(31)

IRONWOOD WEST III SUBDIVISION

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

ENGINEER/SURVEYOR:
VEGRZYN, SARVER AND ASSOCIATES, INC.
713 EDGEBROOK DRIVE, P.O. BOX 3697
CHAMPAIGN, ILLINOIS 61826

OWNER/SUBDIVIDER:
IRONWOOD WEST LLC
7 DUNLAP COURT
SAVOY, ILLINOIS 61874

LEGEND

- BOUNDARY OF PROPOSED SUBDIVISION
- BUILDING SETBACK LINE
- PROPOSED GENERAL UTILITY AND DRAINAGE EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATER MAIN EASEMENT
- EXISTING DRAINAGE & UTILITY EASEMENT
- SECTION LINE
- APPROXIMATE EXISTING LIMITS BASE FLOOD ELEVATION
- APPROXIMATE PROPOSED LIMITS OF BASE FLOOD ELEVATION
- ( ) RECORD DIMENSION OR DATA
- ⊙ SET 1/2" DIAMETER BY 30" LONG REBAR WITH ALUMINUM CAP STAMPED "WESLEY J. MEYERS, IPLS #2803"
- ⊠ SET 1/2" DIAMETER BY 30" LONG REBAR WITH ALUMINUM CAP STAMPED "WESLEY J. MEYERS., IPLS #2803" IN CONCRETE
- ⊡ RECOVERED 1/2" DIAMETER BY 30" LONG REBAR WITH ALUMINUM CAP STAMPED "WESLEY J. MEYERS., IPLS #2803" IN CONCRETE
- ○ RECOVERED #4 REBAR WITH ALUMINUM CAP STAMPED "WESLEY J. MEYERS, IPLS #2803" UNLESS OTHERWISE NOTED
- PRC POINT OF REVERSE CURVATURE
- 3333 STREET ADDRESS PER CITY OF CHAMPAIGN

