(29)

2002R08270

IRONWOOD WEST I SUBDIVISION

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

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

RECORDED ON
03-05-2002 2:57:49
CHAMPAIGN COUNTY RECORDER
BARBARA A. FRASCA
REC. FEE: 91.00
REV FEE:
PAGES: 29
PLAT ACT:
PLAT PAGE: 1

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

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 THE ATTACHED PLAT TO BE PREPARED IN ACCORDANCE WITH TITLE XIII, CHAPTER VII, SUBCHAPTER b, PART 1270 OF THE CIVIL ADMINISTRATIVE CODE OF THE STATE OF ILLINOIS AS FOLLOWS:

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, 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 NORTH 00 DEGREES 25 MINUTES 48 SECONDS WEST 340.83 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MULLION DRIVE IN SAID COPPER RIDGE II TO THE NORTHWEST CORNER OF MULLION DRIVE IN SAID COPPER RIDGE II; THENCE NORTH 88 DEGREES 37 MINUTES 53 SECONDS WEST 8.48 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF MULLION DRIVE IN COPPER RIDGE, AN ADDITION TO CHAMPAIGN COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "BB", PAGE 279 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER TO THE SOUTHWEST CORNER OF MULLION DRIVE IN SAID COPPER RIDGE ; THENCE NORTH 00 DEGREES 24 MINUTES 48 SECONDS WEST 82.54 FEET ALONG THE WEST RIGHT-OF WAY LINE OF MULLION DRIVE IN SAID COPPER RIDGE TO THE NORTHWEST CORNER OF MULLION DRIVE IN SAID COPPER RIDGE; THENCE SOUTH 88 DEGREES 37 MINUTES 53 SECONDS EAST 8.44 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF MULLION DRIVE IN SAID COPPER RIDGE TO THE SOUTHWEST CORNER OF MULLION DRIVE IN IRONWOOD VII SUBDIVISION RECORDED AS DOCUMENT No. 2000 R 05843 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE NORTH 00 DEGREES 25 MINUTES 48 SECONDS WEST 91.20 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MULLION DRIVE IN SAID IRONWOOD VII SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 34 MINUTES 14 SECONDS WEST 351.00 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 48 SECONDS WEST 289.26 FEET; THENCE SOUTHEASTERLY AROUND THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A CHORD WITH A COURSE AND LENGTH OF SOUTH 77 DEGREES 23 MINUTES 29 SECONDS EAST 86.31 FEET, A CENTRAL ANGLE OF 17 DEGREES 43 MINUTES 55 SECONDS, A RADIUS OF 280.00 FEET FOR AN ARC LENGTH OF 86.66 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 32 SECONDS EAST 287.88 FEET TO THE WEST RIGHT-OF-WAY LINE OF MULLION DRIVE IN SAID IRONWOOD VII SUBDIVISION; THENCE SOUTH 00 DEGREES 25 MINUTES 48 SECONDS EAST 172.47 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ENCOMPASSING 1.93 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 A LOT AND A PUBLIC STREET WHICH SAID PLAT TO WHICH THIS CERTIFICATE IS ATTACHED PARTICULARLY DESCRIBES AND SETS FORTH THE LOT AND STREET INTO WHICH SAID LANDS HAVE BEEN SO SUBDIVIDED, AND HAVE NUMBERED THE LOT, WHICH NUMBERS ARE SHOWN IN LARGER SIZE ON SAID PLAT; AND HAVE STATED THE PRECISE DIMENSIONS OF SAID LOT; 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 I 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 25TH DAY OF APRIL 2001 A.D. AT CHAMPAIGN, ILLINOIS.

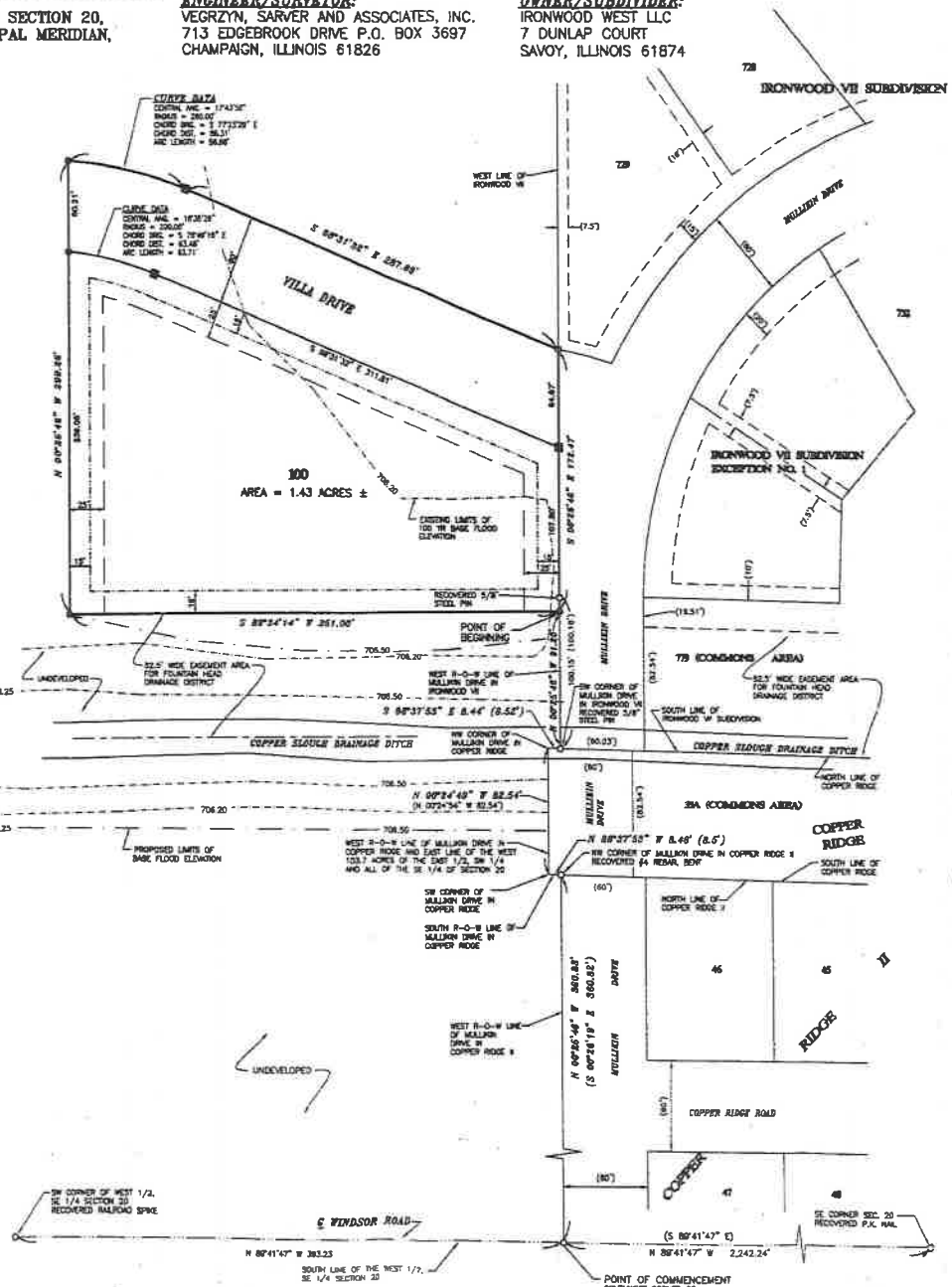
Wesley J. Meyers

WESLEY J. MEYERS
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2803
VEGRZYN, SARVER AND ASSOCIATES, INC. - PROF. DESIGN FIRM No. 184-000348
713 EDGEBROOK DRIVE, P. O. BOX 3697
CHAMPAIGN, ILLINOIS 61826
MY LICENSE EXPIRES NOVEMBER 30, 2002

APPROVED:
THE CITY COUNCIL OF THE CITY OF CHAMPAIGN ILLINOIS
IN ACCORDANCE WITH COUNCIL BILL No. 2001-222
Gail Schott 2-25-02
MAYOR (DATE)
Marilyn L. Banks 2-25-02
CITY CLERK (DATE)

OWNER/SUBDIVIDER:
RANDY PEIFER, AGENT FOR IRONWOOD WEST LLC (DATE)

PRESENTED FOR RECORDING BY:



LEGEND

- BOUNDARY OF PROPOSED SUBDIVISION
- BUILDING SETBACK LINE
- PROPOSED GENERAL UTILITY AND DRAINAGE EASEMENT
- EXISTING DRAINAGE & UTILITY EASEMENT
- SECTION LINE
- APPROXIMATE EXISTING LIMITS OF 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 SURVEY MONUMENT AS DESCRIBED

NOTES:

1. ALL DIMENSIONS ARE HORIZONTAL DISTANCES BETWEEN ADJACENT MONUMENTS UNLESS OTHERWISE INDICATED.
2. ALL DIMENSIONS ALONG CURVES ARE ARC LENGTHS.
3. 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.
4. 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".
5. SEE CHAMPAIGN COUNTY ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
6. SEE THE FOLLOWING FOR ADDITIONAL SURVEY INFORMATION:
   A) FINAL PLAT OF COPPER RIDGE SUBDIVISION PREPARED BY STEPHEN A. KURTH, IPLS No. 1945, RECORDED IN PLAT BOOK "BB", PAGE 279 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER.
   B) 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.
   C) FINAL PLAT OF IRONWOOD VII SUBDIVISION PREPARED BY WILLIAM D. LAMBERTI, IPLS No. 2946, ON JANUARY 18, 2000.
7. 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.
8. THE TOTAL AREA OF IRONWOOD WEST I SUBDIVISION IS 2.02 ACRES, MORE OR LESS.
9. IRONWOOD WEST I SUBDIVISION IS PARTIALLY LOCATED IN ZONE "A", AREAS OF 100-YEAR FLOOD, AS INDICATED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170894 0175 B WITH EFFECTIVE DATE MARCH 1, 1984.
10. IRONWOOD WEST I 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.
11. IRONWOOD WEST I SUBDIVISION IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
12. IRONWOOD WEST I SUBDIVISION IS LOCATED WITHIN ONE AND ONE-HALF (1-1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN.
13. IRONWOOD WEST I SUBDIVISION IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND THE OWNER.
14. 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.
15. THE FOLLOWING STREET ADDRESSES FOR LOT 100 ARE FOR VENICE COURT, A PRIVATE STREET THAT IS NOT SHOWN ON THIS PLAT:
    2315 VENICE COURT
    2317 VENICE COURT
    2319 VENICE COURT
    2321 VENICE COURT
    2325 VENICE COURT
    2329 VENICE COURT

N W E S

Scale: 1" = 40'

REVISED 08/23/01
REVISED 07/26/01

Project	IRONWOOD WEST I SUBDIVISION
Sheet Title	FINAL PLAT OF SUBDIVISION

VEGRZYN, SARVER AND ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING - ARCHITECTURE
713 Edgebrook Drive - Champaign, Illinois 61820 - (217) 359-9102

CLD File \4-10740\FINALPLAT1 Plat Date 08-23-01 Plat Scale 1"=40' Sheet 1 of 1

2002R08270
RECORDED ON
03-05-2002 2:57:49
CHAMPAIGN COUNTY
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Prepared by:
Kelly E. Ford
Lietz, Banner & Ford
2504 Galen Drive, Suite 106
Champaign, IL 61821
(217) 353-4900

Above Space for Recorder's Use Only

IRONWOOD WEST I SUBDIVISION
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

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

OWNER'S CERTIFICATE

IRONWOOD WEST LLC, an Illinois limited liability company, being the sole owner of the real estate hereinbefore described in the surveyor's certificate on the face of the plat for Ironwood West I Subdivision, Champaign County, Illinois, has caused the same to be surveyed by Wesley J. Meyers, Illinois Professional Land Surveyor No. 2803, and has subdivided said real estate into lots, streets, and commons, said subdivision to be known as Ironwood West I Subdivision.

Each of said lots in said subdivision on which there appears a broken line designated as "easement line," which is hereby dedicated to the public for public general utility and drainage purposes for the installation and maintenance of gas, telephone and power lines, water and sewers, drainage and any other utilities which may be needed for the benefit of any or all of the lots in said subdivision and for the public.

The undersigned hereby irrevocably conveys, dedicates and relinquishes unto the public for public use, forever, the streets and rights of way shown on said plat for public use.

It is hereby provided that all conveyances of property hereafter made by the present or future owners of any of the lands described in the aforesaid surveyor's certificate, shall, by adopting the description of said platted lands as Ironwood West I Subdivision be taken and understood as if incorporating in all such conveyances, without repeating the same, the following restrictions which are applicable to each tract of land described in said surveyor's certificate, to wit:

1. **DEFINITIONS.** For the purpose of this declaration, certain words and terms are hereby defined:

Accessory buildings: Separate buildings located on the same building site and which are incidental to the main building or to the main use of the premises.

Building area: That portion of a building site within which the construction and maintenance of main buildings is permitted.

Building site: A portion of Lot 100 upon which one dwelling including one or more dwelling units, together with accessory buildings, may be built.

Dwelling: The main building on any building site. The dwelling is to be designed for and is to be used exclusively for a residence.

Dwelling Unit: A structure or portion thereof designed and constructed for the residential use of one family.

Condominium Dwelling: A dwelling on any building site on Lot 100 containing one or more dwelling units, which shall be organized as a condominium pursuant to applicable Illinois law.

Family. A group of persons living together as a single housekeeping unit in which not more than two of the persons are unrelated by blood, marriage or adoption.

Ground floor area: That portion of a dwelling which is built over a basement or a foundation but not over any other portion of the dwelling.

Structure: Any building, planting, dwelling, fence, excavation or any other thing or work on the real estate (including, but not limited to, antenna systems).

Developer: The developer is Ironwood West LLC, its successors or assigns, having a principal office at #7 Dunlap Ct., Savoy, IL 61874.

Common Areas: All areas to be conveyed to and owned by the Ironwood West Homeowners' Association as defined by the Plat upon completion by the Developer of all required public improvements located in such Common Areas.

Ironwood West Subdivisions: Any and all subdivisions which belong to and are governed by the Ironwood West Homeowners' Association.

Architectural Control Committee: A designated body with the authority to approve or disallow the placement of any structure on a building site.

2. **BUILDING AREA.** All buildings shall be placed back of the building setback lines as shown on the plat and no closer than 15 feet from the rear lot line. Eaves, steps and open porches shall not be considered as part of a building, The Architectural Committee shall have the privilege of approving or disapproving any such extensions beyond the building limit line.

3. **ALLOWABLE STRUCTURES.** No structures shall be erected, placed or permitted to remain on any building site other than one condominium dwelling, not to exceed two stories in height, a private garage for not less than two nor more than three cars per dwelling unit, and other outbuildings incidental to a residential use of the premises.

4. **MINIMUM GROUND AREA REQUIREMENTS.** No main structure shall be permitted on any building site covered by these covenants, the habitable floor area of which, exclusive of basements, porches and garages, is less than the minimum square feet of floor area prescribed as follows: In the event that such building is of one story, it shall contain not less than 1700 square feet of ground floor area per dwelling unit; in the event that such building is of one and one half stories or two stories, it shall contain not less than 2000 square feet per dwelling unit. All residential units shall be constructed with either basement or crawl space under at least 70% of the heated ground floor area. The garage to be constructed on each lot shall contain adequate space for storing property ordinarily stored in garages.

5. **PERMISSIBLE BUILDING AND ORDER OF CONSTRUCTION.** All buildings erected on any building site shall be constructed of new material of good quality suitably adapted to use in the construction of residences; and no old building or buildings shall be placed on, or moved to, said premises, nor shall used or reclaimed material be employed in any construction thereon. No living units shall be constructed with pre-assembled interior wall treatment, excepting ordinary drywall constructed with joints taped on the site. Accessory buildings shall not be erected, constructed or maintained prior to the erection or the construction of the dwelling.

6. **MAINTENANCE OF LOTS AND NUISANCES.** No noxious or offensive activity, and no activity which shall be deemed by the Architectural Committee to constitute a nuisance, shall be carried on upon any lot and no lot owner shall allow weeds, rubbish or debris of any kind to accumulate on or be placed upon any property in the subdivision so as to make the same unsanitary, unsightly, offensive or detrimental to the value of any other property in the subdivision, or to the enjoyment of the occupants thereof; and if the owner of any lot permits weeds, rubbish or debris to accumulate thereon, the Developer or the Ironwood West Homeowners Association may cause the same to be removed and charge the cost of removal to the owner of such lot.

7. **SIGNS.** Signs may only be placed upon lots in this subdivision if such signs comply with the provisions of the Champaign, Illinois Zoning Ordinance applicable to the R_2 zoning classification.

8. **PETS.** Not more than two dogs, cats or other domestic house pets shall be kept on any lot in the subdivision and the same shall not be kept for breeding or commercial purposes.

9. **BOAT AND MOTOR VEHICLE PARKING AND REPAIR.** No boats, motor homes, campers or trailers, shall be parked anywhere in the subdivision (including the streets of the subdivision) for more than 24 hours unless such vehicle is parked in a garage. Automobile parking is permitted only in garages, on paved driveways and upon the paved portions of the public street. No owner, occupant or guest of an owner or occupant shall be permitted to park in anyplace except as

provided herein. No repair work, maintenance or painting shall be done on any vehicle, except on a vehicle while parked in the garage on the lot of the owner of the vehicle.

10. **DRAINAGE AND LOT CONTOUR.** The platted lots shall substantially retain their original contours and no excavation or filling shall be undertaken on any of the lots in the subdivision which substantially varies the contour of the lot as originally platted, except with the written permission of the Architectural Committee. During construction, all dirt from excavation shall be confined to the lot on which the excavation is made or stockpiled in an area approved by the Architectural Committee. Nothing (except permitted fences and buildings) shall be placed upon any lot in such a way that it will interfere with the natural surface drainage of the subdivision. Rough grading of the site shall be completed by the time framing starts. In the event of a violation of any of the provisions of this paragraph, the architectural committee may give notice of such violation to the lot owner, builder or contractor, who shall then correct the same within a period of seven days from the receipt of such notice, and if he or she does not do so, the Architectural Committee may take such corrective measures as they deem appropriate and the cost of such work, and any legal proceedings instituted to enforce this covenant, shall be paid by the lot owner or owners who are found to have failed to comply with this restriction.

