IRONWOOD WEST IX SUBDIVISION

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

INFORMATION COPY ONLY

2006R33835 21
2006R33835
RECORDED ON
12/11/2006 11:19:57AM
CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA
REC FEE: 83.00
RHSPS Fee: 10.00
FEE:
PAGES 21
PLAT ACT:
PLAT PAGE: 1

SURVEYOR'S DECLARATION

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

A PART OF THE EAST HALF OF THE SOUTHWEST 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 SOUTHWEST CORNER OF TRACT 2 IN IRONWOOD WEST IX SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2004R02719 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, SAID CORNER BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, FROM SAID POINT OF BEGINNING, THENCE NORTH 89°41'47" WEST 409.96 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 00°24'40" WEST 1052.69 FEET ALONG THE WEST LINE OF SAID EAST HALF; THENCE NORTH 89°34'14" EAST 603.84 FEET TO THE NORTHWEST CORNER OF LOT 629B IN IRONWOOD WEST XI SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2005R04798 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00°25'46" EAST 360.00 FEET ALONG THE WEST LINE OF SAID LOT 629B AND THE WEST LINE OF LOTS 629A, 628B, 628A, 627B, 627A, 626B, 626A, 625B AND 625A; ALL IN SAID IRONWOOD WEST IX SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 625A; THENCE SOUTH 89°34'14" WEST 39.37 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF ALLISON DRIVE IN SAID IRONWOOD WEST IX SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°25'46" EAST 654.91 FEET ALONG THE WEST LINE OF SAID ALLISON DRIVE AND THE WEST LINE OF LOTS 624B AND 600, ALL IN SAID IRONWOOD WEST IX SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 600; THENCE NORTH 89°41'47" WEST 154.89 FEET ALONG THE NORTH LINE OF SAID TRACT 2 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°25'46" EAST 45.00 FEET ALONG THE WEST LINE OF SAID TRACT 2 TO THE POINT OF BEGINNING, CONTAINING 13.86 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 57 LOTS NUMBERED 900 THROUGH 928B, INCLUSIVE, THE STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "IRONWOOD WEST IX SUBDIVISION", CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "C", AREAS OF MINIMAL FLOODING AND PARTIALLY WITHIN ZONE "A", AREAS OF 100-YEAR FLOOD, 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 11TH DAY OF OCTOBER, 2006

CHAD E. WALLACE
3521
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHAMPAIGN, ILLINOIS

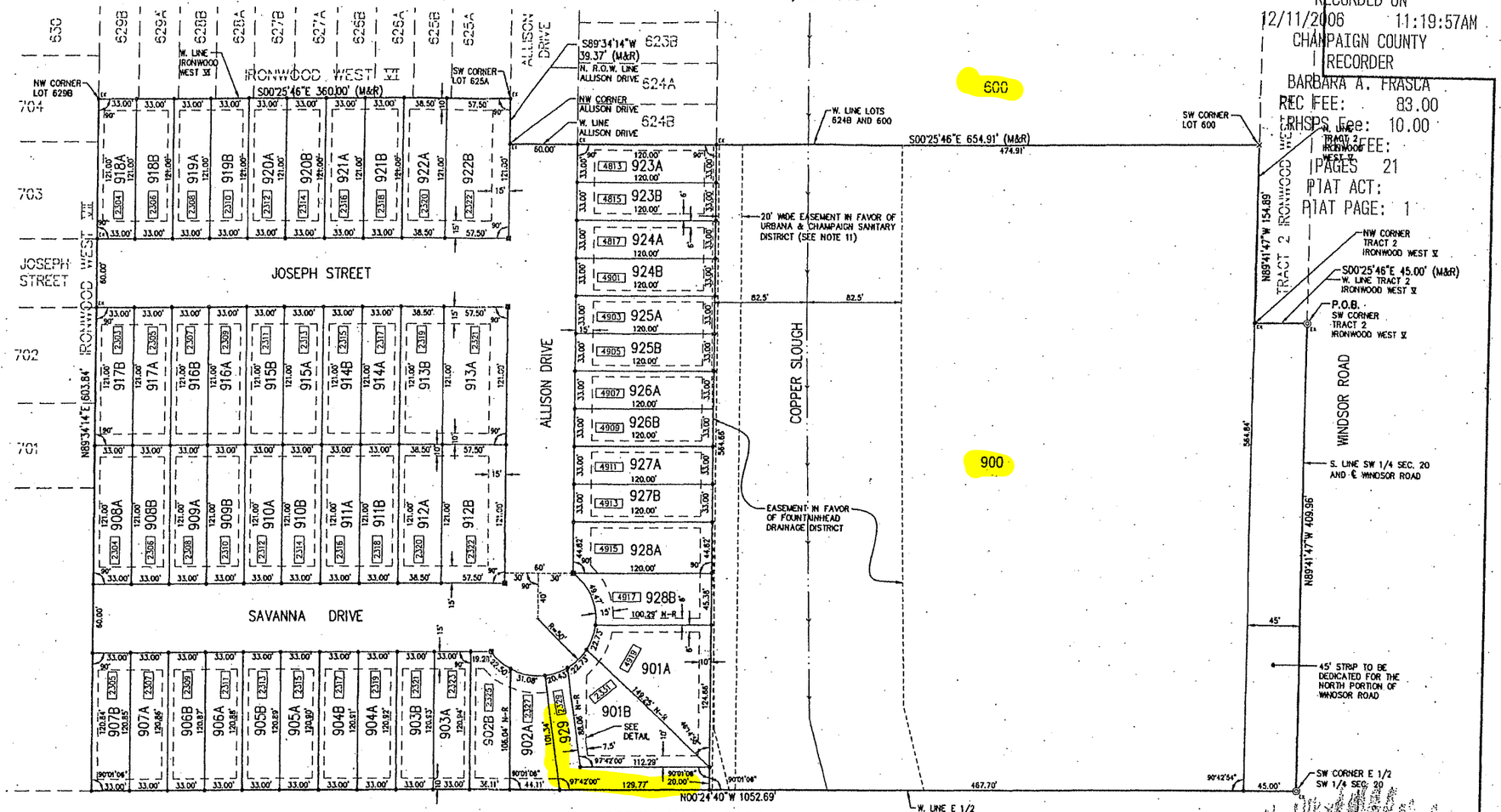
FARNSWORTH GROUP, INC.
1819 SOUTH NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820

