IRONWOOD WEST II 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

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 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 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:

BEGINNING 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 THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 25 MINUTES 46 SECONDS WEST 365.31 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 14 SECONDS EAST 324.54 FEET TO THE WEST 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 SOUTH 00 DEGREES 24 MINUTES 49 SECONDS EAST 8.47 FEET ALONG SAID WEST RIGHT–OF–WAY LINE TO THE SOUTHWEST CORNER OF MULLIKIN DRIVE IN COPPER RIDGE; THENCE SOUTH 88 DEGREES 37 MINUTES 53 SECONDS EAST 8.46 FEET ALONG THE SOUTH RIGHT–OF–WAY LINE OF MULLIKIN DRIVE IN COPPER RIDGE TO THE NORTHWEST CORNER OF MULLIKIN DRIVE IN COPPER RIDGE II; THENCE SOUTH 00 DEGREES 25 MINUTES 46 SECONDS EAST 360.83 FEET ALONG SAID WEST RIGHT–OF–WAY LINE OF MULLIKIN DRIVE IN COPPER RIDGE II TO THE POINT OF BEGINNING, ENCOMPASSING 2.81 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 A PUBLIC STREET WHICH SAID PLAT TO WHICH THIS CERTIFICATE IS ATTACHED PARTICULARLY DESCRIBES AND SETS FORTH THE LOTS AND STREET 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.

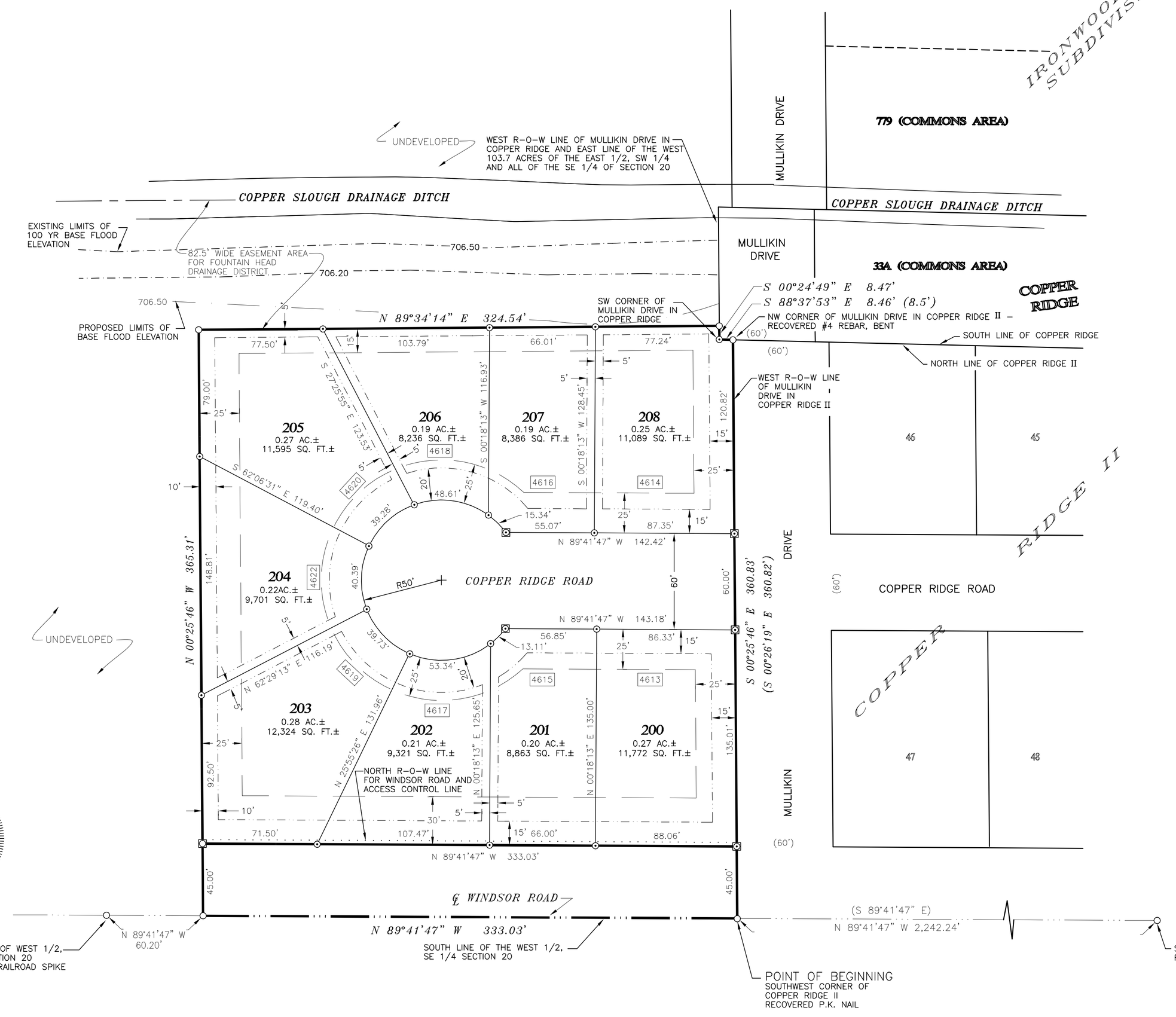
THAT SAID SUBDIVISION IS KNOWN AS IRONWOOD WEST II SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS.

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 _____ DAY OF NOVEMBER 2001 A.D. AT CHAMPAIGN, ILLINOIS.

_____
WESLEY J. MEYERS
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2803
VEGRZYN, SARVER AND ASSOCIATED, 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



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
- ACCESS CONTROL LINE
- ( ) 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 SURVEY MONUMENT AS DESCRIBED
- 123 STREET ADDRESS PER CITY OF CHAMPAIGN

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 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.
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 II SUBDIVISION IS 2.81 ACRES, MORE OR LESS.
10. IRONWOOD WEST II 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. LOTS 202 AND 203 ARE PARTIALLY LOCATED IN ZONE "A". ALL OTHER LOTS ARE LOCATED IN ZONE "C".
11. IRONWOOD WEST II 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.
12. IRONWOOD WEST II SUBDIVISION IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
13. IRONWOOD WEST II SUBDIVISION IS LOCATED WITHIN ONE AND ONE–HALF (1–1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN.
14. IRONWOOD WEST II SUBDIVISION IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND THE OWNERS.

OWNER/SUBDIVIDER:

_____
RANDY PEIFER, AGENT FOR IRONWOOD WEST LLC (DATE)

APPROVED:
THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS

IN ACCORDANCE WITH COUNCIL BILL No. _____.

_____
MAYOR (DATE)

ATTEST:
CITY CLERK (DATE)

LOT CURVE DATA TABLE

LOT NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
201	50.00'	13.11'	N 44°41'15" E	13.08'	15°01'40"
202	50.00'	53.34'	N 82°45'55" E	50.85'	61°07'41"
203	50.00'	39.73'	S 43°54'33" E	38.69'	45°31'25"
204	50.00'	40.39'	S 01°59'38" W	39.30'	46°16'57"
205	50.00'	39.28'	S 47°38'37" W	38.28'	45°00'59"
206	50.00'	48.61'	N 81°59'56" W	46.72'	55°41'57"
207	50.00'	15.34'	N 45°21'28" W	15.28'	17°34'59"

N W E S

40' 0' 40'
Scale: 1" = 40'

PRESENTED FOR RECORDING BY:

_____
_____
_____
_____
_____

REVISED 8/12/02
REVISED 12/06/01

Project: IRONWOOD WEST II SUBDIVISION	date: 11–02–01
Sheet Title: FINAL PLAT OF SUBDIVISION	project #: 4–10657
VEGRZYN, SARVER AND ASSOCIATES, INC.	ACAD/BRIDGE/ARC: O / O
CIVIL ENGINEERING – LAND SURVEYING – ARCHITECTURE	drawn by: DEM
713 Edgebrook Drive – Champaign, Illinois 61820 – (217) 359–6603	checked by: WJM
CAD File \4–10657\FINALPLAT2 Plot Date 8–12–02 Plot Scale 1= 40' Sheet 1 of 1	.