PRESENTED FOR RECORDING BY: ASSOCIATED CAPITAL TITLE FINAL PLAT RETURN TO: THE TRAILS AT CHESTNUT GROVE PHASE 3 CHURCH S UNIVERSITY AVE. AN ADDITION TO CHAMPAIGN COUNTY, ILLINOIS SPRINGFIELD AVE RT. 10 A PART OF THE N.W. 1/4 OF SECTION 20, T19N, R8E OF THE 3rd P.M. KIRBY AVE. OWNER/DEVELOPER **ENGINEERS/SURVEYORS** MAIN STREET BANK AND TRUST HDC ENGINEERING, L.L.C. 201 W. SPRINGFIELD, SUITE 300, TRUST NUMBER 030-877-617 100 W. UNIVERSITY AVE. P.O. BOX 140 CHAMPAIGN, ILLINOIS 61824-0140 CHAMPAIGN, IL 61820 **VICINITY MAP** NUMBER RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING 210.00 | 13.32 N 26'03'31" E 210.00 94.58 N 09'52'33" E 207 214 93.05 210.00 93.83 N 15'38'16" W 215 N 36'33'09" W 210.00 | 59.48 SPACE RESERVED FOR RECORDER'S STAMP 390.00 39.93 N 41'44'01" W 39.91 213 390.00 | 102.65 102.35 N 31'15'37" W LEGEND 390.00 | 106.85 N 15'52'18" W CONCRETE MONUMENT SET 390.00 | 50.18 N 04'20'12" W 20.03 69.00 20.10 N 07'41'43" E CONCRETE MONUMENT FOUND 208 69.00 46.01 45.16 N 35'08'31" E 65.00 35.36 34.93 N 38'39'30" E IRON ROD FOUND CHESTNUT GROVE DRIVE 65.00 52.20 N 00°04'03" E COMMONS LOT 249 227 65.00 | 37.18 N 39'19'26" W RAILROAD SPIKE 5 65.00 35.26 34.83 S 71'14'53" E CV BOUNDARY OF SUBDIVISION (EXISTING STORM WATER 75.00 28.19 28.02 N 82°26'46" E DETENTION POND AREA) 75.00 | 55.12 N 50°37'29" | APPROXIMATE LIMITS OF FLOOD ____ EASEMENT LINE 75.00 39.56 39.10 ZONE A PER FEMA MAP, LOMR N 14'27'35" | HAS BEEN SUBMITTED TO FEMA 450.00 84.72 S 06°02'38" E ----- SETBACK LINE TO REMOVE ENTIRE TRACT FROM 450.00 | 100.21 100.00 S 17°49'01" ZONE A LIMITS OF EXISTING 450.00 100.21 100.00 S 30'34'32" 93.32' N 09'14'16" W 228 ZONE 'A' & ZONE 'C' S 40°48'40" 450.00 | 60.57 60.52 74.68' N 22'02'17" W 150.00 | 35.13 35.05 S 37'57'31" CURVE NUMBER TO BE 150.00 | 138.11 133.28 USED WITH LOT CURVE DATA S 04.52,24" E (74.68' N 22'02'17" W) N 11'00'24" E 37.76' 150.00 | 13.29 13.28 S 24.02.28" W LOT NUMBER 720.00 | 95.17 95.10 N 62'34'11" W N 00°42'26" W 37.76' 530.00 12.89 12.89 N 59'28'47" W /R=720.00**'** LOT ADDRESS N 22'43'14" E 37.76' (N 00°42'26" W 37.76') 530.00 60.03 N 63°25'16" W 72.38' N 15'52'18" W --(45')-- AL=95.17' 12°25'16" W 37.76' (N 22'43'14" E 37.76') 530.00 | 86.56 N 71°20'41" W RECORDED DIMENSION CL=95.10' N 24°02'53" W 50.00' 59.00 42.17 N 55'33'00" W (N 12°25'16" W 37.76') N 41'31'28" E 51.35' CB=S 62'34'11"E 1618 <u> 1620</u> MEASURED DIMENSION 68.08 118.12 103.85 N 84°46'46" W –(N 15°52'18" W) (N 41°31'28" E 51.35') N 18'41'13" W 54.82' 0.325 AC. 0.345 AC. 59.00 46.03 44.88 S 67'52'12" W N 57°55'30" E 51.35' VEHICULAR ACCESS CONTROL (N 18'41'13" W 54.82') -(N 57^{*}55[']30" E 51.35') N 00'13'20" E 30.00'— 71.92' N 00'39'01" W GENERAL NOTES (N 00°13'20" E 30.00') <u> 1616</u> -(71.92' N 00°39'01" W) 11.74' V 26'34'44" R=530.00' 1. Storm water detention for the subdivision is provided within Commons Lot 249 of The Trails at **309** 1604 0.336 AC. 87.06 0.281 AC. AL=159.48'Chestnut Grove Phase 2. 5.003 N 02'05'32" W CL=158.88 (87.06') (N 02'05'32" 2. Subdivision falls within Fountain Head Drainage District. CB=S 67'24'12" E 3. Tract is not within 500 feet of a point on a water course draining over 640 acres. 0.360 AC. <u> 1606</u> <u> 1614</u> 4. Subdivision falls within Champaign Unit 4 School District. 11.74' & SANDCHERRY
COURT HERRY 0.304 AC. 305 0.278 AC. 0.260 AC. C12 5. Lots are zoned SF1. 320 306 <u> 1619</u> 6. Common Lots 321 and 322 shall be non-buildable lots. These Common Lots shall be <u> 1610</u> <u> 1608</u> 0.220 AC. & considered a general drainage, public sidewalk and utility easement in their entirety. UNDEVELOPED 0.275 AC. 0.265 AC. 7. All public improvements including storm sewer, storm water management and sanitary sewer <u> 1601</u> systems shall be constructed in accordance with the current City of Champaign Standards and **319** 0.230 AC. shall be constructed within easements as necessary. S 00°39'01" E 145.34' 0.281 AC. 8. All bearings are assumed local bearings. ^LN 54'14'34" E R=59.00 SANDCHERRY COURT 9. Curve numbers along curves are to be used with curve data table. 29.02' **318** 1615 AL=42.17' 10. All dimensions are horizontal distances and are between adjacent monuments unless otherwise N 00'39'01" W 261.67' CL=41.27' 0.279 AC. 230 NORTH LINE OF THE CB=S 55'33'00" E NW 14, NW 14, SEC. 20 11. All lot corners except those shown as concrete monuments are ½"x30" long iron rod **317** 1613 0.342 AC. 0.322 AC. monuments with cap stamped "HDC FIRM #3223". R=68.08' -AMEREN IP **316** AL=46.03' 12. A part of the property covered in this plat is in the special flood hazard area as identified 15' EASEMENT % AL=118.12' CL=44.88' PROPOSED KIRBY <u> 1609</u> <u> 1605</u> <u> 1607</u> /CL=103.85' AVENUE RIGHT OF WAY CB=N 67'52'12" E 0.230 AC. 0.253 AC. 0.230 AC. 0.247 AC. 50'-CB=S 84'46'46" E SURVEYOR'S CERTIFICATE S 89'46'40" E COMMONS 250 COMMONS 321 11.09 I, David E. Atchley, Illinois Professional Surveyor No. 2950, hereby certify that at the request of the Owners, Main Street Bank and Trust, Trust Number 030—877—617, 100 W. University Ave., 864.03 S 44'47'09" W 70.17'-N 00'39'01" W 869.04' EMERGENCY VEHICLE Champaign, IL 61820, I have caused a survey to be made of the following described tract an —(S 44'47'09" W 70.17') ACCESS EASEMENT addition to Champaign County, Illinois a part of the North West quarter of Section 20 Township 19 (N 00°39'01" W 869.04') 20' WIDE North, Range 8 East of the 3rd P.M., more particularly described as: Outlot 252 of The Trails at Chestnut Grove Phase 2 an Addition to Champaign County, Illinois. As recorded as Doc. # 2005R32866 RISING ROAD (N 00'39'01" W 1326.14') For the purpose of subdividing said tract into lots, survey markers have been placed at each corner of said lots and denoted on the attached plat setting forth exact dimensions in feet and decimals thereof. Said subdivision shall be known as "The Trails at Chestnut Grove Subdivision Phase 3". SW COR. OF THE NW ¼, NW ¼, SEC. 20 I further certify that a portion of the described tract is located within a special flood hazard area DRAINAGE STATEMENT as identified by the Federal Emergency Management Agency on Flood Insurance Rate Map Panel No. 170894 0175 B dated March 1, 1984; that all building setback lines shall be in accordance with WEST LINE OF THE We hereby state that to the best of our knowledge and belief the drainage of surface waters applicable zoning ordinances; that this professional service conforms to the current Illinois minimum UNDEVELOPED NW 14, NW 14, SEC. 20 of this plat will not be changed by the construction of the improvements of this subdivision standards for a boundary survey. or any part thereof or that if such surface water drainage will be changed, reasonable provisions have been made for collection and diversion of such surface waters into public NW COR., NW 1/4 NW ¼, SEC. 20 areas, or drains which the subdivider has a right to use, and that such surface waters will be 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 David E. Atchley Date of Preparation Champaign City Council Illinois Professional Land Surveyor No. 2950 (Expires 11-30-08) 201 W. Springfield Ave., Suite 300 Champaign, Illinois The City Council of the City of Champaign, Illinois in accordance with Council Bill No. ______. Illinois Licensed Professional Engineer NO. 47257 License Expires 11-30-07 Owner/Subdivider Main Street Bank and Trust Owner & Subdivider: Trust Number 030-877-617 HDC 201 West Springfield, Suite 300, Champaign, Illinois 61824-0140 Phone No. 217-352-6976 Revision Date: 1/17/07 Main Street Bank and Trust 100 W. University Ave. Revision Date: 3/23/06 Revision Date: 1/24/06 Trust Number 030-877-617 Champaign, IL 61820 100 W. University Ave. Drawn Date: 1/09/06 Professional Design Firm License No. 184-003223 Champaign, IL 61820 Professional License Expires: 4/30/2007 Field Book: Project Number: 05083 Drawn By: NTS