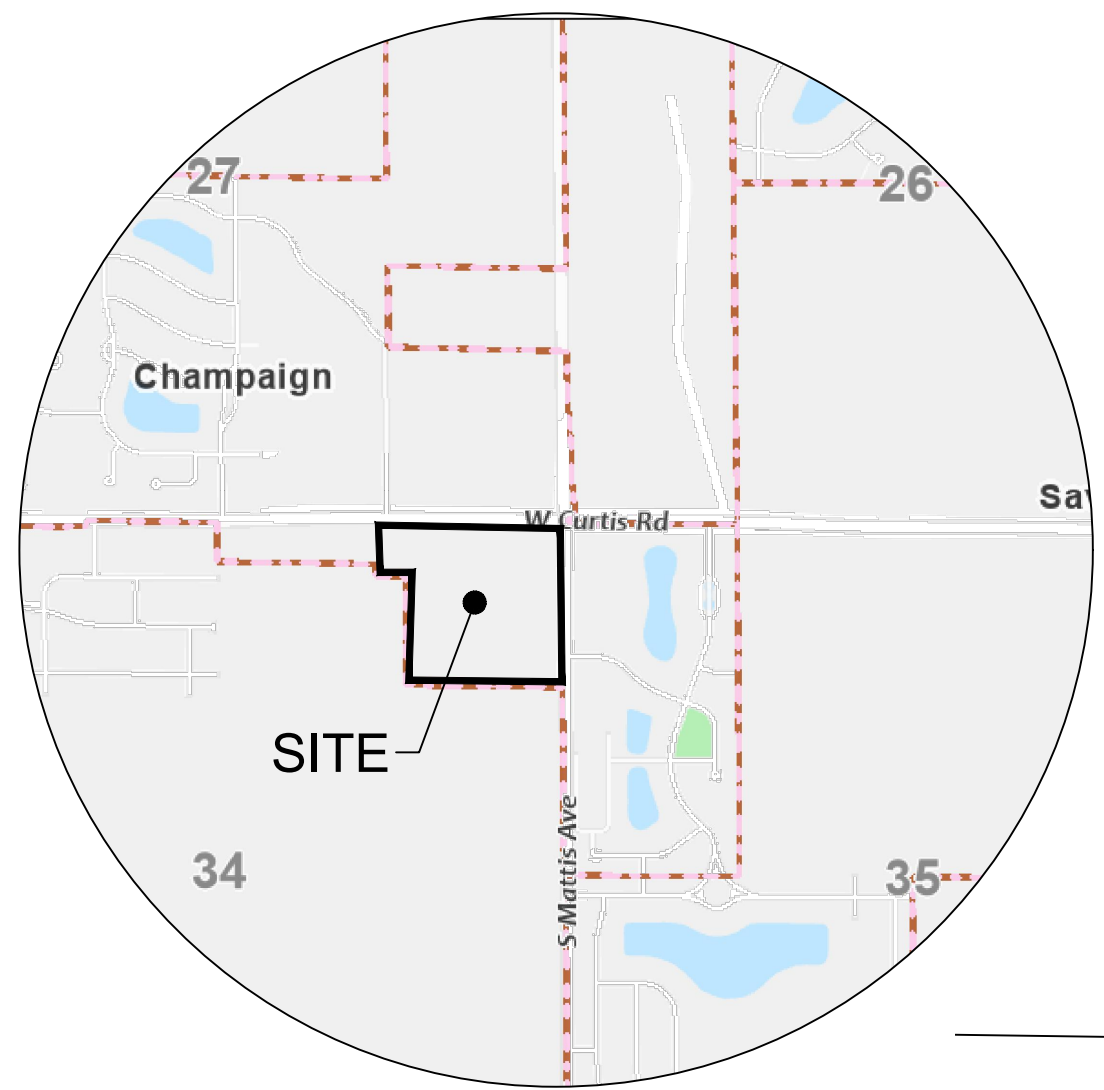


File Name: S:\000 Projects\189 Haliback\189223004 Applewood Valley\CAD\189223004 PLAT.dwg



LOCATION MAP

(NOT TO SCALE)

SURVEYOR'S NOTES

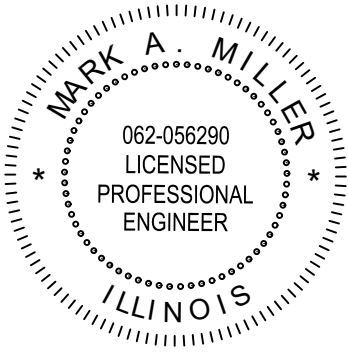
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- Bearings shown on this plat of survey are on an assumed coordinate system.
- Commons Lot 113, Lot 114 and Lot 115 are utility easements and for storm water management in their entirety. Commons Lot 114 and Lot 115 are designated areas for storm detention basins and their 100-year design high water shall be contained within the platted lots dedicated for drainage purposes.
- The property subdivided encompasses 32.856 acres, more or less.
- The property subdivided lies within the corporate limits of the City of Champaign.
- The property subdivided lies within the Phinney Branch Mutual Drainage District.
- No portion of the property subdivided lies within 500 feet of a point on a water course which drains over 640 acres.
- All building setback lines shall be in accordance with applicable zoning ordinances.
- All public improvements including sanitary sewers, storm sewers, storm water management, street lights, and street trees shall be constructed in accordance with the current City of Champaign standards and shall be constructed within easements as necessary.
- This professional service conforms to the current Illinois minimum standards for a boundary survey.
- No part of the surveyed tract is within the special flood hazard area as identified by FEMA.

DRAINAGE STATEMENT

We hereby state that to the best of our knowledge and belief the drainage of surface waters of this plat will not be changed by the construction of the improvements of this subdivision or an part thereof or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use and that such surface waters will be planned for in accordance with the generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Mark A. Miller
Illinois Licensed Professional Engineer No. 062.056290
License Expires 11/30/23

Owner:
Busey Trust Company as Trustee of Trust 030-877.617



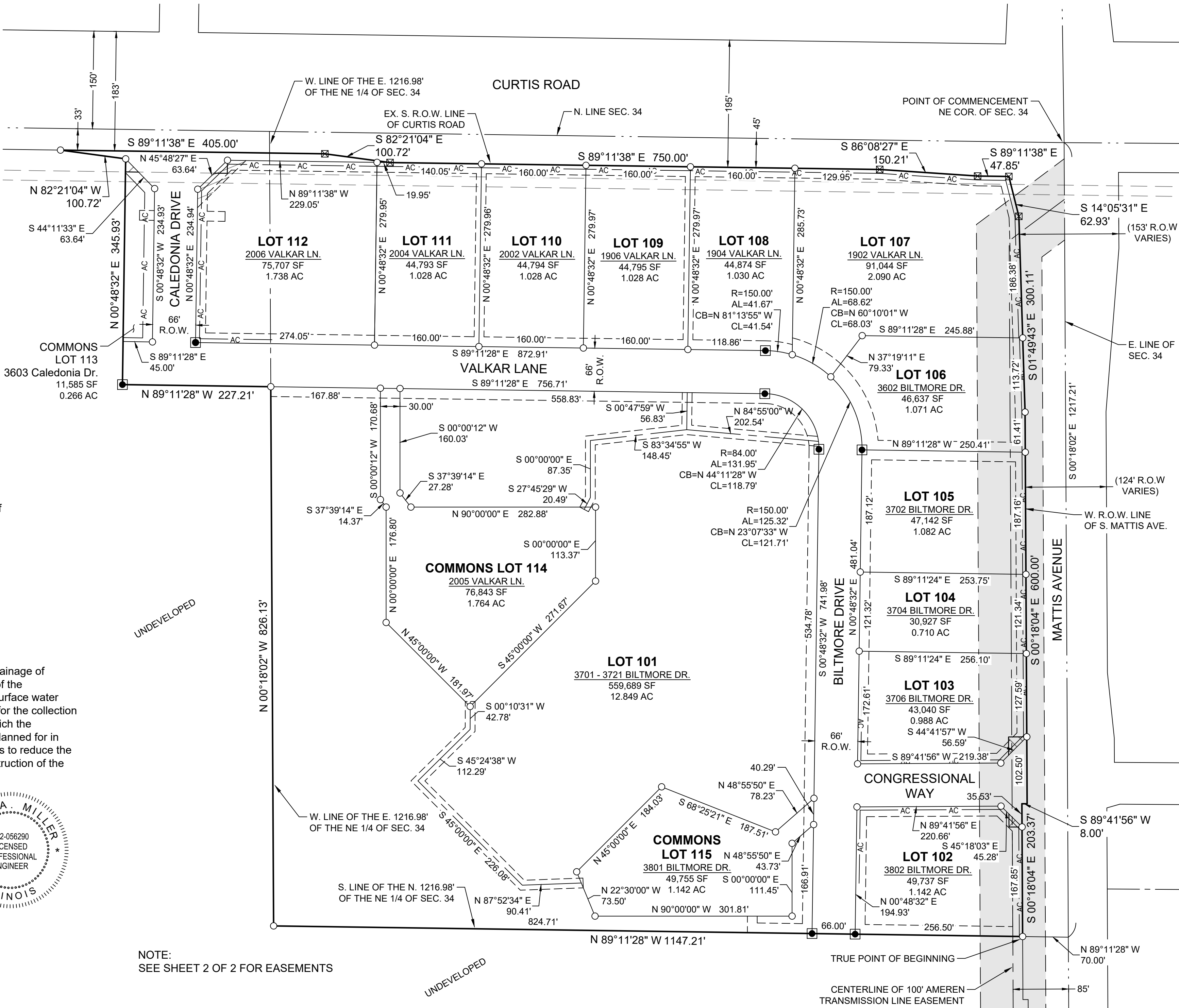
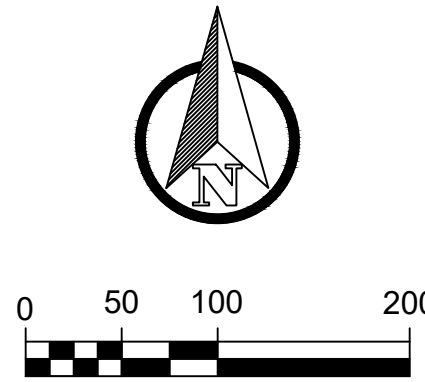
FINAL PLAT

APPLEWOOD VALLEY PHASE 1

AN ADDITION TO THE CITY OF CHAMPAIGN
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE 3rd PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS

SUBDIVIDER/OWNER
BUSEY TRUST COMPANY
AS TRUSTEE OF TRUST 030-877.617
100 W. UNIVERSITY AVE.
CHAMPAIGN, IL 61820

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784
CHAMPAIGN, IL 61824-0784
PH. 217-202-8049



NOTE:
SEE SHEET 2 OF 2 FOR EASEMENTS

PRESENTED FOR RECORDING BY:
RETURN TO:

LEGEND

- BOUNDARY OF SUBDIVISION
- GENERAL UTILITY EASEMENT LINE
- EXISTING LOT LINE
- SECTION LINE
- ACCESS CONTROL
- DIMENSION OF RECORD
- MEASURED DIMENSION
- FOUND IRON ROD
- SET 1/2" x 30" IRON ROD WITH PLASTIC CAP "PRECISION P.L.S. 3176"
- CONCRETE MONUMENT
- LOT ADDRESS
- POINT OF BEGINNING

SPACE RESERVED FOR
RECORDER'S STAMP

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) s.s.

I, Merle E. Ingersoll, Jr., being Illinois Professional Land Surveyor Number 035.003202, do hereby certify that at the request of Busey Trust Company as trustee of Trust 030-877.617, I have caused a survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

A part of the North 1216.98 feet of the East 1216.98 feet of the Northeast Quarter of the Northeast Quarter of Section 34, Township 19 North, Range 8 East of the Third Principal Meridian being more particularly described as follows:

Commencing at the Northeast corner of said Section 34, proceed South 00°18'02" East 1217.21 feet along the East line of said Section 34 to the South line of the North 1216.98 feet of the Northeast Quarter of Section 34; thence North 89°11'28" West 70.00 feet along the said South line to the West Right-of-Way of Mattis Avenue being the True Point of Beginning; thence continue North 89°11'28" West 1147.21 feet along the said South line to the West line of the East 1216.98 feet of the Northeast Quarter of Section 34; thence North 00°18'02" West 826.13 feet along the said West line; thence North 89°11'28" West 227.21 feet; thence North 00°48'32" West 345.93 feet; thence North 82°21'04" West 100.72 feet to the South Right-of-Way line of Curtis Road; thence South 89°11'38" East 405.00 feet along said Right-of-Way line of Curtis Road; thence South 82°21'04" East 100.72 feet along said Right-of-Way line of Curtis Road; thence South 86°08'27" East 150.21 feet along said Right-of-Way line of Curtis Road; thence South 89°11'38" East 47.85 feet along said Right-of-Way line of Curtis Road; thence South 14°05'31" East 62.93 feet along said Right-of-Way line of South Mattis Avenue; thence South 01°49'43" East 300.11 feet along said Right-of-Way line of South Mattis Avenue; thence South 00°18'04" East 600.00 feet along said West line; thence South 89°41'56" West 8.00 feet along the said West line; thence South 00°18'04" East 203.37 feet to the True Point of Beginning, encompassing 32.856 acres, more or less, in Champaign County, Illinois.

I further certify that I have surveyed the tract of land above described and that the hereon drawn plat is a true representation thereof.

Signed and sealed on this ____ day of July, 2023.

Merle E. Ingersoll, Jr.
Illinois Professional Land Surveyor No. 035.003202
License Expires 11/30/24



APPROVED:
The City of Council of the City of Champaign, Illinois
in accordance with Council Bill No. _____

Date: _____

By: _____
Mayor

Attest: _____
City Clerk

REV. # 2	REV. DATE: 07/18/23	REVISION MADE: AREA OF LOT 102
DATE: 06/09/23	SCALE: AS SHOWN	
FIELD BOOK: -----	DRAWN BY: MAM	
CHECKED BY: MEI		
FINAL PLAT		PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585
APPLEWOOD VALLEY PHASE 1 PART OF SEC. 34, T.19 N., R. 8 E., 3rd P.M. CHAMPAIGN COUNTY, ILLINOIS		FILE # 19923004 SHEET 1 OF 2

File Name: S:\000 Projects\189 Hallbeck\18923004 Applewood Valley\CAD\18923004 PL AT.dwg

