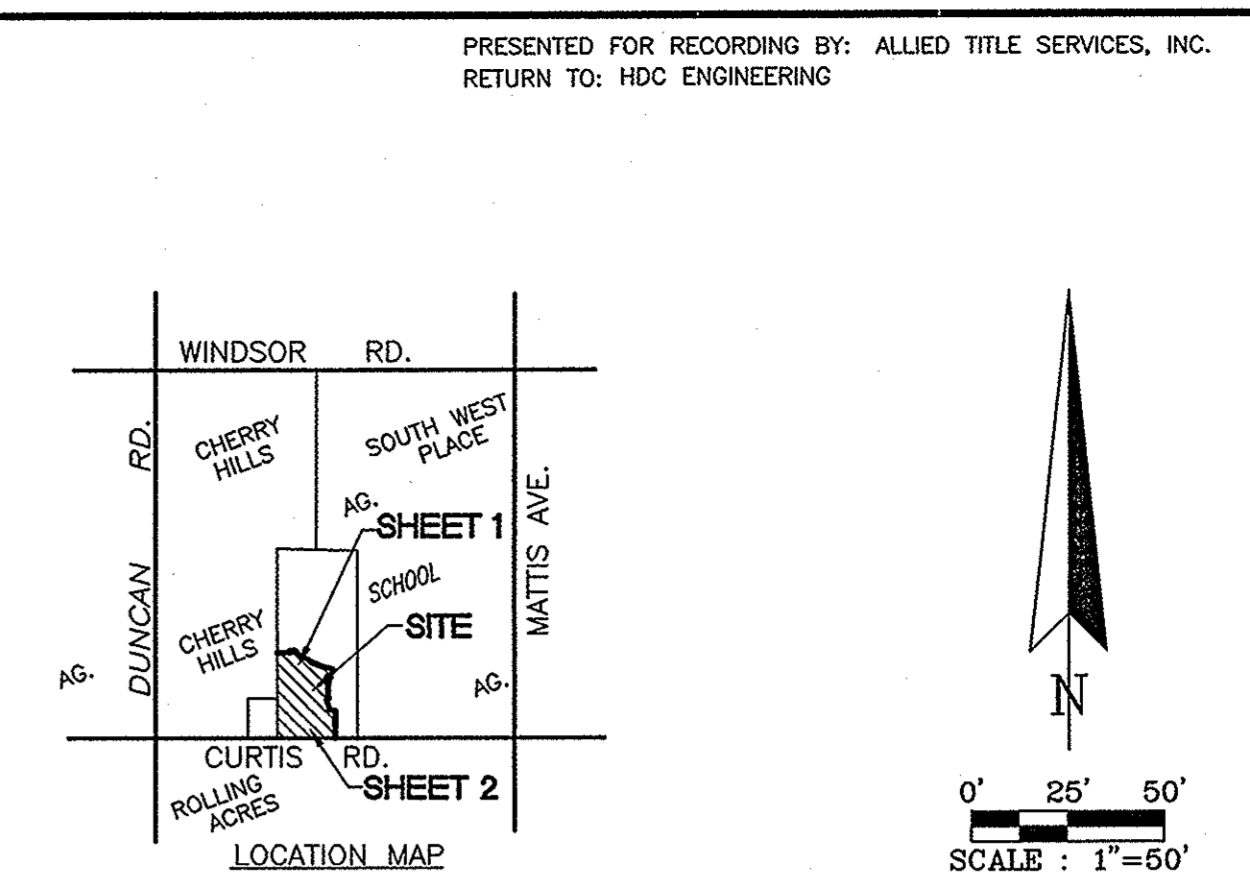


- NOTES:
1. Subject site lies within the Phinney Branch Mutual Drainage District.
 2. All public improvements including storm sewer, storm water management and sanitary sewer systems shall be constructed in accordance with the current City of Champaign standards and shall be constructed within easements as necessary.
 3. Subject tract encompasses 29.967 acres more or less.
 4. Tract is not within 500 feet of a point on a water course draining over 640 acres.
 5. All bearings are assumed local bearings.
 6. Curve numbers along curves are to be used with curve data table.
 7. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
 8. All lot corners except those shown as concrete monuments are 1/2"x30" long iron rod monuments with cap stamped "HDC."
 9. Commons Lots 627, 661 and 662 are to be considered as easements in their entirety for drainage and public utilities. Lots 627, 661 and 662 shall be non-buildable lots.
 10. Storm water detention will be provided in Lot 627 for Cherry Hills 12th in accordance with engineering plans submitted and approved by the City of Champaign.

