

MINOR PLAT
A REPLAT OF 203, 204, AND 205 OF
WORDEN MARTIN ANTHONY DRIVE SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 19 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

PRESENTED FOR RECORDING BY:

RETURN ORIGINAL TO:
MSA PROFESSIONAL SERVICES
201 W. SPRINGFIELD AVE., SUITE 400
CHAMPAIGN, IL 61820

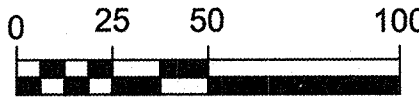
OWNERS/SUBDIVIDERS

SHAPLAND REALTY, LLC
1203 S. MATTIS AVE.
CHAMPAIGN, IL 61821

WORDEN MARTIN, INC.
1404 N. DUNLAP AVE.
SAVOY, IL 61874

SURVEYOR/ENGINEER

MSA PROFESSIONAL SERVICES
201 W. SPRINGFIELD AVE., SUITE 400
CHAMPAIGN, IL 61820



LEGEND

—————	PROPERTY BOUNDARY
—————	EXISTING PROPERTY LINE
—————	PROPOSED PROPERTY LINE
—————	EXISTING PROPERTY LINE TO BE VACATED
—————	RIGHT-OF-WAY CENTERLINE
—————	GENERAL UTILITY EASEMENT LINE
—————	INGRESS / EGRESS EASEMENT LINE
—————	EXISTING EDGE OF CONCRETE SIDEWALK
W	WATER LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
T	UNDERGROUND TELEPHONE LINE
SAN	SANITARY SEWER PIPE
SS	STORM SEWER PIPE
●	FOUND IRON ROD OR PIPE
○	SET 1/2"x30" IRON ROD WITH "MSA" CAP
△	SET MAG NAIL
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
A	ARCH LENGTH
R	RADIUS
CH	CHORD LENGTH
CB	CHORD BEARING
23.90'	BOUNDARY DIMENSION
23.90'	MEASURED DIMENSION
(23.90')	DIMENSION OF RECORD

FLOOD ZONE CLASSIFICATION

This tract of land is located in Zone "X," areas determined to be outside the 0.2% annual chance floodplain, identified for the City of Champaign, Illinois by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map Number 17019C 0294D, dated October 2, 2013.

SURVEYOR'S NOTES

- Field work for this plat of survey was completed on September 23, 2016.
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- Bearings shown on this plat of survey are on the Illinois State Plane, East Zone (NAD 83) coordinate system. Elevations shown on this plat of survey are based on the NAVD 88 vertical datum.
- All lot corners are marked as shown. All set lot corners are done so with 1/2" x 30" long iron rod monuments.
- The locations of utilities as shown hereon are based on above ground structures and drawings provided to the surveyor.
- All public utilities and storm water management to serve the property subdivided are existing per the Preliminary/Final Plat of Worden Martin Anthony Drive Subdivision. Storm Water detention for Lot 301 is accomplished by a detention basin on Lot 202 of said Worden Martin Anthony Drive Subdivision. Any future development on Lot 302 will provide storm water detention as part of that development on Lot 302.
- The property subdivided encompasses 8.300 acres, more or less.
- The property subdivided lies within the corporate limits of the City of Champaign.
- The property subdivided lies within the boundaries of the Crystal Lake and Saline Branch Drainage Districts.
- No portion of the property subdivided lies within 500 feet of a point on a water course which drains over 640 acres.
- The property subdivided is zoned CG (Commercial General) by the City of Champaign, Illinois. All building setback lines shall be in accordance with applicable zoning ordinances. Please contact the City of Champaign Planning and Development Department to verify zoning for this lot.
- This professional service conforms to the current Illinois minimum standards for a boundary survey.

SURVEYOR'S CERTIFICATE

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

I, William E. Sheridan, being Illinois Professional Land Surveyor Number 2031, do hereby certify that at the request of the owners, Shapland Realty, LLC and Worden Martin, Inc., 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:

That Part of the Northeast Quarter of Section 24, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, described as follows:

Lot 203, 204, and 205 of Worden Martin Anthony Drive Subdivision, as per plat recorded on March 15, 2013 in the Champaign County Recorder's Office as Document Number 2013R06249.

Said tract containing 8.300 acres, more or less.

For said owners who desire to facilitate the development of said land by subdividing it into lots which said plat to which this certificate is attached particularly describes and sets forth the lots into which said land has been so subdivided and have numbered the lots, which numbers are shown on said plat and have stated the precise dimensions in feet and hundredths of feet of said lots and that reference has been made upon said plat and that all building setback lines shall be in accordance with applicable zoning ordinances;

That said subdivision is to be known as "A Replat of Lots 203, 204, and 205 of Worden Martin Anthony Drive Subdivision."

Signed and Sealed this 28th day of January, 2017.

