.00
REV FEE:
PAGES: 18
PLAT AC: 17.00
PLAT AC: 1
PLAT AC: 1



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SAVANNAH GREEN SUBDIVISION PHASE 5 FINAL PLAT

PART OF S.W. 1/4 SECTION 15, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN
URBANA, CHAMPAIGN COUNTY, ILLINOIS

2003R48234

RECORDED ON

10-24-2003 9:20:41

CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA

REC. FEE: 80.00
REV FEE:
PAGES: 18
PLAT ACT:
PLAT PAGE: 1

SURVEYOR'S DECLARATION

I have surveyed and prepared this plat of the following described property:

Part of the East Half of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in the City of Urbana, Champaign County, Illinois, described as follows: Beginning at the Northwest Corner of Lot 143 in Savannah Green Subdivision Phase 4 per plat recorded as Document No. 2003R14300 in the Champaign County Recorder's Office. From said Point of Beginning, thence north 89°-15'-19" east 136.50 feet along the North Line of said Lot 143 and the North Line of an Alley in said Phase 4, to the Northeast Corner of said Alley; thence south 00°-44'-41" east 9.00 feet along the East Line of said Alley to the Northwest Corner of Lot 154 in said Phase 4; thence north 89°-15'-19" east 119.50 feet along the North Line of said Lot 154 to the Northeast Corner thereof; thence north 00°-44'-41" west 2.00 feet along the West Right-of-Way Line of Montgomery Street as dedicated in said Phase 4 to the Northwest corner of said Montgomery Street; thence north 89°-15'-19" east 194.50 feet along the North Line of said Montgomery Street and the North Line of Lot 155 and the North Line of an Alley, all in said Phase 4, to the Northeast Corner of said Alley; thence south 00°-44'-41" east 258.00 feet along the East Right-of-Way Line of said Alley to a Point of Curvature; thence southeasterly 30.63 feet along the arc of a curve concave to the northeast with a radius of 19.50 feet and the 27.58 foot chord of said arc bears south 45°-44'-41" east to a Point of Tangency on the North Right-of-Way Line of an Alley in Savannah Green Subdivision Phase 3 per plat recorded as Document Number 2002R26269 in said Recorder's Office; thence north 89°-15'-19" east 258.00 feet along said North Right-of-Way Line to a Point of Curvature; thence northeasterly 30.63 feet along the arc of a curve concave to the northwest having a radius of 19.50 feet and the 27.58 foot chord of said arc bears north 44°-15'-19" east; thence north 89°-15'-19" east 17.00 feet along said North Right-of-Way Line to the West Line of Outlot 23 in Savannah Green Subdivision Phase 1 per plat recorded as Document Number 2002R15250 in said Recorder's Office; thence north 00°-44'-41" west 485.00 feet along said West Line to the Northwest Corner of said Outlot 23; thence north 89°-15'-19" east 44.50 feet along the North Line of said Outlot 23 to the Northeast Corner thereof; thence north 00°-44'-41" west 881.24 feet along the East Line of said Southwest Quarter; thence south 89°-09'-24" west 200.00 feet; thence north 75°-51'-17" west 101.03 feet to the Northeast Corner of Lot 1 in Rainbow Subdivision per plat recorded in Book 88, page 292 in said Recorder's Office; thence south 00°-41'-32" east 224.39 feet along the East Line of said Lot 1 to the Southeast Corner thereof; thence north 76°-16'-29" west 235.66 feet along the South Line of said Lot 1; thence north 75°-27'-41" west 163.29 feet along said South Line; thence south 13°-43'-31" west 52.32 feet; thence south 76°-16'-29" east 7.35 feet; thence south 00°-44'-41" east 562.90 feet to a Point of Curvature; thence southwesterly 30.63 feet along the arc of a curve concave to the northwest having a radius of 19.50 feet and the 27.58 foot chord of said arc bears south 44°-15'-19" west to a Point of Tangency; thence south 89°-15'-19" west 100.00 feet to the Northerly Extension of the East Right-of-Way Line of Ogilthorpe Avenue in said Phase 4; thence north 00°-44'-41" west 4.00 feet along said Northerly Extension; thence south 89°-15'-19" west 58.00 feet to the Northerly Extension of the West Right-of-Way Line of said Ogilthorpe Avenue; thence south 00°-44'-41" east 95.22 feet to the Northwest Corner of said Ogilthorpe Avenue; thence north 89°-15'-19" east 58.00 feet along the North Line of said Ogilthorpe Avenue to the Northeast Corner thereof; thence south 00°-44'-41" east 278.28 feet along the East Right-of-Way Line of said Ogilthorpe Avenue to the Point of Beginning, containing 19.144 acres more or less.

