



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: John A. Schneider, MPA, Director, Community Development Services Department

DATE: January 31, 2019

SUBJECT: **An Ordinance Approving a Final Subdivision Plat
(Union Gardens Subdivision – Plan Case No. 2364-S-18)**

Introduction

Trinitas Development, LLC. requests approval of a final plat for the Union Gardens Subdivision. The proposed subdivision comprises 40 acres and is located east of Fourth Street (Champaign), north of Bradley Avenue, and west of Federal Drive. The site is partially in Urbana and partially in Champaign. The lots are planned to be developed as Union Gardens, a duplex and townhome development.

Background

The Plan Commission approved the preliminary plat for Union Gardens on September 6, 2018 (Plan Case 2349-S-18). The proposed final plat would subdivide the 40-acre site into five lots. The northern part of the site was recently annexed into Urbana (Ord. No. 2018-09-060), and the two Urbana portions of the property were also rezoned to R-4, Medium Density Multiple-Family Residential (Ord. No. 2018-09-059) to facilitate the development of Union Gardens.

Section 21-15 of the Urbana Subdivision and Land Development Code specifies requirements for final plats. Preliminary plats show the locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for establishment of a subdivision. Final plats, which are ultimately recorded by the Champaign County Recorder of Deeds, show the location of property lines and easements. According to Section 21-15.C of the Subdivision Code, if a final plat substantially conforms to the previously approved preliminary plat, the final plat shall be submitted directly to City Council for approval, which is applicable in this case.

Discussion

Subdivision Layout and Access

The property is located on farmland north of the Douglass Square and Carver Park subdivisions in Champaign. The five lots range in size and are separated by the proposed new public streets and by the east-west boundary between Urbana and Champaign. Fourth Street in Champaign will be extended north, and there will be two access points off of the extended road onto the site. Fifth Street in Champaign will also be extended as a public street and will provide access to the site from the south.

An emergency-only access road will extend north from Carver Drive. A fourth and final public access point will be provided by a new east-west public street running from Fourth Street to Federal Drive in Urbana.

Drainage

Detention basins will be installed on Lots 101 and 103, per preliminary engineering plans. As with all preliminary and final subdivision plats, final stormwater management plans must be approved by the City Engineer.

Sidewalks

Sidewalks will be installed along all public streets and private access drives on the site. Sidewalks will connect south to the Douglass Square and Carver Park subdivisions.

Utilities

Utilities are available adjacent to the site and will be extended to the site to serve the proposed development.

Deferrals and Waivers

The petitioner does not request any waivers or deferrals from the Urbana Subdivision and Land Development Ordinance.

Summary of Findings

1. Trinitas Development, LLC. has submitted a 40-acre Final Plat for Union Gardens Subdivision.
2. The proposed Final Plat is consistent with the approved preliminary plat approved in Plan Case 2349-S-18.
3. The proposed Final Plat is consistent with the zoning designation for the subject property.
4. The proposed Final Plat meets the requirements of the Urbana Subdivision and Land Development Code.
5. The proposed Final Plat is consistent with the approved Preliminary Plat, and per Section 21-15.C of the Urbana Subdivision and Land Development Code, the City Council may approve the Final Plat without review by Plan Commission.

Options

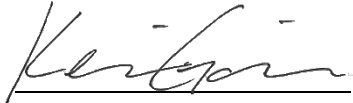
The City Council has the following options:

1. Approve the proposed final plat; or
2. Deny the proposed final plat. If denied, the Council shall state the reasons for the denial.

Recommendation

Based on the analysis and findings presented herein, staff recommends that City Council APPROVE the Final Plat of Union Gardens Subdivision.

Prepared by:



Kevin Garcia, Planner II

Attachments: Exhibit A: Approved Preliminary Plat
Exhibit B: Application

Cc: Kimberly Hansen, Trinitas Development LLC.

ORDINANCE NO. 2019-02-013

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT
(Union Gardens Subdivision – Plan Case No. 2364-S-18)**

WHEREAS, Trinitas Development, LLC. has submitted a Final Subdivision Plat for the Union Gardens Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Final Plat for the Union Gardens Subdivision is in general conformance with the Preliminary Plat for the Union Gardens Subdivision, which was approved by the Plan Commission on September 6, 2018 in Plan Case No. 2349-S-18; and,

WHEREAS, the Final Plat for the Union Gardens Subdivision meets the requirements of the Urbana Subdivision and Land Development Code; and,

WHEREAS, the City Engineer has reviewed and approved the Final Plat for the Union Gardens Subdivision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. the Final Plat for the Union Gardens Subdivision, attached hereto as Ordinance Attachment A, is hereby approved as platted.

Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the “ayes” and “nays” being called at a regular meeting of said Council.

PASSED BY THE CITY COUNCIL this____ day of _____, _____.

AYES:

NAYS:

ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this____ day of _____, _____.

Diane Wolfe Marlin, Mayor

FINAL PLAT OF SUBDIVISION
OF
UNION GARDENS

ORDINANCE ATTACHMENT A

TRACT 1: 91-21-06-451-005
TRACT 2: 30-21-06-326-015
46-21-06-376-007
TRACT 3: 46-21-06-376-008

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

LOT 202
PARK 74 INDUSTRIAL
DEVELOPMENT NO. 2
RECORDED OCTOBER 25, 1990
AS DOCUMENT 90R21351

LOT 201

LOT 208

LOT 102

NON-EASEMENT AREA 2A

LOT 103

363,424 S.F.

LOT 12
REPLAT OF LOTS 1 AND 2
OF MELROSE OF URBANA
RECORDED OCTOBER 31, 1996
AS DOCUMENT 96R27327

LEGEND

- EX. PROPERTY LINE
- EX. LOT LINE
- EX. EASEMENT LINE
- EX. CORPORATE LIMITS
- CENTERLINE
- EASEMENT LINE HEREBY GRANTED
- PROPOSED LOT LINE

ABBREVIATIONS

- A ARC LENGTH
- CH CHORD
- CONC. CONCRETE
- E EAST
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- N NORTH
- N.E.A. NON-EASEMENT AREA
- R RADIUS
- R.O.W. RIGHT OF WAY
- S SOUTH
- W WEST
- B.S.L. BUILDING SETBACK LINE
- DOC. DOCUMENT
- (XXX.XX) RECORD INFORMATION
- [XXX.XX] DEED INFORMATION
- XXX.XX MEASURED INFORMATION

BASIS OF BEARING

ILLINOIS STATE PLANE COORDINATE
SYSTEM, EAST ZONE NAD 83 (2011).

- CARVER PARK-HABITAT FOR HUMANITY REPLAT
RECORDED OCTOBER 14, 2008 AS DOCUMENT
NUMBER 2008R26341.
- OAK TREE SUBDIVISION, OUTLOT 1
RECORDED NOVEMBER 7, 2017 AS DOCUMENT
NUMBER 2017R21111.
- OAK TREE SUBDIVISION, OUTLOT 2
RECORDED NOVEMBER 7, 2017 AS DOCUMENT
NUMBER 2017R21111.