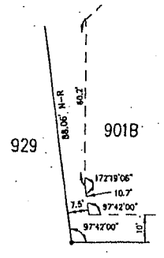
BY: _____
CHAD E. WALLACE
PROFESSION LAND SURVEYOR NO. 3521

DATE: 10/11/2006
EXP. DATE: 11-30-2006
DESIGN FIRM REGISTRATION NO. 184-001854

NOTES:

1. IRONWOOD WEST IX SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.
2. IRONWOOD WEST IX SUBDIVISION IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND THE OWNERS.
3. IRONWOOD WEST IX SUBDIVISION IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
4. BEARINGS SHOWN ON THIS PLAT REFER TO BEARINGS SHOWN ON PREVIOUS PHASES OF THE IRONWOOD WEST SUBDIVISION.
5. SEE CITY OF CHAMPAIGN ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
6. STORMWATER DETENTION FOR THIS SUBDIVISION IS PROVIDED BY THE EXISTING DETENTION BASIN LOCATED ON LOT 300 OF IRONWOOD WEST IX SUBDIVISION AND LOT 600 OF IRONWOOD WEST IX, AND BY A PROPOSED EXPANSION OF SAID DETENTION BASIN ON LOT 900 OF AS PART OF THE IRONWOOD WEST IX ENGINEERING PLANS.
7. IRONWOOD WEST IX SUBDIVISION LIES WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
8. LOTS 900 AND 929 ARE NON-BUILDABLE OUTLOTS AND ARE TO BE USED AS COMMONS AREAS AND ARE SIDEWALK, GENERAL UTILITY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
9. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
10. LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL, UNLESS NOTED OTHERWISE.
11. LOT 900 IS SUBJECT TO AN EASEMENT FOR SANITARY SEWER MAIN IN FAVOR OF THE URBANA & CHAMPAIGN SANITARY DISTRICT, RECORDED IN BOOK 841 AT PAGE 442 AND IS LOCATED NORTH OF THE COPPER SLOUGH.
12. EACH DWELLING UNIT SHALL HAVE A SEPARATE SANITARY SEWER CLEANOUT, LOCATED IN CONFORMANCE WITH ALL APPLICABLE CODES, THAT DISCHARGES INTO A COMMON SERVICE SERVING A MAXIMUM OF TWO (2) DWELLING UNITS PER STRUCTURE. A 10 FOOT PERMANENT EASEMENT, 5 FEET ON EITHER SIDE OF THE CENTERLINE OF THE COMMON AND UNIT SERVICE SEWERS IS HEREBY RESERVED, TO THE BENEFIT OF THE URBANA-CHAMPAIGN SANITARY DISTRICT, FROM THE WYE CONNECTION ON THE PUBLIC SANITARY SEWER TO THE FOUNDATION LINE OF EACH DWELLING UNIT.





DETAIL
NOT TO SCALE

SCALE: 1"=50'

LEGEND

———	BOUNDARY OF SUBDIVISION
- - - -	UTILITY AND DRAINAGE EASEMENT LIMITS LINE WHICH EXTENDS 5' FROM LOT LINE UNLESS NOTED OTHERWISE
•	5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
■	5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
×	CHISELED "X"
◎	PK NAIL
EX	EXISTING
(R)	RECORDED
(M)	MEASURED
2110	STREET ADDRESS AS ASSIGNED BY THE CITY OF CHAMPAIGN ENGINEERING DEPARTMENT
P.O.B.	POINT OF BEGINNING
N-R	NON-RADIAL

APPROVED:
THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS IN ACCORDANCE WITH COUNCIL BILL NO. 2006-219
DATE: August 15, 2006
BY: _____ (MAYOR)
ATTEST: _____ (CITY CLERK)

CHAMPAIGN COUNTY, ILLINOIS SEAL

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

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

Drawn: CDG Date: 10-11-06
Checked: Book No.: CU27

IRONWOOD WEST IX SUBDIVISION

FINAL PLAT

Sheet No.: 1 OF 1
Project No.: 106549

XRef Files:
[Definition] [P:\2006\106213 - Ironwood west 9th\dwg\IRONWOOD 9TH FINAL PLAT.DWG] [DATE: 10/10/2006] [Time: 12:06]