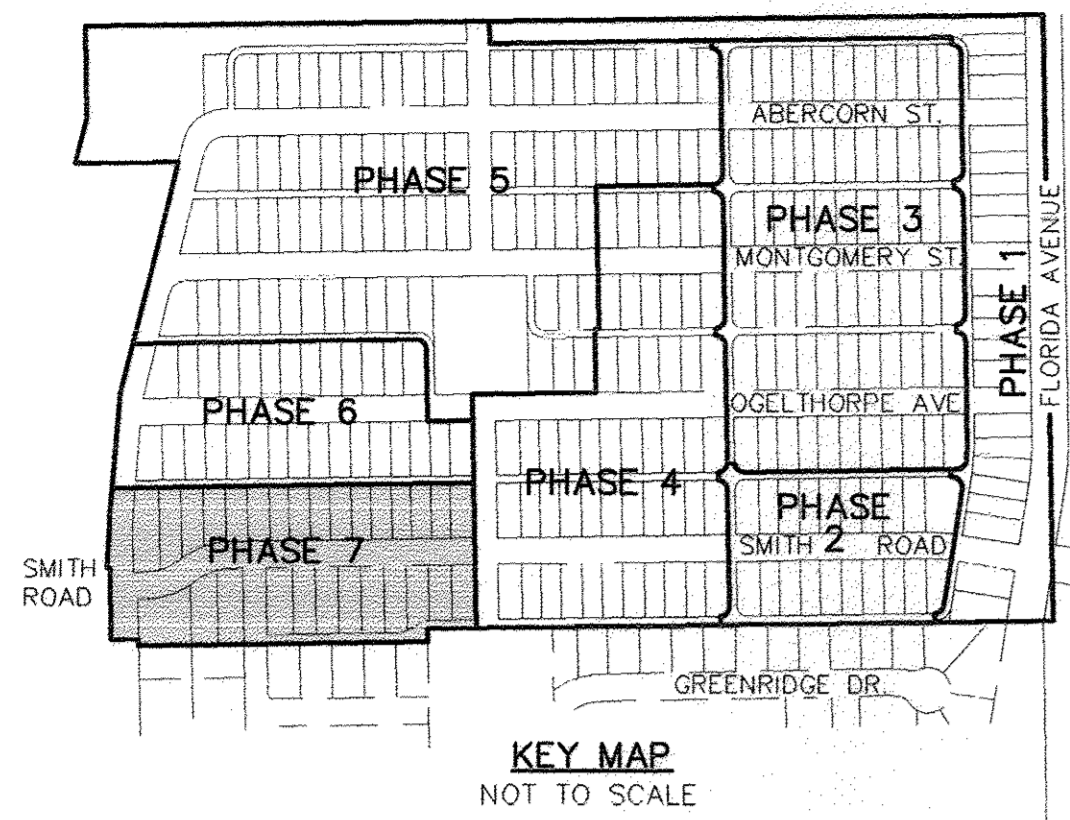


SAVANNAH GREEN SUBDIVISION PHASE 7 FINAL PLAT

PART OF S.W. 1/4 SECTION 15, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN
URBANA, CHAMPAIGN COUNTY, ILLINOIS

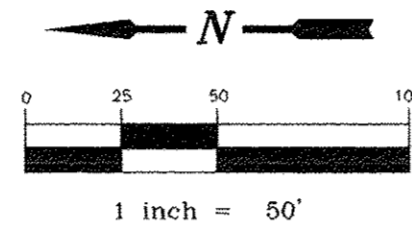
2007R32122
RECORDED ON
12/07/2007 09:33:34AM
CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA
REC. FEE: 79.00
RHS/PS FEE: 10.00
REV. FEE:
PAGES: 17
PLAT ACT:
PLAT PAGE: 1



APPROVED BY:
THE CITY OF URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.
DATE: 6/25/07 CHAIRPERSON: M. Bellock

APPROVED BY:
THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH
ORDINANCE No. 2006-11-134
DATE: 6/28/07 BY: Paul J. Pinsky MAYOR
ATTEST: Phyllis D. Clark CITY CLERK

PRESENTED FOR RECORDING BY: _____, PLANNING MANAGER,
CITY OF URBANA.



