



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: June 11, 2009

SUBJECT: Second Extension of Final Plat Approval for Wisley Inn/Super 8 Motel
First Subdivision - Plan Case No. 2069-S-08

Introduction & Background

On June 2, 2008 the Urbana City Council adopted Ordinance No. 2008-06-046, which approved the final subdivision plat for the Wisley Inn/Super 8 Motel First Subdivision. (See Exhibit A) The ordinance was signed by the Mayor on June 13, 2008.

Sections 21-15 (F) and (H) of the Urbana Subdivision and Land Development Code specify time limits for final plat approvals. The sections stipulate that an approved final plat must be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat was signed by the Mayor. The sections also specify that City Council may approve a written request for extensions if the plat is not anticipated to be recorded in the 180-day time frame. The petitioner's engineer, Berns, Clancy and Associates, submitted a written request on behalf of the petitioner for a previous extension of the final plat approval of the Wisley Inn/Super 8 Motel First Subdivision in October of 2008. The City Council approved a 180-day extension on November 17, 2008 through Ordinance No. 2008-11-136. (See Exhibit B) An additional extension is being requested by the petitioner's engineer at this time. (See Exhibit C)

Discussion

The final plat for the Wisley Inn/Super 8 Motel First Subdivision encompasses 2.99 acres to be divided into two lots. (See Exhibit D) The property is located immediately southeast of the I-74/Lincoln Avenue interchange. A Super 8 Motel currently occupies the site. The subject site is proposed to be subdivided to facilitate the development of a second hotel.

Approval of the final plat was conditioned upon the drainage plan, engineering plans and specifications, required improvements, soil erosion plan and all of the requirements of the Subdivision and Land Development Code being approved by the City Engineer. The required improvements include the redesign of an existing stormwater detention basin on the lot occupied the Super 8 Motel and installation of a stormwater sewer to carry the stormwater from the lot to be developed for the new hotel to the redesigned stormwater detention basin. Due to the cost to

complete the drainage improvements, the petitioner has redesigned the proposed hotel to allow for on-site stormwater detention. Although the hotel itself has been redesigned, the configuration of the two lots in the Wisley Inn/Super 8 Motel First Subdivision as well as all other improvements, aside from the stormwater improvements, will not be impacted.

The extension to the 180-day time frame in which a final plat must be recorded expires in June 2009. Per Section 21-15 (F) of the Urbana Subdivision and Land Development Code, the petitioner has the choice to either complete the required improvements or submit a construction bond for the cost of the required improvements, before a final plat can be recorded. Plans for the redesign of the hotel have been completed. Granting the extension will allow the petitioner time to complete the plan review process and construct the hotel and the required improvements associated with the final plat. Construction is anticipated to occur in 2009.

Summary of Findings

1. The Wisley Inn/Super 8 Motel First Subdivision Final Plat was approved by the Urbana City Council by Ordinance No. 2008-06-046 on June 2, 2008.
2. A 180-day extension to the approval of the Final Plat was approved by the Urbana City Council by Ordinance No. 2008-11-136 on November 17, 2008.
3. Sections 21-15 (F) and (H) of the Urbana Subdivision and Land Development Code stipulate that an approved final plat must be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat was signed by the Mayor, and that City Council may approve a written request for extensions if the plat is not anticipated to be recorded in the 180-day time frame. This time frame for the Wisley Inn/Super 8 Motel First Subdivision expires in June of 2009.
4. The petitioner has requested an extension of the approval of the final plat of the Wisley Inn/Super 8 Motel First Subdivision to allow for the proposed hotel and required improvements to be constructed.
5. Granting the extension will allow the petitioner time to complete the proposed hotel development and required improvements associated with the final plat.

Options

City Council has the following options concerning the extension of the final plat approval of the Wisley Inn/Super 8 Motel First Subdivision in Plan Case 2069-S-08:

- a. Approve the requested extension; or
- b. Deny the requested extension.