11. **COMPLETION OF CONSTRUCTION.** The construction of any building or structure upon any lot shall proceed diligently and continuously from the time of commencement until the exterior construction shall be fully completed and the interior construction is substantially completed, and in any event shall be completed within a period of twelve months from the date the footings were excavated. No such building or structure shall be occupied during the course of the original exterior construction.

When required by applicable ordinances of any appropriate governmental agency, no structure shall be occupied until an occupancy permit has been issued by it.

12. **FENCING.** No fence having an overall height of more than three feet shall be constructed or allowed to remain on any lot between any public street and the building setback line and all shrubs and hedges located between any public street and the building setback line shall be kept trimmed so as not to exceed three feet in height.

13. **YARD.** A yard light shall be installed in the front yard of the lot occupied by the dwelling, which light shall be equipped with a photoelectric cell to turn it on automatically during the hours of darkness.

14. **LANDSCAPING.** As goon as weather permits after the construction of a residence on any lot in this subdivision, the owner shall sod the front yard and shall sod or seed the remaining yard space, and shall plant two 2-inch diameter hardwood trees in the front yard. In addition to the foregoing, the owner of a corner lot shall sod the yard adjacent to both streets to the front of the house.

15. **ARCHITECTURAL COMMITTEE.** An Architectural Committee composed of Nick Taylor, Randy Peifer, and William Peifer is hereby appointed. in the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. The committee shall have the authority to appoint an agent to act in its behalf and to delegate to such agent all powers and, duties given to the architectural committee herein. The designation of such agent shall be by written instrument which shall be recorded in the Recorder's Office of Champaign County, Illinois. When two-thirds of the lots in the subdivision have been sold, the record owners of the lots in the subdivision shall have the authority, expressed through an instrument executed by a majority of the owners of the lots in the subdivision and placed of record with the office of the Recorder of Deeds of Champaign County, Illinois, to change the membership of the committee or to withdraw from it any of its powers and duties. Any member of the committee shall have the authority to act for the committee.

16. **BUILDING PLANS.** No building, dwelling, fence, sidewalk, wall, drive, tent, awning, sculpture, poll, hedge, mass planting or other structural excavation shall be erected, constructed, altered or maintained upon, under or above or moved upon any part of said subdivision unless the plans and specifications thereof, showing the construction, nature, kind, shape, height, material and color scheme thereof, and a plot plan showing lot lines, boundaries of the building site, distance from the boundaries of the building site to the buildings and the grading plan and the erosion control plan for the building site shall have been submitted to and approved by the Architectural Committee, and until a copy of such plans and' specifications, plot plan and grading plan as finally approved is deposited for permanent record with the Architectural Committee.

17. **APPROVAL BY ARCHITECTURAL COMMITTEE.** The Architectural Committee shall, upon request, issue its certificate of completion and compliance or approval following the action taken by the committee on such approval. if the committee fails to approve or reject any plan or matter requiring approval within 30 days after plans or specifications have been submitted to it, or in the event that no suit to enjoin construction has been commenced prior to the completion thereof, approval shall be conclusively presumed and the related covenants shall be deemed to have been fully complied with.

18. **RIGHT OF INSPECTION.** During any construction or alteration required to be approved by the Architectural Committee, any member of the Architectural Committee or any agent of such committee shall have the right to enter upon and inspect, during reasonable hours, any building site embraced within said subdivision, and the improvements thereon, for the purpose of ascertaining whether or not the provisions herein set forth have been and are being fully complied with and shall not be deemed guilty of trespass by reason thereof.

19. **WAIVER AND LIABILITY.** The approval by the Architectural Committee of any plans and specifications, plot plan, grading, planning or any other plan or matter requiring approval as herein provided shall not be deemed to be a waiver by the said committee of its right to withhold approval as to similar or other features or elements embodied therein when subsequently submitted for approval in connection with the same building site or any other building site. Neither said committee nor any member thereof nor any homeowners association or the present owner of said real estate shall be in any way responsible or liable for any lose or damage, for any error or defect, which may or may not be shown on any plans and specifications, or any plot or grading plan, or planting or other plan, or any building or structural work done in accordance with any other matter, whether or not the same has been approved by the said committee or any members thereof, or any homeowners association, or the present owner of said real estate.

20. **CONSTRUCTIVE EVIDENCE OF ACTION BY ARCHITECTURAL COMMITTEE.** Any title company or person certifying, guaranteeing or insuring title of the building site, lot or parcel in such subdivision, or any lien thereon or interest therein, shall be fully justified in relying upon the contents of the certificate signed by any member of the Architectural Committee, or any agent thereof appointed in accordance with the provisions of paragraph 15, and said certificate shall fully protect any purchaser or encumbrance in good faith in acting thereon.

21. **HOMEOWNERS ASSOCIATION.** All lot owners shall be members of the Ironwood West Homeowners Association and shall be bound by any articles of incorporation, by-laws and reasonable rules and regulations of said association. Each owner or member shall be subject to assessment for annual dues. The obligation of assessments is imposed against each owner and becomes a lien upon said owner's land in Ironwood West I Subdivision against which such assessments are made. Defaulting members shall be liable to the association for all costs and expenses including attorney's fees

incurred by the association in collecting unpaid assessments. The association shall have the following powers:

A. Authority to enforce these covenants;

B. Authority to levy dues assessments.

If additional subdivisions are platted by Developer, or its assigns, in the East Half of the Southwest Quarter and the entire Southeast Quarter of Section 20, Township 19 North, Range 8 East of the Third Principal meridian in Champaign County, Illinois, with the word "Ironwood West" in the name of the subdivision, the developers of said subdivision may make lot owners in said subdivisions members of the Ironwood West Homeowners Association.

A primary purpose of said Association will be to provide for the ownership, development and maintenance and upkeep of the common areas and storm water detention basins of Ironwood West Subdivisions, as well as any under drains and appurtenances constructed within such subdivisions.

The costs of maintaining detention basins within Ironwood West Subdivisions shall be shared equally by each subdivision based upon the ratio of the square footage of such subdivision divided by the total square footage of all subdivisions utilizing the basins. Each lot owner shall be subject to and share equally in the payment of an annual assessment for annual dues to the Association in such amounts and at such times as determined by the Board of Directors.

The common areas developed in the Ironwood West Subdivisions shall be subject to the rules and regulations established by the Ironwood West Homeowners Association, and the use of common areas and common facilities which may be provided by the Developer from time to time shall be subject to the rules and regulations established by said Homeowners' Association.

The Homeowners' Association shall have the power to make agreements with park districts, not-for-profit corporations, or any other municipal government for the maintenance of any common areas and shall have the power to convey any said common areas to said municipal government or park district subject to a vote of the majority of the Homeowners' Association, provided said property is within the jurisdictional boundaries of such municipal government or park district.

The Homeowners' Association shall establish a publicly listed telephone number and post office box in the municipality to which the subdivisions are annexed, both to be maintained and monitored by the President of the Association at the Association's expense, until such time as the purpose of the Homeowners' Association shall no longer exist.

22. **STORM WATER DETENTION BASIN AND COPPER SLOUGH CHANNEL MODIFICATIONS.** The City of Champaign requires that the Developer of the Ironwood West Subdivision, and ultimately, the Homeowners Association shall be responsible for maintenance and inspection of all drainage improvements, which includes periodic inspection of all storm water detention basins located in Ironwood West Subdivisions. The maintenance and inspection of the improvements includes periodic inspection of the basin and the copper slough channel for soil erosion, structural integrity of the inlet and outlet control structures, siltation and blockage of storm structures, mowing the side slopes and open areas of the basin and channel, and, if necessary, periodic dredging of the ponds and the bottom of the basin. The Developer shall be responsible for maintenance, inspection and expenses associated with the foregoing responsibilities until such time as the Ironwood West Homeowners Association is established, and the Common Areas are conveyed to the Homeowners Association, at which time the Homeowners Association shall assume all responsibility and expense required pursuant to

this Paragraph 22. The City of Champaign will perform the inspection and maintenance only in the event the Developer or Ironwood West Homeowners Association fails to do so. In such event, the City of Champaign shall assess all inspection and maintenance costs to the Homeowners Association, and the Homeowners Association shall promptly reimburse the City of Champaign for said costs. All maintenance and inspection shall be conducted as set forth in the attached Exhibit A.

23. **ANNEXATION AGREEMENT.** All lot owners are required to annex their property to the City of Champaign as provided in an annexation agreement entered into between the Developer and the City of Champaign, Illinois. Accordingly, the Developer and each subsequent lot owner agree to cause each purchaser of a lot to execute a Petition for Annexation to the City of Champaign upon the first sale and each subsequent sale of any lot in Ironwood West I Subdivision, until such time as the property has been properly annexed to the City of Champaign. The petition shall be delivered to the City of Champaign within a reasonable time after closing of the sale of such lot.

