(29)

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 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 THE ATTACHED PLAT TO BE PREPARED IN ACCORDANCE WITH TITLE 68, 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 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.

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. 184-000346
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

SEAL OF THE CITY OF CHAMPAIGN

APPROVED:
BY THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS
IN ACCORDANCE WITH COUNCIL BILL No. 2001-222

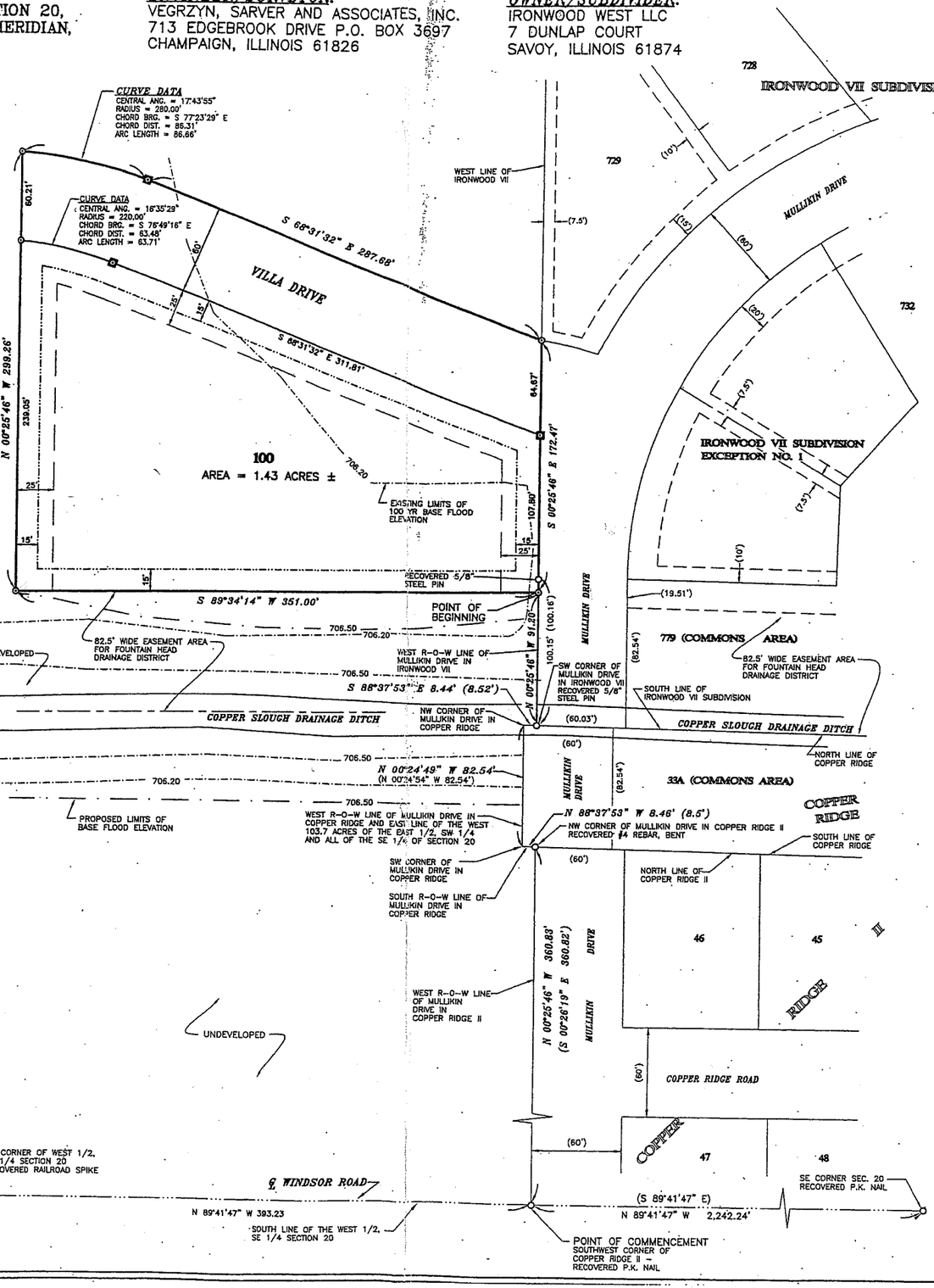
Gail Lyle 2-25-02
MAYOR (DATE)

ATTEST: 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
    2323 VENICE COURT
    2325 VENICE COURT

N W E S

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

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

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| Project: IRONWOOD WEST I SUBDIVISION | Date: 04-25-01 |
| Sheet Title: FINAL PLAT OF SUBDIVISION | Project #: 4-10740 |
| VEGRZYN, SARVER AND ASSOCIATES, INC. CIVIL ENGINEERING - LAND SURVEYING - ARCHITECTURE 713 Edgebrook Drive - Champaign, Illinois 61820 - (217) 359-6603 | Accessing ID, Sanitary ID, ARC: Drawn by: DEM; Checked by: WJM |
| CAD File \4-10740\FINALPLAT1 Plot Date 08-23-01 Plot Scale 1=40' | Sheet 1 of 1 |