Recommendation

Staff recommends that City Council **APPROVE** a 12 month extension of the final plat approval of the Wisley Inn/Super 8 Motel First Subdivision (Plan Case 2069-S-08).

Prepared by:

Lisa Karcher, AICP
Planner II

Attachments: Draft Ordinance Approving the Extension of Final Plat Approval

Exhibit A: Copy of Approved Ordinance No. 2008-06-046

Exhibit B: Copy of Approved Ordinance No. 2008-11-136

Exhibit C: Second Request for Extension of Final Plat Approval

Exhibit D: Copy of Approved Wisley Inn/Super 8 Motel First Final
Subdivision Plat

cc: Roger Meyer, Berns, Clancy and Associates, P.O. Box 755, Urbana, IL 61803-0755
Khalid Hussain, 801 West Champaign Avenue, Rantoul, IL 61866

ORDINANCE NO. 2009-06-066

AN ORDINANCE APPROVING A SECOND EXTENSION OF FINAL PLAT APPROVAL
(Wisley Inn/Super 8 Motel First Subdivision - Plan Case No. 2069-S-08)

WHEREAS, On June 2, 2008 the Urbana City Council approved the Final Plat for the Wisley Inn/Super 8 Motel First Subdivision in Plan Case 2069-S-08 under Ordinance No. 2008-06-046; and

WHEREAS, On November 17, 2008 the Urbana City Council approved an extension to the approval of the Final Plat for the Wisley Inn/Super 8 Motel First Subdivision in Plan Case 2069-S-08 under Ordinance No. 2008-11-136; and

WHEREAS, the Urbana Subdivision and Land Development Code specifies that approved final subdivision plats shall be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat is signed by the Mayor; and

WHEREAS, due to unforeseen circumstances, the final plat for Wisley Inn/Super 8 Motel First Subdivision has not yet been recorded with the Champaign County Recorder; and,

WHEREAS, a second extension of the approval for the Wisley Inn/Super 8 Motel First Subdivision Final Plat as approved in Ordinance No. 2008-06-046 and extended in Ordinance No. 2008-11-136 has been requested.

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

Section 1. Final Plat approval for the Wisley Inn/Super 8 Motel First Subdivision, approved under Ordinance No. 2008-06-046 and extended under Ordinance 2008-11-136, is hereby extended 365 days from the date this ordinance, approving said extension, is signed by the Mayor.

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 _____, 2009.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2009.

Laurel Lunt Prussing, Mayor

COPY

ORDINANCE NO. 2008-06-046

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT

(Wisley Inn/Super 8 Motel First Subdivision - Plan Case No. 2069-S-08)

WHEREAS, Khalid Hussain has submitted a Final Plat of Wisley Inn/Super 8 Motel First Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, The Final Plat of Wisley Inn/Super 8 Motel First Subdivision is consistent with the approved Preliminary Plat of Wisley Inn/Super 8 Motel First Subdivision approved by the Urbana Plan Commission by a vote of 6 ayes and 0 nays on February 21, 2008; and

WHEREAS, The Final Plat of Wisley Inn/Super 8 Motel First Subdivision complies with the 2005 Urbana Comprehensive Plan; and

WHEREAS, the Final Plat of Wisley Inn/Super 8 Motel First Subdivision meets the requirements of the Urbana Subdivision and Land Development Code.

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

Section 1. The Final Plat of Wisley Inn/Super 8 Motel First Subdivision attached hereto as Exhibit A is hereby approved as platted with the condition that the drainage plan, engineering plans and specifications, required improvements, soil erosion plan and all other requirements of the subdivision and Land Development Code be approved by the City Engineer.

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 2nd day of June, 2008.

AYES: Barnes, Bowersox, Chynoweth, Roberts, Smyth

NAYS:

ABSTAINS:

APPROVED by the Mayor this 1st day of June, 2008.