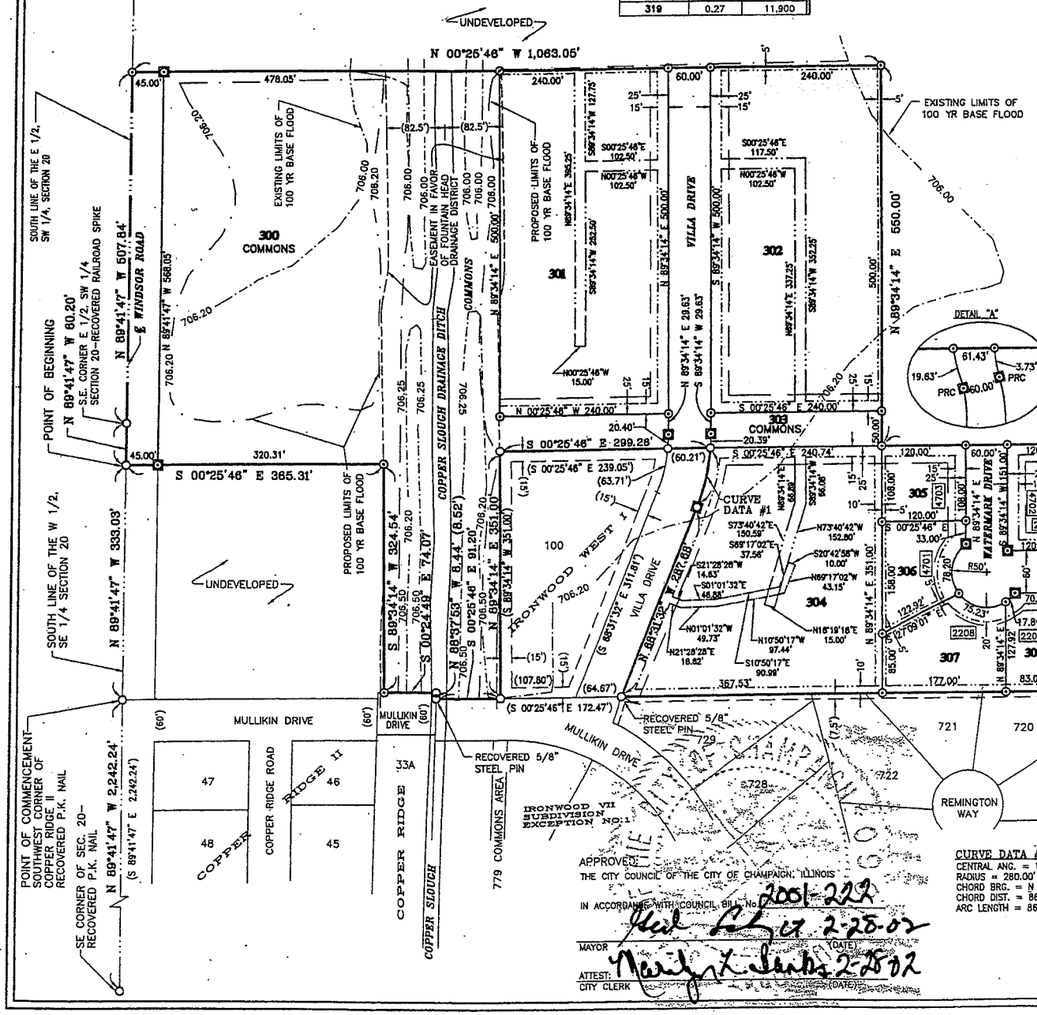
LOT AREA DATA TABLE

LOT NUMBER	ACRE±	SQ. FT. ±	LOT NUMBER	ACRE±	SQ. FT. ±
300	7.80	339,908	320	0.26	11,200
301	2.75	120,000	321	0.42	18,120
302	2.75	120,000	322	0.25	11,038
303	0.28	12,005	323	0.44	19,141
304	2.40	104,546	324	0.24	10,558
305	0.30	12,960	325	0.33	14,427
306	0.33	14,301	326	0.35	15,100
307	0.48	20,745	327	0.27	11,627
308	0.26	11,532	328	0.29	12,533
309	0.25	10,780	329	0.27	11,627
310	0.32	14,000	330	0.29	12,533
311	0.36	15,566	331	0.27	11,627
312	0.26	11,200	332	0.27	11,627
313	0.27	11,900	333	0.27	11,627
314	0.26	11,200	334	0.26	11,174
315	0.27	11,900	335	0.27	11,627
316	0.26	11,200	336	0.35	15,082
317	0.27	11,900	337	0.47	20,359
318	0.26	11,200			
319	0.27	11,900			

