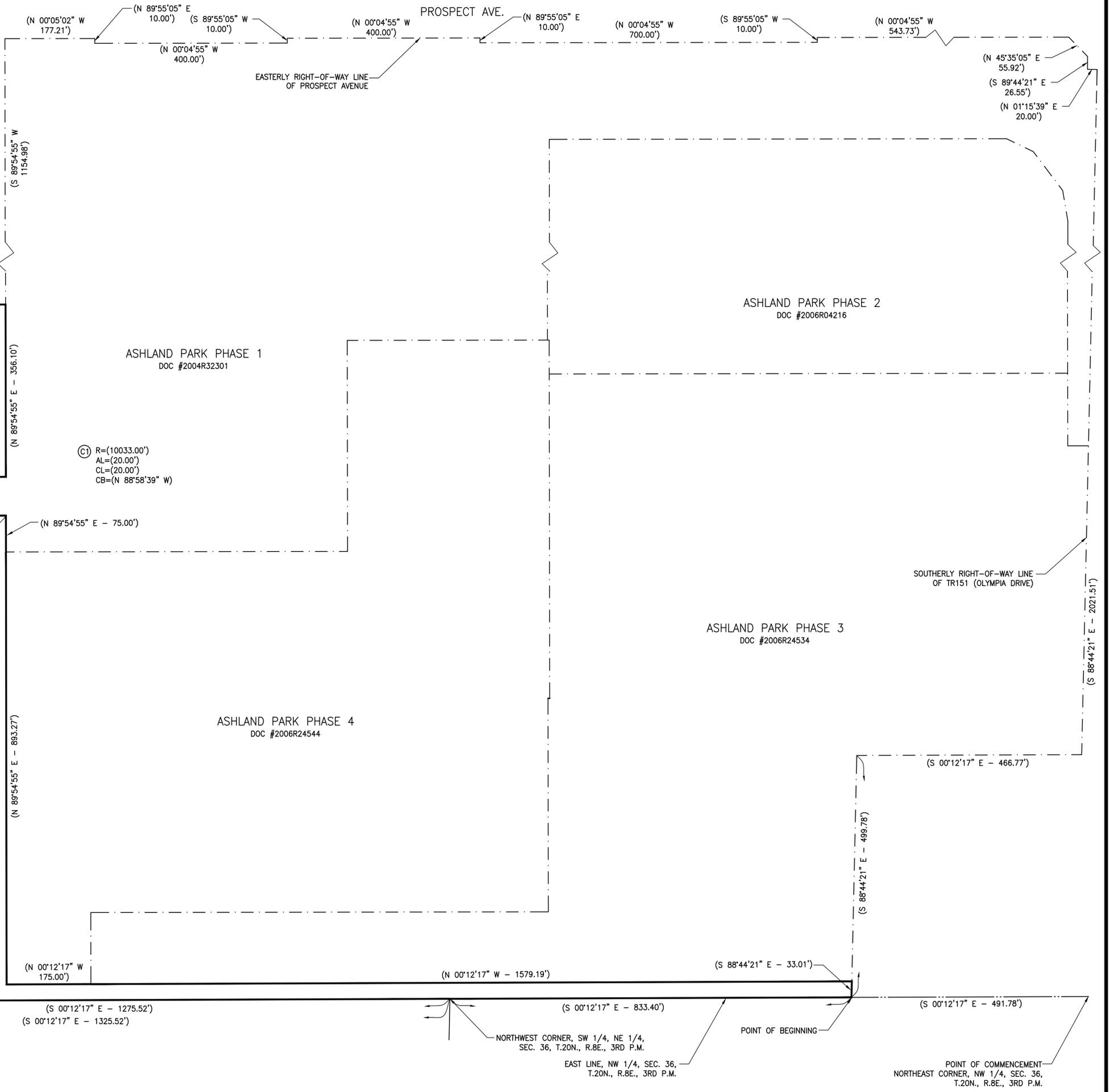


**LEGEND**

- BOUNDARY OF PLAT
- - - PROPERTY LINE
- - - SECTION LINE
- (N 00°00'00" W 100.00')
- RECORDED BEARING AND DISTANCE

**PLAT OF SURVEY**  
**PART OF THE NW 1/4 OF SEC. 36**  
**T.20N., R.8E., 3rd. P.M.**  
**CHAMPAIGN**  
**CHAMPAIGN COUNTY, ILLINOIS**