- LEGEND
- BOUNDARY OF TRACT SUBDIVIDED
 - PROPOSED FRONT SETBACK PER OWNER'S CERTIFICATE
25'=FRONT
25'=REAR
10'=SIDE
 - DRAINAGE & UTILITY EASEMENT, 15' UNLESS OTHERWISE NOTED
 - CONCRETE MONUMENT SET
 - PK NAIL MONUMENT FOUND
 - IRON PIN FOUND
 - C12 CURVE NUMBER TO BE USED WITH CURVE CHART
 - 590 LOT NUMBER W/ ACREAGE
0.359 Ac
 - 4208 ADDRESS
 - (155.65') RECORDED DIMENSION
 - 57.41' MEASURED DIMENSION
 - L ARC LENGTH
 - R RADIUS
 - ACCESS CONTROL
50' FROM R.O.W. INTERSECTION
UNLESS OTHERWISE SHOWN



STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS
SURVEYOR'S CERTIFICATE

I, Merle E. Ingersoll, Jr., hereby certify that I am Illinois Professional Land Surveyor Number 3202, and at the request of the subdivider, Hallbeck Homes, Inc., I have caused a survey to be made and a plat to be drawn under my direct supervision of the following described tract:

A tract of ground being a part of the West Half of the West Half of the West Half of the Southeast Quarter of Section 27, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, and a part of the East Three-Quarter (3/4) of the East Half of the Southwest Quarter of said Section 27, more particularly described as follows:

Beginning at the Southwest corner of Lot 556 of Cherry Hills Eleventh as recorded on Document No. 2001R36624 in the Champaign County Recorder's Office; thence along the Southwesterly boundary line of said Cherry Hills Eleventh on the following described courses: North 89° 59' 25" East, 181.66 feet to the West line of Weeping Cherry Drive; North 73° 56' 00" East, 60.00 feet to the East line of Weeping Cherry Drive; 19.25 feet along said East line of Weeping Cherry Drive on a curve to the left, concave to the Southwest with a chord bearing of North 17° 06' 25" West and a radius of 530.00 feet; South 90° 00' 00" East, 104.35 feet; South 14° 10' 54" East, 47.00 feet; South 59° 13' 48" East, 273.31 feet; South 63° 13' 23" East, 89.92 feet; South 67° 24' 41" East, 93.90 feet; South 72° 11' 43" East, 102.77 feet; South 77° 25' 00" East, 112.38 feet; South 01° 16' 51" West, 51.29 feet; South 24° 16' 12" West, 102.63 feet; South 12° 20' 13" West, 105.26 feet; South 03° 03' 07" West, 56.57 feet; South 00° 11' 28" East, 209.20 feet; South 55° 27' 23" West, 36.89 feet; South 20° 16' 57" East, 128.92 feet to the North line of Waterville Drive; South 01° 09' 22" West, 60.00 feet to the South line of Waterville Drive; South 88° 50' 38" East, 107.61 feet along said South line of Waterville Drive to the West line of Wynstone Drive; South 00° 11' 28" East, 497.81 feet along said West line and the extension thereof of Wynstone Drive to the South line of the Southeast Quarter of said Section 27; thence North 88° 46' 22" West, 7.84 feet along the South line of the Southeast Quarter of said Section 27 to the South Quarter corner of said Section 27 per Monument Record recorded on Document No. 94R20984 in the Champaign County Recorder's Office; thence North 88° 54' 53" West, 992.88 feet along the South line of the Southwest Quarter of said Section 27; thence North 00° 08' 33" West, 662.51 feet; thence North 88° 50' 43" West, 107.75 feet to the Southeast corner of Cherry Hills Eighth as recorded on Document No. 95R02515 in the Champaign County Recorder's Office, point also being the Southeast corner of Lot 409 of said Cherry Hills Eighth; thence North 00° 00' 34" West, 816.32 feet along the East line of said Cherry Hills Eighth to the True Point of Beginning, encompassing 29.967 acres more or less, in Champaign County, Champaign Township, Illinois.

For said Owner who desires to facilitate the sale of said land by subdividing it into lots, streets and other areas into which said lands have been so subdivided and have numbered the lots which numbers are shown in larger size on said plat and have stated the precise dimensions of said lots and that reference has been made upon said plat to known and permanent monuments for which future surveys may be made and have placed iron rod monuments set in concrete at all block corners and beginning and end points of all curves all as shown on the plat; that all distances are in feet and hundredths of feet; that dimensions along curves are arc lengths; that the above described tract of land is located in Zone "C" on the special flood hazard area identified for the County of Champaign, Illinois, by the Federal Emergency Management Agency of the Flood Insurance Rate Map, panel number 170894 0180 B dated March 1, 1984; that the above described tract does lie within the corporate limits of the City of Champaign, Illinois; that all building setback lines shall be in accordance with applicable zoning ordinances; that this professional service conforms to the current Illinois minimum standards for boundary survey.

That said subdivision is known as "Cherry Hills Twelfth", an addition to Champaign, Illinois. Signed and sealed this 22nd day of July, 2002, A.D.