This property has been subdivided into 81 lots numbered 161 through 242 inclusive, two outlots numbered 243 and 244, the streets, alleys and easements as shown. Said Subdivision is to be known as "Savannah Green Subdivision Phase 5" in the City of Urbana, Champaign County, Illinois.

This property lies within Zone "C" (areas of minimal flooding) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for the City of Urbana, Champaign County, Illinois, Community Panel No. 170035 0006 B with an effective date of January 16, 1981.

APPROVED BY:
THE CITY OF URBANA, PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS
DATE: 6/23/03 CHAIRPERSON: *Michael P. Piro*

APPROVED BY:
THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE No. 2003-18-113
DATE: 6/23/03 BY: *William D. Smith* MAYOR
ATTEST: *William D. Smith* CITY CLERK

PRESENTED FOR RECORDING BY: *Robert V. Kowalski* PLANNING MANAGER,
CITY OF URBANA

NOTES:

- 1) ALL OF THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
- 2) ALL STREETS AND ALLEY RIGHTS-OF-WAY SHALL BE DEDICATED TO THE CITY OF URBANA.
- 3) ALL OF THIS SUBDIVISION PROPERTY LIES WITHIN THE ST. JOSEPH DRAINAGE DISTRICT NO. 3.
- 4) OUTLOT 244 IS SUBJECT TO A UTILITY EASEMENT COVERING ALL OF SAID OUTLOT.
- 5) DISTANCES SHOWN ON CURVED STREET AND ALLEY LINES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.

By: *Brian R. Myers*
BRIAN R. MYERS
Professional Land Surveyor No. 5032



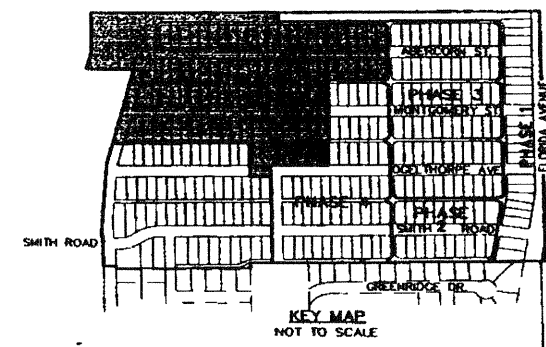
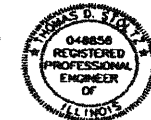
DATE: 9-19-03
EXP. DATE: 11-30-2004
DESIGN FIRM REGISTRATION NO. 104-001858

DRAINAGE STATEMENT

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED HEREBY OR THE DULY 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, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUB-DIVIDER OR SUB-DIVIDERS HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

William D. Smith
OWNER

Thomas D. Smith
Thomas D. Smith
Illinois Registered Professional Engineer No. 062-048858



OWNER/DEVELOPER:
ST. AGNES HOMES, INC.
c/o MIKE SUHADOLNIK
1700 CEDAR LAKE AVE
SPRINGFIELD, IL 62703
(217) 523-2042

FINAL PLAT

PROJECT:
SAVANNAH GREEN
SUBDIVISION
PHASE 5
URBANA, ILLINOIS

DATE: 9-19-03 SHEET NUMBER
DRAWN: FLS/VRG
APPROVED: CSM
BOOK NO: 20478/24
FILE NO: 24-788 1 OF 2
PROJECT NO: 10000