- Ⓐ AND Ⓑ: 15' PUBLIC UTILITY EASEMENT PER DOC. 2008R26341
Ⓒ: 5' PUBLIC UTILITY EASEMENT PER DOC. 2008R26341
Ⓓ AND Ⓔ: 10' EASEMENT FOR PUBLIC UTILITIES PER CARVER PARK SUBDIVISION

PORTION OF THE 15' EASEMENT
FOR RAW WATER SUPPLY LINE
BOOK 281, PAGE 115 & DOC. 418167
HEREBY VACATED

15' ILLINOIS AMERICAN WATER
EASEMENT HEREBY GRANTED

PRIVATE ACCESS EASEMENT
HEREBY GRANTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°15'03"W	3.74'
L2	N44°44'57"E	3.74'
L3	S00°44'39"E	88.78'
L4	N45°49'33"W	21.18'
L5	N00°44'39"W	59.02'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	300.00'	112.63'	N18°27'20"E	111.97'
C2	54.60'	20.41'	S14°00'42"W	20.29'
C3	357.50'	51.70'	S35°03'06"W	51.66'
C4	242.50'	15.36'	S32°43'21"W	15.36'
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C7	83.06'	21.64'	N43°29'33"W	21.58'
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C9	100.32'	38.68'	S10°24'16"W	38.44'
C10	141.59'	23.94'	N27°51'28"E	23.91'
C11	89.00'	31.11'	S46°30'54"W	30.95'

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: CNB
CHECKED BY: TBM
APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60055
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:

TRINITAS DEVELOPMENT LLC

TITLE:

UNION GARDENS
FINAL PLAT OF SUBDIVISION

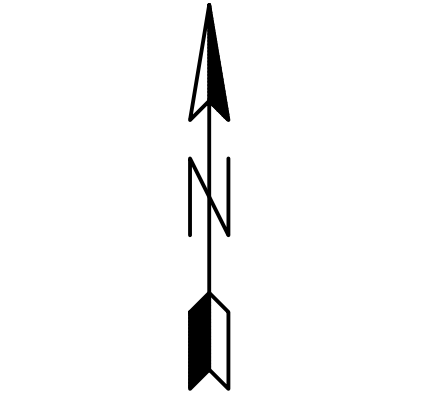
SCALE: 1"=50'
DATE: 01-29-19
JOB NO: 180306
SHEET 2 OF 5

FINAL PLAT OF SUBDIVISION
OF
UNION GARDENS

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

ORDINANCE ATTACHMENT A

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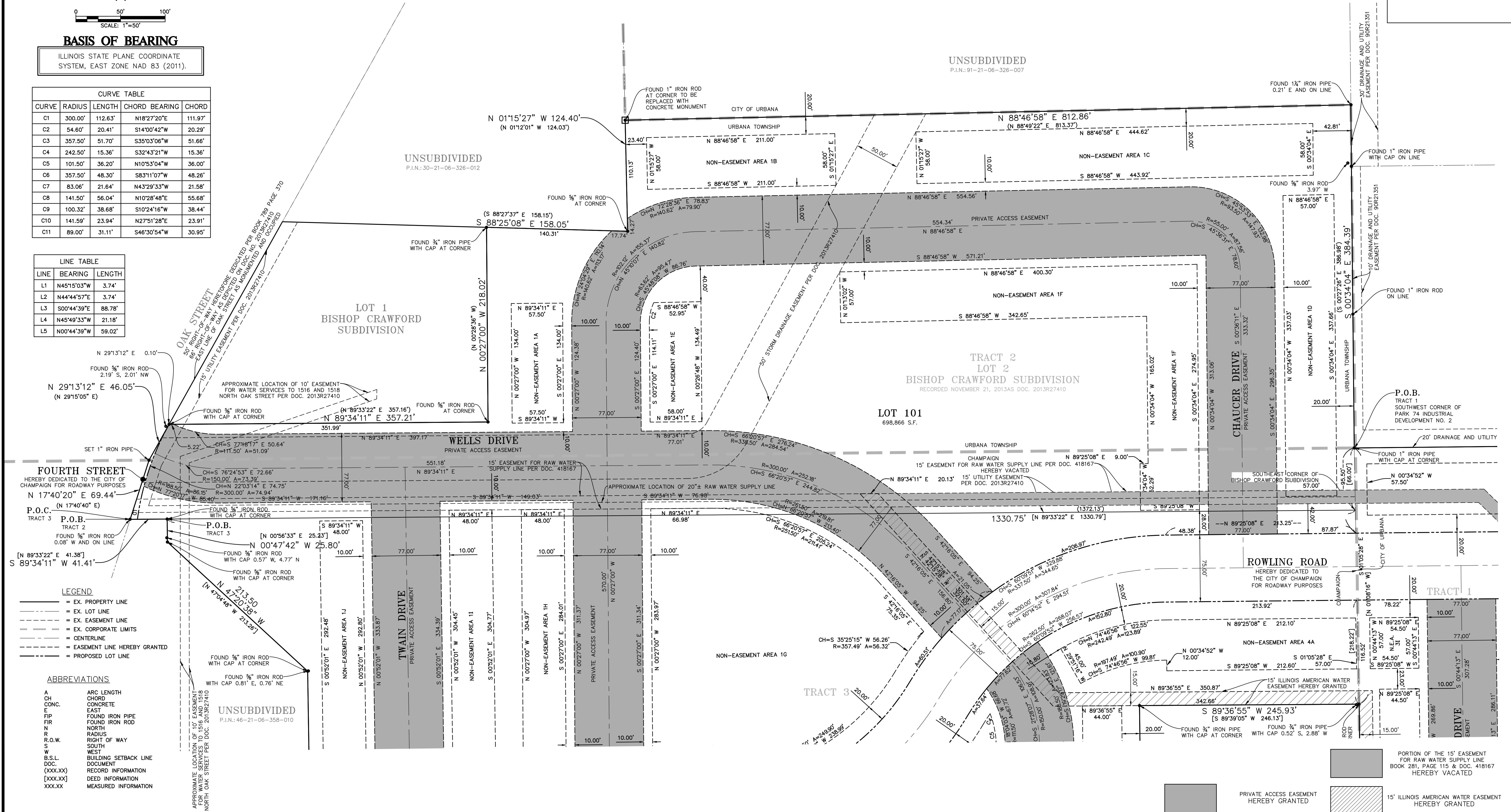


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DRAWN BY: CNB
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APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

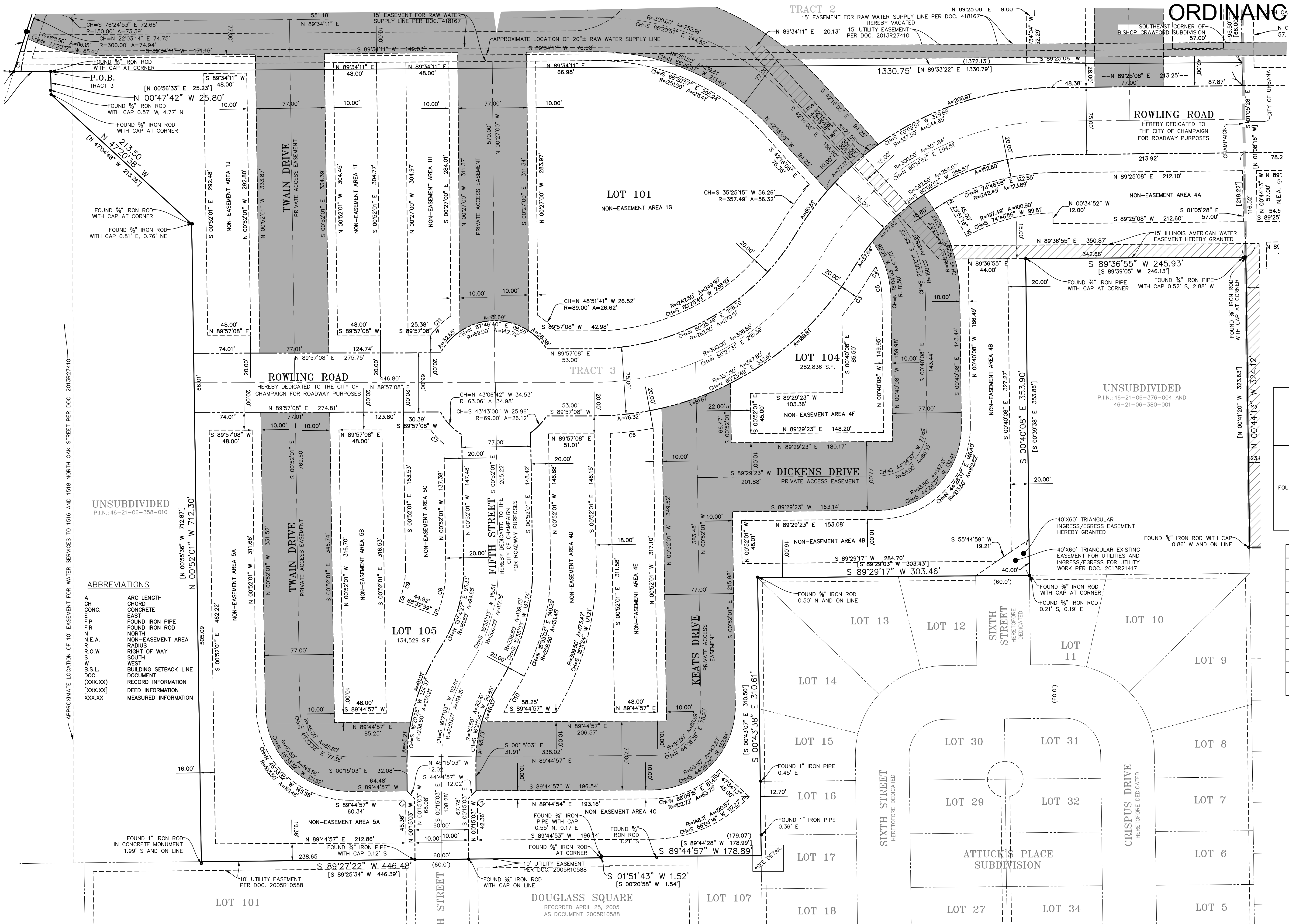
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:
TRINITAS DEVELOPMENT LLC

