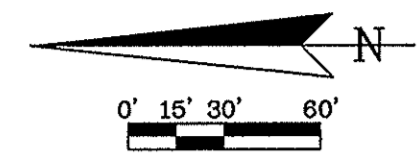


# FINAL PLAT THE TRAILS AT BRITTANY PHASE VII A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST, 3rd PM CHAMPAIGN COUNTY, ILLINOIS

PRESENTED FOR RECORDING BY: ALLIED TITLE SERVICES, INC.  
RETURN TO: HDC ENGINEERING



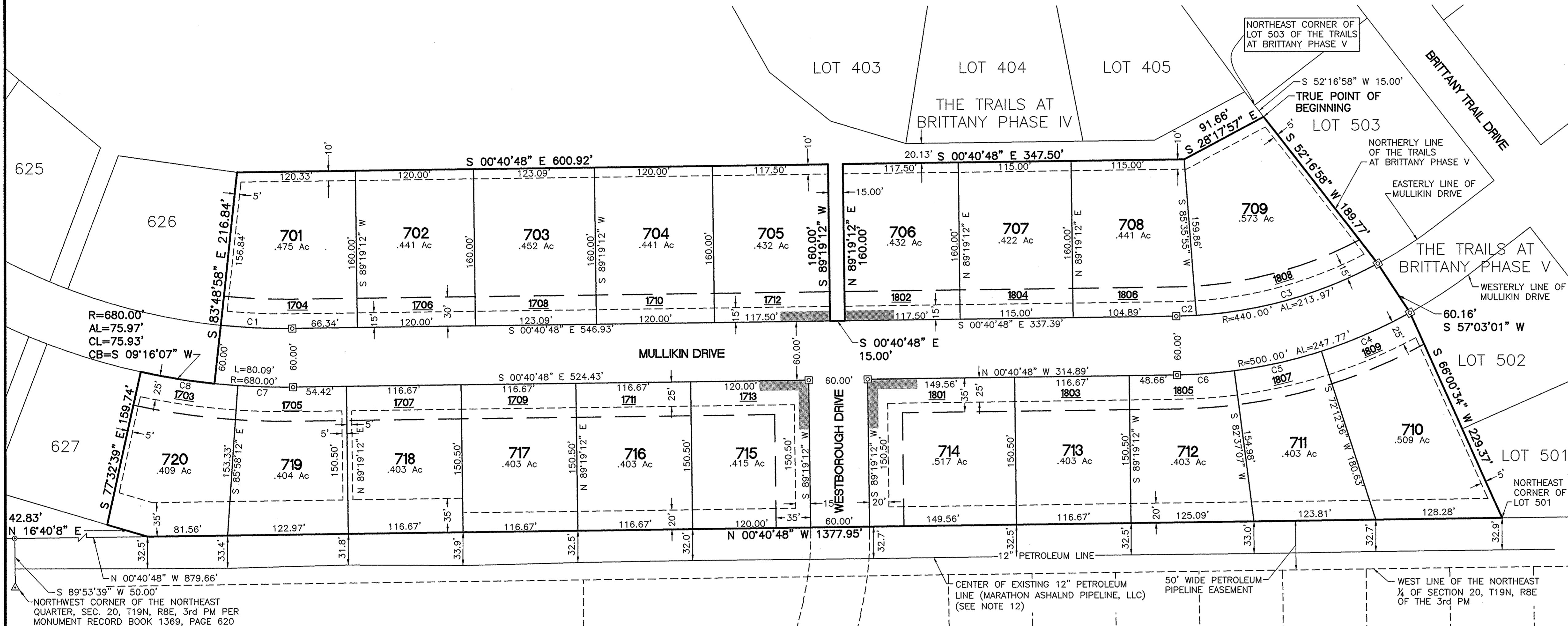
**ENGINEER/LAND SURVEYOR**  
HDC ENGINEERING  
201 W. SPRINGFIELD AVE.  
CHAMPAIGN, ILLINOIS 61824  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184-003223  
(217) 352-6976

