

SAVANNAH GREEN SUBDIVISION PHASE 4 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

2003R14300

RECORDED ON

04-07-2003 9:44:36

CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA

REC. FEE: 60.00
REV FEE:
PAGES: 17
PLAT ACT:
PLAT PAGE: 1

APPROVED BY:
THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS
DATE: 3-10-03 CHAIRPERSON: [Signature]

APPROVED BY:
THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS
DATE: 3-10-03 BY: [Signature] MAYOR
ATTEST: [Signature] CITY CLERK

PRESENTED FOR RECORDING BY: [Signature] PLANNING MANAGER,
CITY OF URBANA

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 2 recorded as Document No. 2002R19762 in the Champaign County Recorder's Office. From said Point of Beginning, thence north 00°-42'-57" west 531.28 feet along the West Line of the East Half of said Southwest Quarter; thence north 89°-15'-19" east 141.11 feet; thence north 00°-44'-41" west 12.00 feet; thence north 89°-15'-19" east 58.00 feet; thence south 00°-44'-41" east 12.00 feet; thence north 89°-15'-19" east 256.00 feet; thence north 00°-44'-41" west 12.00 feet; thence north 89°-15'-19" east 58.00 feet; thence south 00°-44'-41" east 12.00 feet; thence north 89°-15'-19" east 136.50 feet; thence south 00°-44'-41" east 9.00 feet; thence north 89°-15'-19" east 119.50 feet; thence north 00°-44'-41" west 2.00 feet; thence north 89°-15'-19" east 194.50 feet; thence south 00°-44'-41" east 258.00 feet to the North Line of an Alley in Savannah Green Subdivision Phase 3 recorded as Document No. 2002R26269 in the Champaign County Recorder's Office; thence south 89°-15'-19" west 17.00 feet along said North Line; thence south, southwest and west 30.63 feet along said North Line being 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 south 44°-15'-19" west to a Point of Tangency; thence south 89°-15'-19" west 258.00 feet along said North Line to a Point of Curvature; said Point of Curvature being the Northeast Corner of said Savannah Green Phase 2; thence west, northwest and north 30.63 feet along the North Line of an Alley in said Savannah Green Phase 2 being 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 north 45°-44'-41" west; thence south 89°-15'-19" west 17.00 feet along said North Line; thence south, southwest and west 30.63 feet along said North Line being 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 south 44°-15'-19" west to a Point of Tangency; thence south 89°-15'-19" west 258.00 feet along said North Line to a Point of Curvature; said Point of Curvature being the Northeast Corner of said Savannah Green Phase 2; thence west, northwest and north 30.63 feet along the North Line of an Alley in said Savannah Green Phase 2 being 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 north 45°-44'-41" west; thence south 89°-15'-19" west 17.00 feet along said North Line; thence south, southwest and west 30.63 feet along said North Line being 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 south 44°-15'-19" west to a Point of Tangency; thence south 89°-15'-19" west 258.00 feet along said North Line to the Point of Beginning, containing 9.364 acres more or less.

This property has been subdivided into 51 lots numbered 110 through 160 inclusive, the streets, alleys and easements as shown. Said Subdivision is to be known as "Savannah Green Subdivision Phase 4" 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.

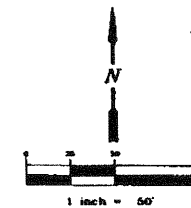
FARNSWORTH GROUP, INC.
2709 McGRAW DRIVE
BLOOMINGTON, IL 61704

By: [Signature] Brian R. Myers
Professional Land Surveyor No. 3032



NOTES:

- ALL OF THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
- ALL STREETS AND ALLEY RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY OF URBANA.
- ALL OF THIS SUBDIVISION PROPERTY LIES WITHIN THE ST. JOSEPH DRAINAGE DISTRICT NO. 3.



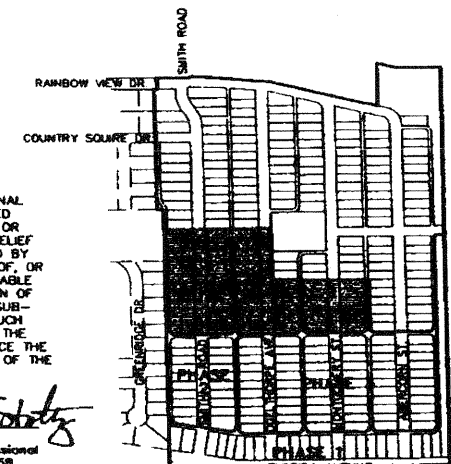
LEGEND

- IRON ROD
- IRON ROD IN CONCRETE
- UTILITY EASEMENT LIMITS LINE
- BUILDING SETBACK LINE & UTILITY EASEMENT LIMITS LINE
- BUILDING SETBACK LINE
- R= RADIUS
- L= ARC DISTANCE
- CHORD DISTANCE
- CHORD BEARING
- EXCLUSIVE ILLINOIS POWER COMPANY EASEMENT

DRAINAGE STATEMENT

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED HEREBY AND 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.

[Signature] Thomas D. Stoltz
OWNER
Thomas D. Stoltz
Illinois Registered Professional Engineer No. 062-048858



KEY MAP
NOT TO SCALE

OWNER/DEVELOPER:
ST. AGNUS HOMES, INC.
C/O MIKE SHADLOCK
1700 CEDAR LAKE AVE.
SPRINGFIELD, IL 62703
(217) 523-2042

FINAL PLAT

PROJECT:
SAVANNAH GREEN
SUBDIVISION
PHASE 4
URBANA, ILLINOIS

DATE: 04-07-03 SHEET NUMBER:
DRAWN: FAYERS
APPROVED: CEH
BOOK NO: 2847/16
FILE NO: 34-7006
PROJECT NO:
1 of 1

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

REVISED 12-11-07 (SMITH ROAD) F.A.R.