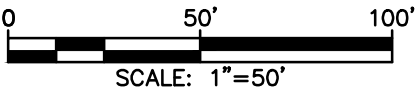
TITLE:
**UNION GARDENS
FINAL PLAT OF SUBDIVISION**

SCALE: 1"=50'
DATE: 01-29-19
JOB NO: 180306
SHEET 3 OF 5

ORDINANCE ATTACHMENT A



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TRACT 2: 30-21-06-326-015
TRACT 3: 46-21-06-376-007
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BASIS OF BEARING

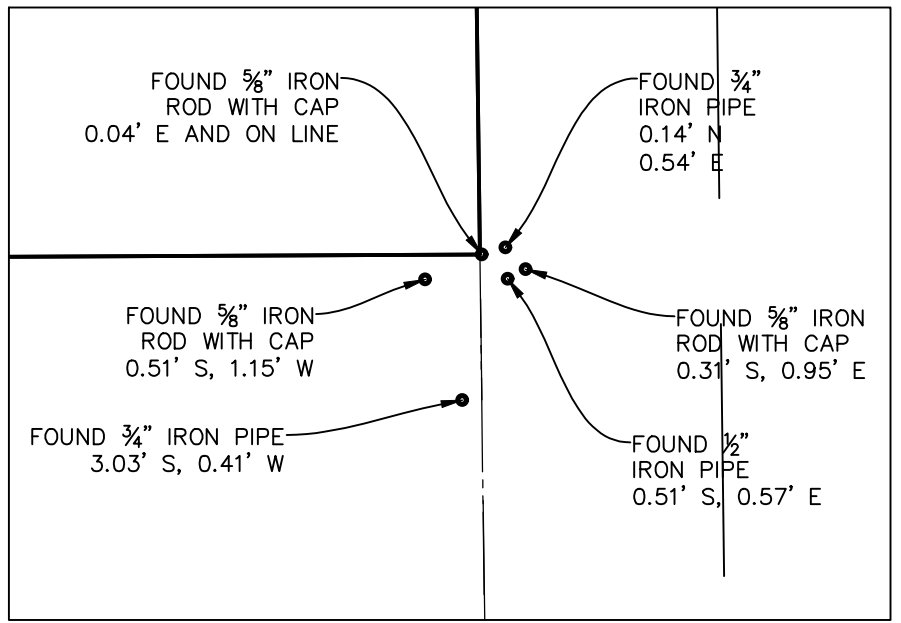
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LEGEND

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- EX. LOT LINE
- EX. EASEMENT LINE
- EX. CORPORATE LIMITS
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DETAIL

SCALE: 1"=4'



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- PRIVATE ACCESS EASEMENT HEREBY GRANTED

UNSUBDIVIDED
P.L.N.: 46-21-06-358-010

ABBREVIATIONS

- AH CONC.
 - E FIP
 - FIR
 - N N.E.A.
 - R R.O.W.
 - S S
 - W W
 - B.S.L.
 - DOC.
 - (XXX.XX)
 - [XXX.XX]
 - XXX.XX
- ARC LENGTH
 - CHORD
 - CONCRETE
 - EAST
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - NORTH
 - NON-EASEMENT AREA
 - RADIUS
 - RIGHT OF WAY
 - SOUTH
 - WEST
 - BUILDING SETBACK LINE
 - DOCUMENT
 - RECORD INFORMATION
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ENGINEERING
RESOURCE ASSOCIATES

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TRINITAS DEVELOPMENT LLC

TITLE:
UNION GARDENS
FINAL PLAT OF SUBDIVISION

SCALE: 1"=50'
DATE: 01-29-19
JOB NO: 180306
SHEET 4 OF 5

FINAL PLAT OF SUBDIVISION
OF
UNION GARDENS

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

ORDINANCE ATTACHMENT A

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:

NAME: CITY OF URBANA
ADDRESS: 400 SOUTH VINE STREET
URBANA, ILLINOIS 61801

AND/OR

NAME: CITY OF CHAMPAIGN
ADDRESS: 102 NORTH NEIL STREET
CHAMPAIGN, ILLINOIS 61820

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED ABOVE AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND, AND THAT SAID OWNERS HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND TO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, A.D. 20 _____

(NAME)

(ADDRESS)

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE AS SUCH OWNER(S) APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20 _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SCHOOL DISTRICT BOUNDARY STATEMENT (TRACT 1)

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THE UNDERSIGNED, REPRESENTING _____ AS OWNER, AND, PURSUANT TO 765 ILCS 205/1 HEREBY STATES THAT, TO THE BEST OF HIS/HER KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH THE PORTION OF THE SUBDIVISION SHOWN HEREON AND LEGALLY DESCRIBED AS TRACT 1 LIES IN URBANA SCHOOL DISTRICT #116

OWNER SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE THIS DAY OF _____, 2019, A.D.

NOTARY PUBLIC

SCHOOL DISTRICT BOUNDARY STATEMENT (TRACT 2 AND TRACT 3)

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS OATH DEPOSES AND STATES THE FOLLOWING:

THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AS TRACT 2 AND TRACT 3 AND INCORPORATED BY REFERENCE HEREIN; AND TO THE BEST OF THE OWNERS KNOWLEDGE THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE

CHAMPAIGN UNIT 4 SCHOOL DISTRICT
502 WEST WINDSOR ROAD
CHAMPAIGN, ILLINOIS 61820

DATED THIS ____ DAY OF _____, A.D. 20 _____

OWNER(S)

ILLINOIS AMERICAN WATER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

VACATION OF THAT PART OF THE EASEMENT SHOWN HEREON APPROVED AND

ACCEPTED THIS ____ DAY OF _____, A.D. 20 _____

ILLINOIS AMERICAN WATER

BY: _____
SIGNATURE

TITLE: _____

CITY OF URBANA FINAL PLAT OF MAJOR DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS

DATE: _____ CHAIRPERSON: _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS,

IN ACCORDANCE WITH ORDINANCE NO. _____

DATE: _____ BY: _____ MAYOR

ATTEST: _____ CITY CLERK

URBANA CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, CITY ENGINEER OF THE CITY OF URBANA, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF THE CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT URBANA, CHAMPAIGN COUNTY, ILLINOIS,

THIS ____ DAY OF _____, 20 _____

CITY ENGINEER

REGISTRATION NUMBER

CITY OF CHAMPAIGN PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF CHAMPAIGN, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

THIS ____ DAY OF _____, A.D., 20 _____

CHAIRMAN

SECRETARY

CHAMPAIGN CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, CITY ENGINEER OF THE CITY OF CHAMPAIGN, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF THE CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS,

THIS ____ DAY OF _____, 20 _____

CITY ENGINEER

REGISTRATION NUMBER

URBANA CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, COLLECTOR FOR THE CITY OF URBANA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT URBANA, CHAMPAIGN COUNTY, ILLINOIS,

THIS ____ DAY OF _____, A.D., 20 _____

CITY COLLECTOR

CHAMPAIGN CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, COLLECTOR FOR THE CITY OF CHAMPAIGN, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS,

THIS ____ DAY OF _____, A.D., 20 _____

CITY COLLECTOR

ILLINOIS AMERICAN WATER EASEMENT PROVISIONS

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ILLINOIS AMERICAN WATER, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE") IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED "ILLINOIS AMERICAN WATER EASEMENT" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, OPERATING, MAINTAINING, INSPECTING, REMOVING, REPAIRING, RENEWING, OR ADDING TO THE AFORESAID WATER PIPE LINES AND APPURTENANCES; REMOVE TREES, BUSHES, UNDERGROWTH, AND OTHER OBSTRUCTIONS; INTERFERING WITH THE ACTIVITIES AUTHORIZED HEREIN; AND FOR DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREIN GRANTED.