William E. Sheridan
Illinois Professional Land Surveyor No. 2031
License Expires November 30, 2018

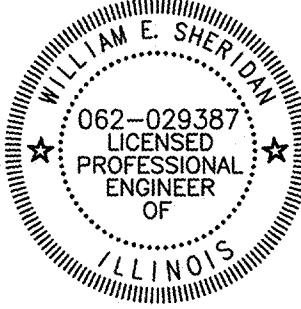


DRAINAGE STATEMENT

I, William E. Sheridan, Illinois Licensed Professional Engineer 29387, and Shapland Realty, LLC and Worden Martin, Inc., being the owners of the premises heretofore platted by William E. Sheridan, Illinois Professional Land Surveyor 2031, to be and become "A Replat of Lots 203, 204, and 205 of Worden Martin Anthony Drive Subdivision" to the City of Champaign, Champaign County, Illinois, do hereby state that to best of their knowledge and belief, the drainage of surface waters will not be changed by the construction of said subdivision or any part thereof; or that if such surface waters drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the owner 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.

Signed and Sealed this 28th day of January, 2017.

William E. Sheridan
Illinois Licensed Professional Engineer No. 29387
License Expires November 30, 2017



Shapland Realty, LLC, Owner

Worden Martin, Inc., Owner

APPROVED:
Approval of the minor subdivision plat is hereby recommended under the authority of the Mayor and City Council of the City of Champaign.

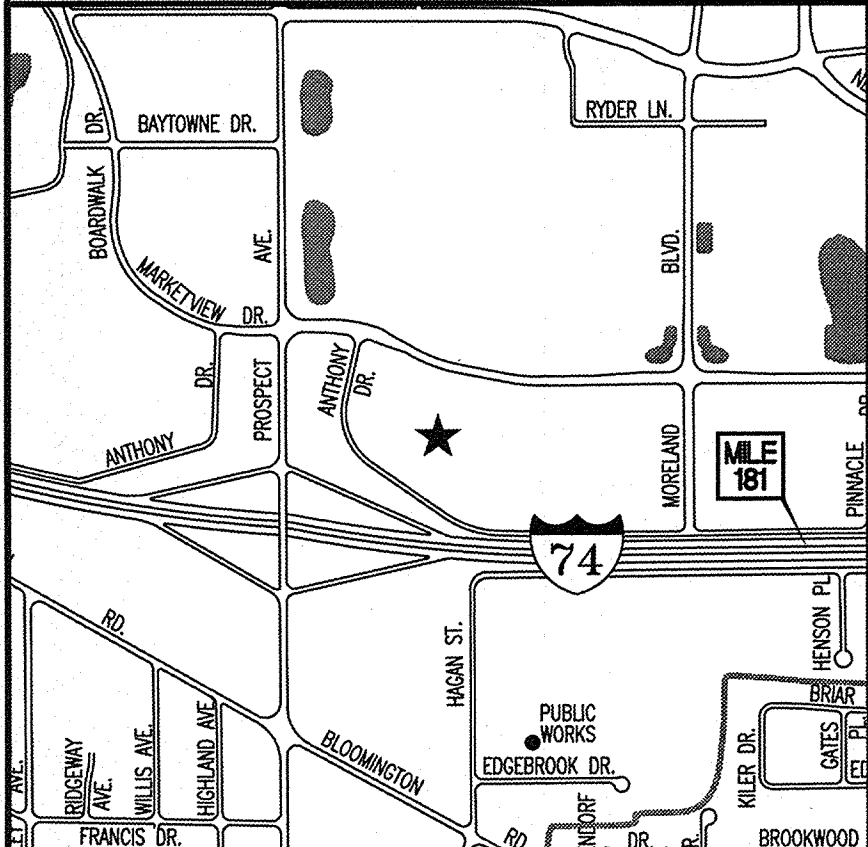
Date: _____ By: _____
City Planning Director

Date: _____ By: _____
City Engineer

Date: _____ By: _____
Mayor

Date: _____ By: _____
City Clerk

LOCATION MAP



PROJECT NO.:	12402005	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	SEP. 2016	DRAWN BY: CBP	1	2016/11/29	VARIOUS REVISIONS	CBP
F.B.:		CHECKED BY: WES/DEA	2	2017/1/20	VARIOUS REVISIONS PER CITY OF CHAMPAIGN REVIEW (PL 16-0054)	CBP

DESIGN FIRM REGISTRATION NUMBER: 184-006020 EXPIRES: APRIL 30, 2017

PLOT DATE: 1/20/17, \chnas2\projects\124005\124005\124020\12402005\CADD\12402005 FORD PARKING EXPANSION MINOR PLAT AND LIGHTING PLAN.dwg

