



LOCATION MAP

NOTES:

1. REFER TO OWNER'S CERTIFICATE OF DEDICATION FOR GENTRY SOUTH SUBDIVISION RECORDED JULY 6, 2008 AS DOCUMENT NO. 2008-17850 FOR LOT 101 RESTRICTIONS.
2. EXISTING WINDSOR ROAD RIGHT-OF-WAY (ON THE DATE OF PLATTING GENTRY SOUTH SUBDIVISION) WAS ESTABLISHED BY PETITION AND ACCEPTED IN JUNE, 1937, RIGHT-OF-WAY WIDTH ASSUMED TO BE 20 FEET WHICH WAS THE STATUTORY REQUIREMENT ON THAT DATE. AFFECTS EASEMENTS A, B AND D, BELOW.
3. EASEMENTS OF RECORD (ON THE DATE OF PLATTING GENTRY SOUTH SUBDIVISION)
 - A. EXISTING TELEPHONE EASEMENT, RECORDED IN BOOK 211 AT PAGE 391, "ALONG-THE-ROADS" OVER THE PROPERTY.
 - B. EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 239 AT PAGE 365 "ACROSS LANDS OF THE GRANTOR, WITHIN 6 INCHES OF NORTH PROPERTY LINE."
 - C. EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 1039 AT PAGE 517 AS DOCUMENT NO. 74R13 122, 16 FEET ON EACH SIDE OF CENTERLINE OF EASEMENT, SAID CENTERLINE LYING 24' NORMAL DISTANCE SOUTH OF THE NORTH LINE OF THE NW 1/4 OF SECTION 28.
 - D. EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 2342 AT PAGE 894 AS DOCUMENT NO. 5662295, EASEMENT 20 FEET IN WIDTH, THE CENTERLINE LYING 1.0 FEET SOUTH OF SOUTH RIGHT-OF-WAY LINE OF WINDSOR ROAD.
4. APPROXIMATE AREA OF REGENCY CENTER IS 5.239 ACRES.
5. THE SITE IS WITHIN THE KASKASKIA DRAINAGE DISTRICT.
6. THE SITE IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND FIRST METHODIST CHURCH IN ACCORDANCE WITH COUNCIL BILL 99-189, RECORDED AUGUST 6, 1999 AS DOCUMENT NO. 99R23737 AND SUBJECT TO AMENDMENT TO THE ANNEXATION AGREEMENT IN ACCORDANCE WITH COUNCIL BILL 2004-197 RECORDED OCTOBER 29, 2004 AS DOCUMENT NO. 2004R34425.
7. THE TRACT IS CURRENTLY ZONED CO.
8. POTABLE WATER WILL BE SUPPLIED BY ILLINOIS-AMERICAN WATER COMPANY. WATERMAIN SIZES, LOCATION AND HYDRANT LOCATIONS SHALL BE DETERMINED AS DIRECTED AND APPROVED BY THE ILLINOIS-AMERICAN WATER COMPANY AND THE CITY OF CHAMPAIGN. EASEMENTS WILL BE PROVIDED WHEN REQUESTED.
9. REQUIRED YARDS WILL MEET THE MINIMUM STANDARDS OF THE CITY OF CHAMPAIGN ZONING ORDINANCE.
10. REASONABLE UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY UTILITY COMPANIES.
11. CONTOURS SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO FIELD VERIFICATION.
12. VEHICULAR ACCESS TO WINDSOR ROAD SHALL BE LIMITED TO FIELDS SOUTH DRIVE.
13. THE STORM SEWER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF CHAMPAIGN SUBDIVISION ORDINANCE.
14. STORMWATER DETENTION IS PROVIDED FOR ON LOT 102 OF GENTRY SOUTH SUBDIVISION, RECORDED ON JULY 6, 2008 AS DOCUMENT NO. 2008R17850.
15. DETENTION BASIN AND OUTFALL DRAINAGE SYSTEM FOR GENTRY SOUTH SUBDIVISION HAS BEEN APPROVED BY THE CITY OF CHAMPAIGN ENGINEERING DIVISION, DATED JUNE 24, 2004 AND 1007 DATED JUNE 28, 2004 UNDER PERMIT NO. 5-05843 DATED AUGUST 28, 2003.
16. TREES WILL BE PLANTED IN ACCORDANCE WITH THE CITY OF CHAMPAIGN SUBDIVISION ORDINANCE APPROVED SPECIES LIST.
17. SIDEWALK ALONG NORTH SIDE OF PRIVATE DRIVE SHALL BE RECONSTRUCTED AT A LATER DATE IN CONJUNCTION WITH APPROVAL OF A BUILDING PERMIT FOR LOT 301.