TOGETHER WITH THE RIGHT TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, TO ENTER IN AND UPON THE PREMISES DESCRIBED ABOVE WITH MEN AND MACHINERY, VEHICLES AND MATERIAL, AT ANY AND ALL TIMES FOR THE PURPOSE OF MAINTAINING, REPAIRING, RENEWING, OR ADDING TO THE AFORESAID WATER PIPE LINES AND APPURTENANCES; REMOVE TREES, BUSHES, UNDERGROWTH, AND OTHER OBSTRUCTIONS; INTERFERING WITH THE ACTIVITIES AUTHORIZED HEREIN; AND FOR DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREIN GRANTED. THE RIGHT OF THE GRANTOR TO FREELY USE AND ENJOY ITS INTEREST IN THE PREMISES IS RESERVED TO GRANTOR, ITS SUCCESSORS AND ASSIGNS INsofar AS THE EXERCISE THEREOF DOES NOT ENDANGER OR INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF GRANTEE'S WATER PIPE LINES AND ATTACHED FACILITIES, EXCEPT THAT NO BUILDING, STRUCTURE, OR SIMILAR IMPROVEMENTS SHALL BE ERRECTED WITHIN SAID EASEMENT, NOR SHALL THE GRADE OR GROUND COVER OVER GRANTEE'S FACILITIES BE SUBSTANTIALLY ALTERED, WITHOUT THE CONSENT OF THE GRANTEE, NOTWITHSTANDING THE FOREGOING, THE GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN TEN (10) FEET, MEASURED HORIZONTALLY, FROM THE SAID WATER MAINS EXCEPT PIPES CROSSING SAME AT RIGHT ANGLES, IN WHICH LATTER CASE, A MINIMUM DISTANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE PIPES. ALL SEWER PIPES SHALL BE LAID BELOW THE WATER MAINS. NO EXCAVATION OR BLASTING SHALL BE CARRIED ON WHICH IN ANY WAY ENDANGERS OR MIGHT ENDANGER THE WATER PIPE LINES AND ATTACHED FACILITIES.

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION 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 NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF SAID SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D. 20 _____

(NAME)

(ADDRESS)

CHAMPAIGN CITY COUNCIL CERTIFICATE

STATE REGISTRATION NUMBER
STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

THIS ____ DAY OF _____, A.D., 20 _____

MAYOR

ATTEST: _____
CITY CLERK

CITY OF URBANA CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, CITY CLERK OF THE CITY OF URBANA, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____, 20_____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF URBANA, ILLINOIS,

THIS ____ DAY OF _____, A.D., 20 _____

CITY CLERK

CITY OF CHAMPAIGN CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, CITY CLERK OF THE CITY OF CHAMPAIGN, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS

MEETING HELD ON _____, 20_____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF CHAMPAIGN, ILLINOIS,

THIS ____ DAY OF _____, A.D., 20 _____

CITY CLERK

BLANKET EASEMENT PROVISIONS

A PERPETUAL EASEMENT, DESIGNATED FOR UNDERGROUND, AND SURFACE PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY RESERVED FOR AND GRANTED TO UNDERGROUND UTILITY PROVIDERS OF GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS AND INCLUDING THE CITY OF CHAMPAIGN, THE CITY OF URBANA, COUNTY OF CHAMPAIGN, AMEREN ILLINOIS, ILLINOIS AMERICAN WATER, COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV), 13 BROADBAND AND AT&T ILLINOIS (TELEPHONE), THEIR SUCCESSORS AND ASSIGNEES, IN ALL OF LOTS 101-105 EXCEPT WHERE BUILDING STRUCTURES WILL LIE IN NON-EASEMENT AREAS, INCLUDING ALL PLATTED EASEMENT AREAS, STREETS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT SHALL BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF ANY AND ALL PUBLIC UTILITIES, DRAINAGE LOCALITIES, AND RELATED APPURTENANCES IN, OVER, ACROSS, ALONG, AND UPON THE SO DESIGNATED PROPERTY.

SAID EASEMENT SHALL INCLUDE THE RIGHT TO ENTER THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT WITHOUT LIABILITY TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN WITHOUT CONSENT OF GRANTEEES. NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR PLACED IN ANY SUCH EASEMENT AREA, STREETS, OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USES BE MADE THERE OF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

SUCH EASEMENT SHALL FURTHER BE FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH UNDERGROUND UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS.

SUCH EASEMENT SHALL SURVIVE THE VACATION BY THE PROPER AUTHORITY OF ANY STREETS AND OTHER PUBLIC WAY AND PLACE SHOWN ON THIS PLAT UNLESS OTHERWISE EXPRESSLY MENTIONED IN THE ORDINANCE OF VACATION.

PRIVATE ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED ACROSS AREAS SHOWN HEREON AS "PRIVATE ACCESS EASEMENT" TO THE OWNERS OF ALL LOTS WITHIN UNION GARDENS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, VISITORS AND THEIR DESIGNEES FOR PERPETUAL PEDESTRIAN USE, ENJOYMENT, PEDESTRIAN INGRESS AND EGRESS, AND ALSO FOR THE PERPETUAL VEHICULAR ACCESS AND VEHICULAR INGRESS AND EGRESS OVER THE PAVED ROADWAY WITHIN SAID EASEMENT. THE PRIVATE ACCESSORS AND OWNERS, SUCCESSORS AND ASSIGNS, VISITORS AND DESIGNEES SHALL VISITORS AND DESIGNEES IN A MANNER THAT WOULD BLOCK OR RESTRICT THE ACCESS AND FREE FLOW OF TRAFFIC TO ANY INDIVIDUAL LOT PLATTED HEREON.

INGRESS/EGRESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED ACROSS THE AREA SHOWN HEREON AS "INGRESS/EGRESS EASEMENT" TO THE ADJACENT PROPERTY OWNER(S), THEIR SUCCESSORS AND ASSIGNS, VISITORS AND THEIR DESIGNEES FOR PERPETUAL PEDESTRIAN USE, ENJOYMENT, PEDESTRIAN INGRESS AND EGRESS, AND ALSO FOR THE PERPETUAL VEHICULAR ACCESS AND VEHICULAR INGRESS AND EGRESS WITHIN SAID EASEMENT. THE EASEMENT AREA SHALL NOT BE USED BY SAID OWNERS, SUCCESSORS AND ASSIGNS, VISITORS AND DESIGNEES IN A MANNER THAT WOULD BLOCK OR RESTRICT THE ACCESS AND FREE FLOW OF TRAFFIC ACROSS THE EASEMENT AREA.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, COUNTY CLERK OF CHAMPAIGN COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF CHAMPAIGN COUNTY, ILLINOIS, THIS