Phyllis D. Clark
City Clerk
Michael J. Prussing
Mayor

COPYORDINANCE NO. 2008-11-136**AN ORDINANCE APPROVING THE EXTENSION OF FINAL PLAT APPROVAL****(Wisley Inn/Super 8 Motel First Subdivision - Plan Case No. 2069-S-08)**

WHEREAS, on June 2, 2008 the Urbana City Council approved the Final Plat for the Wisley Inn/Super 8 Motel First Subdivision in Plan Case 2069-S-08 under Ordinance No. 2008-06-046; and

WHEREAS, the Urbana Subdivision and Land Development Code specifies that approved final subdivision plats shall be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat is signed by the Mayor; and

WHEREAS, Ordinance No. 2008-06-046 was approved on June 2, 2008 and signed by the Mayor on June 13, 2008; and

WHEREAS, due to unforeseen circumstances, the final plat for Wisley Inn/Super 8 Motel First Subdivision has not yet been recorded with the Champaign County Recorder; and

WHEREAS, a 180-day extension of the approval for the Wisley Inn/Super 8 Motel First Subdivision Final Plat as approved in Ordinance No. 2008-06-046 has been requested.

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

Section 1. Final Plat approval for the Wisley Inn/Super 8 Motel First Subdivision, approved under Ordinance No. 2008-06-046, is hereby extended for an additional 180-day period commencing from the expiration of the original 180-day approval period.

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.

COPY

PASSED by the City Council this 17th day of November,
2008 .

AYES: Bowersox, Gehrig, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:



Theresa D. Clark
Theresa D. Clark, City Clerk

Robert B. Prussing
Robert B. Prussing, Deputy Clerk

APPROVED by the Mayor this 24th day of November,
2008 .

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor



BCA

BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

May 15, 2009

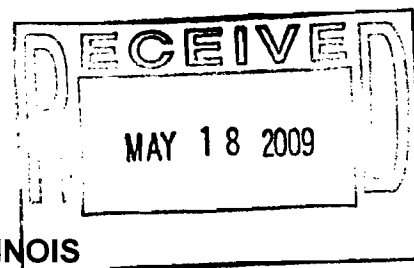
THOMAS BERNS
EDWARD CLANCY
CHRISTOPHER BILLING
DONALD WAUTHIER

BRIAN CHAILLE
DAN ROTHERMEL
JOHN LYONS
ROGER MEYER

MICHAEL BERNS
OF COUNSEL

Mr. Robert Myers, AICP
City Planner / Planning Manager
City of Urbana
400 South Vine Street
Urbana, Illinois 61801

RE: **WISLEY INN / SUPER 8 MOTEL SUBDIVISION**
815 WEST KENYON ROAD
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



Dear Mr. Myers:

Modern Hospitality, Inc., the owner of proposed Lot 11 and Lot 12 of the proposed **Wisley Inn / Super 8 Motel, First Subdivision**, started the subdivision process during the Spring of 2008 with the intent to construct a new 68 unit motel on the currently vacant proposed Lot 12. We prepared site development plans and a Stormwater Management Plan for the site during the Spring of 2008. (See attached exhibits)

The proposed site development at that time entailed the construction of a two (2) story motel on proposed Lot 12. The proposed two story motel and parking lot required all available land on proposed Lot 12 which necessitated redesign of the existing stormwater detention basin on proposed Lot 11 and stormwater sewers to carry proposed Lot 12 stormwater runoff to the redesigned stormwater detention basin site.

The City of Urbana approved the subdivision on June 8, 2008, subject to approval and construction of site development plans. The site construction costs associated with the off-site storm sewer and to reconstruct the off-site stormwater detention basin placed this project "on hold" until a three (3) story, 68 unit motel could be designed to fit the site and provide adequate space on-site for a stormwater detention basin.

Recently, we were retained to redesign the site Grading Plan, Storm Water Drainage Plan, and Storm Water Detention Plan for the reconfigured project with a three (3) story motel on proposed Lot 11. Proposed off-site sidewalk, pavement, sewer main, and water main improvements are not affected by this reconfigured project.