24. **SATELLITE DISHES AND ANTENNAS.** No satellite dishes, antennas, transmitting or broadcasting equipment, appurtenances thereto or similar equipment shall be placed, stored, kept or used upon any lot at any time either temporarily or permanently, without the approval of the Architectural Committee.

25. **AUTHORITY TO RELEASE RIGHTS.** The owners of the legal title of record of 60k of the lots in this subdivision shall have the authority from time to time to release or amend all or any part of the restrictions, conditions, covenants or reservations herein set forth, which said release or amendment shall be effective from the date that a written document setting it forth and signed by said owners shall be recorded in the Recorder's office of Champaign County, Illinois. This authority to release rights shall not be applicable to annexation requirements imposed under the Annexation Agreement nor to the dedication of streets and easements.

26. **ASSESSMENT LIENS.** Any dues, annual assessments or special assessments levied by the Ironwood West Homeowners Association shall be a charge on the lot against which it is levied or assessed and shall be a continuing lien against such lot for the amount of the dues or such assessment that is at any time unpaid. All costs of collection thereon, including attorneys, fees and court costs, in addition to being a lien on each such lot so assessed, shall also be the personal obligation of the person or persons who were the owners of such property at the time such assessment or dues were levied.

27. **BINDING EFFECT OF THESE COVENANTS.** These covenants constitute covenants running with the land and shall be binding upon all persons who hold title to lots or condominium dwellings in the subdivision and upon all contract purchasers of such lots or condominium dwellings and upon their heirs, executors, administrators and assigns.

28. **SEVERABILITY OF THESE COVENANTS.** The invalidation of any one of these covenants by a judgment of the court or by court order or injunction shall in no way affect any of the other provisions hereof and the remaining covenants shall continue in full force and effect.

Dated at Champaign, Illinois, this 28th day of February, 2002.

IRONWOOD WEST LLC,
an Illinois limited liability company

By: _____
Randy Peifer, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, Kelly E. Ford, a Notary Public in and for said County and State, certify that Randy Peifer, personally known to me to be the manager of Ironwood West LLC, as above described, and personally known to me to be the same person who executed the foregoing instrument as such manager of said limited liability company, appeared before me this day in person and acknowledged that he signed, affixed the corporate seal to, and delivered this instrument as his free and voluntary act, and as the free and voluntary act of said Ironwood West LLC, as aforesaid, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 28th day of February, 2002.

"OFFICIAL SEAL"
DEBRA L. GARDNER
Notary Public, State of Illinois
My commission expires 09/13/05

_____
Notary Public

Prepared by and return to:
Kelly E. Ford
2504 Galen Drive, Ste. 106
Champaign, IL 61821

Exhibit A

INSPECTION AND MAINTENANCE PLAN
IRONWOOD WEST STORMWATER DETENTION BASIN AND COPPER SLOUGH CHANNEL MODIFICATIONS

General:

The inspection and maintenance procedures for the complete project, as shown on Exhibit "A" are outlined herein. Proper maintenance will help ensure that the project does not damage other properties and will maximize the project life and minimize future repair expenses.

Maintenance and inspection of the improvements shall include periodic inspection of the basin and channel for soil erosion; structural integrity of inlet and outlet control structures, siltation and blockages of storm structures, mowing the side slopes and open areas of the basin and channel, and if necessary periodic dredging of the ponds in the bottom of the basin.

The developer of the subdivision, Ironwood West LLC, shall be responsible for the maintenance and inspection and the expenses associated with the work required, until the Ironwood West Homeowners Association is established. Upon completion of the improvements, the Ironwood West Homeowners Association will become owners of the common areas, which include the portion of the Copper Slough and the stormwater detention basin located within Ironwood West Subdivision. The City of Champaign will perform the inspection and maintenance only in the event the Ironwood West Homeowners Association fails to do so. In this event, the City of Champaign will assess all costs to provide the inspection and maintenance to the homeowners.

Inspections:

The minimum frequency of inspections to be conducted will be as follows:

1. Twice each year: one in April and one in August
2. After each major storm event producing 4.26 or more inches of rainfall in 24-hour period storm (10 year storm) or substantial snow melt.

The basin and channel as shown on Exhibit "A" will be inspected for evidence of damage, obstructions or sedimentation, which could impair their proper functioning If evidence of damage, obstructions or sedimentation is found to impair the proper functioning of the channel, the **responsible party** shall contact the Fountainhead Drainage District to correct the problem. If evidence of damage, obstructions or sedimentation is found to impair the proper functioning of the basin, the **responsible party** shall contract with a contractor or provide the necessary equipment and personnel to rectify the situation. Inspections will also note the condition of the vegetation with particular attention to plant vigor and stands of undesirable plant species.

Inspection Reports:

A letter with inspection report attached will be sent to the **Public Works Director for** City of Champaign by the indicating the specific maintenance work to be done after each inspection by Fountainhead Drainage district and/or the basin owner is completed. Each report shall include the following information:

3. Date of the inspection and names of persons performing the inspection.
4. Items inspected and narrative description of their conditions, **including but not limited to:**
   - Channel condition
   - Soil erosion
   - Siltation of detention basin
   - Structural integrety of inlet structures
   - Structural integrety of outlet structures
   - Vegetation Assessment
5. Recommendations for needed maintenance work and estimated costs for the work.
6. Schedule for completion of needed maintenance and who is responsible for completing the work.

Copies of inspection reports will be maintained in the file of the City **Engineer** for future use and reference.

Maintenance Plan:

Maintenance is defined as the work required to keep the constructed works in, or to restore them to, their as-built physical and functional condition. Maintenance includes performance of actions necessary to prevent deterioration as well as restoring, replacing, and/or rebuilding parts that have been damaged during the operation of the system and shall apply to the following components:

7. Vegetation - The vegetation along the side slopes of the Copper Slough Channel will be mowed when the grass reaches a height of eight inches or more above the ground elevation. Chemicals will be used to control the growth of undesirable species. The need for fertilizer will be determined by the condition of vegetation at the time of the inspection.
8. Sediment Removal - Removing sediment from culverts and the basin when the sediment accumulates to an elevation of 695.0 or higher. The sediment removal from the channel is the responsibility of the Fountain Head Drainage District and is scheduled by their Commissioners.

Term of Plan and Agreement:

008270

This plan and agreement will remain in force for the life of the practices installed by the project.

A set of as-built plans must be placed on file with the City upon completion of the construction for this project. If the as-built plans indicate changes in the basin or channel from the originally approved/permitted design, a letter indicating agreement of the City and the Department of Natural Resources with those changes must be submitted with the as-built plans.

Approval:

Name of City: City of Champaign

By: Steven Clarke Date: 3-4-2002

City Manager

Approved as to Form: Teresa Crowley, Deputy City Attorney

This action was authorized at an official meeting of the City of Champaign on

3/4/02 at _____

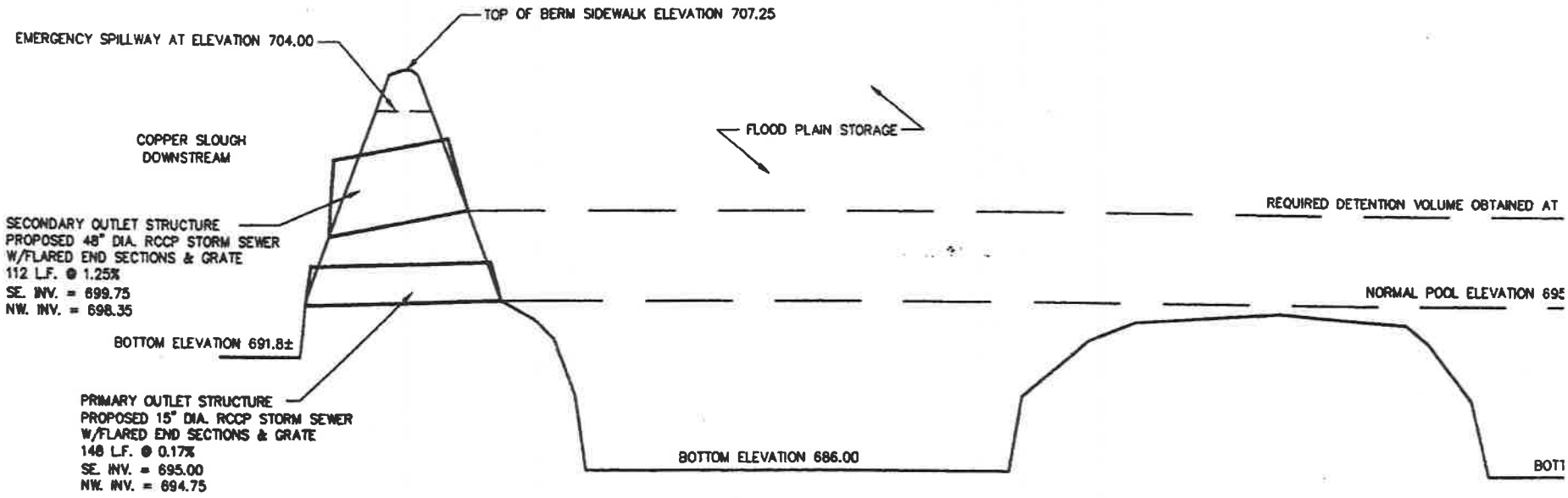
Attest: Jeanne M. Gerard Title: _____

OFFICIAL SEAL
JEANNE M. GERARD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/23/02

