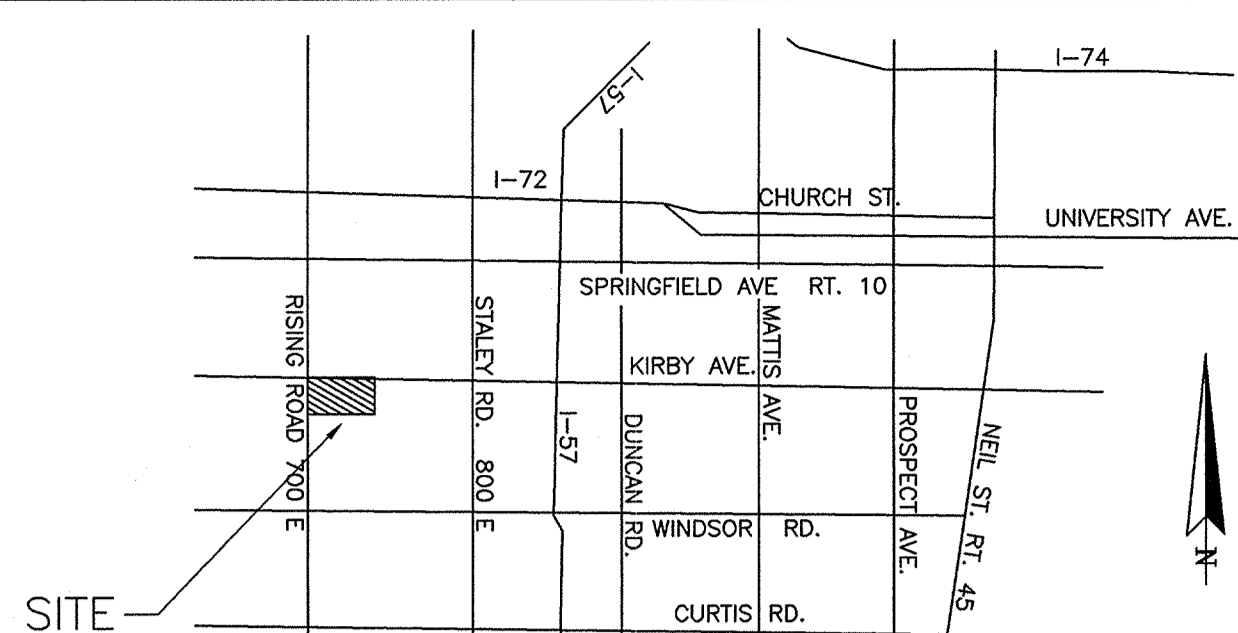
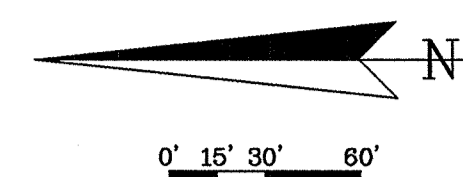


FINAL PLAT THE TRAILS AT CHESTNUT GROVE PHASE 3

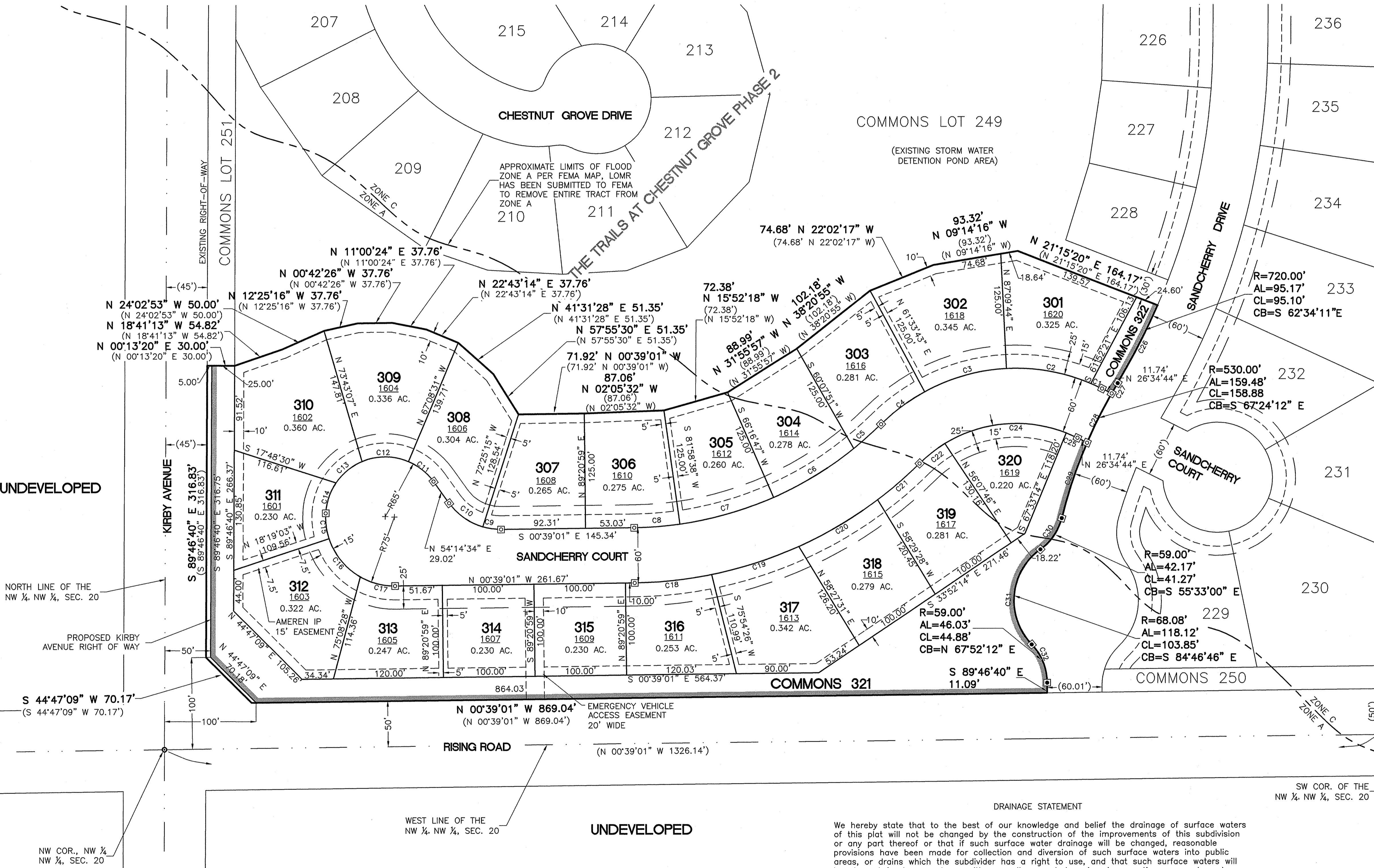
AN ADDITION TO CHAMPAIGN COUNTY, ILLINOIS
A PART OF THE N.W. 1/4 OF SECTION 20, T19N, R8E OF THE 3rd P.M.

OWNER/DEVELOPER
MAIN STREET BANK AND TRUST
TRUST NUMBER 030-877-617
100 W. UNIVERSITY AVE.
CHAMPAIGN, IL 61820

ENGINEERS/SURVEYORS
HDC ENGINEERING, L.L.C.
201 W. SPRINGFIELD, SUITE 300,
P.O. BOX 140
CHAMPAIGN, ILLINOIS 61824-0140



VICINITY MAP
NO SCALE



NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	210.00	13.32	13.32	N 26°03'31" E
C2	210.00	94.58	93.78	N 09°52'33" E
C3	210.00	93.83	93.05	N 15°38'16" W
C4	210.00	59.48	59.28	N 36°33'09" W
C5	390.00	39.93	39.91	N 41°44'01" W
C6	390.00	102.65	102.35	N 31°15'37" W
C7	390.00	106.85	106.52	N 15°52'18" W
C8	390.00	50.18	50.15	N 04°20'12" W
C9	69.00	20.10	20.03	N 07°41'43" E
C10	69.00	46.01	45.16	N 35°08'31" E
C11	65.00	35.36	34.93	N 38°39'30" E
C12	65.00	52.20	50.81	N 00°04'03" E
C13	65.00	37.18	36.67	N 39°19'26" W
C14	65.00	35.26	34.83	S 71°14'53" E
C15	75.00	28.19	28.02	N 82°26'46" E
C16	75.00	55.12	53.89	N 50°37'29" E
C17	75.00	39.56	39.10	N 14°27'35" E
C18	450.00	84.72	84.60	S 06°02'38" E
C19	450.00	100.21	100.00	S 17°49'01" E
C20	450.00	100.21	100.00	S 30°34'32" E
C21	450.00	60.57	60.52	S 40°48'40" E
C22	150.00	35.13	35.05	S 37°57'31" E
C24	150.00	138.11	133.28	S 04°52'24" E
C25	150.00	13.29	13.28	S 24°02'28" W
C26	720.00	95.17	95.10	N 62°34'11" W
C27	530.00	12.89	12.89	N 59°28'47" W
C28	530.00	60.03	60.00	N 53°25'16" W
C29	530.00	86.56	86.46	N 71°20'41" W
C30	59.00	42.17	41.27	N 55°33'00" W
C31	68.08	118.12	103.85	N 84°46'46" W
C32	59.00	46.03	44.88	S 67°52'12" W

SPACE RESERVED FOR RECORDER'S STAMP

LEGEND

- ☐ CONCRETE MONUMENT SET
- ☑ CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- RAILROAD SPIKE
- BOUNDARY OF SUBDIVISION
- - - EASEMENT LINE
- SETBACK LINE
- - - LIMITS OF EXISTING ZONE 'A' & ZONE 'C'
- C12 CURVE NUMBER TO BE USED WITH LOT CURVE DATA
- 148 LOT NUMBER
- 4710 LOT ADDRESS
- (43.50') RECORDED DIMENSION
- 43.50' MEASURED DIMENSION
- ▬ VEHICULAR ACCESS CONTROL

- GENERAL NOTES**
- Storm water detention for the subdivision is provided within Commons Lot 249 of The Trails at Chestnut Grove Phase 2.
 - Subdivision falls within Fountain Head Drainage District.
 - Tract is not within 500 feet of a point on a water course draining over 640 acres.
 - Subdivision falls within Champaign Unit 4 School District.
 - Lots are zoned SF1.
 - Common Lots 321 and 322 shall be non-buildable lots. These Common Lots shall be considered a general drainage, public sidewalk and utility easement in their entirety.
 - 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.
 - All bearings are assumed local bearings.
 - Curve numbers along curves are to be used with curve data table.
 - All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
 - All lot corners except those shown as concrete monuments are 1/2"x30" long iron rod monuments with cap stamped "HDC FIRM #3223".
 - A part of the property covered in this plat is in the special flood hazard area as identified by FEMA.

SURVEYOR'S CERTIFICATE

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., Champaign, IL 61820, I have caused a survey to be made of the following described tract an addition to Champaign County, Illinois a part of the North West quarter of Section 20 Township 19 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

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".

I further certify that a portion of the described tract is located within a special flood hazard area 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 applicable zoning ordinances; that this professional service conforms to the current Illinois minimum standards for a boundary survey.

DRAINAGE STATEMENT

We hereby state that to the best of our knowledge and belief the drainage of surface waters of this plat will not be changed by the construction of the improvements of this subdivision 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 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 subdivision.

Champaign City Council

APPROVED:
The City Council of the City of Champaign, Illinois in accordance with Council Bill No. _____ Date: _____

Mayor: _____
Attest: _____ City Clerk

Date: _____
David E. Atchley
Illinois Licensed Professional Engineer NO. 47257
License Expires 11-30-07

Owner & Subdivider: _____
Main Street Bank and Trust
Trust Number 030-877-617
100 W. University Ave.
Champaign, IL 61820

David E. Atchley
Illinois Professional Land Surveyor No. 2950
(Expires 11-30-08)
201 W. Springfield Ave., Suite 300
Champaign, Illinois

Date of Preparation

Owner/Subdivider
Main Street Bank and Trust
Trust Number 030-877-617
100 W. University Ave.
Champaign, IL 61820

HDC ENGINEERING
201 West Springfield, Suite 300,
Champaign, Illinois 61824-0140
Phone No. 217-552-8978
Professional Design Firm License No. 184-003223
Professional License Expires: 4/30/2007
Field Book:
Project Number: 05083 Drawn By: NTS

Revision Date: 1/17/07
Revision Date: 3/23/06
Revision Date: 1/24/06
Drawn Date: 1/09/06

sheet 1 of 1