LEGEND

- EXIST. RIGHT OF WAY LINE
- EXIST. LOT LINE
- PROP. BOUNDARY LINE
- PROP. LOT LINE
- EXIST. EASEMENT LINE
- PROP. EASEMENT LINE
- CONC. MON. FOUND
- IRON PIPE FOUND
- IRON PIPE SET
- PROP. INGRESS / EGRESS EASEMENT
- EASEMENT TO BE PROCURED FROM ADJACENT PROPERTY BY SEPARATE DOCUMENT.

DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR 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 GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ENGINEER: **JOHN B. JORDAN** 11-19-12
 JOHN B. JORDAN
 ILLINOIS REGISTERED
 PROFESSIONAL ENGINEER #42530

OWNER & SUBDIVIDER: **REGENCY CONSOLIDATED RESIDENTIAL, LLC**
 BY: **[Signature]** 11-19-12
 TITLE: **1st/PRIN**

ENGINEER/LAND SURVEY OR
 FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC
 1610 BROADMOOR DRIVE
 CHAMPAIGN, IL 61821
 (217) 352-4169

OWNER: **REGENCY CONSOLIDATED RESIDENTIAL LLC**
 1701 BROADMOOR DRIVE
 CHAMPAIGN, IL 61821

PRESENTED FOR RECORDING BY:
 CHICAGO TITLE INSURANCE CO.
 201 N. NIEL ST.
 CHAMPAIGN, IL 61820

REGENCY CENTER A REPLAT OF LOT 202 OF CARLE FOUNDATION REPLAT LOT 101 GENTRY SOUTH SUBDIVISION PART OF THE N.W. 1/4 OF SECTION 28, T.19N., R.8E., 3RD P.M. CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS



2012R30225
 REC ON: 11/29/2012 11:57:00 AM
 CHAMPAIGN COUNTY
 BARBARA A. FRASCA, RECORDER
 REC FEE: \$2.00
 RMSPS FEE: 10.00
 PAGES 20
 PLAT ACT: PLAT PAGE: 1

SURVEYOR'S CERTIFICATE

I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, CERTIFY THAT AT THE REQUEST OF REGENCY CONSOLIDATED RESIDENTIAL LLC, I HAVE CAUSED A SURVEY OF PART OF THE NW 1/4 OF SECTION 28, T. 19 N., R. 8 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 202 OF CARLE FOUNDATION REPLAT LOT 101 OF GENTRY SOUTH SUBDIVISION AS RECORDED ON JUNE 9, 2011 AS DOCUMENT NO. 2011R11443.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO THREE (3) LOTS WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, THE UTILITY EASEMENTS OF THIS PLAT ARE DEDICATED OR RE-DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN FOUND OR PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS REGENCY CENTER A REPLAT OF LOT 202 OF CARLE FOUNDATION REPLAT LOT 101 OF GENTRY SOUTH SUBDIVISION, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY IS NOT LOCATED WITHIN A PUBLISHED SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH P.A. 87-0705, (THE PLAT ACT), CHICAGO TITLE INSURANCE COMPANY AS THE CORPORATION THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME. I ASSURE NO CHANGES HAVE BEEN MADE.

Thomas B. Jordan 11-19-12
 THOMAS B. JORDAN
 ILLINOIS PROFESSIONAL
 LAND SURVEYOR NO. 2014
 CHAMPAIGN, ILLINOIS
 EXPIRES: NOVEMBER 30, 2014

Champaign Plan Commission:

Recommended to the City Council for preliminary and final conditions and recommendations, if any, as may be set forth in the City Council Resolution.

November 21, 2012

Rob Kovach
 Secretary

City Council:

Preliminary approval is hereby granted by the Champaign City Council, subject to such conditions, if any, as may be set forth in the City Council Resolution.

2012-141
 November 28, 2012

[Signature]
 Mayor
[Signature]
 City Clerk

PRELIMINARY / FINAL PLAT

Rev. July 19, 2012 Illinois Professional Design Firm No. 184.004913

Date of Preparation: July 12, 2012 (PROJECT ID: 128012.00)

Foth
 FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC
 1610 BROADMOOR DRIVE
 CHAMPAIGN, IL 61821
 (217) 352-4169

SHEET NO. 1
 OF 1 SHEETS

REUSE OF DOCUMENTS
 THIS DOCUMENT HAS BEEN REUSED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAUTHORIZED REUSE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

© 2012 Foth Infrastructure & Environment, LLC