FINAL PLAT
PRAIRIE MEADOWS SUBDIVISION PHASE V

AN ADDITION TO THE VILLAGE OF SAVOY
CHAMPAIGN COUNTY, ILLINOIS
A PART OF THE NE 1/4 OF SECTION 1, T18N, R8E OF THE 3rd P.M.

PRESENTED FOR RECORDING BY:
RETURN TO:

2021R15061
REC ON: 06/28/2021 03:37:48 PM
CHAMPAIGN COUNTY
MIKE INGRAM
REC FEE: 1.00 98.00
RHSPS Fee: 9.00
STATE TAX:
COUNTY TAX:
PLAT ACT:
PAGES 25

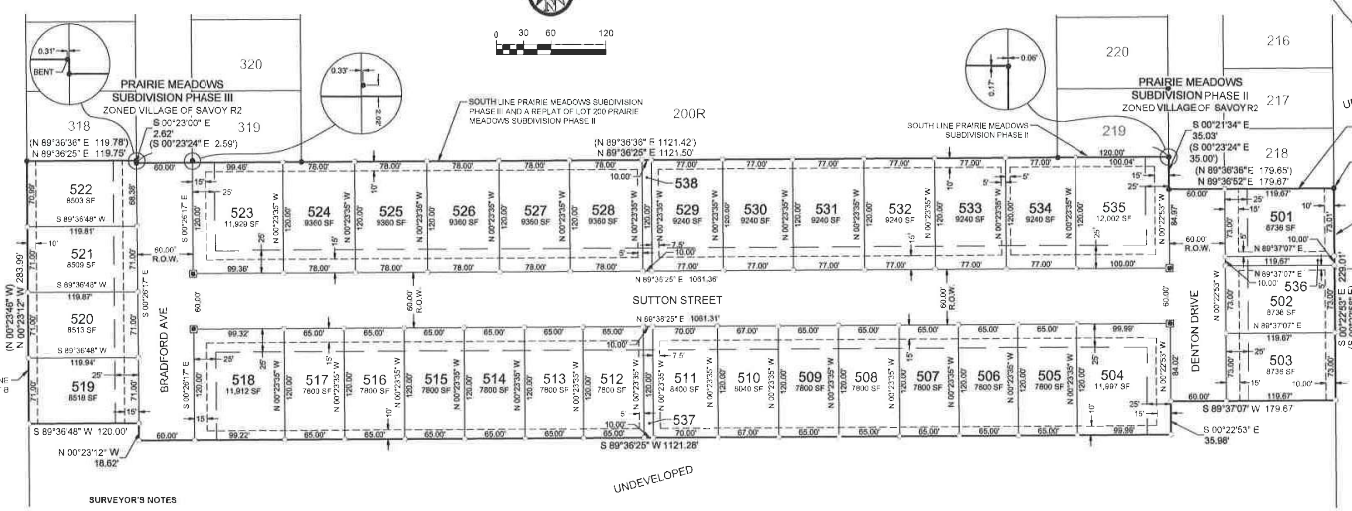
SPACE RESERVED FOR RECORDER'S STAMP

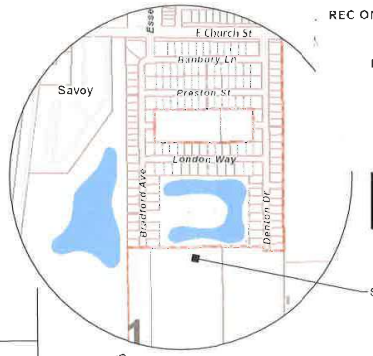
SUBDIVIDER/OWNER
SAVOY DEVELOPERS, INC.
7 DUNLAP COURT
SAVOY, IL 61874
PH. 217-355-1202

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784
CHAMPAIGN, IL 61824-0784
PH. 217-607-9489

LEGEND

- BOUNDARY OF TRACTS SURVEYED
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SETBACK LINE
- (100.00') DIMENSION OF RECORD
- 100.00' MEASURED DIMENSION
- FOUND IRON ROD
- SET 1/2" x 30" IRON ROD WITH PLASTIC CAP "PRECISION P.L.S. 3176
- CONCRETE MONUMENT SET
- 515 LOT ADDRESS





VICINITY MAP
N.T.S.

SURVEYOR'S NOTES

1. Field work was completed for this project on November 9, 2020.
2. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey. Corners noted as set will be set upon completion of final grading. An affidavit will be filed with the Recorder stating corners have been set when completed.
3. I set or found the corner monuments as shown on the Plat.
4. Subsurface and environmental conditions were not examined or considered as a part of this survey.
5. These tracts of land are located in Zone "X" (area of minimal flood hazard) on the Special Flood Hazard Area identified for the Village of Savoy, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17019C0455D, effective date October 2, 2013.
6. The subdivision is located with the corporate limits of the Village of Savoy.
7. The subdivision is in the boundaries of the Upper Embarras Basin Drainage District.
8. Current zoning for this subdivision is R-2.
9. Storm water **management and storm water detention provided** with Phase 1. Storm water **detention shall** be provided by the **existing** basin located within Lot 200R. All required public improvements **including storm sewer, water main,** streets, sidewalks and sanitary sewer will **be constructed** in accordance with the Illinois Department of Transportation "Standard Specifications for Water and Sewer Main Construction in Illinois" (current edition), Illinois American Water Company Specifications, Urbana-Champaign Sanitary District Specifications and the current Village of Savoy Ordinances.
10. Lots 538, 537 and 536 are non-buildable lots to be designated as drainage and utility easements in their entirety.
11. Building setback lines for this subdivision shall be per annexation agreement as follows:
    Front Yard = 25'
    Side Yard = 8'
    Rear Yard = 20% of lot depth - Max. required 25'
12. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
13. Tract does not lie within 500 feet of a point on a water course draining over 640 acres.