LEGEND

- IRON ROD
- IRON PIPE
- ◻ IRON ROD IN CONCRETE
- UTILITY EASEMENT LIMITS LINE
- BUILDING SETBACK LINE & UTILITY EASEMENT LIMITS LINE
- BUILDING SETBACK LINE
- R= RADIUS
- L= ARC DISTANCE
- C= CHORD DISTANCE
- CB= CHORD BEARING
- EXCLUSIVE ILLINOIS POWER COMPANY EASEMENT
- EX EXISTING
- (R) RECORD BEARING AND/OR DISTANCE
- (M) MEASURED BEARING AND/OR DISTANCE

NOTES:

- 1) ALL OF THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
- 2) ALL STREETS AND ALLEY RIGHTS-OF-WAY SHALL BE DEDICATED TO THE CITY OF URBANA.
- 3) ALL OF THIS SUBDIVISION PROPERTY LIES WITHIN THE ST. JOSEPH DRAINAGE DISTRICT NO. 3.
- 4) OUTLOT 300 IS SUBJECT TO A UTILITY EASEMENT COVERING ALL OF SAID OUTLOT
- 5) DISTANCES SHOWN ON CURVED STREET AND ALLEY LINES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
- 6) THERE IS A 16.5 FOOT-WIDE EASEMENT RECORDED IN CHANCERY RECORD DATED MAY 19, 1936 FOR INGRESS AND EGRESS ALONG THE WEST SIDE OF THIS SUBDIVISION FOR THE BENEFIT OF THE NORTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21. HOWEVER, SAID EASEMENT HAS BEEN ENCOMPASSED AND OCCUPIED BY SUBDIVISIONS NORTH AND SOUTH OF THIS SUBDIVISION AND IS NO LONGER USED AS AN ACCESS. SAID EASEMENT IS IN EAST 16.5 FEET OF THE WEST 30 FEET OF THIS SUBDIVISION AND LIES WITHIN THE ALLEY, OUTLOT 300. THE UTILITY EASEMENTS IN LOTS 291-297, INCLUSIVE AND THE WESTERN PORTION OF LOT 290. SAID EASEMENT IS NOT LOCATED WITHIN ANY BUILDABLE AREA OF ANY LOT.

SURVEYOR'S DECLARATION

I have surveyed and prepared this plat of the following described property:

Part of the Southwest Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in the City of Urbana, Champaign County, Illinois, described as follows: Beginning at a point on the North Line of Michigan Avenue per plat of Savannah Green Subdivision Phase 4 recorded as Document No. 2003R14300 in the Champaign County Recorder's Office, said point lying 136.50 feet west of the Northwest Corner of Michigan Avenue and Ogelthorpe Avenue in said Phase 4. From said Point of Beginning, thence south 89°-15'-19" west 119.50 feet along said North Line to the Northeast Corner of said Michigan Avenue and Smith Road in said Phase 4; thence north 00°-44'-41" west 12.00 feet along the East Line of said Smith Road to the Northeast Corner of said Michigan Avenue and Smith Road; thence south 89°-15'-19" west 141.11 feet along the North Line of said Michigan Avenue to the West Line of the East Half of said Southwest Quarter; thence north 00°-42'-57" west 106.03 feet along said West Line to the Easterly Extension of the South Line of Lot 1399 in the Seventh Plat of Country Squire Estates in the City of Urbana, Illinois, recorded in Book W, page 26 in said Recorder's Office; thence south 88°-45'-18" west 29.68 feet along said Easterly Extension to the Southeast Corner of said Lot 1399; thence north 00°-47'-03" west 516.26 feet along the East Line of said Lot 1399, the East Lines of Lots 1400, 1401, 1402, 1403, Country Squire Drive and Lot 1359 in said Seventh Plat of Country Squire Estates, to the Northeast Corner of said Lot 1359; thence north 00°-39'-38" west 115.26 feet along the East Line of Lot 1274 in the Fifth Plat of Country Squire Estates in the City of Urbana, Illinois, recorded in Book W, page 75 in said Recorder's Office, to the Northeast Corner of said Lot 1274; thence north 89°-16'-59" east 157.57 feet along the South Line of Rainbow View Drive in said Fifth Plat of Country Squire Estates to the Southeast Corner thereof; thence north 00°-43'-01" west 7.07 feet along the West Line of said Smith Road to the Southwest Corner of Lot 1 in said Rainbow Subdivision; thence south 85°-19'-32" east 96.11 feet along the South Line of said Lot 1; thence south 89°-09'-35" east 14.32 feet along said South Line; thence south 85°-03'-35" east 67.51 feet along said South Line; thence south 00°-44'-41" east 790.20 feet to the Point of Beginning, containing 6.271 acres more or less.



