

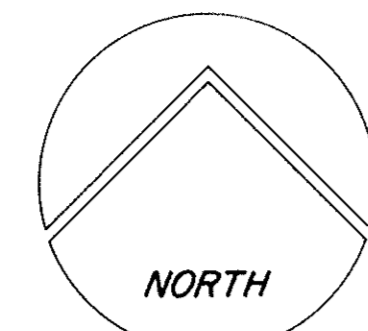
# FINAL PLAT

## WESTWOOD TRACE

### AN ADDITION TO CHAMPAIGN COUNTY, ILLINOIS

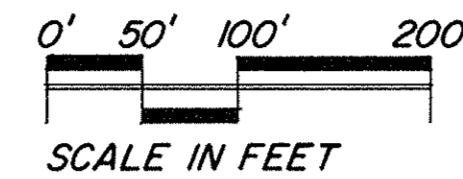
#### SW 1/4, SW 1/4, SEC. 9, T 19N, R 8E, 3RD P.M.

**ENGINEER/SURVEYOR**  
ALTECH CONSULTANTS, INC.  
1305 S. MATTIS AVE.  
CHAMPAIGN, ILLINOIS 61821



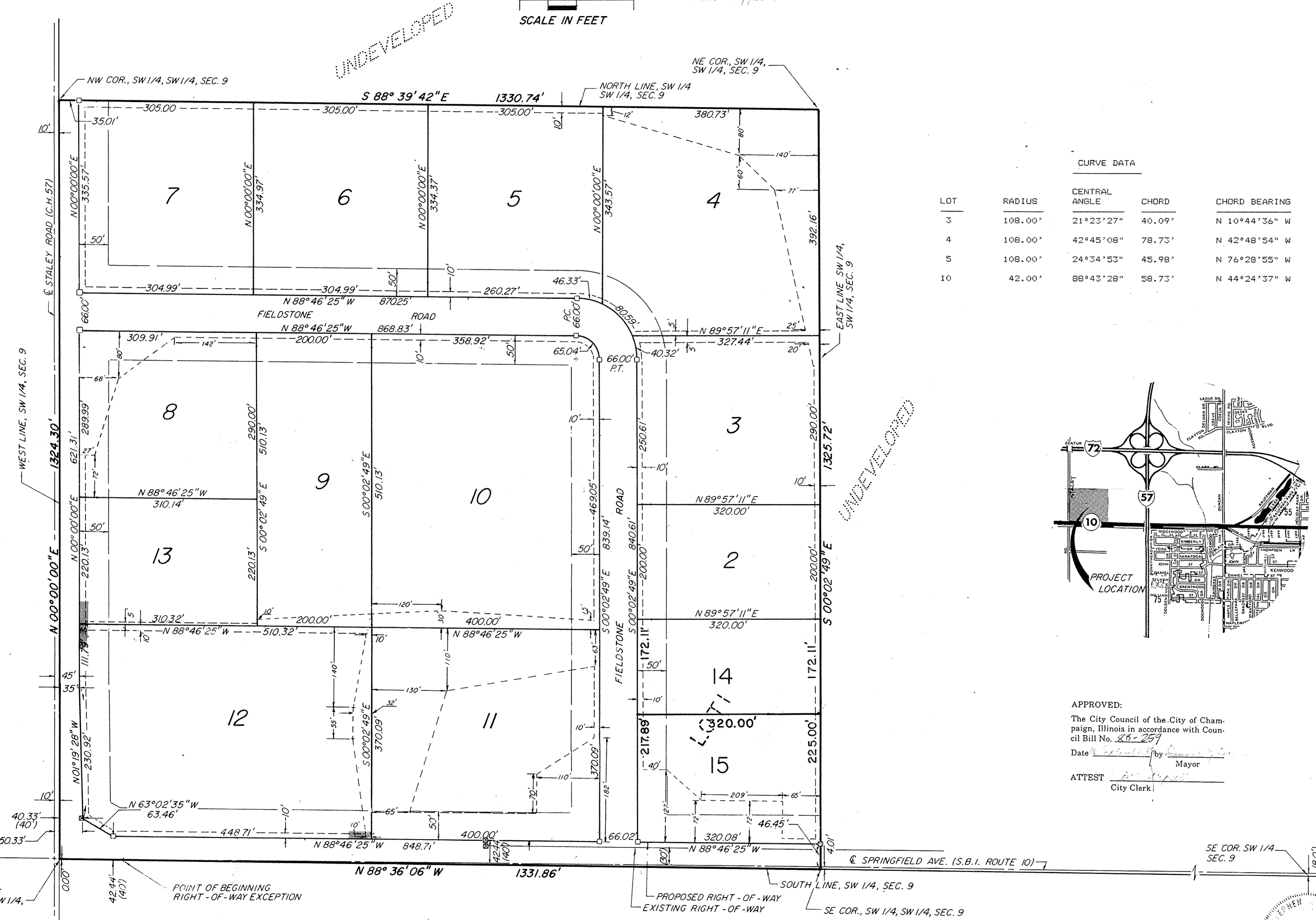
**OWNER**  
CHAMPAIGN NATIONAL BANK  
LAND TRUST NO. 030-876-326  
201 N. RANDOLPH ST.  
CHAMPAIGN, ILLINOIS 61820

**DEVELOPER**  
INVESTMENT CONCEPTS  
A DIVISION OF HALLBECK HOMES, INC.  
510 S. STALEY ROAD  
CHAMPAIGN, ILLINOIS 61821



BY: *[Signature]*

BY: *[Signature]*



LOT	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
4	108.00'	21°23'27"	40.09'	N 10°44'36" W
4	108.00'	42°45'08"	78.73'	N 42°48'54" W
5	108.00'	24°34'53"	45.98'	N 76°28'55" W
10	42.00'	88°43'28"	58.73'	N 44°24'37" W

STATE OF ILLINOIS )  
                          ) s.s.  
COUNTY OF CHAMPAIGN )  
  
Surveyor's Certificate

I, Stephen A. Kurth, hereby certify that I am the Illinois Registered Land Surveyor Number 1945, and that at the request of the Owner, CHAMPAIGN NATIONAL BANK LAND TRUST NO. 030-876-326 I have caused a survey to be made and a plat to be drawn under my direct supervision of the following described tract of land, to wit:

A tract of land being a part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

The South West 1/4 of the South West 1/4 of Section 9, Township 19 North, Range 8 East of the Third Principal Meridian, except that portion of the land taken for highway purposes, situated in Champaign County, Illinois, and except a parcel of land being part of the South West 1/4 of the South West 1/4 of Section 9, Township 19 North, Range 8 East of the Third Principal Meridian, situated in Champaign County, Illinois, described as follows:

Beginning at a point on the South line of the South West 1/4 of said Section 9 located 110 feet East of the South West corner of the South West 1/4 of said Section 9; thence North along a line perpendicular to the centerline of FAS Route 1514 (SBI Route 10) for 33.33 feet; thence deflect 43 Degrees, 41 Minutes, 22 Seconds to the left, Northwesterly, (incorrectly described as 26 Degrees, 18 Minutes, 38 Seconds to the left in the right-of-way description of S.B.I. Route 10), along the existing East right-of-way of C.H. 57 (Staley Road) for 15.79 feet; thence deflect 153 Degrees, 41 Minutes, 22 Seconds to the right, Easterly, along a line parallel to and 40 feet North of the centerline of FAS Route 1514 for 651.76 feet; thence deflect 90 Degrees to the right, Southerly, for 42.26 feet; thence deflect 89 Degrees, 49 Minutes, 38 Seconds to the right, Westerly, along the South line of the South West 1/4 of said Section 9 for 637.6 feet to the place of beginning, containing 0.61 of an Acre, more or less, which includes 0.46 of an Acre, more or less, within the limits of FAS Route 1514.

Also described as follows:

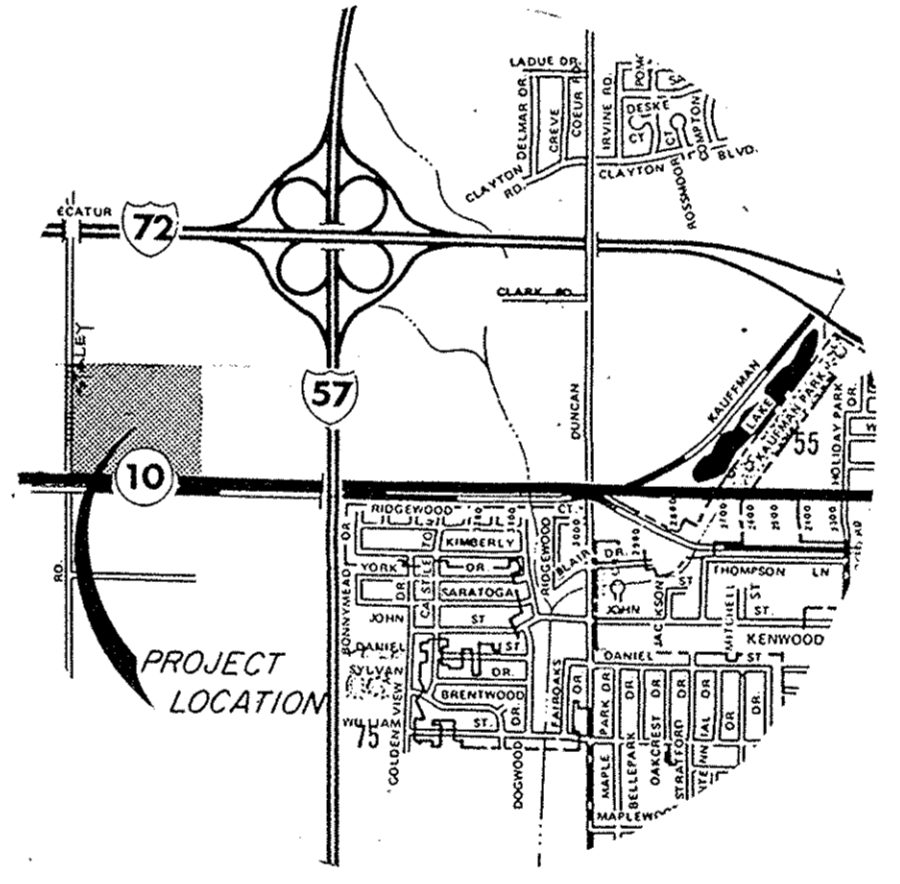
Beginning at the Southwest Corner of the said Southwest Quarter of Section 9, proceed North 0° 00' 00" East, along the West line of said Southwest Quarter of Section 9, a distance of 1324.30 feet to the Northwest Quarter of said Southwest Quarter of the Southwest Quarter of Section 9; thence South 88° 39' 42" East, along the North line of said Southwest Quarter of the Southwest Quarter of Section 9, a distance of 1330.74 feet to the Northeast Corner of said Southwest Quarter of the Southwest Quarter of Section 9; thence South 00° 02' 49" East, along the East line of said Southwest Quarter of the Southwest Quarter of Section 9 a distance of 1325.72 feet to the Southwest Corner of said Southwest Quarter of the Southwest Quarter of Section 9; thence North 88° 36' 06" West, along the South line of said Southwest Quarter of the Southwest Quarter of Section 9, a distance of 1331.86 feet to the Point of Beginning.

For said Owner who desires to facilitate the sale of said land by subdividing it into lots, streets and other areas which said Plat to which this certificate is attached, particularly describes and sets forth all of the 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 from which future surveys may be made and have placed iron pipe monuments at each lot corner and other places, and have placed iron pipe monuments set in concrete at all beginning and end points at 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 easements shown are five feet in width off of each lot line unless otherwise indicated on the above Plat; that the above described tract of land is not located in the Special Flood Hazard Area identified for the county of Champaign, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No. 170894 0180 B, dated March 1, 1984; that no portion of said tract lie within 500 feet of a point on a water course serving a tributary area of 640 Acres or more; that the above described tract does not 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 subdivision lies within one and one-half (1 1/2) miles of the corporate limits of the City of Champaign, Illinois, and that this subdivision contains 40.484 acres, more or less.

That said Subdivision is known as WESTWOOD TRACE, an Addition to Champaign County, Illinois.

Signed and Sealed this 3<sup>rd</sup> day of MAY, 1988 A.D.

*[Signature]*  
Stephen A. Kurth  
Illinois Registered Land Surveyor No. 1945



APPROVED:  
The City Council of the City of Champaign, Illinois in accordance with Council Bill No. 88-287  
Date: *[Signature]* by *[Signature]* Mayor  
ATTEST *[Signature]* City Clerk

- LEGEND**
- Boundary of Subdivision
  - Concrete Monument Set
  - - - Easement for Public Utilities and/or Drainage
  - Building Setback Line
  - PC Point of Curve
  - PT Point of Tangency
  - ⊙ R.O.W. Marker Found
  - (80') Dimension of Previous Survey By Charles J. Becker, I.R.L.S. NO. 1957, March 8, 1982
  - Access Area

**Altech Consultants, Inc.**  
BAZZELL, PHILLIPS AND ASSOCIATES  
1305 SOUTH MATTIS AVENUE  
CHAMPAIGN, ILLINOIS 61821  
surveying      engineering      planning

Ph. (217) 356-0563

<b>WESTWOOD TRACE</b> AN ADDITION TO CHAMPAIGN COUNTY, ILLINOIS	
SCALE: 1" = 100'	APPROVED BY: <i>[Signature]</i>
DATE: 5-4-88	DRAWN BY: K.F.R.
	REVISED: 6-9-88
<b>FINAL PLAT</b>	
PROJ. NO. 7092	DRAWING NUMBER: 1 OF 1