We provide one (1) copy of the reduced size (11 inch by 17 inch) Plans for this reconfigured project. We are sending City of Urbana Public Works Department full size copies of the Plans and a Stormwater Management Plan for their review of this reconfigured project.

During the 2008 Subdivision approval process three (3) variance requests were made. The City of Urbana Public Works department determined that the Plans met the requirement of **Section VIII-3.C.1-Parking Space Width / Isle Width** and that a variance is not required. The two (2) variance requests below are also made for this reconfigured project.

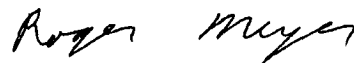
1. **Section VIII-3.F.3 – Tree Planting** - Eight (8) trees are required for the proposed parking lot. Only four (4) trees can be accommodated inside the parking lot. Four (4) additional trees are proposed as depicted in the Plans.
2. **Section VIII-7 – Bicycle Parking** - Cyclists are usually local to the area and normally do not need the services provided by the typical motel. Occasionally cyclists will travel cross country and need sleeping accommodations en route. The typical cross country bicycle is relatively expensive. We anticipate that the occasional cyclist will desire to keep their bicycle in the Motel room overnight for security. A waiver of Section VIII-7 is appropriate for the proposed development.

The Final Plat for **Wisley Inn / Super 8 Motel First Subdivision** was originally approved on June 10, 2008. An administrative extension was requested and granted in December 2008 which allows the Final Plat approval to remain in effect until June 8, 2009.

We request that the City of Urbana Council approve an additional extension on this subdivision to allow City of Urbana Department of Public Works adequate time for Plan review, adequate time to address review comments, and adequate time for the owner to review and evaluate construction costs associated with this reconfigured project.

Should you have any questions or comments or need additional information, please contact us at any time. Thank you.

Sincerely,
BERNS, CLANCY AND ASSOCIATES, P.C.



