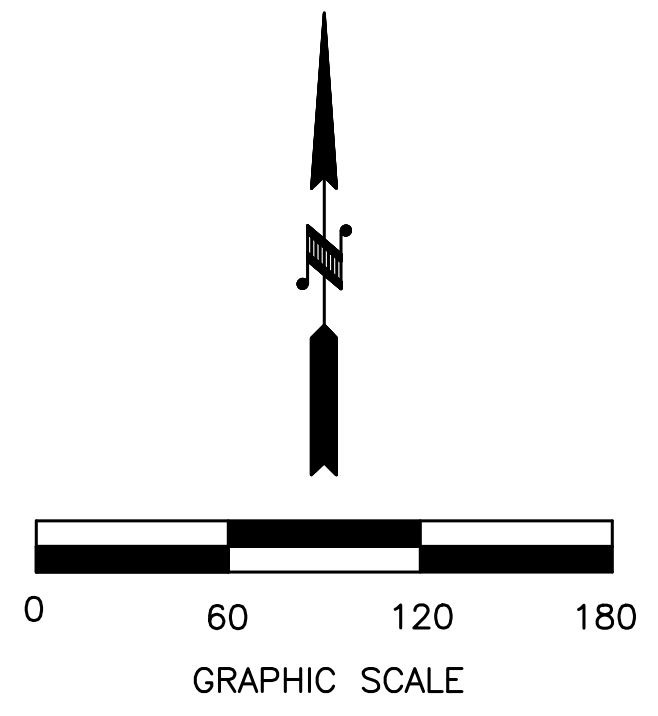


FINAL PLAT

LAKE FALLS SUBDIVISION PHASE 4

AN ADDITION TO THE VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS

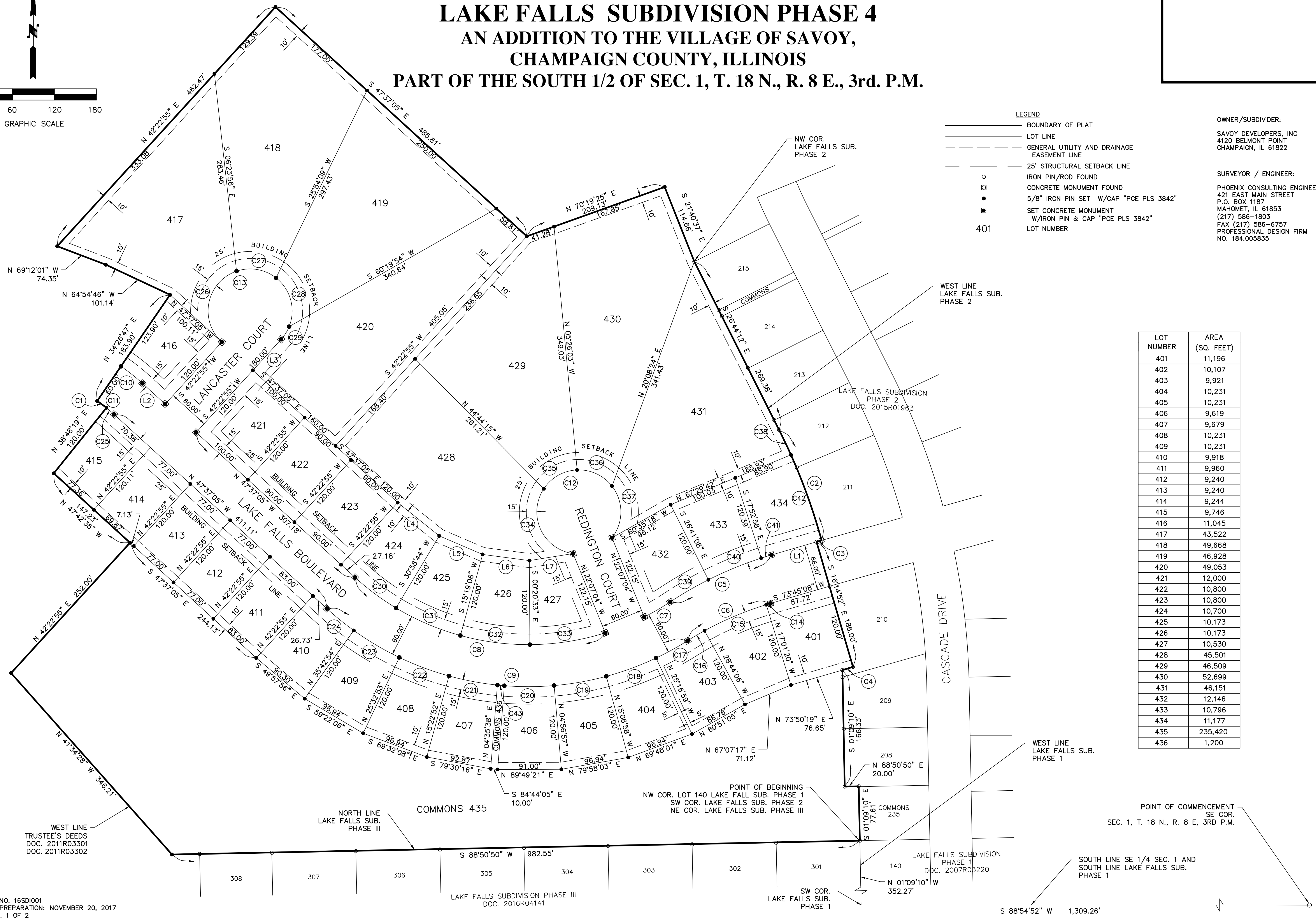
PART OF THE SOUTH 1/2 OF SEC. 1, T. 18 N., R. 8 E., 3rd. P.M.



- LEGEND**
- BOUNDARY OF PLAT
 - LOT LINE
 - - - - GENERAL UTILITY AND DRAINAGE EASEMENT LINE
 - - - - 25' STRUCTURAL SETBACK LINE
 - IRON PIN/ROD FOUND
 - CONCRETE MONUMENT FOUND
 - 5/8" IRON PIN SET W/CAP "PCE PLS 3842"
 - SET CONCRETE MONUMENT W/IRON PIN & CAP "PCE PLS 3842"
 - 401 LOT NUMBER

OWNER/SUBDIVIDER:
SAVOY DEVELOPERS, INC
4120 BELMONT POINT
CHAMPAIGN, IL 61822

SURVEYOR / ENGINEER:
PHOENIX CONSULTING ENGINEERS, LTD.
421 EAST MAIN STREET
P.O. BOX 1187
MAHOMET, IL 61853
(217) 586-1803
FAX (217) 586-6757
PROFESSIONAL DESIGN FIRM
NO. 184.005835



LOT NUMBER	AREA (SQ. FEET)
401	11,196
402	10,107
403	9,921
404	10,231
405	10,231
406	9,619
407	9,679
408	10,231
409	10,231
410	9,918
411	9,960
412	9,240
413	9,240
414	9,244
415	9,746
416	11,045
417	43,522
418	49,668
419	46,928
420	49,053
421	12,000
422	10,800
423	10,800
424	10,700
425	10,173
426	10,173
427	10,530
428	45,501
429	46,509
430	52,699
431	46,151
432	12,146
433	10,796
434	11,177
435	235,420
436	1,200

PROJECT NO. 16SDI001
DATE OF PREPARATION: NOVEMBER 20, 2017
SHEET NO. 1 OF 2

LAKE FALLS SUBDIVISION PHASE III
DOC. 2016R04141

LAKE FALLS SUBDIVISION PHASE I
DOC. 2007R03220

POINT OF COMMENCEMENT
SE COR.
SEC. 1, T. 18 N., R. 8 E., 3RD. P.M.

S 88°54'52" W 1,309.26'

FINAL PLAT

LAKE FALLS SUBDIVISION PHASE 4

AN ADDITION TO THE VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS

PART OF THE SOUTH 1/2 OF SEC. 1, T. 18 N., R. 8 E., 3rd. P.M.

STATE OF ILLINOIS)
) S.S.
COUNTY OF CHAMPAIGN)

