

# IRONWOOD WEST VIII SUBDIVISION

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

\* 2 0 0 6 R 3 3 8 2 4 1 9 \*

2006R33824

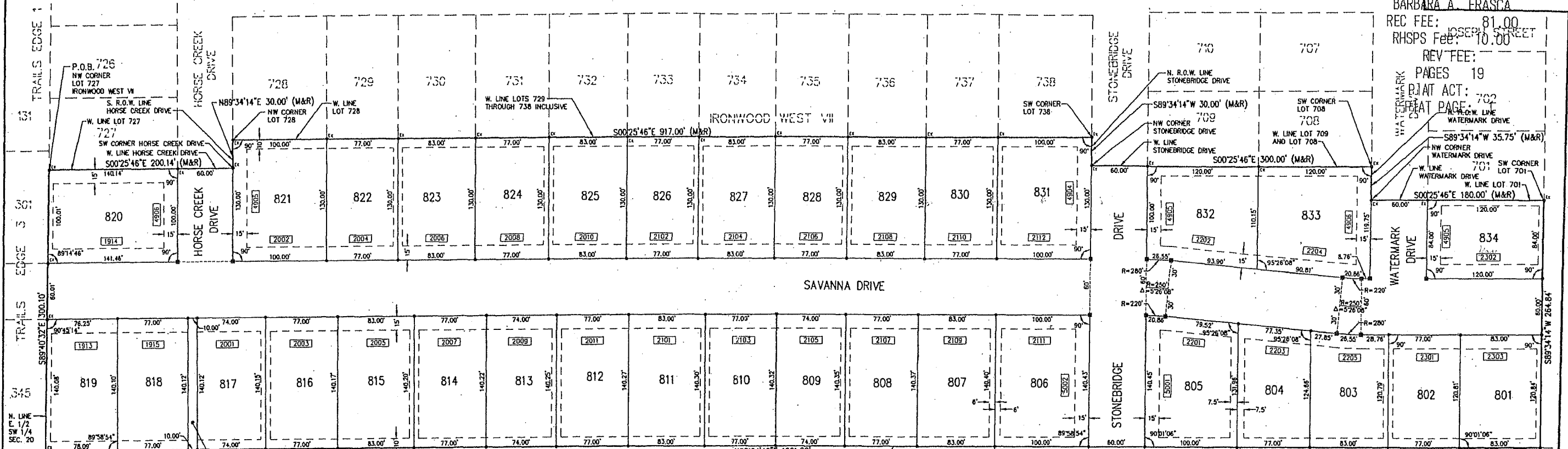
RECORDED ON  
12/11/2006 10:53:07AM  
CHAMPAIGN COUNTY  
RECORDER  
BARBARA A. FRASCA

REC FEE: 81.00  
RHSPS Fee: 10.00

REV FEE:  
PAGES 19

PLAT ACT: 702

INFORMATION COPY ONLY



10' WIDE PUBLIC WAY HEREBY DEDICATED TO THE PUBLIC FOR USE AS PEDESTRIAN WAY & GENERAL PURPOSE UTILITY EASEMENT AND FOR THE CONSTRUCTION & MAINTENANCE OF A CONCRETE SIDEWALK

**SURVEYOR'S DECLARATION**  
I HAVE SURVEYED AND PREPARED THIS PLAT OF THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 727 IN IRONWOOD WEST VII SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2005R04799 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, FROM SAID POINT OF BEGINNING, THENCE SOUTH 00°25'46" EAST 200.14 FEET ALONG THE WEST LINE OF SAID LOT 727 AND THE WEST LINE OF HORSE CREEK DRIVE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°34'14" EAST 30.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HORSE CREEK DRIVE TO THE NORTHWEST CORNER OF LOT 728 IN SAID IRONWOOD WEST VII SUBDIVISION; THENCE SOUTH 00°25'46" EAST 917.00 FEET ALONG THE WEST LINE OF SAID LOT 728 AND ALONG THE WEST LINE OF LOTS 729 THROUGH 738 INCLUSIVE, ALL IN SAID IRONWOOD WEST VII SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 738, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF STONEBRIDGE DRIVE; THENCE SOUTH 89°34'14" WEST 30.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STONEBRIDGE DRIVE TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°25'46" EAST 300.00 FEET ALONG THE WEST LINE OF STONEBRIDGE DRIVE AND ALONG THE WEST LINE OF LOT 709 AND LOT 708, ALL IN SAID IRONWOOD WEST VII SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 708, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF WATERMARK DRIVE; THENCE SOUTH 89°34'14" WEST 35.75 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WATERMARK DRIVE TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°25'46" EAST 180.00 FEET ALONG THE WEST LINE OF SAID WATERMARK DRIVE AND ALONG THE WEST LINE OF LOT 701 IN SAID IRONWOOD WEST VII SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 701; THENCE SOUTH 89°34'14" WEST 284.84 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00°24'40" EAST 1601.09 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°40'32" EAST 300.10 FEET ALONG THE NORTH LINE OF SAID EAST HALF TO THE POINT OF BEGINNING, CONTAINING 11.51 ACRES, MORE OR LESS.