_____, DAY OF _____, A.D., 20 _____

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS, ON THE

_____, DAY OF _____, A.D., 20_____, AT _____ O'CLOCK _____M. AS DOCUMENT NUMBER _____

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

TRACT 1: BEGINNING AT AN IRON ROD SITUATED IN THE SOUTH ONE-HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, SAID IRON PIPE ALSO BEING A PART OF THE BOUNDARY MONUMENTS OF THE CHURCH OF THE LIVING GOD PLAT OF SURVEY, RECORDED AS DOCUMENT NO. 201R22983, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER, SAID PIPE ALSO BEING SITUATED AT THE SOUTHWEST CORNER OF PARK 74 INDUSTRIAL DEVELOPMENT NO.2; THENCE NORTH 89 DEGREES 12 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 768.77 FEET TO A CHISELED CROSS SITUATED AT THE NORTHWEST CORNER OF THE REPLATS OF LOTS 1 AND 2 OF MELROSE OF URBANA; THENCE SOUTH, 00 DEGREES 44 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SAID REPLATS OF LOTS 1 AND 2, A DISTANCE OF 725.77 FEET TO AN IRON ROD BEARING A DAMAGED CAP SITUATED AT THE NORTHEAST CORNER OF CARVER PARK SUBDIVISION 26 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 229.91 FEET TO AN IRON PIPE FOUND SITUATED AT THE NORTHEAST CORNER OF LOT 18 OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 114.84 FEET TO AN IRON ROD BEARING A CAP STAMPED 2537 SAID ROD ALSO BEING SITUATED ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 48 OF SAID CARVER PARK SUBDIVISION; THENCE SOUTH 89 DEGREES 27 MINUTES 06 SECONDS WEST, ALONG SAID EXTENSION, A DISTANCE OF 535.15 FEET TO A ROD BEARING A CAP STAMPED 2537 SITUATED ON THE EAST LINE OF THE BAPTIST MISSIONARY CHURCH PROPERTY; THENCE NORTH 00 DEGREES 41 MINUTES 20 SECONDS WEST, ALONG SAID EAST LINE OF THE CHURCH PROPERTY, A DISTANCE OF 323.63 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462; THENCE NORTH 01 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 218.22 FEET TO AN IRON ROD SITUATED AT THE SOUTHEAST CORNER OF THE BISHOP CRAWFORD SUBDIVISION, AS SAID SUBDIVISION IS RECORDED AS DOCUMENT NO. 2013R27410, DATED NOVEMBER 21, 2013, IN THE OFFICE OF THE AFORESAID CHAMPAIGN COUNTY RECORDER, THENCE CONTINUING NORTH 01 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING, BEING SITUATED WITHIN THE LIMITS OF THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

TRACT 2: LOT 2 OF BISHOP CRAWFORD SUBDIVISION, AS PER PLAT RECORDED NOVEMBER 21, 2013 AS DOCUMENT NUMBER 2013R27410, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT IN SAID SUBDIVISION; THENCE NORTH 17 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 69.44 FEET; THENCE NORTH 29 DEGREES 15 MINUTES 09 SECONDS EAST, A DISTANCE OF 48.05 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 357.16 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 38 SECONDS WEST, A DISTANCE OF 218.02 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 158.15 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 01 SECONDS WEST, A DISTANCE OF 124.03 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 22 SECONDS EAST, A DISTANCE OF 813.37 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 26 SECONDS EAST, A DISTANCE OF 386.98 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 33 MINUTES 22 SECONDS WEST, A DISTANCE OF 1372.13 FEET TO THE POINT OF BEGINNING, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

TRACT 3: COMMENCING AT AN IRON ROD BEARING A CAP STAMPED REX 2537 SITUATED ON THE EAST RIGHT OF WAY LINE OF OAK STREET, ALSO BEING SITUATED AT THE SOUTHWEST CORNER OF THE BISHOP CRAWFORD SUBDIVISION SITUATED IN THE SOUTH ONE-HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHAMPAIGN AND THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, AS SAID SUBDIVISION IS RECORDED ON DOCUMENT NO. 2013R27410, DATED NOVEMBER 21, 2013, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION ON A BEARING OF NORTH 89 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 41.38 FEET, TO AN IRON ROD BEARING A CAP STAMPED REX 2537 SITUATED AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1330.79 FEET TO AN IRON ROD BEARING A CAP STAMPED REX 2537 SITUATED AT THE SOUTHEAST CORNER OF SAID BISHOP CRAWFORD SUBDIVISION; THENCE SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 218.22 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462, SAID IRON ROD ALSO BEING SITUATED AT THE NORTHEAST CORNER OF THE BAPTIST MISSIONARY CHURCH PROPERTY; THENCE SOUTH 89 DEGREES 39 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID CHURCH PROPERTY A DISTANCE OF 248.13 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID CHURCH PROPERTY, A DISTANCE OF 36.86 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462, SITUATED AT THE NORTHWEST CORNER OF LOT 11 OF ATTUCK'S PLACE SUBDIVISION; THENCE SOUTH 89 DEGREES 29 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF SAID ATTUCK'S SUBDIVISION, A DISTANCE OF 303.43 FEET TO A POINT SITUATED 0.50 FEET SOUTH OF AN IRON PIPE BEARING A CAP STAMPED 1462, SAID PIPE ALSO SITUATED IN THE NORTH FOOT OF A LARGE LOCUST TREE, AFORESAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID ATTUCK'S PLACE SUBDIVISION; THENCE SOUTH 00 DEGREES 43 MINUTES 07 SECONDS EAST, ALONG THE WEST LINE OF SAID ATTUCK'S SUBDIVISION, A DISTANCE OF 310.50 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462, SITUATED AT THE NORTHEAST CORNER OF DOUGLAS SQUARE SUBDIVISION; THENCE SOUTH 89 DEGREES 44 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID DOUGLAS SQUARE SUBDIVISION; THENCE SOUTH 89 DEGREES 34 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 446.39 FEET TO A POINT SITUATED 2.13 FEET NORTH OF A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 712.87 FEET; THENCE NORTH 47 DEGREES 04 MINUTES 48 SECONDS WEST, A DISTANCE OF 213.26 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 25.23 FEET TO THE POINT OF BEGINNING, BEING SITUATED WITHIN THE LIMITS OF THE CITY OF CHAMPAIGN, IN CHAMPAIGN COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY OF URBANA AND THE CITY OF CHAMPAIGN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. AT THE COMPLETION OF CONSTRUCTION, IRON PIPES TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE AND TANGENCY, AND ANGLE POINTS. ALL IRON PIPES SET ARE 1" DIAMETER BY 24" LONG, UNLESS OTHERWISE NOTED. CONCRETE MONUMENTS TO BE SET AT LOCATIONS SHOWN.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17019C0313D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.

I FURTHER CERTIFY THAT, PORTIONS OF THIS SUBDIVISION LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA AND THE CITY OF CHAMPAIGN, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

I HEREBY GRANT PERMISSION TO THE THE CITY OF URBANA CLERK AND THE CITY OF CHAMPAIGN CLERK OR AN EMPLOYEE OF THE CITY OF URBANA AND THE CITY OF CHAMPAIGN CLERK'S OFFICES TO RECORD THIS PLAT. THE REPRESENTATIVES SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2019