008270

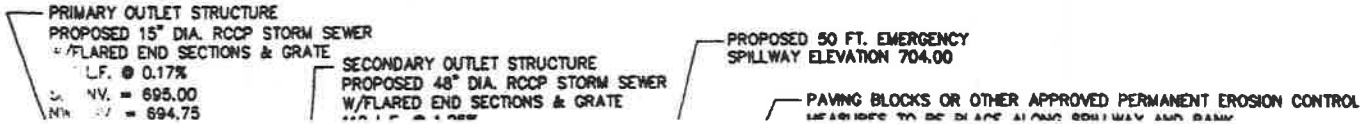
DETENTION BASIN AND COPPER SLOUGH GRADING PLAN I

IN CHAMPAIGN COUNTY, ILLINIOS

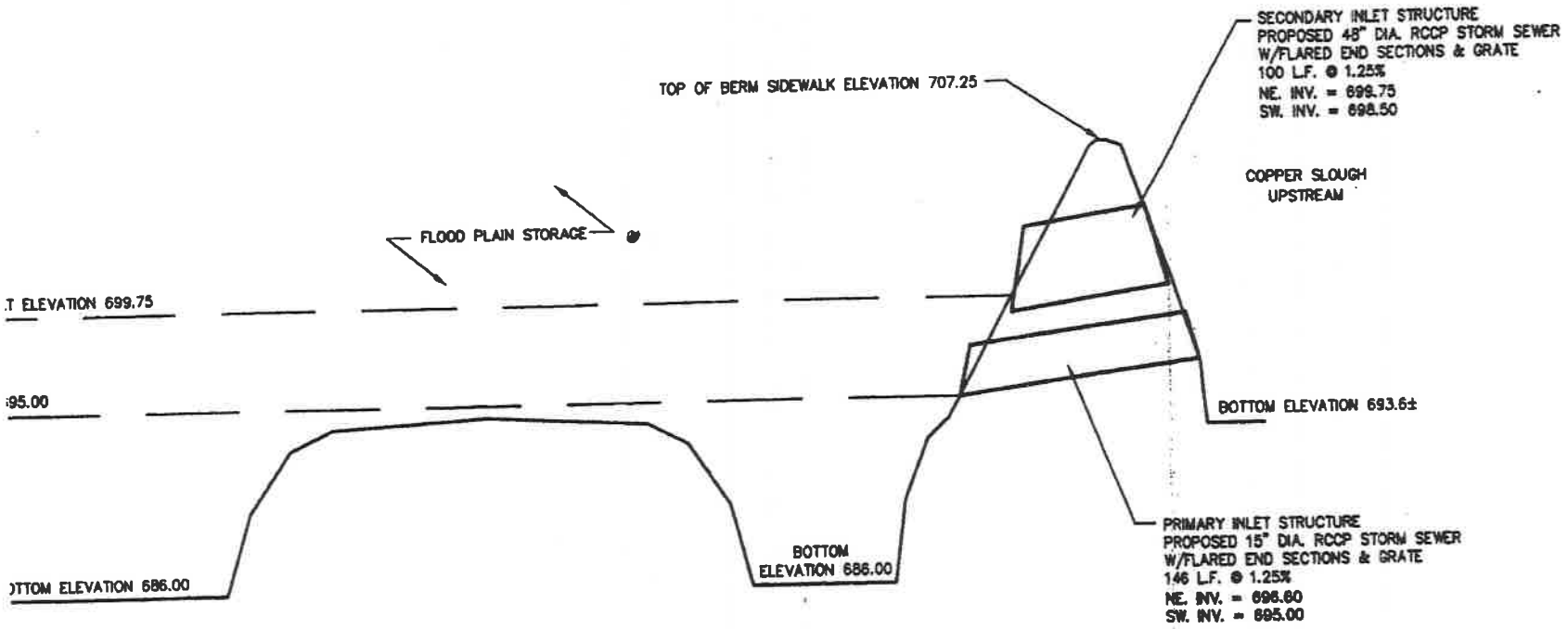


PROPOSED DETENT

NO



FOR IRONWOOD WEST SUBDIVISION



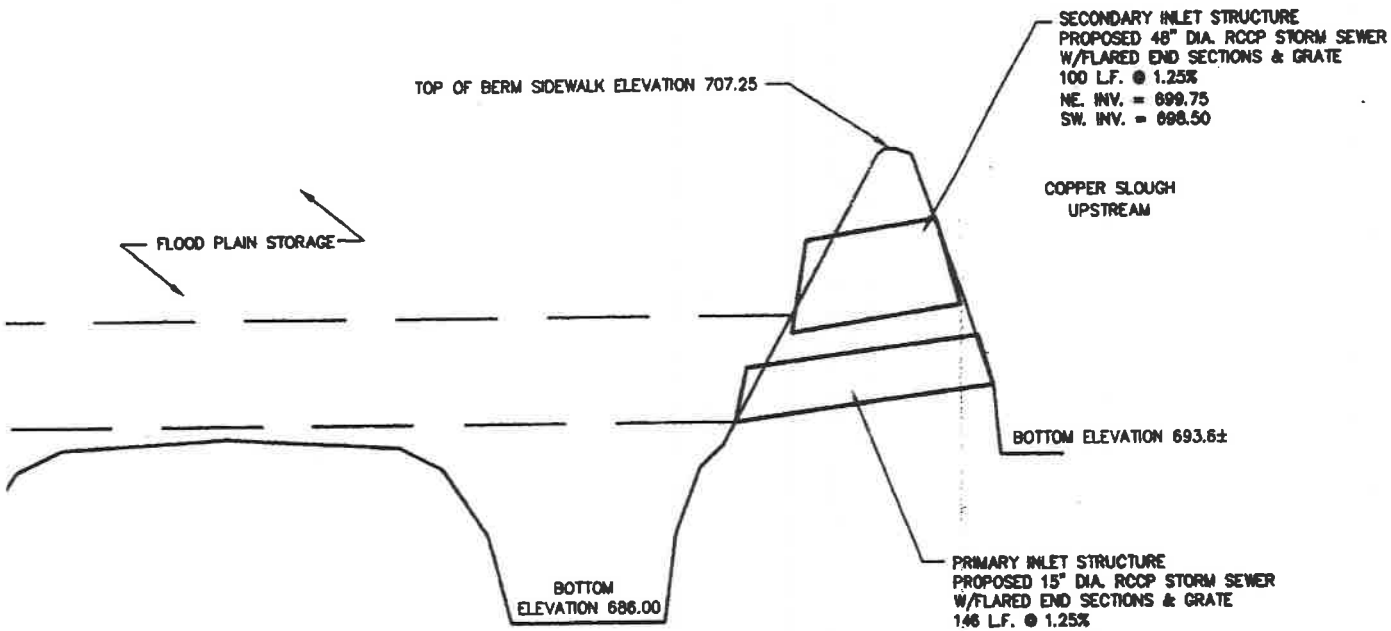
ITION BASIN X-SECTION
O SCALE

SECONDARY INLET STRUCTURE
PROPOSED 48" DIA. RCCP STORM SEWER
W/FLARED END SECTIONS & GRATE
100 L.F. @ 1.25%
NE. INV. = 699.75
SW. INV. = 698.50

REMOVE EXI RIDGE AND INSTALL

PRIMARY INLET STRUCTURE
PROPOSED 15" DIA. RCCP STORM SEWER
W/FLARED END SECTIONS & GRATE
146 L.F. @ 1.25%
NE. INV. = 696.60
SW. INV. = 695.00

IWOOD WEST SUBDIVISION

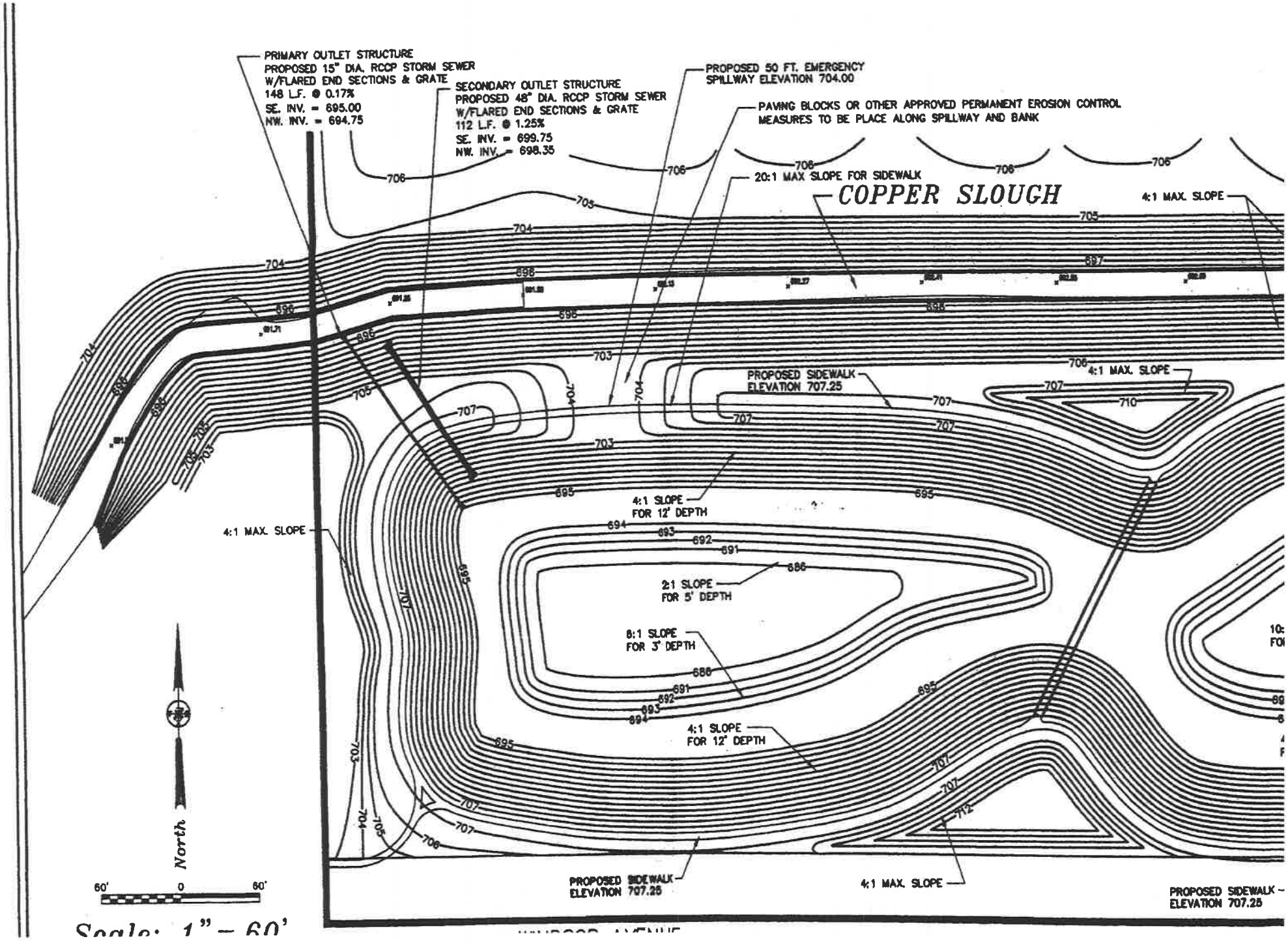


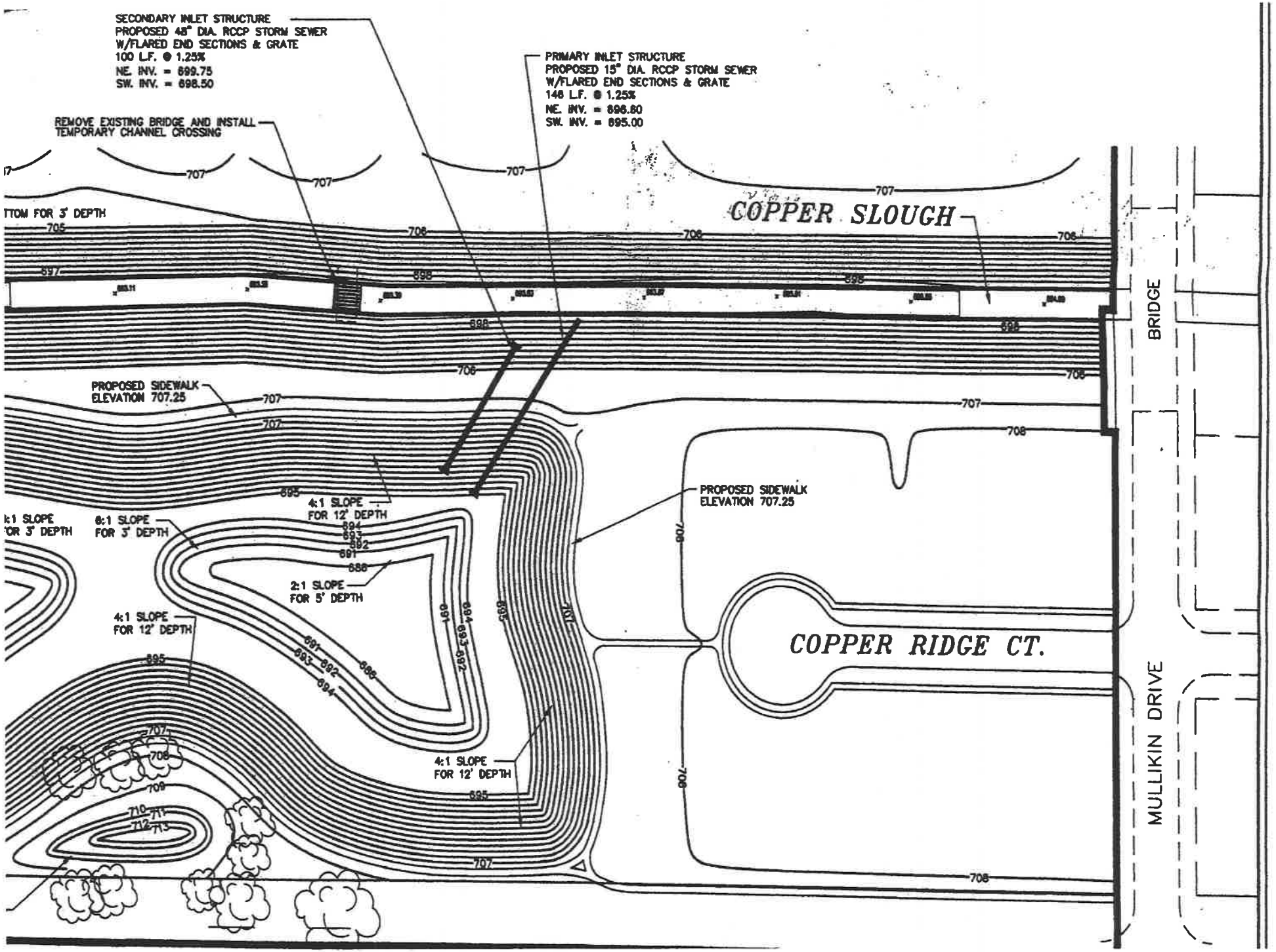
:TION

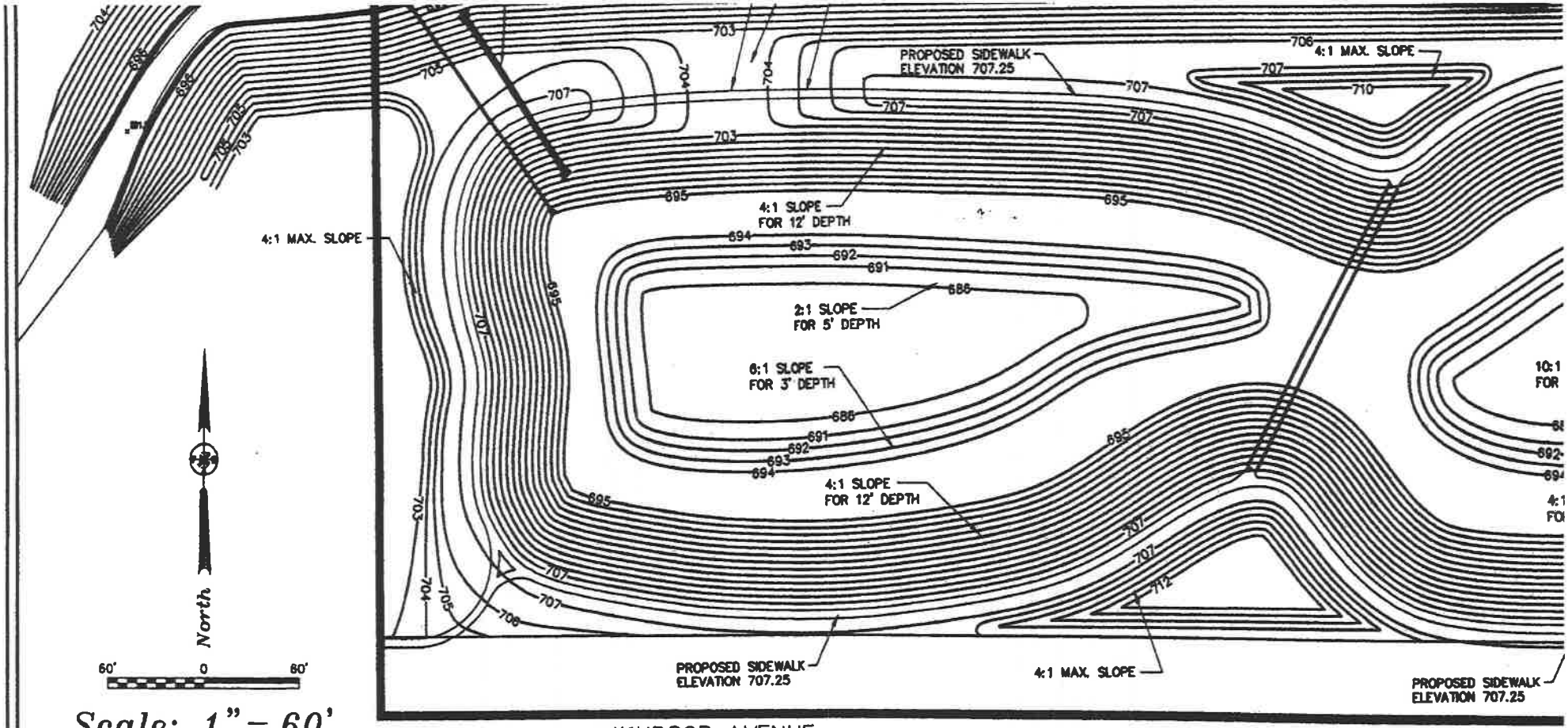
SECONDARY INLET STRUCTURE
PROPOSED 48" DIA. RCCP STORM SEWER
W/FLARED END SECTIONS & GRATE
100 L.F. @ 1.25%
NE. INV. = 699.75
SW. INV. = 698.50

REMOVE EXISTING BRIDGE AND INSTALL

PRIMARY INLET STRUCTURE
PROPOSED 15" DIA. RCCP STORM SEWER
W/FLARED END SECTIONS & GRATE
146 L.F. @ 1.25%
NE. INV. = 696.60
SW. INV. = 695.00

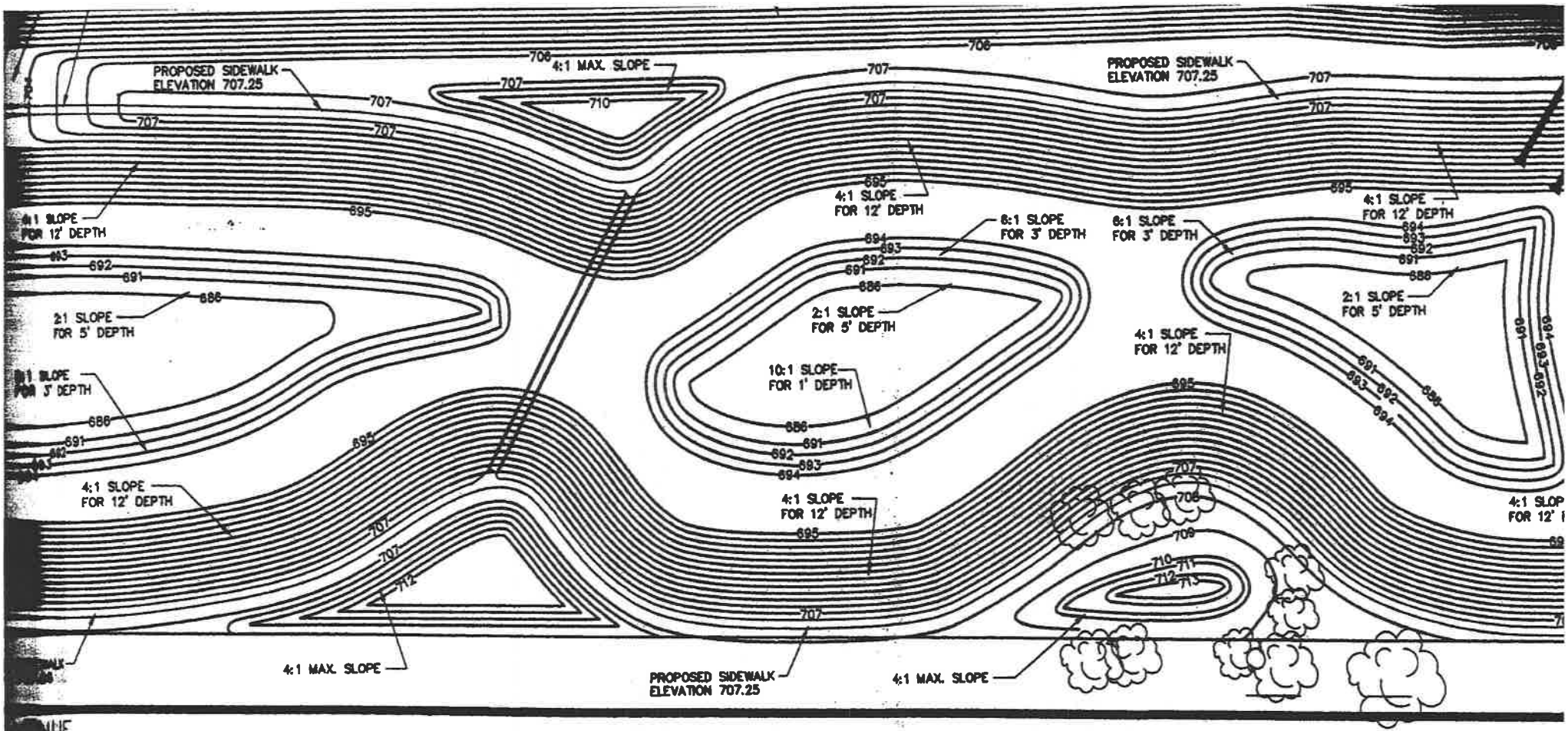

PRIMARY OUTLET STRUCTURE
PROPOSED 15" DIA. RCCP STORM SEWER
W/FLARED END SECTIONS & GRATE
148 L.F. @ 0.17%
SE. INV. = 695.00
NW. INV. = 694.75
SECONDARY OUTLET STRUCTURE
PROPOSED 48" DIA. RCCP STORM SEWER
W/FLARED END SECTIONS & GRATE
112 L.F. @ 1.25%
SE. INV. = 699.75
NW. INV. = 698.35
PROPOSED 50 FT. EMERGENCY
SPILLWAY ELEVATION 704.00
PAVING BLOCKS OR OTHER APPROVED PERMANENT EROSION CONTROL
MEASURES TO BE PLACE ALONG SPILLWAY AND BANK
20:1 MAX SLOPE FOR SIDEWALK
COPPER SLOUGH
4:1 MAX. SLOPE
PROPOSED SIDEWALK
ELEVATION 707.25
4:1 SLOPE
FOR 12" DEPTH
2:1 SLOPE
FOR 5' DEPTH
6:1 SLOPE
FOR 3' DEPTH
North
60' 0 60'
Scale: 1" = 60'


SECONDARY INLET STRUCTURE
PROPOSED 48" DIA. RCCP STORM SEWER
W/FLARED END SECTIONS & GRATE
100 L.F. @ 1.25%
NE. INV. = 699.75
SW. INV. = 698.50
PRIMARY INLET STRUCTURE
PROPOSED 15" DIA. RCCP STORM SEWER
W/FLARED END SECTIONS & GRATE
148 L.F. @ 1.25%
NE. INV. = 696.60
SW. INV. = 695.00
REMOVE EXISTING BRIDGE AND INSTALL
TEMPORARY CHANNEL CROSSING
COPPER SLOUGH
BRIDGE
PROPOSED SIDEWALK
ELEVATION 707.25
PROPOSED SIDEWALK
ELEVATION 707.25
4:1 SLOPE
FOR 12' DEPTH
6:1 SLOPE
FOR 3' DEPTH
2:1 SLOPE
FOR 5' DEPTH
4:1 SLOPE
FOR 12' DEPTH
4:1 SLOPE
FOR 12' DEPTH
COPPER RIDGE CT.
MULLIKIN DRIVE