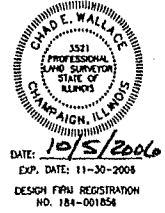
THIS PROPERTY HAS BEEN SUBDIVIDED INTO 34 LOTS NUMBERED 801 THROUGH 834, INCLUSIVE, THE STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "IRONWOOD WEST VIII SUBDIVISION", CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

THIS PROPERTY LIES WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CHAMPAIGN COUNTY, ILLINOIS, COMMUNITY PANEL NO. 170894 0175 B WITH AN EFFECTIVE DATE OF MARCH 1, 1984.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF OCTOBER, 2006.

FARNSWORTH GROUP, INC.  
1819 S. NEIL STREET, SUITE F  
CHAMPAIGN, ILLINOIS 61820

By: *Chad E. Wallace*  
CHAD E. WALLACE  
PROFESSIONAL LAND SURVEYOR NO. 3521

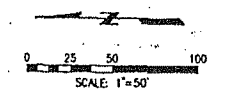


- NOTES:**
- IRONWOOD WEST VIII SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.
  - IRONWOOD WEST VIII SUBDIVISION IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND THE OWNERS.
  - IRONWOOD WEST VIII SUBDIVISION IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
  - BEARINGS SHOWN ON THIS PLAT REFER TO BEARINGS SHOWN ON PREVIOUS PHASES OF THE IRONWOOD WEST SUBDIVISION.
  - SEE CITY OF CHAMPAIGN ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
  - STORMWATER DETENTION FOR THIS SUBDIVISION IS PROVIDED BY THE EXISTING DETENTION BASIN LOCATED ON LOT 300 OF IRONWOOD WEST VII SUBDIVISION, LOT 600 OF IRONWOOD WEST VII SUBDIVISION, AND LOT 900 OF THE PROPOSED IRONWOOD WEST VII SUBDIVISION.
  - IRONWOOD WEST VIII SUBDIVISION DOES NOT LIE WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

**OWNER/DEVELOPER:**  
IRONWOOD WEST, LLC  
NO. 7 DUNLAP COURT  
SAVOY, IL 61874  
(217) 355-8922

**ENGINEER/SURVEYOR:**  
FARNSWORTH GROUP, INC.  
1819 SOUTH NEIL STREET, SUITE F  
CHAMPAIGN, ILLINOIS 61820  
(217) 352-7408

By: *[Signature]*



- LEGEND**
- BOUNDARY OF SUBDIVISION
  - - - UTILITY AND DRAINAGE EASEMENT UNITS LINE WHICH EXTENDS 5' FROM LOT LINE UNLESS NOTED OTHERWISE
  - 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
  - 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
  - EXISTING
  - (R) RECORDED
  - (M) MEASURED
  - 2110 STREET ADDRESS AS ASSIGNED BY THE CITY OF CHAMPAIGN ENGINEERING DEPARTMENT
  - P.O.B. POINT OF BEGINNING

APPROVED:  
THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS IN ACCORDANCE WITH COUNCIL BILL NO. 806-013

DATE: August 15, 2006

BY: *[Signature]*  
(MAYOR)

ATTEST: *[Signature]*  
(CITY CLERK)

**Farnsworth GROUP**  
1819 S. NEIL STREET, SUITE F  
CHAMPAIGN, ILLINOIS 61820  
(217) 352-7408 / (217) 352-7408 Fax  
www-f-g.com

IRONWOOD WEST VIII SUBDIVISION

FINAL PLAT

Drawn: CDG Date: 10-05-06 Sheet No: 1 of 1

Checked: Book No: CU27 Project No: 106551