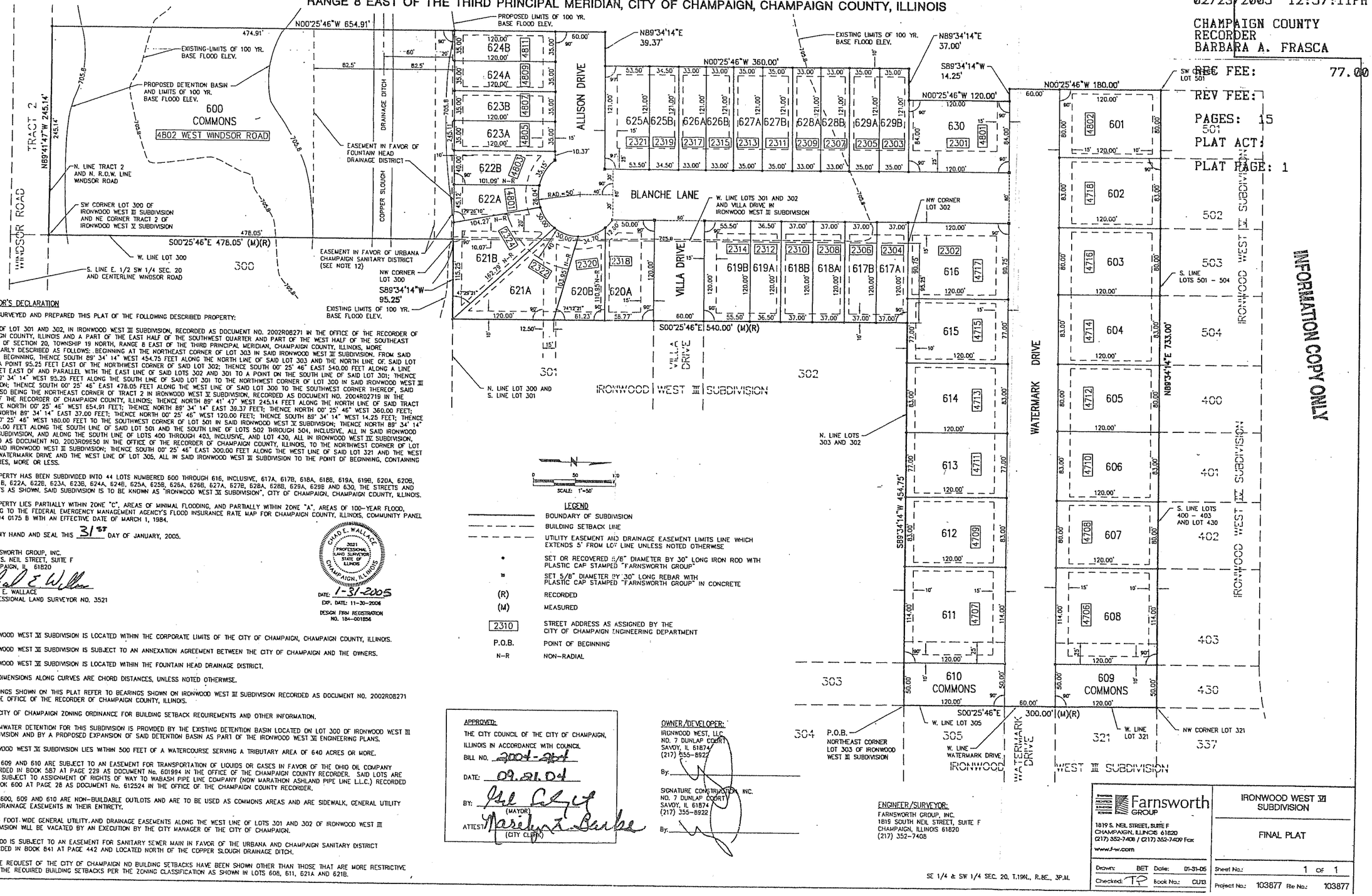
IRONWOOD WEST VI SUBDIVISION

A REPLAT OF PART OF LOTS 301 AND 302 OF IRONWOOD WEST III SUBDIVISION AND 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, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