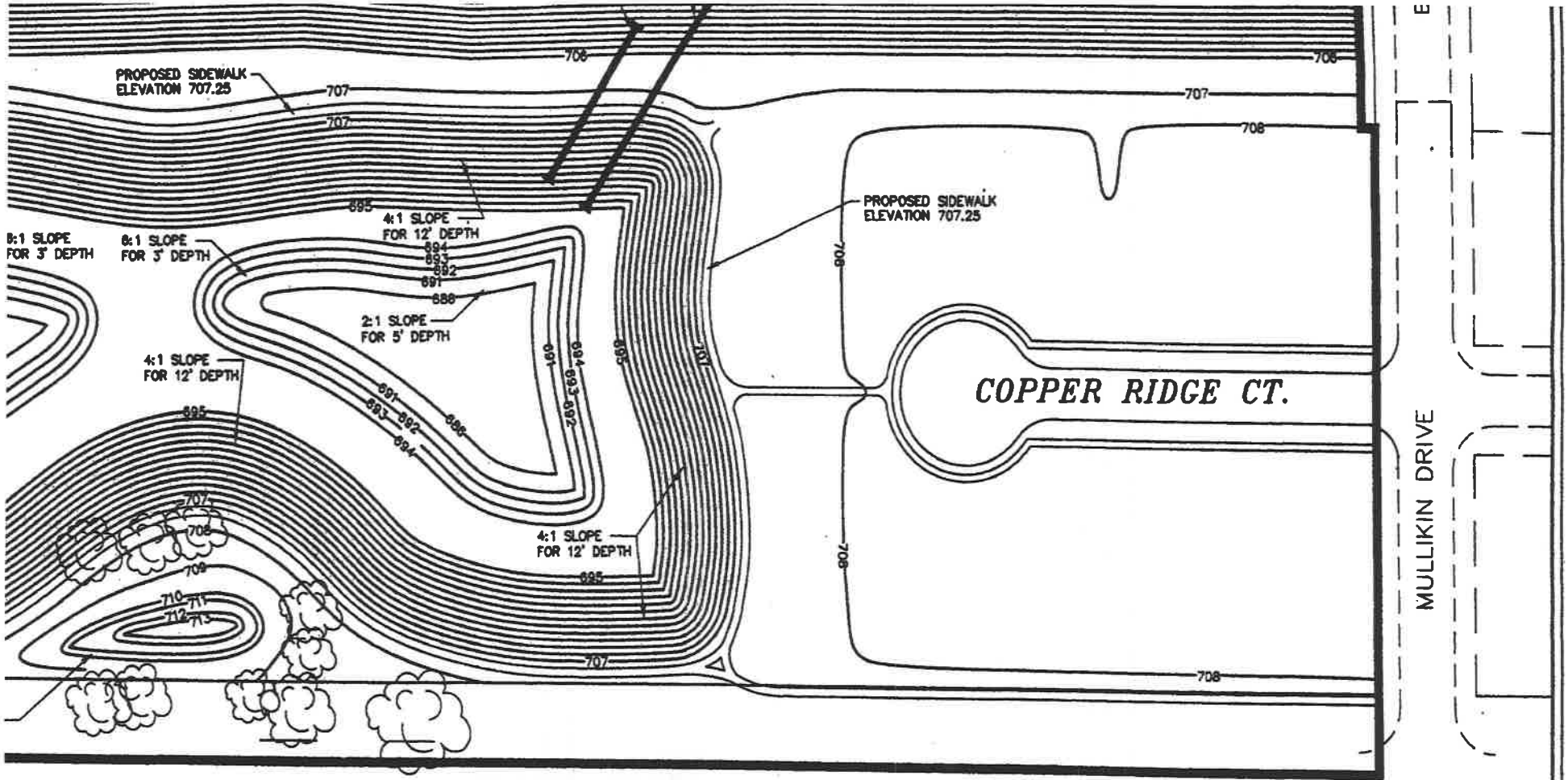
Scale: 1"= 60'

PROPOSED DETENTI



PROPOSED DETENTION BASIN AND COPPER SLOUGH GRADING PLAN

SCALE: 1" = 60'



WINDSOR AVENUE

REVISED: 11-12-01 REVISED: 10-17-01 REVISED: 9-25-01

COPPER SLOUGH GRADING PLAN
= 60'

Project **IRONWOOD WEST SUBDIVISION**
IN CHAMPAIGN COUNTY, ILLINOIS

Sheet Title overall
DETENTION BASIN AND COPPER SLOUGH GRADING PLAN

VEGRZYN, SARVER AND ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING - ARCHITECTURE
713 Edgebrook Drive - Champaign, Illinois 61820 - (217) 359-6603

Date 9-25-01
Project # 4-9669
Designed by SRM
Checked by

CAD File \4-9669\BASIN-REV Plot Date 11-12-01 Plot Scale 1=60 Sheet 1 of 1

008270

SCHOOL DISTRICT STATEMENT

Pursuant to Public Act Number 286, 765 ILCS 205/1.005, **Ironwood West LLC,** being the legal owner of the following described tract of land:

Ironwood West I Subdivision,
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 on the attached Exhibit A,

does hereby state that to the best of its knowledge the aforesaid subdivision lies in the Unit 4 School District.

IN WITNESS WHEREOF, the undersigned has executed this School District Statement this 27th day of February, 2002.

IRONWOOD WEST LLC

By: _____
Randy Peifer, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, Kelly E. Ford, a Notary Public in and for said County and State, certify that Randy Peifer, personally known to me to be the manager of Ironwood West LLC, as above described, and personally known to me to be the same person who executed the foregoing instrument as such manager of said limited liability company, appeared before me this day in person and acknowledged that he signed, affixed the corporate seal to, and delivered this instrument as his free and voluntary act, and as the free and voluntary act of said Ironwood West LLC, as aforesaid, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 27th day of February, 2002.

_____
Notary Public

"OFFICIAL SEAL"
DEBRA L. GARDNER
Notary Public, State of Illinois
My commission expires 09/13/05

Prepared by and return to:
Kelly E. Ford
2504 Galen Drive, Ste. 106
Champaign, IL 61821

IRONWOOD WEST I SUBDIVISION

EXHIBIT A

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, 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 NORTH 00 DEGREES 25 MINUTES 46 SECONDS WEST 360.83 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MULLIKIN DRIVE IN SAID COPPER RIDGE II TO THE NORTHWEST CORNER OF MULLIKIN DRIVE IN SAID COPPER RIDGE II; THENCE NORTH 88 DEGREES 37 MINUTES 53 SECONDS WEST 8.46 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF MULLIKIN DRIVE IN COPPER RIDGE, AN ADDITION TO CHAMPAIGN COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK "BB", PAGE 279 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER TO THE SOUTHWEST CORNER OF MULLIKIN DRIVE IN SAID COPPER RIDGE ; THENCE NORTH 00 DEGREES 24 MINUTES 49 SECONDS WEST 82.54 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MULLIKIN DRIVE IN SAID COPPER RIDGE TO THE NORTHWEST CORNER OF MULLIKIN DRIVE IN SAID COPPER RIDGE; THENCE SOUTH 88 DEGREES 37 MINUTES 53 SECONDS EAST 8.44 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF MULLIKIN DRIVE IN SAID COPPER RIDGE TO THE SOUTHWEST CORNER OF MULLIKIN DRIVE IN IRONWOOD VII SUBDIVISION RECORDED AS DOCUMENT No. 2000 R 05843 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE NORTH 00 DEGREES 25 MINUTES 46 SECONDS WEST 91.20 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MULLIKIN DRIVE IN SAID IRONWOOD VII SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES 14 SECONDS WEST 351.00 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 46 SECONDS WEST 299.26 FEET; THENCE SOUTHEASTERLY AROUND THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A CHORD WITH A COURSE AND LENGTH OF SOUTH 77 DEGREES 23 MINUTES 29 SECONDS EAST 86.31 FEET, A CENTRAL ANGLE OF 17 DEGREES 43 MINUTES 55 SECONDS, A RADIUS OF 280.00 FEET FOR AN ARC LENGTH OF 86.66 FEET; THENCE SOUTH 68 DEGREES 31 MINUTES 32 SECONDS EAST 287.68 FEET TO THE WEST RIGHT-OF-WAY LINE OF MULLIKIN DRIVE IN SAID IRONWOOD VII SUBDIVISION; THENCE SOUTH 00 DEGREES 25 MINUTES 46 SECONDS EAST 172.47 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ENCOMPASSING 1.95 ACRES, MORE OR LESS, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

008270

STATE OF ILLINOIS)
) SS County Clerk's Certificate
COUNTY OF CHAMPAIGN)

I, THE UNDERSIGNED, County Clerk in and for the County of Champaign and the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the following described tract of land, as appears from the records in my office, to-wit:

IRONWOOD I SUBDIVISION
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,

See Attached Exhibit "A"

PIN: Part of 03-20-20-300-002

Given under my hand and seal this ~~27th~~ 15th day of ~~February~~ March, 2002.

Mark Shelden
County Clerk of Champaign County
(SEAL)

J:\Data\KEF\CLIENT\PEIFER\IronwoodWest\Subdivision\ClerkCertificate1.wpd

IRONWOOD WEST I SUBDIVISION

EXHIBIT A

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CHAMPAIGN-DWIGHT-OTTAWA 008270

VEGRZYN, SARVER AND ASSOCIATES, INC.

713 Edgebrook Drive, Suite 3 • PO Box 3697 CHAMPAIGN, ILLINOIS 61826
Phone (217) 359-6603 Fax (217) 359-0430
Civil Engineering – Land Surveying
E-mail: vsa@advancenet.net

RECORDING AGENT DESIGNATION

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN)

I, Wesley J. Meyers, Illinois Professional Land Surveyor Number 2803, in accordance with PAB7-0705 (The Plat Act) do hereby designate Chicago Title Insurance Company as the agent who may record **"Ironwood West I Subdivision"**. A true copy of which has been retained by me to assure no changes have been made to said plat.

Champaign County, Illinois Dated: December 26, 2001

Wesley J. Meyers

Illinois Professional Land Surveyor No. 2803

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

2002R08270

RECORDED ON

03-05-2002 2:57:49

CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA

REC. FEE: 91.00
REV FEE:
PAGES: 29
PLAT ACT:
PLAT PAGE: 1

IRONWOOD West I Sub

DATE 2-25-02

INSTRUMENT Plat

DESCRIPTION W½ of SE¼ 20-19-8

RETURN TO: VSA

FEE: