PRESENTED FOR RECORDING BY:

RETURN TO:

SPACE RESERVED FOR RECORDER'S STAMP

FINAL PLAT
LAKE FALLS SUBDIVISION PHASE 5

AN ADDITION TO THE VILLAGE OF SAVOY
CHAMPAIGN COUNTY, ILLINOIS
A PART OF THE S 1/2 OF SECTION 1, T18N, R8E OF THE 3rd P.M.

SUBDIVIDER/OWNER
LAKE FALLS LLC
2301 VILLAGE GREEN PLACE SUITE C
CHAMPAIGN, IL 61822
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

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 17019C0450D, 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 536, 537 and 538 are non-builable 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 = 6'
    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 an 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.

Mark A. Miller — Date
Illinois Licensed Professional Engineer No. 062.056290
License Expires 11/30/25

MARK A. MILLER 062-056290 LICENSED PROFESSIONAL ENGINEER ILLINOIS

Owner/Subdivider: _____
Savoy Developers, Inc.

FINAL PLAT APPROVAL

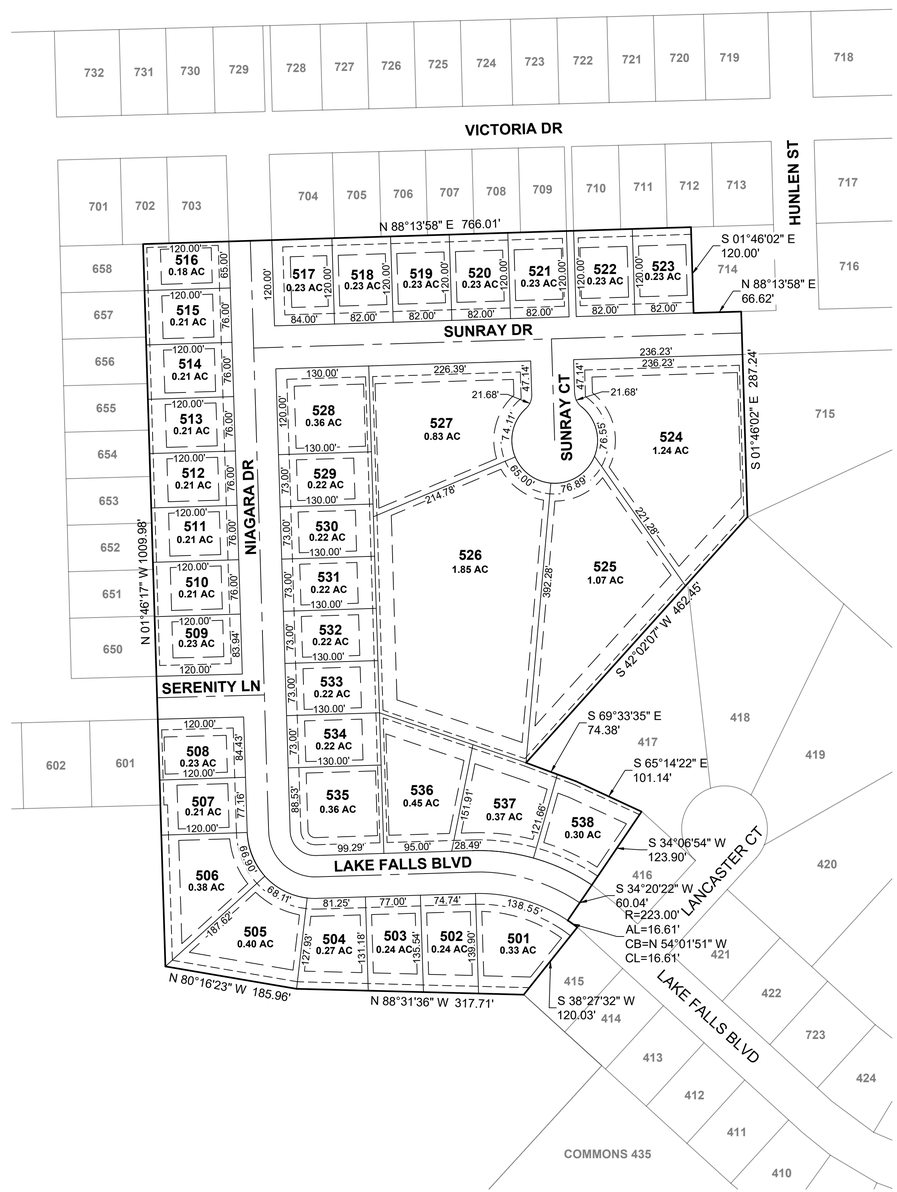
The final plat entitled Lake Falls Subdivision Phase 5 has received a recommendation for approval by the Planning Commission of Savoy, Illinois this _____day of _____, 2024.

Chairperson

The final plat entitled Lake Falls Subdivision Phase 5 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

Village Clerk — Date



VICINITY MAP
N.T.S.

SITE LOCATION

SURVEYOR'S CERTIFICATE

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

I, Merle E. Ingersoll, Jr., being Illinois Professional Land Surveyor Number 035.003202, do hereby certify that at the request of Lake Falls 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 tract of land being a part of the South Half 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 southwest corner Lot 415 of Lake Falls Subdivision Phase 4; thence North 88° 31' 36" West, 317.71 feet; thence continue North 80° 16' 23" West, 185.96 feet; thence North 01° 46' 17" West, 1009.98 feet; thence North 88° 13' 58" East, 766.01 feet; thence South 01° 46' 02" East, 120.00 feet; thence North 88° 13' 58" East, 66.62 feet; thence South 01° 46' 02" East, 287.24 feet; thence South 42° 02' 07" West, 462.45 feet; thence South 69° 33' 35" East, 74.38 feet; thence South 65° 14' 22" East, 101.14 feet; thence South 34° 06' 54" West, 123.90 feet; thence South 34° 20' 22" West, 60.04 feet; thence southeast around a curve concave to the southeast having a raduis of 223.00 feet, arc length 16.61 feet, chord bearing of North 54°01'51" West and a chord length of 16.61 feet,; thence South 38° 27' 32" West, 120.03 feet to the True Point of Beginning, encompassing 16.916 acres, more or less, in Champaign County, Illinois.

I further certify that I have surveyed the tract of land above described and that the hereon drawn plat is a true representation thereof.

Signed and sealed on this ___ day of January, 2024.

MERLE E. INGERSOLL JR. 3202 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHAMPAIGN, IL

Merle E. Ingersoll, Jr.
Illinois Professional Land Surveyor No. 035.003202
License Expires 11/30/24

REV. #	REV. DATE:	REVISION MADE:
DATE: 12/15/23	SCALE: AS SHOWN	
FIELD BOOK: ------	DRAWN BY: MAM	
CHECKED BY: MAM		

FINAL PLAT

PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784 CHAMPAIGN, IL 61824-0784
PHONE: 217.202.8049
CIVIL ENGINEERING - LAND SURVEYING
ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585

LAKE FALLS SUBDIVISION PHASE 5
PART OF SEC. 1, T.18 N., R. 8 E., 3rd P.M.
SAVOY, ILLINOIS

FILE # 14722004

SHEET 1 OF 1

File Name: S:\000 Projects\147 Signature Homes\14722004 Lake Falls Sub. 5\CAD\14722004 PLAT.dwg