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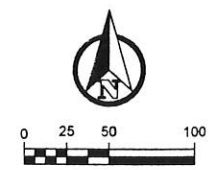
2019R19460
REC ON: 11/19/2019 10:52:01 AM
CHAMPAIGN COUNTY
MARK SHELDEN
REC FEE: 98.00
RHSPS Fee:
REV FEE:
PAGES 24
PLAT ACT: PLAT PAGE: 0

FINAL PLAT PRAIRIE MEADOWS SUBDIVISION PHASE IV 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.

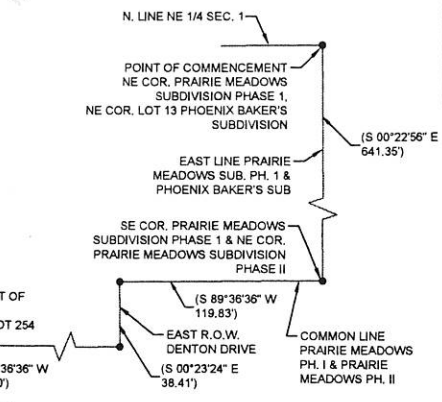
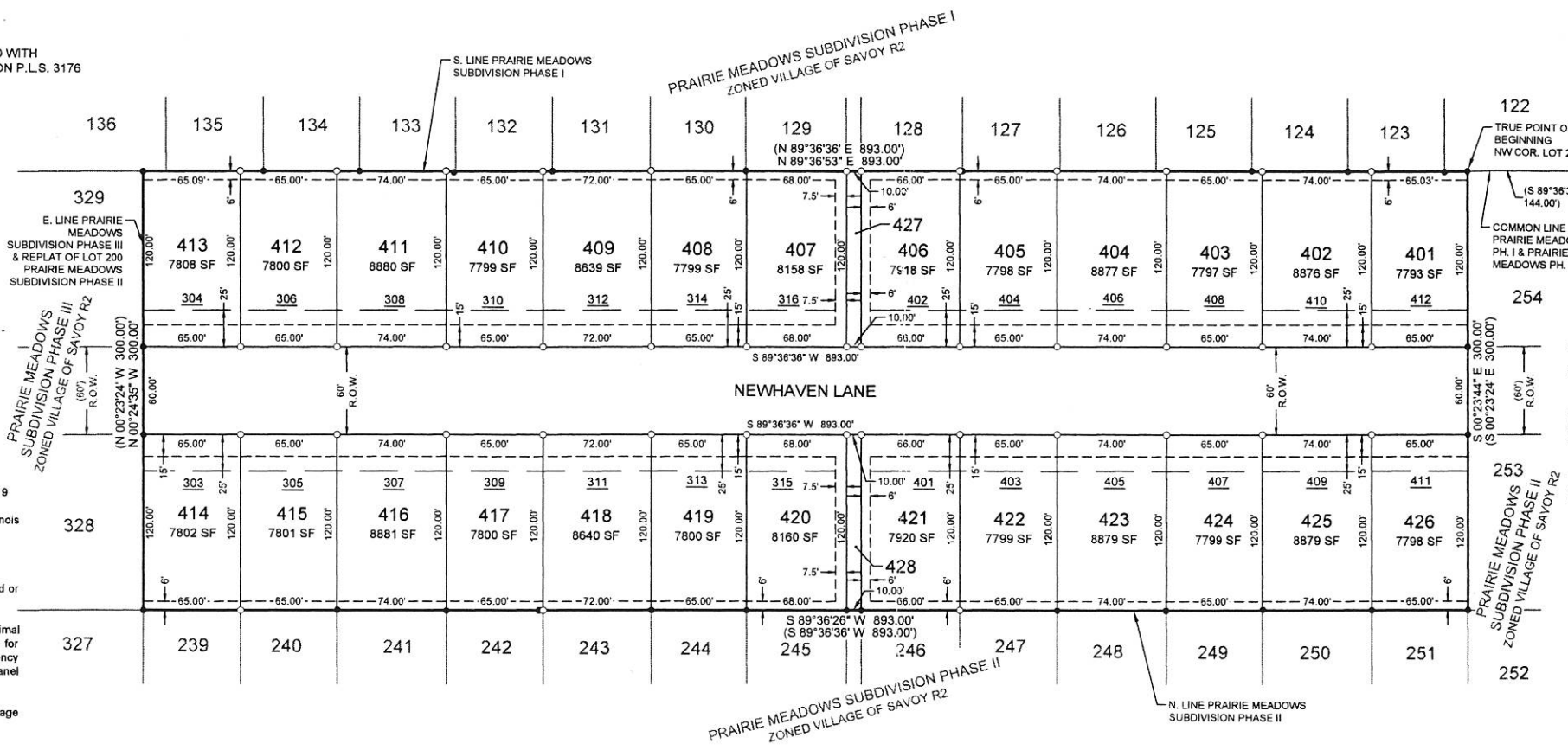
PRESENTED FOR RECORDING BY:
RETURN TO:

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
 - 315 LOT ADDRESS



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, with bearings based on Illinois State Plane (NAD 83) datum:

Commencing at the Northeast corner of Prairie Meadows Subdivision Phase 1, a subdivision recorded as document 2007R07863 in the Office of the Recorder for Champaign County, Illinois, said point also being the Northeast corner of Lot 13 of Phoenix Baker's Subdivision, a subdivision recorded in Deed Record Book 46 at Page 280 in said Recorder's Office, thence South 00° 22' 56" East 641.45 feet along the East line of said Phoenix Baker's Subdivision and Prairie Meadows Subdivision Phase 1 to the Southeast corner of said Prairie Meadows Subdivision Phase 1 and the Northeast corner of Prairie Meadows Subdivision Phase II, a subdivision recorded as document 2013R03769 in said Recorder's Office; thence South 89° 36' 36" West 119.83 feet along the common line between said Prairie Meadows Phase 1 and Prairie Meadows Phase II to the East Right-of-Way of Denton Drive; thence South 00° 23' 24" East 38.41 feet along said Right-of-Way and common line between Prairie Meadows Phase 1 and Prairie Meadows Phase II; thence South 89° 36' 36" West 144.00 feet along said common line between Prairie Meadows Phase 1 and Prairie Meadows Phase II to the Northwest corner of Lot 254 of said Prairie Meadows Phase II and for the True Point of Beginning; thence South 00° 23' 24" East 300.00 feet along the West line of Lots 254 and 253 of said Prairie Meadows Phase II to the Southwest corner of said Lot 253; thence South 89° 36' 36" West 893.00 feet along the North line of Lots 239 through 251 of said Prairie Meadows Phase II to the Northwest corner of said Lot 239 and the Southeast corner of Lot 328 of Prairie Meadows Subdivision Phase III and a Replat of Lot 200 of Prairie Meadows Subdivision Phase II, a subdivision recorded as document 2015R23015 in said Recorder's Office; thence North 00° 23' 24" West 300.00 feet along the East line of Lots 328 and 329 of said Prairie Meadows Subdivision Phase III and a Replat of Lot 200 of Prairie Meadows Subdivision Phase II to the Northeast corner of Lot 329 and the South line of said Prairie Meadows Phase 1; thence North 89° 36' 36" East 893.00 feet along the South line of said Prairie Meadows Phase 1 to the True Point of Beginning, encompassing 6.15 acres, more or less, and all being situated in Champaign County, Illinois.

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 IV".

- ### SURVEYOR'S NOTES
- Field work was completed for this project on 10/18, 2019
 - This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
 - I set or found the corner monuments as shown on the Plat.
 - Subsurface and environmental conditions were not examined or considered as a part of this survey.
 - 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.
 - The subdivision is located with the corporate limits of the Village of Savoy.
 - The subdivision is in the boundaries of the Upper Embarras Basin Drainage District.
 - Current zoning for this subdivision is R-2.
 - 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.
 - Lots 427 and 428 are non-buillable lots to be designated as drainage and utility easements in their entirety.
 - 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'
 - All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
 - 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
Illinois Licensed Professional Engineer No. 062-056290
License Expires 11/30/19

Owner/Subdivider: Savoy Developers, Inc.

FINAL PLAT APPROVAL

The final plat entitled Prairie Meadows Subdivision Phase IV has received a recommendation for approval by the Planning Commission of Savoy, Illinois this 24th day of OCT, 2019.

Mark A. Miller
062-056290
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Joan E. Dykstra 11-6-19
President, Board of Trustees Date

Belle Kueger 11-6-20
Village Clerk Date



DATE: 08/01/18	SCALE: AS SHOWN	NO. 1	DATE: 10/24/19	REVISION: ADDED ADDRESSES	BY: MAM
FIELD BOOK: 5/18-21	DRAWN BY: MAM				
CHECKED BY: SJP					
ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585					

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 IV
SIGNATURE HOMES
VILLAGE OF SAVOY, ILLINOIS

FILE # 14718001
SHEET 1 OF 1