2005R04798
RECORDED ON
02/23/2005 12:57:11PM
CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA
REC FEE: 77.00
REV FEE:
PAGES: 15
PLAT ACT:
PLAT PAGE: 1



SURVEYOR'S DECLARATION

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

A PART OF LOT 301 AND 302, IN IRONWOOD WEST III SUBDIVISION, RECORDED AS DOCUMENT NO. 2002R08271 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS AND A 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 NORTHEAST CORNER OF LOT 303 IN SAID IRONWOOD WEST III SUBDIVISION, FROM SAID POINT OF BEGINNING, THENCE SOUTH 89° 34' 14" WEST 454.75 FEET ALONG THE NORTH LINE OF SAID LOT 303 AND THE NORTH LINE OF SAID LOT 302 TO A POINT 95.25 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 302; THENCE SOUTH 00° 25' 46" EAST 540.00 FEET ALONG A LINE 95.25 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 302 AND 301 TO A POINT ON THE SOUTH LINE OF SAID LOT 301; THENCE SOUTH 89° 34' 14" WEST 95.25 FEET ALONG THE SOUTH LINE OF SAID LOT 301 TO THE NORTHWEST CORNER OF LOT 300 IN SAID IRONWOOD WEST III SUBDIVISION; THENCE SOUTH 00° 25' 46" EAST 476.05 FEET ALONG THE WEST LINE OF SAID LOT 300 TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT 2 IN IRONWOOD WEST V SUBDIVISION, RECORDED AS DOCUMENT NO. 2004R02719 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE NORTH 89° 41' 47" WEST 245.14 FEET ALONG THE NORTH LINE OF SAID TRACT 2; THENCE NORTH 00° 25' 46" WEST 654.91 FEET; THENCE NORTH 89° 34' 14" EAST 39.37 FEET; THENCE NORTH 00° 25' 46" WEST 360.00 FEET; THENCE NORTH 89° 34' 14" EAST 37.00 FEET; THENCE NORTH 00° 25' 46" WEST 120.00 FEET; THENCE SOUTH 89° 34' 14" WEST 14.25 FEET; THENCE NORTH 00° 25' 46" WEST 180.00 FEET TO THE SOUTHWEST CORNER OF LOT 501 IN SAID IRONWOOD WEST V SUBDIVISION; THENCE NORTH 89° 34' 14" EAST 733.00 FEET ALONG THE SOUTH LINE OF SAID LOT 501 AND THE SOUTH LINE OF LOTS 502 THROUGH 504, INCLUSIVE, ALL IN SAID IRONWOOD WEST V SUBDIVISION, AND ALONG THE SOUTH LINE OF LOTS 400 THROUGH 403, INCLUSIVE, AND LOT 430, ALL IN IRONWOOD WEST IV SUBDIVISION, RECORDED AS DOCUMENT NO. 2003R09650 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, TO THE NORTHWEST CORNER OF LOT 321 IN SAID IRONWOOD WEST III SUBDIVISION; THENCE SOUTH 00° 25' 46" EAST 300.00 FEET ALONG THE WEST LINE OF SAID LOT 321 AND THE WEST LINE OF WATERMARK DRIVE AND THE WEST LINE OF LOT 305, ALL IN SAID IRONWOOD WEST III SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 11.58 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 44 LOTS NUMBERED 600 THROUGH 616, INCLUSIVE, 617A, 617B, 618A, 618B, 619A, 619B, 620A, 620B, 621A, 621B, 622A, 622B, 623A, 623B, 624A, 624B, 625A, 625B, 626A, 626B, 627A, 627B, 628A, 628B, 629A, 629B AND 630, THE STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "IRONWOOD WEST VI 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 31ST DAY OF JANUARY, 2005.