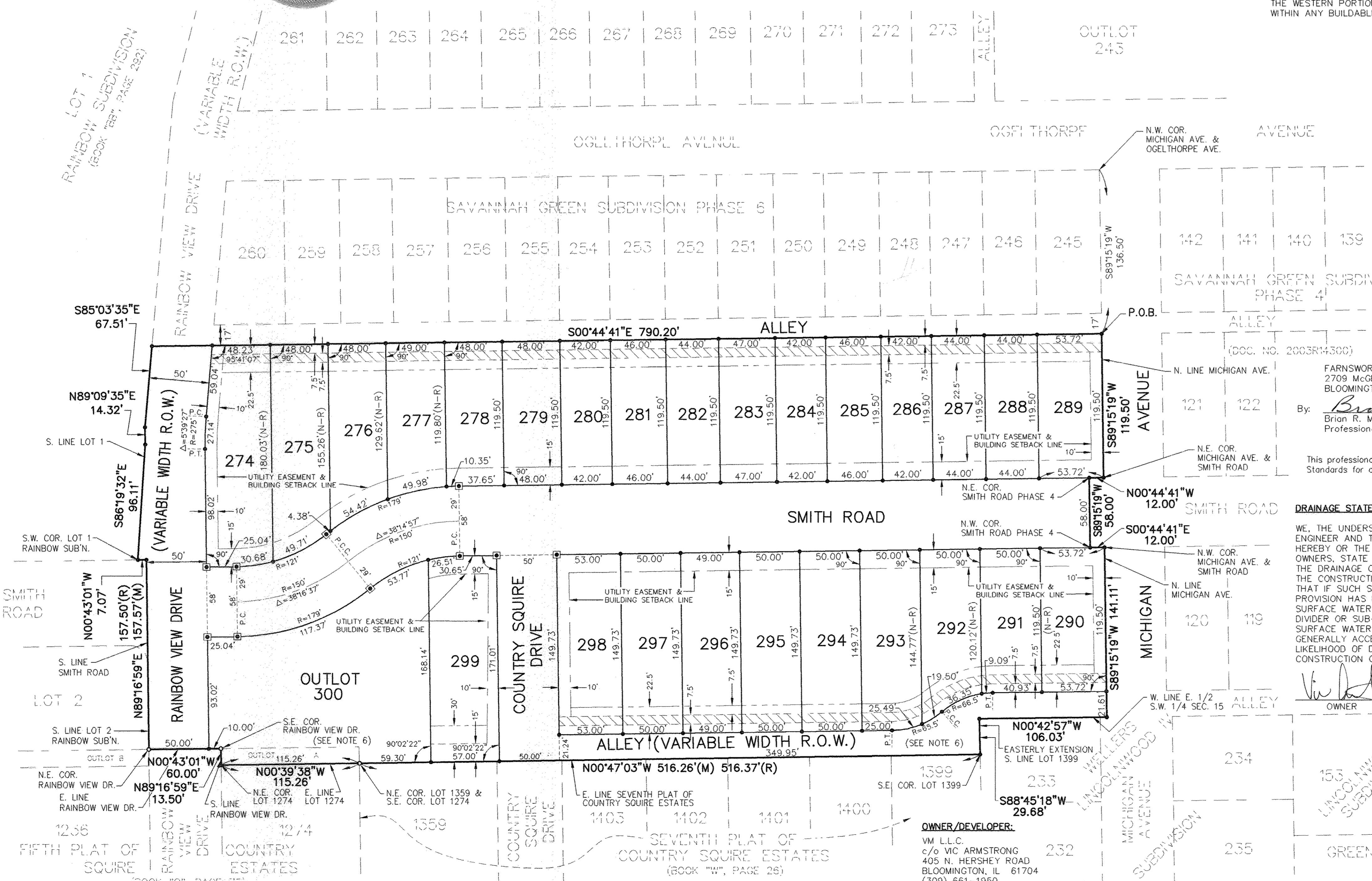
By: Brian R. Myers
Professional Land Surveyor No. 3032

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

DRAINAGE STATEMENT

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED HEREBY OR THE DULY AUTHORIZED ATTORNEY OF SUCH OWNER OR OWNERS, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUB-DIVIDER OR SUB-DIVIDERS HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

Thomas D. Stoltz
Thomas D. Stoltz
Illinois Registered Professional Engineer No. 062-048858



OWNER/DEVELOPER:
VM LLC
c/o VIC ARMSTRONG
405 N. HERSHEY ROAD
BLOOMINGTON, IL 61704
(309) 661-1950



Farnsworth GROUP
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / (309) 663-1571 Fax
www.fw.com

Drawn: FABYERS Date: 8-02-04
Designed: _____ Checked: CEH
Book No.: 2547/B Sheet No.: 1 OF 1
Project No.: 104553 File No.: 24-7353

REVISED 11-14-06 (EXPIRATION DATE OF SEAL) FAB
REVISED 02-02-07 (OWNER NAME/ADDRESS) SJB

I:\scope 1 s:\champaign\urbana\plat\ Savannah 7th 1p SAVANNAH7P.dwg | DATE: 2/2/2007 | TIME: 4:20:46 pm |