NOTES:
1. ALL DIMENSIONS ARE HORIZONTAL DISTANCES BETWEEN ADJACENT MONUMENTS UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ALONG CURVES ARE ARC LENGTHS.
3. FOR CURVE INFORMATION FOR INDIVIDUAL LOTS REFER TO THE CURVE DATA TABLE.
4. BEARINGS REFER TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN SHOWN AS S 89°41'47" E ON THE FINAL PLAT OF COPPER RIDGE II, RECORDED IN PLAT BOOK "CC" AT PAGE 50 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER.
5. ALL LOT CORNERS, EXCEPT THOSE SHOWN OTHERWISE, ARE MARKED WITH 1/2" DIAMETER BY 30" LONG STEEL PIN MONUMENT WITH ALUMINUM CAPS STAMPED "WESLEY J. MEYERS, IPLS #2803".
6. SEE CHAMPAIGN COUNTY ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
7. SEE THE FOLLOWING FOR ADDITIONAL SURVEY INFORMATION:
   A) FINAL PLAT OF COPPER RIDGE II SUBDIVISION PREPARED BY STEPHEN A. KURTH, IPLS No. 1945, RECORDED IN PLAT BOOK "CC". PAGE 50 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER.
   B) FINAL PLAT OF COPPER RIDGE I SUBDIVISION PREPARED BY STEPHEN A. KURTH, IPLS No. 1945, RECORDED IN PLAT BOOK "BB", PAGE 279 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER.
   C) FINAL PLAT OF IRONWOOD VII SUBDIVISION PREPARED BY WILLIAM D. LAMBERTI, IPLS No. 2946, ON JANUARY 18, 2000.
8. VEGRZYN, SARVER AND ASSOCIATES, INC. HAS NOT MADE AN INDEPENDENT SEARCH OF THE RECORDS, FOR EASEMENTS, ENCUMBRANCES, ZONING OR LAND USE, OWNERSHIP OR TITLE EVIDENCE IN CONJUNCTION WITH THIS SURVEY. A TITLE COMMITMENT WILL BE PROVIDED BY THE SUBDIVIDER OF THIS SUBDIVISION.
9. THE TOTAL AREA OF IRONWOOD WEST III SUBDIVISION IS 30.07 ACRES, MORE OR LESS.
10. LOTS 300 AND 303 ARE COMMONS AREAS AND ARE SIDEWALK, GENERAL UTILITY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
11. IRONWOOD WEST III SUBDIVISION IS PARTIALLY LOCATED IN ZONE "A", AREAS OF 100-YEAR FLOOD AND ZONE "C" AREAS OF MINIMAL FLOODING, AS INDICATED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170894 0175 B WITH EFFECTIVE DATE MARCH 1, 1984. LOT 301 AND A PORTION OF LOTS 300, 302 AND 303 ARE LOCATED IN ZONE "A". ALL OTHER LOTS ARE LOCATED IN ZONE "C".
12. IRONWOOD WEST III SUBDIVISION IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF SIX HUNDRED FORTY (640) ACRES OR MORE.
13. IRONWOOD WEST III SUBDIVISION IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
14. IRONWOOD WEST III SUBDIVISION IS LOCATED WITHIN ONE AND ONE-HALF (1-1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN.
15. IRONWOOD WEST III SUBDIVISION IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND THE OWNER.
16. EXISTING AND PROPOSED 100 YEAR BASE FLOOD ELEVATIONS SHOWN FOR THE COPPER SLOUGH DRAINAGE DITCH ARE AS DETERMINED BY THE STORMWATER MANAGEMENT PLAN FOR IRONWOOD WEST SUBDIVISION, DATED MAY 23, 2001, PREPARED BY ARTHUR R. SCHMIDT, P.E., FOR VEGRZYN, SARVER AND ASSOCIATES.
17. STREET ADDRESSES FOR LOT 301 ARE AS FOLLOWS: 2311-2318 VERONA COURT AND 2311-1318 MILAN COURT. STREET ADDRESSES FOR LOT 302 ARE AS FOLLOWS: 2301-2308 VERONA COURT AND 2301-2308 MILAN COURT. STREET ADDRESSES FOR LOT 304 ARE AS FOLLOWS: 2301-2312 NAPLES COURT. VERONA COURT, MILAN COURT AND NAPLES COURT ARE PRIVATE DRIVES AND ARE NOT SHOWN ON THIS PLAT.
18. PORTIONS OF THIS PLAT ARE AFFECTED BY THE FOLLOWING EASEMENTS RECORDED IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER:
   A. EASEMENT FOR LIQUID GAS PIPELINE IN FAVOR OF THE OHIO OIL COMPANY PER RECORD BOOK 587, PAGE 229 AND LOCATED WITHIN LOT 300 AND 303 COMMONS AREAS.
   B. EASEMENT FOR SANITARY SEWER MAIN IN FAVOR OF THE URBANA AND CHAMPAIGN SANITARY DISTRICT PER RECORD BOOK 841, PAGE 442 AND LOCATED WITHIN LOT 300 COMMONS AREA, NORTH OF THE COPPER SLOUGH DRAINAGE DITCH.