FARNSWORTH GROUP, INC.
1819 S. NEIL STREET, SUITE F
CHAMPAIGN, IL 61820

BY: Chad E. Wallace
CHAD E. WALLACE
PROFESSIONAL LAND SURVEYOR NO. 3521

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

DATE: 1-31-2005
EXP. DATE: 11-30-2006
DESIGN FIRM REGISTRATION NO. 184-001856

NOTES:

1. IRONWOOD WEST VI SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.
2. IRONWOOD WEST VI SUBDIVISION IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND THE OWNERS.
3. IRONWOOD WEST VI SUBDIVISION IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
4. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES, UNLESS NOTED OTHERWISE.
5. BEARINGS SHOWN ON THIS PLAT REFER TO BEARINGS SHOWN ON IRONWOOD WEST III SUBDIVISION RECORDED AS DOCUMENT NO. 2002R08271 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS.
6. SEE CITY OF CHAMPAIGN ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
7. STORMWATER DETENTION FOR THIS SUBDIVISION IS PROVIDED BY THE EXISTING DETENTION BASIN LOCATED ON LOT 300 OF IRONWOOD WEST III SUBDIVISION AND BY A PROPOSED EXPANSION OF SAID DETENTION BASIN AS PART OF THE IRONWOOD WEST VI ENGINEERING PLANS.
8. IRONWOOD WEST VI SUBDIVISION LIES WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
9. LOTS 609 AND 610 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.
10. LOTS 600, 609 AND 610 ARE NON-BUILDABLE OUTLOTS AND ARE TO BE USED AS COMMONS AREAS AND ARE SIDEWALK, GENERAL UTILITY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
11. THE 5 FOOT WIDE GENERAL UTILITY AND DRAINAGE EASEMENTS ALONG THE WEST LINE OF LOTS 301 AND 302 OF IRONWOOD WEST III SUBDIVISION WILL BE VACATED BY AN EXECUTION BY THE CITY MANAGER OF THE CITY OF CHAMPAIGN.
12. LOT 600 IS SUBJECT TO AN EASEMENT FOR SANITARY SEWER MAIN IN FAVOR OF THE URBANA AND CHAMPAIGN SANITARY DISTRICT RECORDED IN BOOK 841 AT PAGE 442 AND LOCATED NORTH OF THE COPPER SLOUGH DRAINAGE DITCH.
13. AT THE REQUEST OF THE CITY OF CHAMPAIGN NO BUILDING SETBACKS HAVE BEEN SHOWN OTHER THAN THOSE THAT ARE MORE RESTRICTIVE THAN THE REQUIRED BUILDING SETBACKS PER THE ZONING CLASSIFICATION AS SHOWN IN LOTS 608, 611, 621A AND 621B.

N

0 50 100
SCALE: 1"=50'

LEGEND

- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- UTILITY EASEMENT AND DRAINAGE EASEMENT LIMITS LINE WHICH EXTENDS 5' FROM LOT LINE UNLESS NOTED OTHERWISE
- • SET OR RECOVERED ½" 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
- 2310 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. 2004-264
DATE: 09.21.04
BY: (MAYOR)
ATTEST: Marilyn L. Banks (CITY CLERK)

OWNER/DEVELOPER:
IRONWOOD WEST, LLC
NO. 7 DUNLAP COURT
SAVOY, IL 61874
(217) 355-8922
By:

SIGNATURE CONSTRUCTION, INC.
NO. 7 DUNLAP COURT
SAVOY, IL 61874
(217) 355-8922
By:

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

SE 1/4 & 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

IRONWOOD WEST VI SUBDIVISION

FINAL PLAT

Drawn: BET Date: 01-31-05
Checked: TP Book No.: CU13
Sheet No.: 1 OF 1
Project No.: 103877 File No.: 103877

C:\Drawings\P\103877-Ironwood west 6 & 7\103877-Ironwood west 6\dwg\IRONWOOD WEST 6 FINAL PLAT.DWG | DATE: 01/31/2005 | Time: 15:05