Merle E. Ingersoll, Jr.
Merle E. Ingersoll, Jr.
Illinois Professional Land Surveyor No. 3202
License Expires November 30, 2002

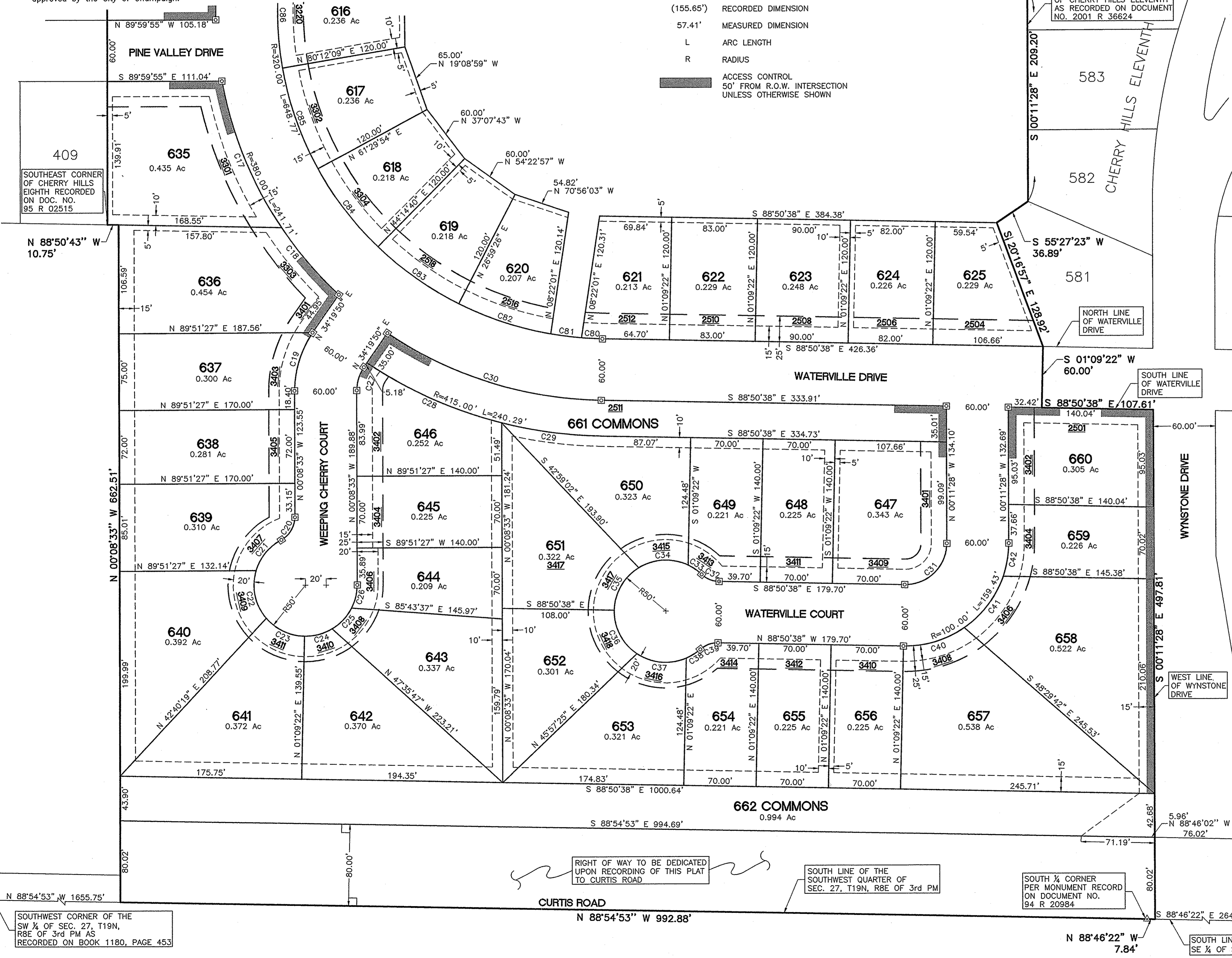


[Signature]
Owner
Bank Illinois Trust
No. 030 877 617
Champaign, IL
9/5/2002

APPROVED:
THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS
IN ACCORDANCE WITH THE COUNCIL BILL NO. _____

DATE: _____ BY _____

ATTEST
CITY CLERK



SOUTHWEST CORNER OF THE SW 1/4 OF SEC. 27, T19N, R8E OF 3rd PM AS RECORDED ON BOOK 1180, PAGE 453

RIGHT OF WAY TO BE DEDICATED UPON RECORDING OF THIS PLAT TO CURTIS ROAD

SOUTH LINE OF THE SOUTHWEST QUARTER OF SEC. 27, T19N, R8E OF 3rd PM

SOUTH 1/4 CORNER PER MONUMENT RECORD ON DOCUMENT NO. 94 R 20984

SOUTHEAST CORNER OF THE SE 1/4 OF SEC. 27, T19N, R8E OF THE 3rd PM BOOK 1180, PAGE 447

SOUTH LINE OF THE SE 1/4 OF SEC. 27-19-8

HDC ENGINEERING
201 West Springfield, Suite 300, Champaign, Illinois 61824-0140
Phone No. 217-352-6976
Professional Design Firm License No. 184-003223
Professional License Expires: 4/30/2003
Field Book: _____
Project Number: 01084

Drawn Date: 7/17/02
Revision Date: 8/14/02
Revision Date: _____
Revision Date: _____

sheet 2 of 2