LOT CURVE DATA TABLE

LOT NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
300	220.00'	20.40'	S 87°46'23" E	20.39'	5°18'46"
303	280.00'	20.39'	N 88°20'36" W	20.38'	04°10'19"
304	280.00'	86.66'	N 77°23'29" W	86.31'	17°43'55"
308	50.00'	78.20'	S 82°06'17" E	70.47'	89°36'38"
307	50.00'	75.23'	N 09°59'19" E	68.33'	86°12'11"
308	50.00'	17.84'	N 43°20'11" W	17.75'	20°26'47"
322	50.00'	47.67'	N 25°23'16" E	45.89'	54°37'33"
323	50.00'	65.41'	N 39°24'07" W	60.84'	74°57'13"
324	50.00'	58.19'	S 69°46'51" W	54.96'	66°40'51"
336	220.00'	3.73'	S 75°04'20" W	3.73'	00°58'14"
336	280.00'	73.22'	S 82°04'44" W	73.02'	14°59'01"
337	280.00'	19.63'	N 76°35'42" E	19.62'	04°00'58"
337	220.00'	57.53'	N 82°04'44" E	57.37'	14°59'01"



STATE OF ILLINOIS } S.S.
COUNTY OF CHAMPAIGN }

SURVEYOR'S REPORT

I, WESLEY J. MEYERS, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2803, DO HEREBY STATE THAT AT THE REQUEST OF RANDY PEIFER, AGENT FOR IRONWOOD WEST LLC, OWNER/SUBDIVIDER, I HAVE CAUSED TO BE SURVEYED UNDER MY DIRECT SUPERVISION THE ACCOMPANYING TRACT AND HAVE CAUSED A PLAT OF SUBDIVISION TO BE PREPARED IN ACCORDANCE WITH TITLE 68, CHAPTER VII, SUBCHAPTER b, PART 1270 OF THE CIVIL ADMINISTRATIVE CODE OF THE STATE OF ILLINOIS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO-WIT:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF COPPER RIDGE II, AS RECORDED IN PLAT BOOK "CC" AT PAGE 50 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, PROCEED ON AN ASSUMED BEARING OF NORTH 89 DEGREES 41 MINUTES 47 SECONDS WEST 333.03 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 41 MINUTES 47 SECONDS WEST 60.20 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE CONTINUE NORTH 89 DEGREES 41 MINUTES 47 SECONDS WEST 507.84 FEET ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 25 MINUTES 46 SECONDS WEST 1,083.05 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 14 SECONDS EAST 550.00 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 46 SECONDS WEST 1,583.21 FEET TO THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST 351.03 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF IRONWOOD VII SUBDIVISION, RECORDED AS DOCUMENT NO. 2000 R 05843 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 25 MINUTES 46 SECONDS EAST 1,946.12 FEET ALONG THE WEST LINE OF SAID IRONWOOD VII SUBDIVISION TO THE NORTHEAST CORNER OF IRONWOOD WEST I SUBDIVISION RECORDED AS DOCUMENT No. 2002R08271 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE NORTH 68 DEGREES 31 MINUTES 32 SECONDS WEST 287.68 FEET ALONG THE NORTH LINE OF SAID IRONWOOD WEST I SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AROUND THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A CHORD WITH A COURSE AND LENGTH OF NORTH 77 DEGREES 23 MINUTES 29 SECONDS WEST 86.31 FEET, A RADIUS OF 280.00 FEET FOR AN ARC DISTANCE OF 86.66 FEET TO THE NORTHWEST CORNER OF SAID IRONWOOD WEST I SUBDIVISION; THENCE SOUTH 00 DEGREES 25 MINUTES 46 SECONDS EAST 299.26 FEET ALONG THE WEST LINE OF SAID IRONWOOD WEST I SUBDIVISION TO THE SOUTHWEST CORNER OF SAID IRONWOOD WEST I SUBDIVISION; THENCE NORTH 89 DEGREES 34 MINUTES 14 SECONDS EAST 351.00 FEET ALONG THE SOUTH LINE OF SAID IRONWOOD WEST I SUBDIVISION TO THE SOUTHEAST CORNER OF SAID IRONWOOD WEST I SUBDIVISION, SAID POINT ALSO BEING ON THE WEST LINE OF SAID IRONWOOD VII SUBDIVISION; THENCE SOUTH 00 DEGREES 25 MINUTES 46 SECONDS EAST 91.20 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF MULLIKIN DRIVE IN COPPER RIDGE, AN ADDITION TO CHAMPAIGN COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "BB" AT PAGE 279 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 37 MINUTES 53 SECONDS WEST 8.44 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF MULLIKIN DRIVE IN SAID COPPER RIDGE; THENCE SOUTH 00 DEGREES 24 MINUTES 49 SECONDS EAST 74.07 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MULLIKIN DRIVE IN SAID COPPER RIDGE; THENCE SOUTH 89 DEGREES 34 MINUTES 14 SECONDS WEST 324.54 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 46 SECONDS EAST 365.31 FEET TO THE POINT OF BEGINNING, ENCOMPASSING 30.07 ACRES, MORE OR LESS, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

FOR SAID OWNER WHO DESIRES TO FACILITATE THE SALE OF SAID LAND BY SUBDIVIDING IT INTO LOTS AND PUBLIC STREETS WHICH SAID PLAT TO WHICH THIS CERTIFICATE IS ATTACHED PARTICULARLY DESCRIBES AND SETS FORTH THE LOTS AND STREETS 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 OF SAID LOTS; AND THAT REFERENCE HAS BEEN MADE ON SAID PLAT TO KNOWN AND PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE; AND HAVE FOUND OR PLACED IRON PIN MONUMENTS AT EACH LOT CORNER AND OTHER PLACES; AND HAVE PLACED IRON PIN MONUMENTS SET IN CONCRETE AS SHOWN ON THE ATTACHED PLAT; THAT ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF FEET; THAT A PORTION OF THE DESCRIBED TRACT LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THAT SAID SUBDIVISION IS KNOWN AS IRONWOOD WEST III SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS.

THAT SAID SUBDIVISION IS LOCATED WITHIN ONE AND ONE-HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

SIGNED AND SEALED THIS 26TH DAY OF JULY, 2001 A.D. AT CHAMPAIGN, ILLINOIS.

Wesley J. Meyers

WESLEY J. MEYERS
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2803
VEGRZYN, SARVER AND ASSOCIATES, INC. - PROF. DESIGN FIRM No. 184-000346
713 EDGEBROOK DRIVE P.O. BOX 3697
CHAMPAIGN, ILLINOIS 61826
MY LICENSE EXPIRES NOVEMBER 30, 2002

WESLEY J. MEYERS 2803 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHAMPAIGN, IL

2002R08271

RECORDED ON
03-05-2002 3:08:16
CHAMPAIGN COUNTY RECORDER
BARBARA A. FRASCA

REC. FEE: 93.00
REV FEE:
PAGES: 31
PLAT ACT:
PLAT PAGE: 1

PRESENTED FOR RECORDING BY:

REVISED 08-24-01
REVISED 08-23-01

Project	IRONWOOD WEST III SUBDIVISION
Sheet Title	FINAL PLAT OF SUBDIVISION
	VEGRZYN, SARVER AND ASSOCIATES, INC.
	CIVIL ENGINEERING - LAND SURVEYING - ARCHITECTURE
	713 Edgebrook Drive - Champaign, Illinois 61820 - (217) 359-6803
Date	07-26-01
Project #	4-10658
Drawing Name	
Drawn By	DEM
Checked By	WJM
CAD File	\4-10658\FINALPLAT3 Plot Date 08-23-01 Plot Scale 1=100' Sheet 1 of 1