I, ERIC E. HEWITT, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3842, DO HEREBY CERTIFY THAT I HAVE SURVEYED, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND WITH THE ORDINANCES OF THE VILLAGE OF SAVOY, FOR SAVOY DEVELOPERS INC., THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 54 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SAID LINE ALSO BEING THE SOUTH LINE OF LAKE FALLS SUBDIVISION PHASE 1 RECORDED AS DOCUMENT 2007R03220 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, A DISTANCE OF 1,309.26 FEET TO THE SOUTHWEST CORNER OF SAID LAKE FALLS SUBDIVISION PHASE 1; THENCE NORTH 01 DEGREES 09 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID LAKE FALLS SUBDIVISION PHASE 1, A DISTANCE OF 352.27 FEET TO THE NORTHWEST CORNER OF LOT 140 OF SAID LAKE FALLS SUBDIVISION PHASE 1, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LAKE FALLS SUBDIVISION PHASE 2 RECORDED AS DOCUMENT 2015R01963 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LAKE FALLS SUBDIVISION PHASE III RECORDED AS DOCUMENT 2016R04141 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID LAKE FALLS SUBDIVISION PHASE III, THE WESTERLY EXTENSION OF SAID NORTH LINE, AND THE WEST LINE OF THE TRACT OF LAND AS SET FORTH IN TRUSTEE'S DEEDS RECORDED AS DOCUMENT NUMBER 2011R03301 AND 2011R03302 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, A DISTANCE OF 982.55 FEET; THENCE NORTH 41 DEGREES 34 MINUTES 28 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 346.21 FEET; THENCE NORTH 42 DEGREES 22 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 252.00 FEET; THENCE NORTH 47 DEGREES 42 MINUTES 35 SECONDS WEST, A DISTANCE OF 147.23 FEET; THENCE NORTH 38 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE NORTHWEST 16.41 FEET ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 223.00 FEET, A CHORD LENGTH OF 16.41 FEET AND A CHORD BEARING OF NORTH 53 DEGREES 26 MINUTES 42 SECONDS WEST; THENCE NORTH 34 DEGREES 26 MINUTES 47 SECONDS EAST, A DISTANCE OF 183.90 FEET; THENCE NORTH 64 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 101.14 FEET; THENCE NORTH 69 DEGREES 12 MINUTES 01 SECONDS WEST, A DISTANCE OF 74.35 FEET; THENCE NORTH 42 DEGREES 22 MINUTES 55 SECONDS EAST, A DISTANCE OF 462.47 FEET; THENCE SOUTH 47 DEGREES 37 MINUTES 05 SECONDS EAST, A DISTANCE OF 485.81 FEET; THENCE NORTH 70 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 209.13 FEET; THENCE SOUTH 21 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 114.66 FEET TO THE NORTHWEST CORNER OF SAID LAKE FALLS SUBDIVISION PHASE 2; THENCE SOUTH 26 DEGREES 44 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID LAKE FALLS SUBDIVISION PHASE 2, A DISTANCE OF 269.38 FEET; THENCE SOUTHEAST 168.92 FEET ALONG SAID WEST LINE BEING AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 850.00 FEET, A CHORD LENGTH OF 168.64 FEET AND A CHORD BEARING OF SOUTH 21 DEGREES 02 MINUTES 37 SECONDS EAST; THENCE SOUTHWEST 7.53 FEET ALONG SAID WEST LINE BEING AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1,030.00 FEET, A CHORD LENGTH OF 7.53 FEET AND A CHORD BEARING OF SOUTH 73 DEGREES 57 MINUTES 42 SECONDS WEST; THENCE SOUTH 16 DEGREES 14 MINUTES 52 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 186.00 FEET; THENCE SOUTHWEST 15.78 FEET ALONG SAID WEST LINE BEING AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 844.00 FEET, A CHORD LENGTH OF 15.78 FEET AND A CHORD BEARING SOUTH 73 DEGREES 12 MINUTES 59 SECONDS WEST; THENCE SOUTH 01 DEGREES 09 MINUTES 10 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 166.33 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 50 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES 10 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 77.61 FEET TO THE POINT OF BEGINNING, CONTAINING 22.86 ACRES, MORE OR LESS, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

NOTES:

1. THE SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SAVOY.
2. BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE LAKE FALLS SUBDIVISION ASSUMED LOCAL DATUM.
3. ALL YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF SAVOY, ILLINOIS ZONING ORDINANCE.
4. COMMONS LOT 435 IS SUBJECT TO A DRAINAGE EASEMENT COVERING ALL OF SAID LOT.
5. COMMONS LOT 436 IS SUBJECT TO A GENERAL UTILITY AND DRAINAGE EASEMENT COVERING ALL OF SAID LOT.
6. THE TOTAL AREA FOR THIS SUBDIVISION PHASE IS 22.86 ACRE, MORE OR LESS.
7. FIELDWORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 17, 2017.

FINAL PLAT APPROVAL

THE FINAL PLAT ENTITLED "LAKE FALLS SUBDIVISION PHASE 4" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLANNING COMMISSION OF SAVOY, ILLINOIS.

THIS _____ DAY OF _____, 2017.

CHAIRPERSON

THE FINAL PLAT ENTITLED "LAKE FALLS SUBDIVISION PHASE 4" HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SAVOY, ILLINOIS. THIS PLAT SHALL BE RECORDED WITH THE RECORDER OF DEEDS, CHAMPAIGN COUNTY, ILLINOIS, WITHIN ONE (1) YEAR OF THIS DATE, OR OTHERWISE THIS PLAT SHALL BECOME VOID.

