2003R09650
RECORDED ON
03-04-2003 3:40:50
CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA
REC. FEE: 76.00
REV FEE:
PAGES: 14
PLAT ACT:
PLAT PAGE: 1

IRONWOOD WEST IV SUBDIVISION

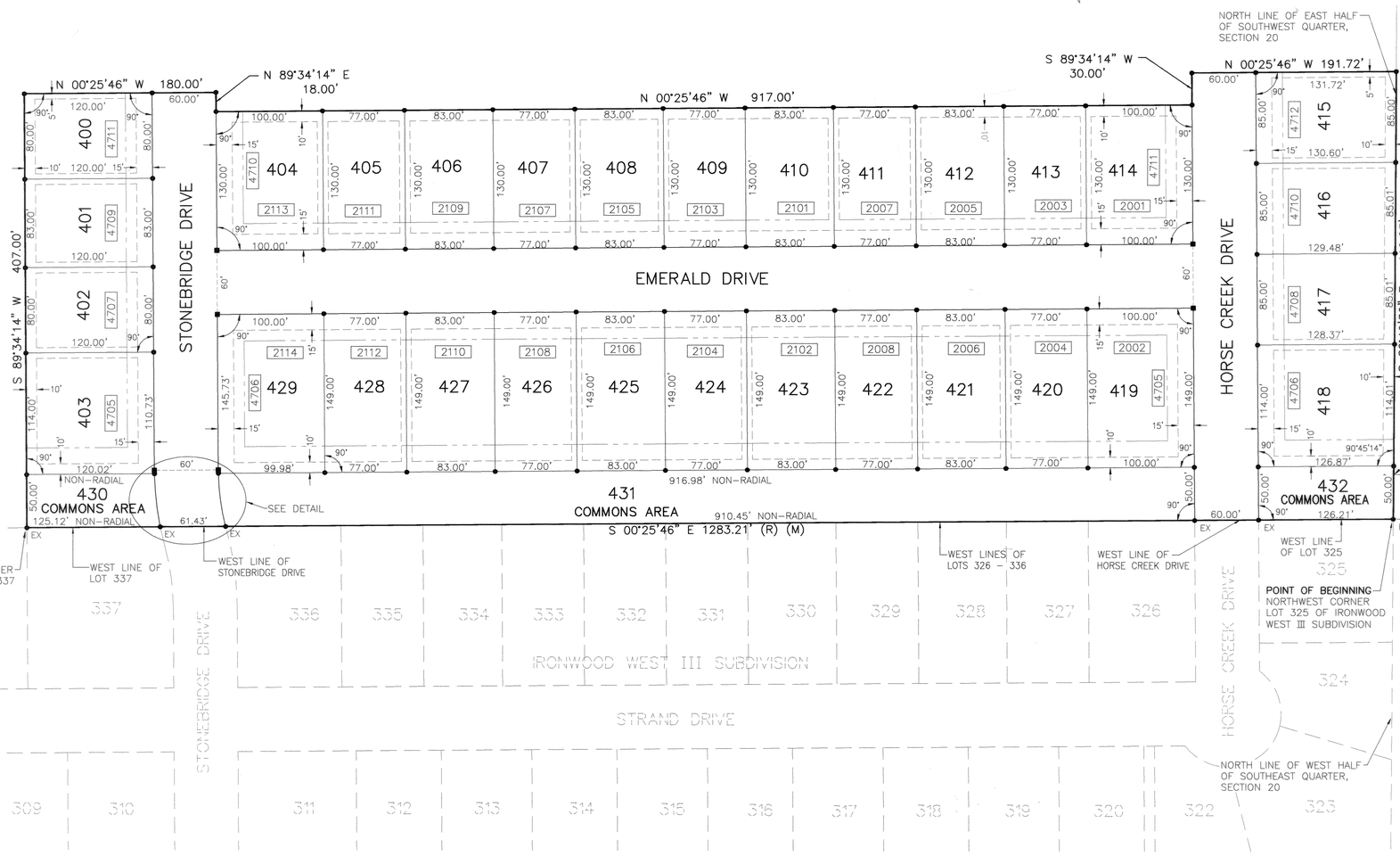
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS

ENGINEER
FARNSWORTH GROUP, INC.
1819 SOUTH NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408

SURVEYOR
FARNSWORTH GROUP, INC.
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435

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

1/31/03
RANDY PEIFER, AGENT FOR IRONWOOD WEST LLC (DATE)



SURVEYOR'S DECLARATION

I HAVE SURVEYED AND PREPARED THIS PLAT OF THE FOLLOWING DESCRIBED PROPERTY.

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 325 IN IRONWOOD WEST III SUBDIVISION, RECORDED AS DOCUMENT NO 2002R08271 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE SOUTH 00°-25'-46" EAST 1283.21 FEET ALONG THE WEST LINE OF SAID LOT 325, THE WEST LINE OF HORSE CREEK DRIVE, THE WEST LINES OF LOTS 326 THROUGH 336, INCLUSIVE, THE WEST LINE OF STONEBRIDGE DRIVE AND THE WEST LINE OF LOT 337 TO THE SOUTHWEST CORNER THEREOF, ALL IN SAID IRONWOOD WEST III SUBDIVISION; THENCE SOUTH 89°-34'-14" WEST 407.00 FEET; THENCE NORTH 00°-25'-46" WEST 180.00 FEET; THENCE NORTH 89°-34'-14" EAST 18.00 FEET; THENCE NORTH 00°-25'-46" WEST 917.00 FEET; THENCE SOUTH 89°-34'-14" WEST 30.00 FEET; THENCE NORTH 00°-25'-46" WEST 191.72 FEET TO THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 89°-40'-32" EAST 419.03 FEET ALONG SAID NORTH LINE AND THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TO THE POINT OF BEGINNING, CONTAINING 11.69 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 33 LOTS NUMBERED 400 THROUGH 432 INCLUSIVE, THE STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "IRONWOOD WEST IV SUBDIVISION", CHAMPAIGN COUNTY, ILLINOIS.

THIS PROPERTY LIES WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CHAMPAIGN COUNTY, ILLINOIS, COMMUNITY PANEL No. 170894 0175 B WITH AN EFFECTIVE DATE OF MARCH 1, 1984.

WITNESS MY HAND AND SEAL THIS 30 TH DAY OF JANUARY, 2003.

FARNSWORTH GROUP, INC.
2709 McGRAW DRIVE
BLOOMINGTON, IL 61704

BY: William D. Lamberti
WILLIAM D. LAMBERTI
PROFESSIONAL LAND SURVEYOR NO. 2946

WILLIAM D. LAMBERTI 2946 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BLOOMINGTON, ILLINOIS

DATE: 1-30-03
EXP. DATE: 11-30-2004

NOTES:

1. IRONWOOD WEST **IV** SUBDIVISION IS NOT LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS, BUT DOES LIE WITHIN ONE AND ONE-HALF (1-1/2) MILES OF THE CORPORATE LIMITS OF SAID CITY.
2. IRONWOOD WEST **IV** SUBDIVISION IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND THE OWNERS.
3. IRONWOOD WEST **IV** SUBDIVISION IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
4. BEARINGS SHOWN ON THIS PLAT REFER TO BEARINGS SHOWN ON IRONWOOD WEST III SUBDIVISION RECORDED AS DOCUMENT NO. 2002R08271 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER.
5. SEE CHAMPAIGN COUNTY ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
6. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
7. STORMWATER DETENTION FOR THIS SUBDIVISION IS PROVIDED BY THE EXISTING DETENTION BASIN LOCATED ON LOT 300 OF IRONWOOD WEST III SUBDIVISION.
8. LOTS 430, 431 AND 432 ARE SUBJECT TO AN EASEMENT FOR TRANSPORTATION OF LIQUIDS OR GASES IN FAVOR OF THE OHIO OIL COMPANY RECORDED IN BOOK 587 AT PAGE 229 AS DOCUMENT No. 601994 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER. SAID LOTS ARE ALSO SUBJECT TO ASSIGNMENT OF RIGHTS OF WAY TO WABASH PIPE LINE COMPANY (NOW MARATHON ASHLAND PIPE LINE L.L.C.) RECORDED IN BOOK 600 AT PAGE 28 AS DOCUMENT No. 612524 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER.
9. LOTS 430, 431 AND 432 ARE NON-BUILDABLE OUTLOTS AND ARE TO BE USED AS COMMONS AREAS AND ARE SIDEWALK, GENERAL UTILITY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
10. IRONWOOD WEST **IV** SUBDIVISION DOES NOT LIE WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

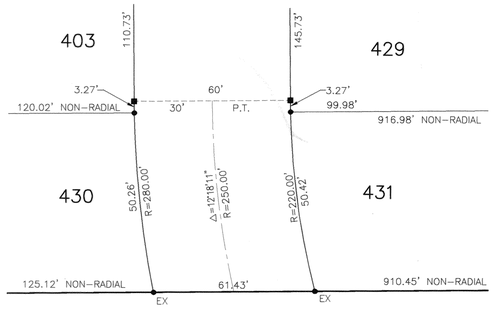
APPROVED:

THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS IN ACCORDANCE WITH COUNCIL BILL NO. 2003-035

DATE: 3/3/03

BY: _____ MAYOR

ATTEST: _____ CITY CLERK



DETAIL
NOT TO SCALE

0 30' 60' 120'
1" = 60'

LEGEND

- BOUNDARY OF SUBDIVISION
- 25' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE
- UTILITY EASEMENT AND DRAINAGE EASEMENT LIMITS LINE WHICH EXTENDS 5' FROM LOT LINE UNLESS NOTED OTHERWISE
- SET 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- SET 5/8" DIAMETER BY 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- (R) RECORDED
- (M) MEASURED
- EX RECOVERED #4 REBAR WITH ALUMINUM CAP STAMPED "WESLEY J. MEYERS., IPLS #2803" IN CONCRETE
- 4711 STREET ADDRESS AS ASSIGNED BY THE CITY OF CHAMPAIGN ENGINEERING DEPARTMENT

S.W. 1/4 & S.E. 1/4
SEC. 20, T.19N, R.8E, 3 P.M.

Farnsworth GROUP
ENGINEERS ARCHITECTS SURVEYORS SCIENTISTS
1819 S. NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408 / (217) 352-7409 Fax
www.f-w.com

ISSUE:

#	Date	Description

IRONWOOD WEST IV SUBDIVISION
CHAMPAIGN COUNTY, ILLINOIS

SHEET TITLE: **FINAL PLAT**

Date: 01-30-03
Design/Drawn: TIM
Approved: WDL
Book No.: 2510
Project No.: 102496
SHEET NUMBER: 1
SHEET 1 OF 1
File No.: 24-7072 -

XRef Files: SITE UTILITY PLAN > ...\site utility plan.dwg | tpellegrini | P:\2002\ironwood \ironwood west 4\dwg\IRONWOOD WEST 4 FINAL PLAT.DWG | DATE: 01/29/2003 | Time: 14:32