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2019

DATE OF FIELD SURVEY: MAY 7, 2018

THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

TITLE: _____

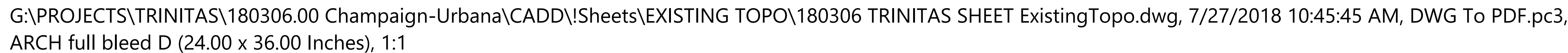
SCALE: N/A

DATE: 01-29-19

JOB NO: 161210

SHEET 5 OF 5

REVISIONS:				
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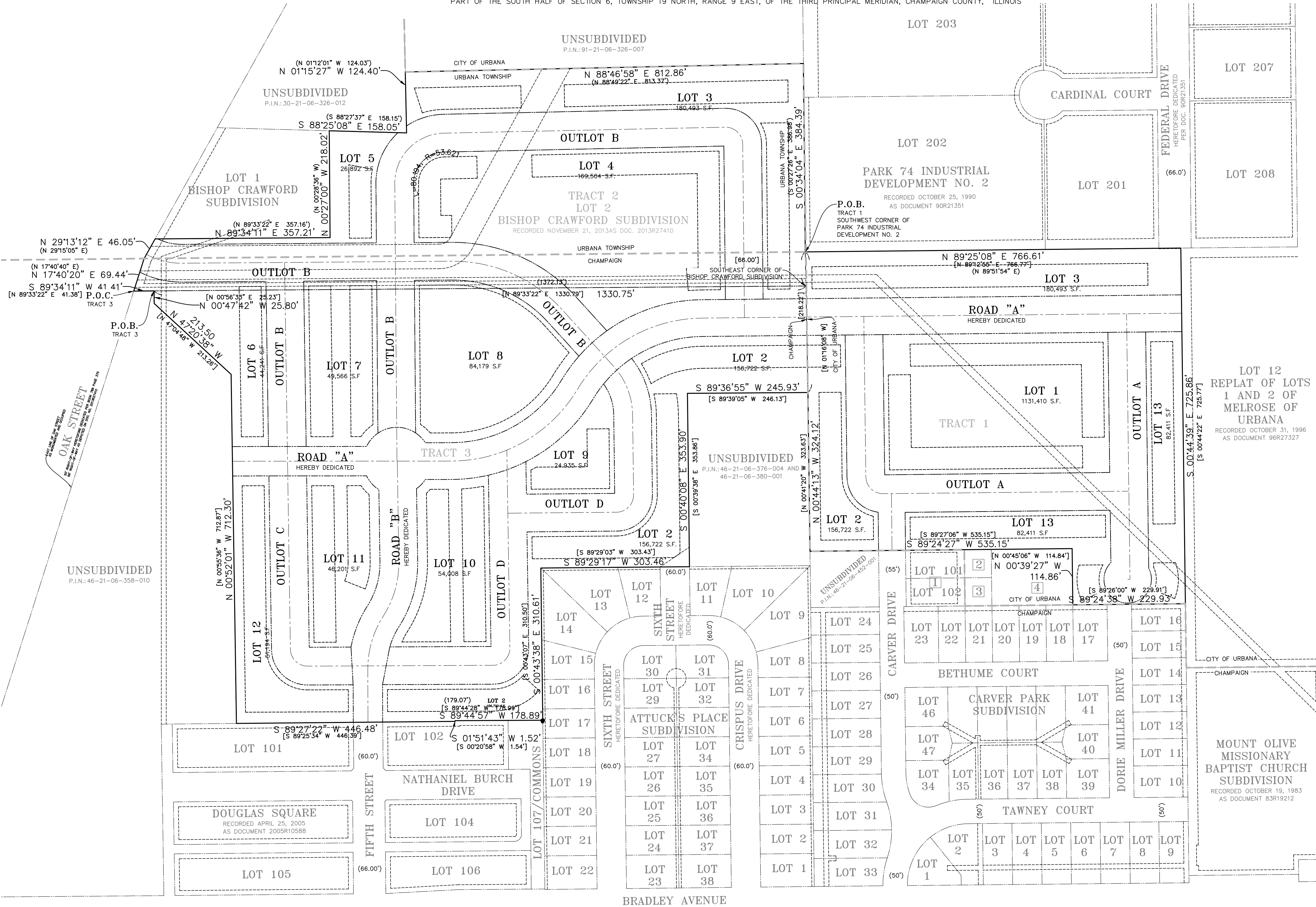


P.L.N.
TRACT 1: 91-21-06-451-005
TRACT 2: 30-21-06-326-015
46-21-06-376-007
TRACT 3: 46-21-06-376-008

PRELIMINARY/FINAL PLAT OF SUBDIVISION
OF
UNION GARDENS SUBDIVISION

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

EXHIBIT A - APPROVED PRELIMINARY PLAT



BASIS OF BEARING
ILLINOIS STATE PLANE COORDINATE
SYSTEM, EAST ZONE NAD 83 (2011).

LEGEND

- EX. PROPERTY LINE
- - - EX. LOT LINE
- - - EX. EASEMENT LINE
- - - EX. CORPORATE LIMITS
- - - CENTERLINE
- - - EASEMENT LINE HEREBY GRANTED

ABBREVIATIONS

A	ARC LENGTH
CH	CHORD
CONC.	CONCRETE
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
N	NORTH
N.E.A.	NON-EASEMENT AREA
R	RADIUS
R.O.W.	RIGHT OF WAY
S	SOUTH
W	WEST
B.S.L.	BUILDING SETBACK LINE
DOC.	DOCUMENT
(XXX.XX)	RECORD INFORMATION
[XXX.XX]	DEED INFORMATION
XXX.XX	MEASURED INFORMATION

- CARVER PARK-HABITAT FOR HUMANITY REPLAT
RECORDED OCTOBER 14, 2008 AS DOCUMENT
NUMBER 2008R26341.
- OAK TREE SUBDIVISION, OUTLOT 1
RECORDED NOVEMBER 7, 2017 AS DOCUMENT
NUMBER 2017R21111.
- OAK TREE SUBDIVISION, OUTLOT 2
RECORDED NOVEMBER 7, 2017 AS DOCUMENT
NUMBER 2017R21111.
- UNSUBDIVIDED 91-21-06-451-004

SURVEY AREA TABLE		
LOT 1:	131,410 SQUARE FEET	(3.017 ACRES±)
LOT 2:	156,722 SQUARE FEET	(3.598 ACRES±)
LOT 3:	180,493 SQUARE FEET	(4.144 ACRES±)
LOT 4:	169,504 SQUARE FEET	(3.891 ACRES±)
LOT 5:	26,892 SQUARE FEET	(0.617 ACRES±)
LOT 6:	44,241 SQUARE FEET	(1.016 ACRES±)
LOT 7:	49,566 SQUARE FEET	(1.138 ACRES±)
LOT 8:	84,179 SQUARE FEET	(1.932 ACRES±)
LOT 9:	24,935 SQUARE FEET	(0.572 ACRES±)
LOT 10:	54,008 SQUARE FEET	(1.240 ACRES±)
LOT 11:	46,200 SQUARE FEET	(1.061 ACRES±)
LOT 12:	51,194 SQUARE FEET	(1.175 ACRES±)
LOT 13:	82,411 SQUARE FEET	(1.892 ACRES±)
OUTLOT A:	109,411 SQUARE FEET	(2.512 ACRES±)
OUTLOT B:	218,350 SQUARE FEET	(5.013 ACRES±)
OUTLOT C:	38,428 SQUARE FEET	(0.882 ACRES±)
OUTLOT D:	87,572 SQUARE FEET	(2.010 ACRES±)
R.O.W.:	189,174 SQUARE FEET	(4.343 ACRES±)
TOTAL:	1,744,691 SQUARE FEET	(40.053 ACRES±)

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: CNB
CHECKED BY: TBM
APPROVED BY: TBM

ENGINEERING
RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60055
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:
TRINITAS DEVELOPMENT LLC

TITLE:
**UNION GARDENS
PRELIMINARY/FINAL PLAT OF SUBDIVISION**

SCALE: 1"=100'
DATE: 7-27-2018
JOB NO: 180306
SHEET 6 OF 24

PRELIMINARY/FINAL PLAT OF SUBDIVISION
OF
UNION GARDENS

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

EXHIBIT A - APPROVED PRELIMINARY PLAT

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:

NAME: CITY OF URBANA
ADDRESS: 400 SOUTH VINE STREET
URBANA, ILLINOIS 61801

AND/OR

NAME: CITY OF CHAMPAIGN
ADDRESS: 102 NORTH NEIL STREET
CHAMPAIGN, ILLINOIS 61820

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED ABOVE AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND, AND THAT SAID OWNERS HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND TO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D. 20 _____

(NAME)

(ADDRESS)

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE AS SUCH OWNER(S) APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20 _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS OATH DEPOSES AND STATES THE FOLLOWING:

THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND TO THE BEST OF THE OWNERS KNOWLEDGE THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE

_____ (SCHOOL DISTRICT NAME)

_____ (ADDRESS)

DATED THIS _____ DAY OF _____, A.D. 20 _____

OWNER(S)

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION 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 NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF SAID SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 20 _____

(NAME)

(ADDRESS)

STATE REGISTRATION NUMBER

CITY OF URBANA PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT URBANA, CHAMPAIGN COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D., 20 _____

CHAIRMAN

SECRETARY

URBANA CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, CITY ENGINEER OF THE CITY OF URBANA, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF THE CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT URBANA, CHAMPAIGN COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20 _____

CITY ENGINEER

REGISTRATION NUMBER

CITY OF CHAMPAIGN PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF CHAMPAIGN, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D., 20 _____

CHAIRMAN

SECRETARY

CHAMPAIGN CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, CITY ENGINEER OF THE CITY OF CHAMPAIGN, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF THE CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20 _____

CITY ENGINEER

REGISTRATION NUMBER

URBANA CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, COLLECTOR FOR THE CITY OF URBANA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT URBANA, CHAMPAIGN COUNTY, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20 _____

CITY COLLECTOR

CHAMPAIGN CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, COLLECTOR FOR THE CITY OF CHAMPAIGN, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20 _____

CITY COLLECTOR

PRIVATE ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED ACROSS OUTLOTS A, B, C AND D TO THE OWNERS OF ALL LOTS WITHIN TRINITAS SUBDIVISION AS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS, VISITORS AND THEIR DESIGNEES FOR PERPETUAL PEDESTRIAN USE, ENJOYMENT, PEDESTRIAN INGRESS AND EGRESS, AND ALSO FOR THE PERPETUAL VEHICULAR ACCESS AND VEHICULAR INGRESS AND EGRESS OVER THE PAVED ROADWAY WITHIN SAID LOTS. OUTLOTS A, B, C AND D SHALL NOT BE USED BY SAID OWNERS, SUCCESSORS AND ASSIGNS, VISITORS AND DESIGNEES IN A MANNER THAT WOULD BLOCK OR RESTRICT THE ACCESS AND FREE FLOW OF TRAFFIC TO ANY INDIVIDUAL LOT PLATTED HEREON.

URBANA CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT URBANA, CHAMPAIGN COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D., 20 _____

MAYOR

ATTEST:

CITY CLERK

CHAMPAIGN CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D., 20 _____

MAYOR

ATTEST:

CITY CLERK

CITY OF URBANA CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, CITY CLERK OF THE CITY OF URBANA, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF URBANA, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20 _____

CITY CLERK

CITY OF CHAMPAIGN CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, CITY CLERK OF THE CITY OF CHAMPAIGN, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON _____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF CHAMPAIGN, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20 _____

CITY CLERK

BLANKET EASEMENT PROVISIONS

A PERPETUAL EASEMENT, DESIGNATED FOR OVERHEAD, UNDERGROUND, AND SURFACE PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY RESERVED FOR, AND GRANTED TO, COUNTY OF CHAMPAIGN, AMEREN ILLINOIS, COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV), AND AT&T ILLINOIS (TELEPHONE), THEIR SUCCESSORS AND ASSIGNEES, IN ALL OF LOTS 1-12 EXCEPT WHERE BUILDING STRUCTURES WILL LIE IN NON-EASEMENT AREAS, INCLUDING ALL PLATTED EASEMENT AREAS, STREETS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT SHALL BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF ANY AND ALL PUBLIC UTILITIES, DRAINAGE LOCALITIES, AND RELATED APPURTENANCES IN, OVER, ACROSS, ALONG, AND UPON THE SO DESIGNATED PROPERTY.

SAID EASEMENT SHALL INCLUDE THE RIGHT TO ENTER THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT WITHOUT LIABILITY TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN WITHOUT CONSENT OF GRANTEEES. NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED, PLANTED, OR PLACED IN ANY SUCH EASEMENT AREA, STREETS, OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USES BE MADE THERE OF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

SUCH EASEMENT SHALL FURTHER BE FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS, AND SHALL INCLUDE THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS WHERE NECESSARY AND APPROVED BY THE CITY OF URBANA AND THE CITY OF CHAMPAIGN. BUT SUCH AERIAL SERVICE WIRES SHALL NOT PASS THROUGH PERMANENT IMPROVEMENTS ON SUCH LOTS.

SUCH EASEMENT SHALL SURVIVE THE VACATION BY THE PROPER AUTHORITY OF ANY STREETS AND OTHER PUBLIC WAY AND PLACE SHOWN ON THIS PLAT UNLESS OTHERWISE EXPRESSLY MENTIONED IN THE ORDINANCE OF VACATION.

PREPARED FOR:

TRINITAS DEVELOPMENT LLC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, _____, COUNTY CLERK OF CHAMPAIGN COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES OR UNPAID CURRENTLY DUE TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF CHAMPAIGN COUNTY, ILLINOIS, THIS

_____ DAY OF _____, A.D., 20 _____

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS, ON THE

_____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK ____M. AS DOCUMENT NUMBER _____

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

TRACT 1: BEGINNING AT AN IRON ROD SITUATED IN THE SOUTH ONE-HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, SAID IRON PIPE ALSO BEING A PART OF THE BOUNDARY MONUMENTS OF THE CHURCH OF THE LIVING GOD PLAT OF SURVEY, RECORDED AS DOCUMENT NO. 2011R22983, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; SAID PIPE ALSO BEING SITUATED AT THE SOUTHWEST CORNER OF PARK 74 INDUSTRIAL DEVELOPMENT NO.2; THENCE NORTH 89 DEGREES 12 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 766.77 FEET TO A CHISELED CROSS SITUATED AT THE NORTHWEST CORNER OF THE REPLATS OF LOTS 1 AND 2 OF MELODSE OF URBANA; THENCE SOUTH 00 DEGREES 44 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SAID REPLATS OF LOTS 1 AND 2, A DISTANCE OF 725.77 FEET TO AN IRON ROD BEARING A DAMAGED CAP SITUATED AT THE NORTHEAST CORNER OF CARVER PARK SUBDIVISION TO URBANA; THENCE SOUTH 89 DEGREES 26 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 729.91 FEET TO AN IRON PIPE FOUND SITUATED AT THE NORTHEAST CORNER OF LOT 18 OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 114.84 FEET TO AN IRON ROD BEARING A CAP STAMPED 2537 SAID ROD ALSO BEING SITUATED ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 48 OF SAID CARVER PARK SUBDIVISION; THENCE SOUTH 89 DEGREES 27 MINUTES 06 SECONDS WEST, ALONG SAID EXTENSION, A DISTANCE OF 535.15 FEET TO A ROD BEARING A CAP STAMPED 2537 SITUATED ON THE EAST LINE OF THE BAPTIST MISSIONARY CHURCH PROPERTY; THENCE NORTH 00 DEGREES 41 MINUTES 20 SECONDS WEST, ALONG SAID EAST LINE OF THE CHURCH PROPERTY, A DISTANCE OF 323.63 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462; THENCE NORTH 01 DEGREES 16 MINUTES 08 SECONDS WEST, A DISTANCE OF 218.22 FEET TO AN IRON ROD SITUATED AT THE SOUTHEAST CORNER OF THE BISHOP CRAWFORD SUBDIVISION, AS SAID SUBDIVISION IS RECORDED AS DOCUMENT NO. 2013R27410, DATED NOVEMBER 21, 2013, IN THE OFFICE OF THE AFORESAID CHAMPAIGN COUNTY RECORDER; THENCE CONTINUING NORTH 01 DEGREES 16 MINUTES 08 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING, BEING SITUATED WITHIN THE LIMITS OF THE CITY OF URBANA, IN CHAMPAIGN, COUNTY, ILLINOIS.