DRAINAGE STATEMENT

We hereby state that to the best of our knowledge and belief the drainage of surface waters of this plat will not be changed by the construction of the improvements of this subdivision or any part thereof or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has 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.

6/4/21
Mark A. Miller — Date
Illinois Licensed Professional Engineer No. 062-056290
License Expires 11/30/21

MARK A. MILLER 062-056290 LICENSED PROFESSIONAL ENGINEER ILLINOIS

Owner/Subdivider: Savoy Developers Inc.

FINAL PLAT APPROVAL

The final plat entitled Prairie Meadows Subdivis on Phase V has received a recommendation for approval by the Planning Commission of Savoy, Illinois this 26 day of April, 2021.

Chairperson

The final plat entitled Prairie Meadows Subdivision Phase V 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, otherwise this plat becomes void.

President, Board of Trustees — Date 6/9/2021

Village Clerk — Date 6/16/2021

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) s.s.

I, Stephen J. Peidl, being Illinois Professional Land Surveyor Number 3176, do hereby certify that at the request of the owner, Savoy Developers, Inc., 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 tract of land being a part of the Northeast Quarter of Section 1, Township 18 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Beginning at the Southeast corner of Prairie Meadows Subdivision Phase II, recorded as Document 2013R03769 at the Champaign County Recorder's Office, said point also being the Southeast corner of Lot 218 of said Prairie Meadows Subdivision Phase II, proceed South 00° 22' 53" East 229.01 feet along the East line of Lot 13 of Phoenix Baker's Subdivision, recorded in Deed Record 46 at Page 280 in said Recorder's Office and the Southerly extension of the East line of said Prairie Meadows Subdivision Phase II; thence South 89° 37' 07" West 179.67 feet; thence South 00° 22' 53" East 35.98 feet; thence South 89° 36' 25" West 1121.28 feet; thence North 00° 23' 12" West 18.62 feet; thence South 89° 36' 48" West 120.00 feet to the West line of Sublot B of Lot 3 as shown on the Plat of Survey recorded in Plat Book B at page 180 in said Recorder's Office and also being the Southerly extension of the West line of Prairie Meadows Subdivision Phase III and a Replat of Lot 200 of Prairie Meadows Subdivision Phase II recorded as Document 2015R23015 in said Recorder's Office; thence North 00° 23' 12" West 283.99 feet along said West lines to the Southwest corner of said Prairie Meadows Subdivision Phase III and the Southwest corner of Lot 318 thereof; thence North 89° 36' 25" East 119.75 feet along the South line of said Lot 318 to the Southeast corner of said Lot 318 and the West Right-of-Way of Bradford Avenue; thence South 00° 23' 00" East 2.62 feet along said West Right-of-Way to a Southerly corner of said Prairie Meadows Subdivision Phase III; thence North 89° 36' 25" East 1121.50 feet along the South lines of Lots 319 and 200R of said Prairie Meadows Subdivision Phase III and Lot 219 of Prairie Meadows Subdivision Phase II to the Southeast corner of said Lot 219 and the West Right-of-Way of Denton Avenue; thence South 00° 21' 34" East 35.03 to a Southerly corner of said Prairie Meadows Subdivision Phase II; thence North 89° 36' 52" East 179.67 feet along a Southerly line of said Prairie Meadows Subdivision Phase II and the South line of Lot 218 thereof to the Point of Beginning, encompassing 9.449 acres, more or less.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways 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 in feet and hundredths of feet of said lots, streets, and other areas; and that reference has been made upon said plat to permanent survey monuments; and have placed survey monuments as shown on the plat; and the Subdivision shall be known as "Prairie Meadows Subdivision Phase V".

Signed and sealed this 4th day of June, 2021.

Stephen J. Peidl
Illinois Professional Land Surveyor No. 3176
License Expires 11/30/2022

STEPHEN J. PEIDL 3176 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHAMPAIGN, IL

DATE	06/18/21	SCALE	AS SHOWN	NO.	DATE	REVISION	BY	PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.607.9489 CIVIL ENGINEERING - LAND SURVEYING	FINAL PLAT	PRAIRIE MEADOWS SUBDIVISION PHASE V SIGNATURE HOMES VILLAGE OF SAVOY, ILLINOIS	FILE # 14718002
FIELD BOOK	23b 45-50	DRAWN BY	MAM								SHEET 1 OF 1
CHECKED BY	SJP										
ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585											

File Name: S:\00 Projects\14718002 Prairie Meadows SC\2014718002FP.dwg