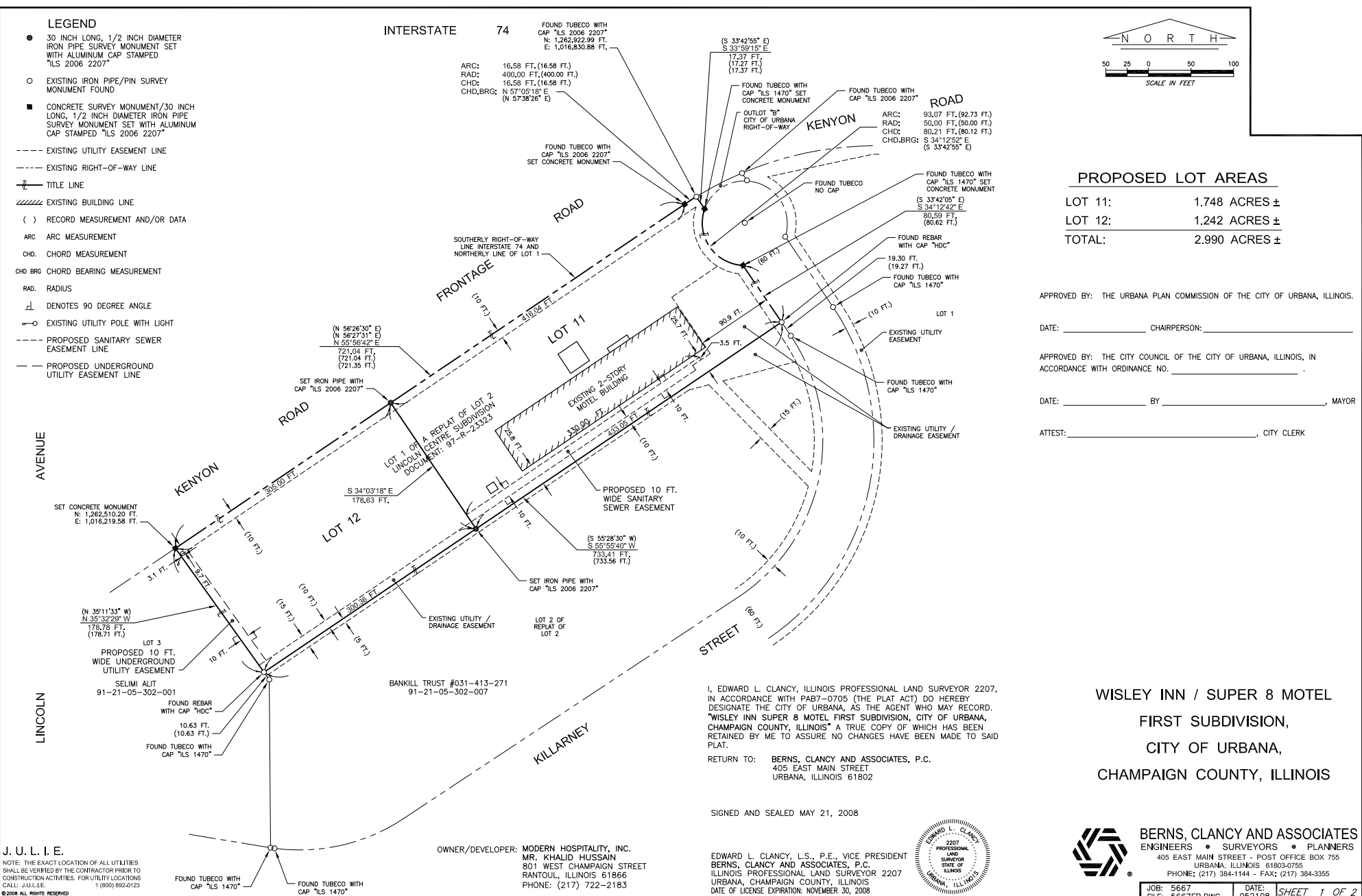
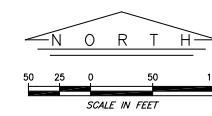
Roger Meyer, P.E., L.S., Project Engineer

RM:blk
cc: Bill Gray, Urbana
Khalid Hussain
Blake Weaver
J:\5667\5667 le20.doc

LEGEND

- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
- EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
- CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
- EXISTING UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- TITLE LINE
- ////// EXISTING BUILDING LINE
- () RECORD MEASUREMENT AND/OR DATA
- ARC ARC MEASUREMENT
- CHD. CHORD MEASUREMENT
- CHD BRG CHORD BEARING MEASUREMENT
- RAD. RADIUS
- ⊥ DENOTES 90 DEGREE ANGLE
- EXISTING UTILITY POLE WITH LIGHT
- PROPOSED SANITARY SEWER EASEMENT LINE
- PROPOSED UNDERGROUND UTILITY EASEMENT LINE

INTERSTATE 74



PROPOSED LOT AREAS

LOT 11:	1.748 ACRES ±
LOT 12:	1.242 ACRES ±
TOTAL:	2.990 ACRES ±

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

OWNER/DEVELOPER: MODERN HOSPITALITY, INC.
 MR. KHALID HUSSAIN
 801 WEST CHAMPAIGN STREET
 RANTOUL, ILLINOIS 61866
 PHONE: (217) 722-2183

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207, IN ACCORDANCE WITH PAB7-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA, AS THE AGENT WHO MAY RECORD. "WISLEY INN SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS" A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

RETURN TO: BERNIS, CLANCY AND ASSOCIATES, P.C.
 405 EAST MAIN STREET
 URBANA, ILLINOIS 61802

SIGNED AND SEALED MAY 21, 2008



EDWARD L. CLANCY, I.S., P.E., VICE PRESIDENT
 BERNIS, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
 URBANA, CHAMPAIGN COUNTY, ILLINOIS
 DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008



BERNIS, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 394-1144 - FAX: (217) 394-3355

J. U. L. I. E.
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. 1 (800) 852-0123
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OWNER'S AND ENGINEER'S STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF "WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS" OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE 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 CONSTRUCTION OF "WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS".