TRACT 2: LOT 2 OF BISHOP CRAWFORD SUBDIVISION, AS PER PLAT RECORDED NOVEMBER 21, 2013 AS DOCUMENT NUMBER 2013R27410, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

TRACT 3: COMMENCING AT AN IRON ROD BEARING A CAP STAMPED REX 2537 SITUATED ON THE EAST RIGHT OF WAY LINE OF OAK STREET, ALSO BEING SITUATED AT THE SOUTHWEST CORNER OF THE BISHOP CRAWFORD SUBDIVISION SITUATED IN THE SOUTH ONE-HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHAMPAIGN AND THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, AS SAID SUBDIVISION IS RECORDED ON DOCUMENT NO. 2013R27410, DATED NOVEMBER 21, 2013, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION ON A BEARING OF NORTH 89 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 41.38 FEET, TO AN IRON ROD BEARING A CAP STAMPED REX 2537 SITUATED AT THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1330.79 FEET TO AN IRON ROD BEARING A CAP STAMPED REX 2537 SITUATED AT THE SOUTHEAST CORNER OF SAID BISHOP CRAWFORD SUBDIVISION; THENCE SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 218.21 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462, SAID IRON ROD ALSO BEING SITUATED AT THE NORTHEAST CORNER OF THE BAPTIST MISSIONARY CHURCH PROPERTY; THENCE SOUTH 00 DEGREES 50 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID CHURCH PROPERTY A DISTANCE OF 246.13 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID CHURCH PROPERTY, A DISTANCE OF 353.86 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462, SITUATED AT THE NORTHEAST CORNER OF LOT 11 OF ATTUCK'S PLACE SUBDIVISION; THENCE SOUTH 89 DEGREES 29 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF SAID ATTUCK'S SUBDIVISION, A DISTANCE OF 303.43 FEET TO A POINT SITUATED 0.50 FEET SOUTH OF AN IRON PIPE BEARING A CAP STAMPED 1462, SAID PIPE ALSO SITUATED IN THE NORTH ROOT OF A LARGE LOCUST TREE, AFORESAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID ATTUCK'S PLACE SUBDIVISION; THENCE SOUTH 00 DEGREES 43 MINUTES 07 SECONDS EAST, ALONG THE WEST LINE OF SAID ATTUCK'S SUBDIVISION, A DISTANCE OF 310.50 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462, SITUATED AT THE NORTHEAST CORNER OF DOUGLAS SQUARE SUBDIVISION; THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID DOUGLAS SQUARE SUBDIVISION, A DISTANCE OF 178.90 FEET TO AN IRON ROD BEARING A CAP STAMPED HEC; THENCE SOUTH 00 DEGREES 20 MINUTES 58 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1.54 FEET TO AN IRON ROD STAMPED HEC; THENCE SOUTH 89 DEGREES 25 MINUTES 34 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 446.39 FEET TO A POINT SITUATED 21.13 FEET NORTH OF A CONCRETE MONUMENT, THENCE NORTH 00 DEGREES 55 MINUTES 39 SECONDS WEST, A DISTANCE OF 712.87 FEET, THENCE NORTH 47 DEGREES 04 MINUTES 48 SECONDS WEST, A DISTANCE OF 213.26 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 25.23 FEET TO THE POINT OF BEGINNING, BEING SITUATED WITHIN THE LIMITS OF THE CITY OF CHAMPAIGN, IN CHAMPAIGN, COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY OF URBANA AND THE CITY OF CHAMPAIGN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X, ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17019C03130 WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.

I FURTHER CERTIFY THAT, PORTIONS OF THIS SUBDIVISION LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA AND THE CITY OF CHAMPAIGN, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

I HEREBY GRANT PERMISSION TO THE THE CITY OF URBANA CLERK AND THE CITY OF CHAMPAIGN CLERK OR AN EMPLOYEE OF THE CITY OF URBANA AND THE CITY OF CHAMPAIGN CLERK'S OFFICES TO RECORD THIS PLAT. THE REPRESENTATIVES SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2019

DATE OF FIELD SURVEY: MAY 7, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



REVISIONS:						DRAWN BY: CNB
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	
						CHECKED BY: TBM
						APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

SCALE: N/A
DATE: 7-27-2018
JOB NO: 161210
SHEET 10 OF 24



Petition for Final Plat

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanailinois.us/fees> for the current fee associated with this application. **The Applicant is responsible for paying the cost of the recording fee**, which generally begins at a minimum of \$75.00 and ranges upward depending upon the number of pages of required associated documents. Staff will calculate the final recording fee and request a check from the applicant to be made out to the Champaign County Recorder prior to the document being recorded.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____
 Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Tnnital Development Phone: _____
 Address (street/city/state/zip code): 201 W main St Ste 1000
Lafayette, IN 47901
 Email Address: khani@tnnital.ventures
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Contract Buyer

2. OWNER INFORMATION

Name of Owner(s): Judy Heimbarger Phone: (217) 898-7265
 Address (street/city/state/zip code): 2934 E. Stone Creek Blvd
Urbana, IL 61802-9420
 Email Address: _____
 Is this property owned by a Land Trust? ☒ Yes ☐ No
 If yes, please attach a list of all individuals holding an interest in said Trust. Judy Heimbarger is 100% owner.

NOTE: Applications must be submitted by the owners of more than 50% of the property's ownership.

3. PROPERTY INFORMATION

Name of Final Plat: Union Gardens
 Address/Location of Subject Site: 1402 N. Fourth Street Champaign, IL
 PIN # of Location: 91-21-06-451-005 46-21-06-376-007
30-21-06-326-015 46-21-06-376-008
 Total Site Acreage: 40 acres Total Number of Lots: 17 Acreage Per Lot: See plat/Varies
 Current Zoning Designation: R-3/R-4

Current Land Use (vacant, residence, grocery, factory, etc):

Legal Description (If additional space is needed, please submit on separate sheet of paper):

provided by Nick Varchetto in submittal

4. CONSULTANT INFORMATION

Name of Architect(s): KJL Architecture, Inc. Phone: 765-497-4598
 Address (street/city/state/zip code): 527 Sagamore Pkwy W, Ste 401
 West Lafayette, IN 47906
 Email Address: barm@kjgarchitecture.com
 Name of Engineer(s): Nicholas Varchetto, P.E. Phone: (630) 393-3060
 Address (street/city/state/zip code): 35701 West Avenue, Ste 150
 Warrenville, IL 60555
 Email Address: nvarchetto@eraconsultants.com
 Name of Surveyor(s): Tim martinek Phone: (630) 393-3060
 Address (street/city/state/zip code): 35701 West Avenue, Ste 150
 Warrenville, IL 60555
 Email Address: tmartinek@eraconsultants.com
 Name of Professional Site Planner(s): Phone:
 Address (street/city/state/zip code): N/A
 Email Address:
 Name of Attorney(s): Chns stoker Phone: 765-464-2800
 Address (street/city/state/zip code): 201 main St, Ste 1000
 Lafayette, IN 47901
 Email Address:

5. If the proposed development is not a subdivision, mobile home park, or a planned unit development, but is a major development (as defined by Chapter 21, Development Code, of the Urbana Code of Ordinances) please attach a statement which includes the following information: N/A

Type of Construction:

☐ Residential ☐ Commercial ☐ Industrial ☐ Quarrying or Mining Activity

If multiple family dwellings are proposed, the total number of buildings _____ and the number of units per buildings _____

6. If the property is located within the City's extraterritorial jurisdiction, has the Champaign County Zoning Board of Appeals granted any variance, exception or Special Use Permit concerning this property? If so, please list case name and case number:

Case Name: N/A

Case Number:

7. If the property is located within the corporate limits of the City of Urbana, has the City of Urbana Board of Zoning Appeals or the Urbana City Council granted any variance, exception, conditional use permit or special use permit concerning this property? If so, please list case name and case number:

Case Name: N/A

Case Number:

8. Has any change to the plat been made since it was last before the Plan Commission or City Council? ☐ Yes ☒ No If so, please described:

9. Are any waivers of the development standards or minimum engineering design standards requested as part of this application? If so, please attach appropriate waiver application forms to this application. no (N/A)

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Kimberly Hansen
Applicant's Signature

12/4/18
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367