LEGAL DESCRIPTION FOR TRACTS 'ASHLAND SOUTH LOT 1' & 'ASHLAND SOUTH LOT 2'

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON A LOCAL DATUM:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, PROCEED SOUTH 00°12'17" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 491.78 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°12'17" EAST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, 833.40 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE CONTINUE SOUTH 00°12'17" EAST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, 1325.52 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE CONTINUE SOUTH 00° 12' 17" EAST ALONG THE EAST LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1326.72 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 88°51'01" WEST ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST QUARTER, 815.40 FEET TO THE NORTHEAST CORNER OF CHAMPAIGN TOWN CENTER 4TH SUBDIVISION; THENCE NORTH 00°00'53" EAST, 180.30 FEET; THENCE NORTH 89°59'11" WEST, 626.11 FEET; THENCE NORTH 00°05'05" WEST, 1533.28 FEET; THENCE SOUTH 89°54'55" WEST, 1154.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE; THENCE NORTH 00°05'02" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 177.21 FEET; THENCE NORTH 89°55'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 00°04'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 400.00 FEET; THENCE SOUTH 89°55'05" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 00°04'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 400.00 FEET; THENCE NORTH 89°55'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 00°04'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 700.00 FEET; THENCE SOUTH 89°55'05" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 00°04'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 543.73 FEET; THENCE NORTH 45°35'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 55.92 FEET; THENCE SOUTH 89°44'21" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 26.55 FEET; THENCE NORTH 01°15'39" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 20.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TR151 (OLYMPIA DRIVE); THENCE SOUTH 88°44'21" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2021.51 FEET; THENCE SOUTH 00°12'17" EAST, 466.77 FEET; THENCE SOUTH 88°44'21" EAST, 499.78 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING:

ASHLAND PARK PHASE 1, CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS RECORDED AS DOCUMENT 2004R32301 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CHAMPAIGN COUNTY, ILLINOIS

AND ALSO

ASHLAND PARK PHASE 2, CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS RECORDED AS DOCUMENT 2006R04216 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CHAMPAIGN COUNTY, ILLINOIS

AND ALSO

ASHLAND PARK PHASE 3, CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS RECORDED AS DOCUMENT 2006R24534 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CHAMPAIGN COUNTY, ILLINOIS

AND ALSO

ASHLAND PARK PHASE 4, CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS RECORDED AS DOCUMENT 2006R24544 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CHAMPAIGN COUNTY, ILLINOIS

AND ALSO

THE HAVEN AT MARKET PLACE SUBDIVISION, CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS RECORDED AS DOCUMENT 2018R15976 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CHAMPAIGN COUNTY, ILLINOIS

AND ALSO

REPLAT OF THE VILLAS AT ASHLAND FARM, CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS RECORDED AS DOCUMENT 2008R27768 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CHAMPAIGN COUNTY, ILLINOIS

AND ALSO

THE RIGHT-OF-WAY FOR INTERSTATE DRIVE WEST OF NEIL STREET AND THE RIGHT-OF-WAY FOR NEIL STREET DESCRIBED AS FOLLOWS:

A PART OF THE WEST ONE-HALF AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, PROCEED SOUTH 00° 05' 05" EAST, 45.15 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89° 54' 55" EAST, 100.00 FEET; THENCE NORTH 00°05' 05" WEST, 40.00 FEET; THENCE NORTH 89° 54' 55" EAST, 270.50 FEET; THENCE SOUTH 88° 33' 41" EAST, 263.31 FEET; THENCE NORTH 89° 54' 55" EAST, 566.29 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 54' 55" EAST, 172.24 FEET; THENCE EAST ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 10033.00 FEET, AN ARC LENGTH OF 203.88 FEET, A CHORD BEARING OF SOUTH 89° 30' 09" EAST AND A CHORD LENGTH OF 203.89 FEET; THENCE NORTH 00° 05' 05" WEST, 17.00 FEET; THENCE SOUTH 88°45' 13" EAST, 60.02 FEET; THENCE SOUTH 00° 05' 05" EAST, 17.01 FEET; THENCE SOUTH 88° 37' 15" EAST, 264.87 FEET; THENCE EAST ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 8867.00 FEET, AN ARC LENGTH OF 275.52 FEET, A CHORD BEARING OF SOUTH 89° 24' 46" EAST, AND A CHORD LENGTH OF 275.52 FEET; THENCE NORTH 89° 47' 43" EAST, 428.77 FEET; THENCE NORTH 00° 12' 17" WEST, 17.00 FEET; THENCE NORTH 89° 47' 43" EAST, 66.00 FEET; THENCE SOUTH 00° 12' 17" EAST, 17.00 FEET; THENCE NORTH 89° 47' 43" EAST, 56.99 FEET; THENCE SOUTH 01° 12' 17" EAST, 35.15 FEET; THENCE NORTH 88° 50' 12" WEST, 78.01 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00° 12' 17" EAST, 1326.72 FEET ALONG THE EAST LINE OF THE WEST ONE HALF OF SAID SECTION 36 TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, THENCE NORTH 88° 51' 01" WEST, 18.00 FEET ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 00° 12' 17" WEST, 543.89 FEET; THENCE NORTH ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4967.00 FEET, AN ARC LENGTH OF 272.07 FEET, A CHORD BEARING OF NORTH 01° 46' 26" WEST AND A CHORD DISTANCE OF 272.04 FEET; THENCE NORTH ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5033.00 FEET, AN ARC LENGTH OF 275.69 FEET, A CHORD BEARING OF NORTH 01° 46' 26" WEST AND A CHORD LENGTH OF 275.65 FEET; THENCE NORTH 00° 12' 17" WEST, 156.91 FEET; THENCE NORTH 45° 12' 17" WEST, 63.64 FEET; THENCE SOUTH 89° 47' 43" WEST, 383.77 FEET; THENCE WEST ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 10033.00 FEET; AN ARC LENGTH OF 277.35 FEET, A CHORD BEARING OF NORTH 89° 24' 46" WEST AND A CHORD LENGTH OF 277.34 FEET; THENCE NORTH 88° 37' 15" WEST, 272.42 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 9967.00 FEET, AN ARC LENGTH OF 254.66 FEET, A CHORD BEARING OF NORTH 89° 21' 10" WEST AND A CHORD LENGTH OF 254.66 FEET; THENCE SOUTH 89° 54' 55" WEST, 172.24 FEET; THENCE NORTH 00° 05' 05" WEST, 66.00 FEET TO THE TRUE POINT OF BEGINNING, ENCOMPASSING 3.021 ACRES (131595 SF), MORE OR LESS.

SAID TRACT OF LANDS CONTAIN 12.795 ACRES, MORE OR LESS, ALL IN CHAMPAIGN COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS PLAT OF SURVEY DOES NOT CONSTITUTE OR IMPLY A SUBDIVISION FOR THESE TRATS OF LAND.

SIGNED AND SEALED THIS 16TH DAY OF JANUARY, 2020.

  
BRYAN K. BRADSHAW  
ILLINOIS PROFESSIONAL LAND  
SURVEYOR NUMBER 3738  
BKB ENGINEERING, INC.  
DESIGN FIRM NO. 184-005483