PRESIDENT, BOARD OF TRUSTEES DATE

VILLAGE CLERK DATE

CURVE TABLE				
NUMBER	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	16.41'	223.00'	N 53°26'42" W	16.41'
C2	168.92'	850.00'	S 21°02'37" E	168.64'
C3	7.53'	1,030.00'	S 73°57'42" W	7.53'
C4	15.78'	844.00'	S 73°12'59" W	15.78'
C5	159.99'	531.50'	S 65°07'43" W	159.39'
C6	130.28'	468.50'	S 65°47'09" W	129.86'
C7	42.84'	367.00'	S 59°50'57" W	42.82'
C8	383.11'	367.00'	N 77°31'25" W	365.95'
C9	555.68'	427.00'	N 84°53'58" W	517.29'
C10	39.20'	283.00'	N 51°35'09" W	39.16'
C11	30.89'	223.00'	N 51°35'09" W	30.86'
C12	314.16'	60.00'	S 67°52'56" W	60.00'
C13	282.74'	60.00'	S 87°22'55" W	84.85'
C14	6.33'	468.50'	S 73°21'54" W	6.33'
C15	95.77'	468.50'	S 67°07'17" W	95.61'
C16	28.17'	468.50'	S 59°32'32" W	28.17'
C17	51.40'	427.00'	S 61°16'05" W	51.37'
C18	75.77'	427.00'	S 69°48'01" W	75.67'
C19	75.77'	427.00'	S 79°58'03" W	75.67'
C20	71.12'	427.00'	S 89°49'21" W	71.04'
C21	70.39'	427.00'	N 79°20'29" W	70.31'
C22	75.77'	427.00'	N 69°32'08" W	75.67'
C23	75.77'	427.00'	N 59°22'06" W	75.67'
C24	49.69'	427.00'	N 50°57'05" W	49.66'
C25	14.47'	223.00'	N 49°28'38" W	14.47'
C26	124.37'	60.00'	N 11°45'54" E	103.27'
C27	59.68'	60.00'	S 80°21'26" E	57.25'
C28	77.25'	60.00'	S 14°58'44" E	72.02'
C29	21.44'	60.00'	S 32°08'35" W	21.33'
C30	73.04'	367.00'	N 53°19'11" W	72.92'
C31	100.31'	367.00'	N 66°51'05" W	100.00'
C32	100.31'	367.00'	N 82°30'44" W	100.00'
C33	109.45'	367.00'	S 81°06'51" W	109.04'
C34	121.12'	60.00'	N 24°17'12" W	101.58'
C35	56.70'	60.00'	N 60°36'54" E	54.61'
C36	57.02'	60.00'	S 65°05'27" E	54.90'
C37	79.31'	60.00'	S 00°00'06" E	73.66'
C38	39.04'	850.00'	S 25°25'15" E	39.04'
C39	63.17'	531.50'	S 59°54'35" W	63.13'
C40	81.66'	531.50'	S 67°42'57" W	81.58'
C41	15.17'	531.50'	S 72°56'05" W	15.17'
C42	129.88'	850.00'	S 19°43'40" E	129.75'
C43	10.00'	427.00'	N 84°44'06" W	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°45'08" W	67.14'
L2	N 47°37'05" W	43.93'
L3	S 42°22'55" W	60.00'
L4	N 51°17'17" W	76.17'
L5	N 66°51'05" W	67.30'
L6	N 82°30'44" W	67.30'
L7	S 80°54'09" W	63.26'

I FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO 34 LOTS, NUMBERED 401 THROUGH 434, 2 COMMONS LOTS, NUMBERED 435 AND 436, AND THE STREETS AND EASEMENTS AS SHOWN ON THE ATTACHED PLAT. UNLESS NOTED OTHERWISE, IRON PINS IDENTIFY ALL LOT CORNERS AS SHOWN ON SAID PLAT AND ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF. ALL STREETS AND EASEMENTS DESIGNATED ON SAID PLAT ARE DEDICATED FOR PUBLIC USE. SAID SUBDIVISION IS TO BE KNOWN AS "LAKE FALLS SUBDIVISION PHASE 4", AN ADDITION TO THE VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS. I FURTHER CERTIFY THAT THE FOREGOING PLAT ACCOMPANYING THIS CERTIFICATE CORRECTLY REPRESENTS THE ABOVE DESCRIBED PROPERTY AS SUBDIVIDED. I FURTHER CERTIFY THAT NO PORTION OF SAID SUBDIVISION LIES WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE. I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED THIS DAY OF , 2017.

ERIC E. HEWITT
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3842