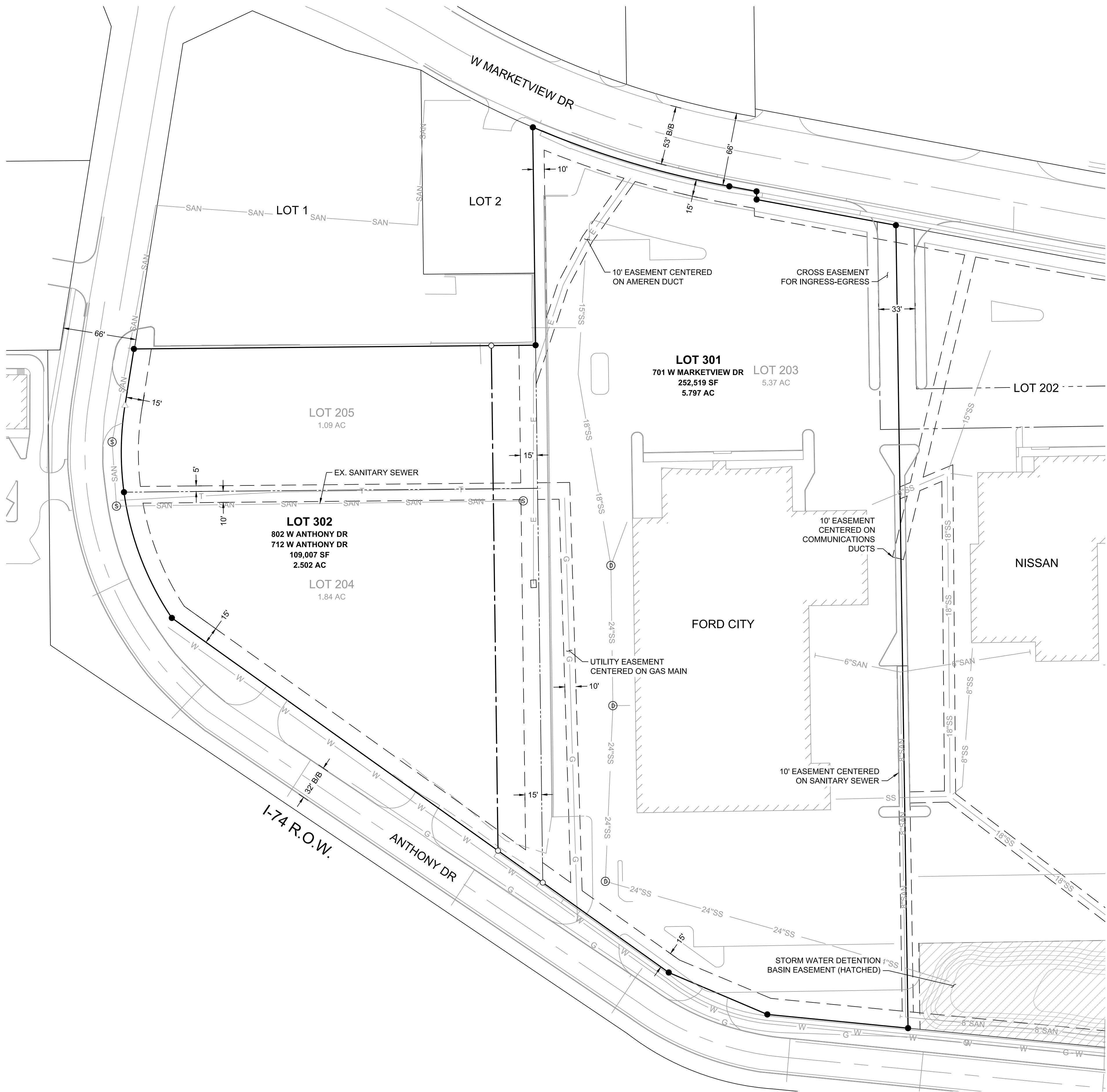


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Web Address: www.msa-ps.com
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WORDEN MARTIN ANTHONY DRIVE SUBDIVISION - REPLAT
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

MINOR PLAT

FILE NO.
12402005
SHEET
1 OF 2



0 25 50 100

PROJECT NO.:	12402005	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	SEP. 2016	DRAWN BY: CBP	1	2016/11/29	VARIOUS REVISIONS	CBP
F.B.:	-	CHECKED BY: WES/IDEA	2	2017/1/20	VARIOUS REVISIONS PER CITY OF CHAMPAIGN REVIEW (PL 16-0054)	CBP
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WORDEN MARTIN ANTHONY DRIVE SUBDIVISION - REPLAT
SHAPLAND REALTY LLC
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

MINOR PLAT

FILE NO.
12402005
SHEET
2 OF 2

PLOT DATE: 1/20/17, \\chnas2\projects\12400s\12400s\12402\12402005\CADD\2016-7-21 ford parking expansion\CADD\C3D\12402005 FORD PARKING EXPANSION MINOR PLAT AND LIGHTING PLAN.dwg