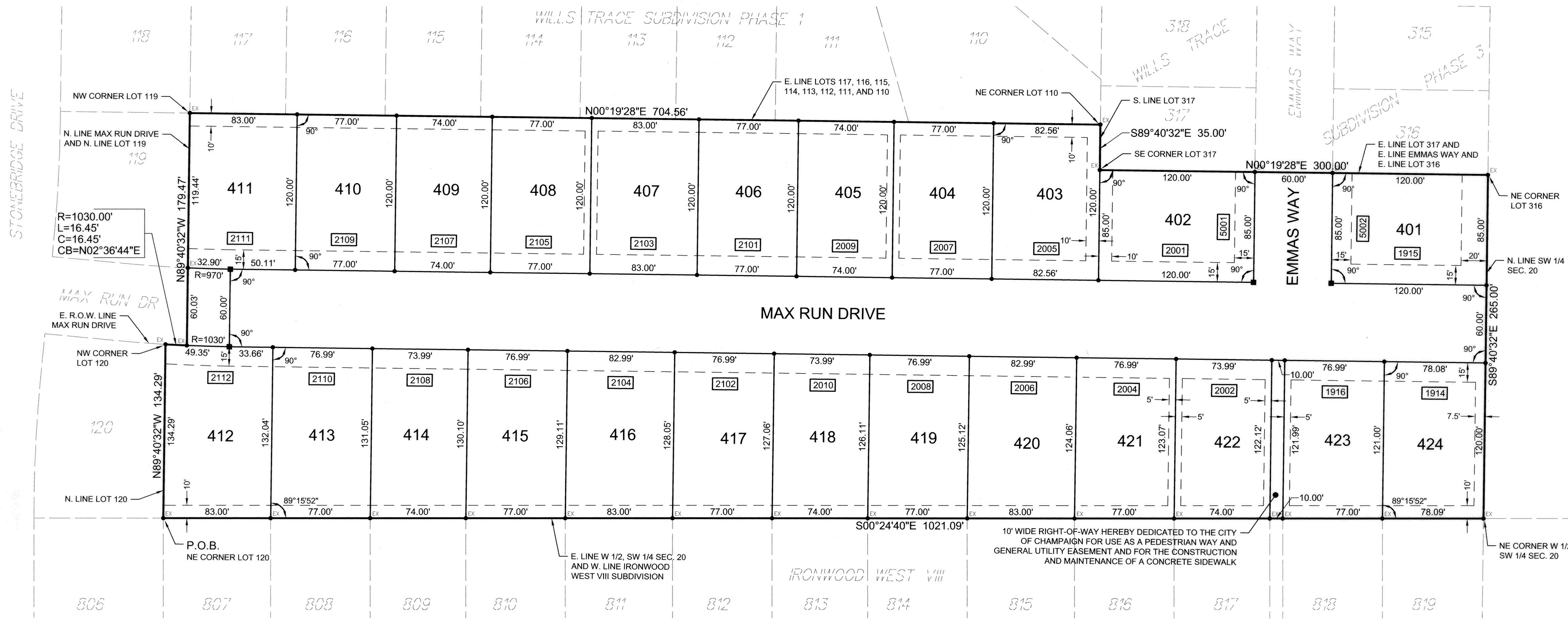


WILL'S TRACE SUBDIVISION PHASE 4

A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20,
TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS



2014R00534
REC ON: 01/13/2014 10:43:00 AM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 97.00
RHSPS Fee: 9.00
PAGES 17
PLAT ACT PLAT PAGE: 1

SURVEYOR'S DECLARATION:

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, WILL'S TRACE, LLC, 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:

A PART 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 NORTHEAST CORNER OF LOT 120 IN WILL'S TRACE SUBDIVISION PHASE 1, RECORDED AS DOCUMENT NO. 2006R05279, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS. THENCE NORTH 89 DEGREES 40 MINUTES 32 SECONDS WEST 179.47 FEET ALONG THE NORTH LINE OF SAID LOT 120 TO THE NORTHWEST CORNER THEREOF; THENCE NORTHERLY 16.45 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF MAX RUN DRIVE, BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1,030.00 FEET AND THE 16.45 FOOT CHORD OF SAID ARC BEARS NORTH 02 DEGREES 36 MINUTES 44 SECONDS EAST TO THE NORTHEAST CORNER OF SAID MAX RUN DRIVE; THENCE NORTH 89 DEGREES 40 MINUTES 32 SECONDS WEST 179.47 FEET ALONG THE NORTH LINE OF SAID MAX RUN DRIVE AND THE NORTH LINE OF LOT 119 IN SAID WILL'S TRACE SUBDIVISION PHASE 1 TO THE NORTHWEST CORNER OF SAID LOT 119, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 117 IN SAID WILL'S TRACE SUBDIVISION PHASE 1; THENCE NORTH 00 DEGREES 19 MINUTES 28 SECONDS EAST 704.56 FEET ALONG THE EAST LINE OF LOTS 117, 116, 115, 114, 113, 112, 111 AND 110 INCLUSIVE TO THE NORTHEAST CORNER OF SAID LOT 110, SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT 317 IN WILL'S TRACE SUBDIVISION PHASE 3, RECORDED AS DOCUMENT NO. 2012R21261, IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST 35.00 FEET ALONG THE SOUTH LINE OF SAID LOT 317 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 19 MINUTES 28 SECONDS EAST 300.00 FEET ALONG THE EAST LINE OF SAID LOT 317 AND THE EAST LINE OF EMMAS WAY AND LOT 316, ALL IN SAID WILL'S TRACE SUBDIVISION PHASE 3 TO THE NORTHEAST CORNER OF SAID LOT 316, SAID CORNER BEING ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST 265.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 24 MINUTES 40 SECONDS EAST 1021.09 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF IRONWOOD WEST VIII SUBDIVISION, RECORDED AS DOCUMENT NO. 2006R33824 IN SAID RECORDER'S OFFICE TO THE POINT OF BEGINNING, CONTAINING 6.88 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 24 LOTS NUMBERED 401 THROUGH 424, INCLUSIVE, AND THE STREETS AND EASEMENTS AS SHOWN AND IRON SURVEY MONUMENTS HAVE BEEN SET AT THE LOCATIONS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "WILL'S TRACE SUBDIVISION PHASE 4", 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.

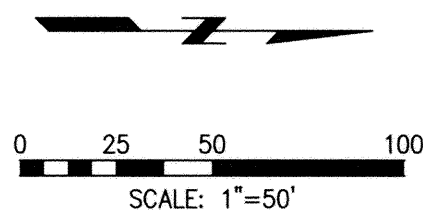
WITNESS MY HAND AND SEAL THIS 20th DAY OF DECEMBER, 2013.

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

BY: *Chad E. Wallace*
CHAD E. WALLACE
ILLINOIS PROFESSIONAL LAND SURVEYOR 3521



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



LEGEND

- SET 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- SET 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- RECOVERED 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- PHASE BOUNDARY
- - - GENERAL UTILITY AND DRAINAGE EASEMENT LIMITS LINE
- [2102] STREET ADDRESS AS ASSIGNED BY THE CITY OF CHAMPAIGN ENGINEERING DEPARTMENT

APPROVED:

THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS IN ACCORDANCE WITH COUNCIL BILL NO. 2013-214

DATE: 11-19-13

BY: *[Signature]*
(MAYOR)

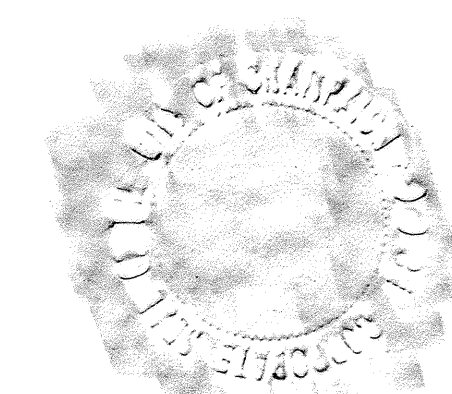
ATTEST: *[Signature]*
Deputy (CITY CLERK)

NOTES:

1. DISTANCES SHOWN ON CURVED STREET LINES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
2. LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL UNLESS NOTED OTHERWISE.
3. THE PROPERTY SUBDIVIDED IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.
4. THIS PROPERTY DOES NOT LIE WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
5. THIS PROPERTY IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
6. SEE THE CITY OF CHAMPAIGN ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
7. STORMWATER DETENTION FOR THIS SUBDIVISION IS PROVIDED BY THE EXISTING DETENTION BASIN LOCATED ON LOT 200 OF WILL'S TRACE SUBDIVISION PHASE 2.

OWNER/DEVELOPER:
WILL'S TRACE, LLC
4120 BELMONT POINT
CHAMPAIGN, ILLINOIS 61822
(217) 355-8922

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



Farnsworth GROUP

1819 S. NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:
1 11/07/13 DST REVIEW COMMENTS

PROJECT:

WILL'S TRACE SUBDIVISION PHASE 4

CHAMPAIGN, ILLINOIS

Date: 08-28-13

Design/Drawn: CEW

Reviewed: WJM

Book No.: - Field: -

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1