EDWARD L. CLANCY, P.E., L.S., VICE PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL ENGINEER 31344
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATIONS: NOVEMBER 30, 2009

MODERN HOSPITALITY, INC.
MR. KHALID HUSSAIN
801 WEST CHAMPAIGN STREET
RANTOUL, ILLINOIS 61866
PHONE: 217/721-6839

GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE CITY OF URBANA ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

ALL SURFACE, SUBSURFACE, BUILDING IMPROVEMENTS AND UTILITY SERVICE LINES ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

ALL ELEVATIONS SHOWN ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (MEAN SEA LEVEL DATUM) AS ESTABLISHED AND PUBLISHED BY THE UNITED STATES NATIONAL GEODETIC SURVEY.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1986).

SUBJECT SITE IS CURRENTLY ZONED B3 BY THE CITY OF URBANA.

SETBACKS FOR B3: FRONT YARD: 15 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET

SURVEYOR'S REPORT

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207 AND VICE PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF MR. KHALID HUSSAIN, I PREPARED A BOUNDARY SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CUNNINGHAM TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS A RESULT OF THIS PRESENT SURVEY AS FOLLOWS:

LOT 1 OF REPLAT LOT 2 OF LINCOLN CENTRE, CHAMPAIGN COUNTY, ILLINOIS AS PER PLAT RECORDED AS DOCUMENT 97 R 23323, IN CHAMPAIGN, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 9 OF 11, COMMUNITY PANEL NUMBER 170035 0009 B WITH AN EFFECTIVE DATE OF JANUARY 16, 1984, THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).

I FURTHER STATE THAT THE OWNER DESIRES TO SUBDIVIDE SUBJECT TRACT INTO LOTS, OUTLOTS AND PUBLIC STREET RIGHT-OF-WAY.

I FURTHER STATE THAT THE OWNERS DESIRE TO FACILITATE THE SALE OF SAID LAND BY CREATING LOTS FOR WHICH PURPOSE I PREPARED A PLAT TO WHICH THIS REPORT IS ATTACHED AND MADE A PART THEREOF, PARTICULARLY DESCRIBING AND SETTING FORTH THE LOTS INTO WHICH SAID LANDS HAVE BEEN SO PLATTED AND I NUMBERED THE LOTS, WHICH NUMBERS ARE SHOWN IN LARGE SIZE ON SAID PLAT AND HAVE STATED AND SHOWN THE PRECISE DIMENSIONS OF SAID LOTS.

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEY MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH LOT CORNER AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDRETHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAT, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS AS I RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE OWNER.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

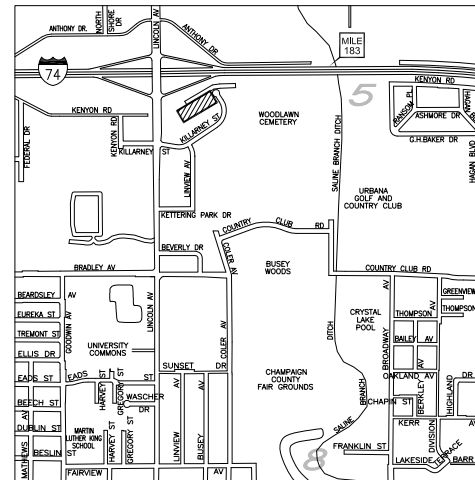
I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS."

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED MAY 21, 2008

EDWARD L. CLANCY, L.S., P.E., VICE PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008



PROJECT LOCATION



WISLEY INN / SUPER 8 MOTEL
FIRST SUBDIVISION,
CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS



BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 394-1144 - FAX: (217) 394-3355

J. U. L. I. E.

NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: 811. ILL. 1 (800) 852-0123

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