**OWNER/DEVELOPER**  
BANKILLINOIS TRUST  
NO. 030-877-617  
210 RANDOLPH ST.  
CHAMPAIGN, IL 61820

**SUBDIVIDER/DEVELOPER**  
HALLBECK DEVELOPMENT  
4101 FIELDSTONE RD.  
CHAMPAIGN, IL 61821

- LEGEND**
- BOUNDARY OF SUBDIVISION
  - SETBACK LINE  
35'—FRONT YARD  
35'—REAR YARD  
12'—SIDE YARD
  - - - - UTILITY AND DRAINAGE EASEMENT
  - ⊠ CONCRETE MONUMENT SET
  - C3 CURVE NUMBER TO BE USED WITH CURVE TABLE
  - 503 LOT NUMBER W/ LOT ACREAGE
  - 1904 ADDRESS
  - AL = ARC LENGTH
  - R = RADIUS
  - ACCESS CONTROL BY CITY  
50' FROM R.O.W. INTERSECTION  
UNLESS OTHERWISE SHOWN

SPACE RESERVED FOR  
RECORDER'S STAMP



Surveyor's Certificate  
I, Merle E. Ingersoll, Jr., Illinois Professional Land Surveyor No. 3202, hereby certify that at the request of the Owner, BANKILLINOIS Trust No. 030-877-617, Champaign, Illinois, I have caused a survey to be made of the following described tract:

A tract of ground being a part of the Northeast Quarter of Section 20, Township 19 North, Range 8 East of the Third Principal Meridian, the boundary of which is described as follows:

A tract of ground being a part of the Northeast Quarter of Section 20, Township 19 North, Range 8 East of the Third Principal Meridian, the boundary of which is described as follows:

Beginning at the Northeast corner of Lot 503 of the Trails at Brittany Phase V as recorded on Document Number 2003-R-05897 in the Champaign County Recorder's Office; thence South 52° 16' 58" West, 15.00 feet along the Northerly line of Lot 503 to the True Point of Beginning; thence along the Northerly boundary of said The Trails at Brittany Phase V on the following described courses: South 52° 16' 58" West, 189.77 feet to the Easterly line of Mullikin Drive; South 57° 03' 01" West, 60.16 feet to the Westerly line of Mullikin Drive; South 66° 00' 34" West, 229.37 feet to the Northwest corner of Lot 501 of The Trails at Brittany Phase V, point being 50.00 feet East of the West line of the Northeast Quarter of said Section 20; thence North 00° 40' 48" West, 1,377.95 feet on a line parallel with and 50.00 feet East of the West line of the Northeast Quarter of said Section 20; thence North 16° 40' 08" East, 42.83 feet; thence South 77° 32' 39" East, 159.74 feet; thence 75.97 feet along a curve to the left, concave to the Southeast, having a chord bearing of South 09° 16' 07" West and a radius of 680.00 feet; thence South 83° 48' 58" East, 216.84 feet; thence South 00° 40' 48" East, 600.92 feet; thence South 89° 19' 12" West, 160.00 feet; thence South 00° 40' 48" East, 15.00 feet; thence North 89° 19' 12" East, 160.00 feet; thence South 00° 40' 48" East, 347.00 feet; thence South 28° 17' 57" East, 91.66 feet to the True Point of Beginning, encompassing 10.651 acres, more or less, in Champaign County, Champaign Township, Illinois.

For the purpose of subdividing said tract into lots, survey markers have been placed at the corners of said lots as denoted on the attached plat setting forth exact dimension in feet and decimals thereof said subdivision shall be known as "The Trails at Brittany Phase VII".

I further certify that no portion of the described tract is located within a special flood hazard area as identified by the Federal Emergency Management Agency, Community Panel Number 170894 0175 B dated March 1, 1984 and Community Panel Number 170026 0009 B dated January 16, 1981; that this professional service conforms to the current Illinois minimum standards for boundary survey.

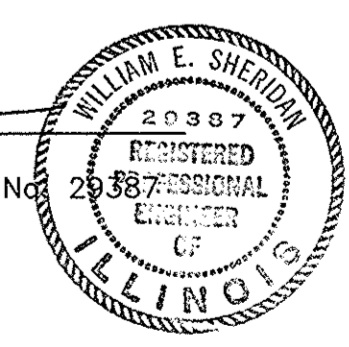
*Merle E. Ingersoll, Jr.*, February 12, 2003  
Merle E. Ingersoll, Jr. Date  
IPLS 3202  
License Expires 11/30/04



Owner \_\_\_\_\_ Date \_\_\_\_\_  
Trust Officer  
BANKILLINOIS Trust No. 030-877-617  
210 Randolph St.  
Champaign, IL 61820

**DRAINAGE STATEMENT**  
To the best of our knowledge and belief, reasonable provisions have been made for the collection and diversion of surface waters into public areas, holding basins or drains which the Subdivider has the right to use, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of The Trails at Brittany Phase VII.

*William E. Sheridan*  
William E. Sheridan  
Illinois Registered Professional Engineer No. 2887  
License Expires 11-30-03  
2/12/03  
Date



Trust Officer  
BANKILLINOIS Trust No. 030-877-617  
210 Randolph St.  
Champaign, IL 61820  
Date \_\_\_\_\_

- NOTES:**
- 1.) Subject tract subdivided lies within one and one-half (1 1/2) miles of the corporate limits of the City of Champaign. The tract subdivided does not lie within the corporate limits of the City of Champaign.
  - 2.) Subject site is not located within a special flood hazard area as determined by the Federal Emergency Management Agency, Community Panel No. 170894 0175 B dated March 1984 and Panel No. 170026 0009 B dated Jan. 16, 1981. The area zone designation is zone "C", minimal flood.
  - 3.) Subject site lies within the Fountain Head Drainage District.
  - 4.) All public improvements including storm sewer, storm water management and sanitary sewer systems shall be constructed in accordance with the current City of Champaign standards and shall be constructed within easements as necessary.
  - 5.) Subject tract encompasses 10.651 acres more or less.
  - 6.) Tract is not within 500 feet of a point on a water course draining over 640 acres.
  - 7.) All bearings are assumed local bearings.
  - 8.) Curve numbers along curves are to be used with curve data table.
  - 9.) All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
  - 10.) All lot corners except those shown as concrete monuments are 1/2"x30" long iron rod monuments with cap stamped "HDC".
  - 11.) Storm water detention will be provided in Ironwood North Subdivision for this subdivision in accordance with engineering plans submitted and approved by the City.
  - 12.) Lots 710 through 720 shall be required to follow property improvement guidelines and setbacks established by Marathon Ashland Pipe Line, LLC from the existing pipeline location. In general, most improvements can not be constructed within 50 feet from the pipeline.

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	620.00	72.90	72.86	S 02°41'19" W
C2	440.00	20.50	20.50	S 02°00'52" E
C3	440.00	193.47	191.92	S 15°56'46" E
C4	500.00	98.46	98.30	N 23°25'53" W
C5	500.00	90.83	90.71	N 12°35'09" W
C6	500.00	58.48	58.45	N 04°01'50" W
C7	680.00	56.02	56.00	N 01°40'48" E
C8	680.00	100.04	99.95	N 08°15'16" E

Champaign City Council  
  
APPROVED:  
The City Council of the City of Champaign, Illinois in  
accordance with Council Bill No. \_\_\_\_\_  
Mayor: \_\_\_\_\_  
Date: \_\_\_\_\_  
Attest: \_\_\_\_\_ City Clerk

DATE OF PREPARATION: JANUARY 24, 2003

**HDC** 201 West Springfield, Suite 300,  
Champaign, Illinois 61824-0140  
Professional Design Firm License No. 184-003223  
Professional License Expires: 4/30/2003  
Field Book:  
Project Number: 02008

Drawn Date: 01/24/03  
Revision Date: 02/12/03  
Revision Date:  
Revision Date: