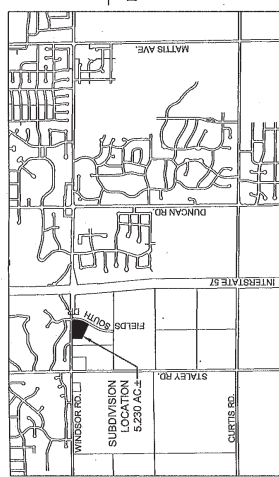


REGENCY CENTER

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

REC ON: 11/29/2012 11:57:00 AM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: \$2.00
RHSFS FEE: \$0.00
PAGES: 20
PLAT ACT, PLAT PAGE: 1



- NOTES:**
- REFER TO OWNERS CERTIFICATE OF DEDICATION FOR GENTRY SOUTH SUBDIVISION RECORDED JULY 6, 2008 IN BOOK 289 AT PAGE 385 "ACROSS 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 C.
 - EXISTING TELEPHONE EASEMENT, RECORDED IN BOOK 211 AT PAGE 391, "ALONG THE ROADS" OVER THE PROPERTY.
 - EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 289 AT PAGE 385 "ACROSS LANDS OF THE GRANATOR, WITHIN 8 INCHES OF NORTH PROPERTY LINE".
 - EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 289 AT PAGE 385 "ACROSS LOTS 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400.
 - APPROXIMATE AREA OF REGENCY CENTER IS 6.230 ACRES.
 - THE SITE IS WITHIN THE KASKASKIA DRAINAGE DISTRICT.
 - THE SITE IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND THE ILLINOIS AMERICAN WATER COMPANY, INC. (IAWC) DATED AUGUST 6, 1988 AS DOCUMENT NO. 69-22757 AND SUBJECT TO ASSIGNMENT TO THE CITY OF CHAMPAIGN BY IAWC DATED OCTOBER 29, 2004 AS DOCUMENT NO. 20-045422.
 - THE TRACT IS CURRENTLY ZONED CO.
 - ILLINOIS AMERICAN WATER COMPANY, WATERMAIN SIZES, LOCATION AND HYDRANT LOCATIONS SHALL BE SHOWN AS SHOWN ON THE IAWC MAP OF THE IAWC ILLINOIS AMERICAN WATER COMPANY AND THE CITY OF CHAMPAIGN. EASEMENTS WILL BE PROVIDED WHEN REQUESTED.
 - THE TRACT SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF CHAMPAIGN ZONING ORDINANCE.
 - REASONABLE UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY UTILITY COMPANIES.
 - CONTOURS SHOWN ARE PROVIDED BY OTHERS AND WILL BE LIMITED TO WINDSOR ROAD SHALL BE LIMITED TO FIELDS SOUTH DRIVE.
 - THE STORM SEWER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF CHAMPAIGN.
 - STORMWATER DETENTION IS PROVIDED FOR LOT 102 OF GENTRY SOUTH SUBDIVISION, RECORDED ON JULY 6, 2008 AS DOCUMENT NO. 20-0817550.
 - FOR GENTRY SOUTH SUBDIVISION HAS BEEN APPROVED BY THE CITY OF CHAMPAIGN ENGINEERING DIVISION DATED JULY 24, 2009 AND LOT 101 DATED JULY 28, 2009.
 - TREES WILL BE PLANTED IN ACCORDANCE WITH THE CITY OF CHAMPAIGN SUBDIVISION ORDINANCE APPROVED SPECIES LIST.
 - THE 8" SANITARY SEWER SHALL BE CONSTRUCTED AT A LATER DATE IN CONJUNCTION WITH APPROVAL OF A BUILDING PERMIT FOR LOT 301.

FOR THE PURPOSES OF SUBMITTING SAID TRACT WITH THESE PLATS WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, THE UTILITY EASEMENTS OF THIS PLAT ARE DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN FOUND OR PLACED AS SHOWN ON THE ATTACHED PLAT AND THE CARLE FOUNDATION REPLAT, LOT 101 GENTRY SOUTH SUBDIVISION, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

FURTHER CERTIFY THAT THE PROPERTY IS NOT LOCATED WITHIN A PUBLISHED SPECIAL FLOOD HAZARDOUS 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 PLAT AND I HEREBY CERTIFY THAT THE COPY HAS BEEN RETURNED BY ME TO SAID CORPORATION FOR THE PURPOSES OF CHANGING THE RECORD.

Thomas B. Jordan
THOMAS B. JORDAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS 61821
EXPIRES: NOVEMBER 30, 2014

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

Thomas B. Jordan
November 21, 2012
DATE

John Koravak
John Koravak
Secretary
City Council

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

Barbara A. Frasca
Barbara A. Frasca
Recorder
City Clerk

11-19-12

CHAMPAIGN PLAN COMMISSION:

REGISTRY CONSULTANT RESIDENTIAL LLC
1610 BROADMOOR DRIVE
CHAMPAIGN, IL 61821
(217) 382-2188

OWNER & SUBDIVIDER: REGISTRY CONSULTANT RESIDENTIAL LLC
PROFESSIONAL ENGINEER #42520
ILLINOIS REGISTERED

DATE: 11-19-12

TITLE: *John Koravak*

ENGINEER'S STATEMENT:

I, THE UNDERSIGNED, AS ENGINEER, HAVE EXAMINED THE PLAT AND BELIEVE THE DRAINAGE IMPROVEMENTS OF THIS SUBDIVISION WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE SURFACE WATERWAYS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATERWAYS ARE CHANGED BY THE CONSTRUCTION OF SUCH SURFACE WATERWAYS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERWAYS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO PROTECT THE ADJACENT PROPERTY TO THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

THOMAS B. JORDAN
REGISTERED LAND SURVEYOR
No. 2014
STATE OF ILLINOIS

LEGEND:

- EXIST. RIGHT OF WAY LINE
- EXIST. LOT LINE
- PROP. BOUNDARY LINE
- PROP. LOT LINE
- EXIST. EASEMENT LINE
- PROP. EASEMENT LINE
- CONC. MONU. FOUND
- IRON PIPE FOUND
- IRON PIPE SET
- PROP. INGRESS / EGRESS EASEMENT

EASEMENT TO BE PROCURED FROM ADJACENT PROPERTY BY SEPARATE DOCUMENT.

PRELIMINARY / FINAL PLAT

Date of Preparation: July 13, 2012
PROJECT ID: 02501220
SHEET NO. 1
OF 1 SHEETS

Foth
Professional Engineering & Surveying
1610 Broadmoor Drive
Champaign, IL 61821
(217) 382-2188

REGISTRY CONSULTANT RESIDENTIAL LLC
1610 BROADMOOR DRIVE
CHAMPAIGN, IL 61821
(217) 382-2188

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 164200633
Date of Preparation: July 13, 2012
PROJECT ID: 02501220
SHEET NO. 1
OF 1 SHEETS

Foth
Professional Engineering & Surveying
1610 Broadmoor Drive
Champaign, IL 61821
(217) 382-2188

REGISTRY CONSULTANT RESIDENTIAL LLC
1610 BROADMOOR DRIVE
CHAMPAIGN, IL 61821
(217) 382-2188

ENGINEER'S STATEMENT BY:
CHICAGO TITLE INSURANCE CO.
201 N. WELLS ST.
CHAMPAIGN, IL 61820