

# EEN SUBDIVISION PHASE 2 FINAL PLAT

WNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN  
URBANA, CHAMPAIGN COUNTY, ILLINOIS

### 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 Savannah Green Subdivision Phase 1 recorded May 13, 2002 as Document No. 2000R15250 in the Champaign County Recorder's Office. From said Point of Beginning, thence north 00°-42'-57" west 472.10 feet along the West Line of the East Half of said Southwest Quarter; thence north 89°-15'-19" east 21.88 feet; thence south, southeast and east, 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; thence north 89°-15'-19" east 256.00 feet to a Point of Curvature; thence east, northeast and north 30.63 feet along the arc of a curve concave to the northwest with 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; thence south, southeast and east 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; thence south 00°-44'-41" east 17.00 feet; thence west, southwest and south 30.63 feet along the arc of a curve concave to the southeast with 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 00°-44'-41" east 454.26 feet to the Northeast Corner of an Alley in said Savannah Green Subdivision Phase 1; thence south 89°-15'-19" west 17.00 feet along the North Line of said Alley; thence south, southwest and west 43.52 feet along said North Line being the arc of a curve concave to the northwest with a radius of 25.00 feet and the 38.23 foot chord of said arc bears south 49°-07'-22" west to a Point of Tangency; thence north 81°-00'-36" west 254.82 feet along said North Line to a Point of Curvature; thence west, northwest and north 28.02 feet along said North Line being the arc of a curve concave to the northeast with a radius of 20.00 feet and the 25.78 foot chord of said arc bears north 40°-52'-38" west; thence south 89°-15'-19" west 22.12 feet along said North Line to the Point of Beginning, containing 3.82 acres more or less.

This property has been subdivided into 20 lots numbered 24 through 43 inclusive, the street, alleys and easements as shown. Said Subdivision is to be known as "Savannah Green Subdivision Phase 2" 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: JUNE 20, 2002 CHAIRPERSON: Michael Tallent

APPROVED BY:  
THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH  
ORDINANCE NO. 2002-06-066  
DATE: JUNE 20, 2002 BY: Paul J. Tallent MAYOR  
Robert D. Stutz CITY CLERK  
PLANNING BY: Bob Kunkle PLANNING MANAGER.

### 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 as to the likelihood of damage to the adjoining property because of the construction of the subdivision.

Mike Suhadolnik (or) Thomas D. Stutz  
OWNER  
Thomas D. Stutz  
Illinois Registered Professional Engineer No. 062-048858

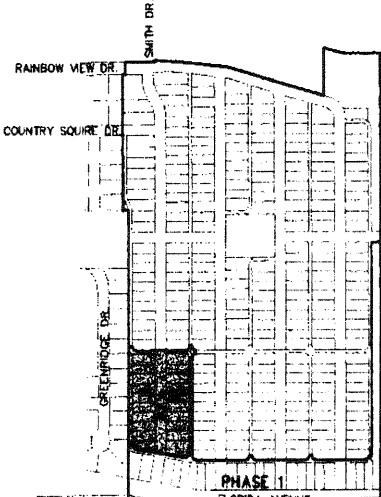
Witness my hand and seal this 18th day of June A.D., 2002.

FARNSWORTH GROUP, INC.  
2709 MCGRAW DRIVE  
BLOOMINGTON, IL 61704

By: Brian R. Myers  
Brian R. Myers  
Professional Land Surveyor No. 3032



DATE: 6-18-02  
EXP. DATE: 11-30-2002



PHASE 1  
FLORIDA AVENUE  
KEY MAP  
NOT TO SCALE



### NOTES:

- 1) ALL OF THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
- 2) ALL STREETS AND ALLEY RIGHT-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) DISTANCES SHOWN ON CURVED STREET LINES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.

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

S.W. 1/4 SEC. 15, T.19N., R.9E., 3P.M.

SHEET TITLE	
SAVANNAH GREEN PHASE 2 FINAL PLAT	
PROJECT:	
SAVANNAH GREEN PHASE 2 URBANA, ILLINOIS	
DATE:	6-18-02
DRAWN:	FABYEN
APPROVED:	ALM
BOOK NO:	2647/99
FILE NO:	24-4776
PROJECT NO:	10687

REC. FEE: 79.00  
REV FEE:  
PAGES: 17  
PLAT ACT:  
PLAT PAGE: 1

# SAVANNAH GREI

**PART OF S.W. 1/4 SECTION 16, TOWNSHIP**  
**URBAN,**

