



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: December 12, 2013

SUBJECT: Extension of Preliminary and Final Plat Approval for Country Side Second Subdivision - Plan Case No. 2222-S-13

Introduction & Background

On June 17, 2013, the Urbana City Council adopted Ordinance No. 2013-06-053, which approved the preliminary and final subdivision plats for the Country Side Second Subdivision (see Exhibit A). The approving ordinance was signed by the Mayor on June 27, 2013. Sections 21-15 (F) and (H) of the Urbana Subdivision and Land Development Code specify time limits on 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, has submitted a written request on behalf of the petitioner for a 180-day extension of the final plat approval of the Country Side Second Subdivision. (See Exhibit B)

The final plat for the Country Side Second Subdivision encompasses 8.38 acres to be divided into seven residential lots and a new cul-de-sac street. (See Exhibit C) The property is located immediately northeast of the intersection of Cottonwood Road and Anthony Drive. The majority of the site is currently used for agriculture and contains a single-family home. The subject site is proposed to be subdivided to facilitate the development of six additional residential lots.

Discussion

The 180-day time frame in which a final plat must be recorded will expire on December 27, 2013, so action for the extension is requested for the City Council meeting on December 16th. Original approval of the preliminary and final plat was conditioned upon the drainage plan, engineering plans and specifications, required improvements, soil erosion plan and other requirements of the Subdivision and Land Development Code being approved by the City Engineer. The petitioner is currently in the process of applying for additional waivers related to storm water drainage requirements due to unique circumstances of the site. The Urbana Plan Commission and City Council will review the new proposed waivers regarding storm water drainage at their next meetings.

The developer is asking for an extension of the plat approval so that he can complete his waiver request and start construction of the public improvements prior to recording the plat to allow for lot sales. The petitioner is requesting that City Council extend the approval of the plats by an additional 180 days. This will allow for a decision on the proposed waivers, and for construction of the public improvements on the site or approval of a construction bond.

The Subdivision and Land Development Code allows for administrative approval of an extension of approval for a Preliminary Plat if no additional waivers are being sought. Because additional waivers will be sought, City Council must approve extensions of approval for both the Preliminary and Final Plats at this time.

Summary of Findings

1. The Country Side Second Subdivision Preliminary and Final Plats were approved by the Urbana City Council by Ordinance No. 2013-06-053 on June 17, 2013 and signed into law on June 27, 2013.
2. 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.
3. The petitioner has requested a 180-day extension of the approval of the final plat of the Country Side Second Subdivision to allow for review of newly-sought waivers from the Subdivision and Land Development Code regarding storm water management requirements.
4. Granting the extension will allow the petitioner time to apply for approval for the new waivers and for either construction of the public improvements on the site and/or approval of a construction bond.

Options

City Council has the following options for Plan Case 2222-S-13, Final Plat for Country Side Second Subdivision:

- a. Approve the requested 180-day extension of the final plat approval of the Country Side Second Subdivision; or
- b. Deny the requested 180-day extension of the final plat approval of the Country Side Second Subdivision.

Recommendation

Staff recommends that City Council **APPROVE** a 180-day extension of the final plat approval of the Country Side Second Subdivision (Plan Case 2222-S-13).

Prepared by:

Jeff Engstrom, Planner II

Attachments: Draft Ordinance Approving the Extension of Final Plat Approval

Exhibit A: Copy of Approved Ordinance No. 2013-06-053

Exhibit B: Request for Extension of Final Plat Approval

Exhibit C: Copy of Approved Country Side Second Final
Subdivision Plat

cc: Roger Meyer, Berns, Clancy and Associates, P.O. Box 755, Urbana, IL 61803-0755
Marcus Harris

ORDINANCE NO.2013-12-113

AN ORDINANCE APPROVING THE EXTENSION OF PRELIMINARY AND FINAL PLAT APPROVAL
(Country Side Second Subdivision - Plan Case No. 2222-S-13)

WHEREAS, On June 17, 2013 the Urbana City Council approved the Preliminary and Final Plats for the Country Side Second Subdivision in Plan Case 2209-S-13 under Ordinance No. 2013-06-053; 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. 2013-06-053 was approved on June 17, 2013 and signed by the Mayor on June 27, 2013; and

WHEREAS, due to unforeseen circumstances, the final plat for Country Side Second Subdivision has not yet been recorded with the Champaign County Recorder; and,

WHEREAS, a 180-day extension of the approval for the Country Side Second Subdivision Final Plat as approved in Ordinance No. 2013-06-053 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 Country Side Second Subdivision, approved under Ordinance No. 2013-06-053, 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.

PASSED by the City Council this _____ day of _____, 2013.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2013.

Laurel Lunt Prussing, Mayor

ORDINANCE NO. 2013-06-053

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL SUBDIVISION PLAT

(Country Side Second Subdivision - Plan Case 2209-S-13)

WHEREAS, The Corporate Authorities of the City of Urbana are empowered by Illinois Municipal Code Article 11 Divisions 12 and 15 (65/ILCS 5/11-12 and 5/11-15) to approve subdivision plats; and

WHEREAS, The City of Urbana has subdivision plat jurisdiction within the Extra Territorial Jurisdiction (ETJ) area contiguous to and within one and one-half miles beyond the corporate limits; and

WHEREAS, Under Section 21-7 of the City's Subdivision and Land Development Code the City Council is empowered to grant waivers from the requirements of the code; and

WHEREAS, Marcus Harris has submitted a Preliminary Plat and a Final Plat for an 8.38-acre subdivision called Country Side Second Subdivision, located at the northeast corner of Cottonwood Road and Anthony Drive; and

WHEREAS, the proposed Preliminary and Final Plats would allow for development of the site for Rural Residential use, in conformance with the City of Urbana's 2005 Comprehensive Plan; and

WHEREAS, the existing Country Side Subdivision was approved by Champaign County on June 7, 1962; and

WHEREAS, in Plan Case 2209-S-13, the Urbana Plan Commission, on June 6, 2013, recommended approval (5-0) of the Preliminary and Final Plats for Country Side Second Subdivision along with certain deferrals and waivers; and

WHEREAS, The Preliminary and Final Plats for Country Side Second Subdivision meet the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers stated herein; and

WHEREAS, The Preliminary and Final Plats for Country Side Second Subdivision are generally consistent with the City of Urbana's 2005 Comprehensive Plan; and

WHEREAS, the City Engineer has reviewed the requested waivers and has determined that those which are to be granted will not negatively affect the public benefit or general welfare; and

WHEREAS, The City Engineer has reviewed and approved the Preliminary and Final Plats for Country Side Second Subdivision with certain waivers and conditions as set forth herein; and

WHEREAS, the proposed Preliminary and Final Plat would be consistent with existing County CR, Conservation Recreation and AG-2, Agriculture zoning designations for the site; and

WHEREAS, the proposed Final Plat meets the technical requirements of the Urbana Subdivision and Land Development Code and is consistent with the proposed Preliminary Plat.

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

Section 1. The Preliminary and Final Plats for Country Side Second Subdivision attached hereto are hereby approved, subject to the following condition:

- The developer must submit a stormwater management plan that meets the approval of the City Engineer.

Section 2. The Preliminary and Final Plats for Country Side Second Subdivision comply with the requirements of the Urbana Subdivision and Land Development Code with the exception of the following construction standard waivers and time deferrals which are hereby granted:

1. Waiver of the pavement width requirements of Section 21-36.A.1 and Table "A" entitled "Minimum Street and Alley Design Standards" to allow Dolder Court, a local residential street, to be constructed with pavement width of 28 feet, rather than the minimum required 31 feet.
2. Deferral of construction of sidewalks along Cottonwood Road and Anthony Drive until such time as the City Engineer determines that increased development in the area justifies its construction.
3. The developer / owner or subsequent owner(s) shall be required to construct sidewalks on the subject lots at the developer's / owner's or subsequent owner's expense within six (6) months of written notice by the City Engineer that they are required to do so. The governing authority (i.e the City or Urbana Township) shall have the authority to construct the sidewalk and charge the then owner(s) for the construction if the owner(s) does not install the sidewalks as requested. It is agreed by the developer that this obligation shall be a covenant running with the land.

Said waivers from strict compliance with the provisions of the Urbana Subdivision and Land Development Code are appropriate due to unusual and abnormal development conditions, and furthermore are justified by conditions of topography and other site specific reasons, by the waivers granted herein not harming nearby properties, and by not negatively impacting the public health, safety and welfare, so long as the conditions required by Section 3 of this Ordinance are met.

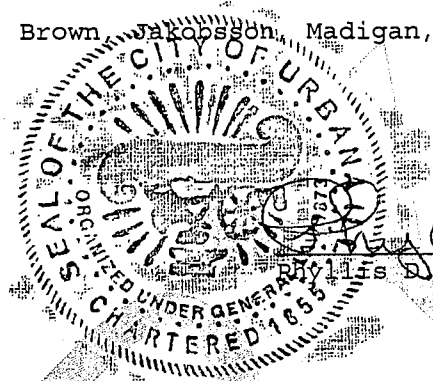
Section 3. This Ordinance is hereby passed by the affirmative vote of a majority of the Urbana Corporate Authorities, the "ayes" and "nays" being called at a regular meeting of the City Council.

PASSED by the City Council this 17th day of June,
2013.

AYES: Ammons, Brown, ~~Jakobsson~~, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:



Therese D. Clark
Therese D. Clark, City Clerk

APPROVED by the Mayor this 27th day of June,
2013.

Charles A. Smyth
Laurel Lunt Prussing, Mayor
By: Charles A. Smyth, Mayor Pro-tem

COPY COPY



EXHIBIT B

BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

December 4, 2013

THOMAS BERNS
EDWARD CLANCY
CHRISTOPHER BILLING
DONALD WAUTHIER
GREGORY GUSTAFSON

ROGER MEYER
DAN ROTHERMEL
KATHERINE LATHAM

MICHAEL BERNS
OF COUNSEL

Mr. Jeff Engstrom
City of Urbana
400 South Vine Street
Urbana, Illinois 61801

RE: COUNTRY SIDE SECOND SUBDIVISION
URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS

Dear **Mr. Engstrom**:

Mr. Marcus Harris retained the services of Berns, Clancy and Associates to prepare a Subdivision Plat and to prepare Site Improvement Plans for a seven (7) lot Subdivision located northeasterly of the City of Urbana within the 1½ mile extraterritorial jurisdictional area. The Urbana City Council approved the **Final Plat for Country Side Second Subdivision** at their June 17, 2013 meeting subject to the requirements of the Subdivision and Land Development Code. The approval of the Final Plat will expire on December 17, 2013.

We recently submitted a Request for a Waiver of a portion of the Subdivision and Land Development Code.

We anticipate the Plan Commission will act on our Request for Waiver at their December 19, 2013 meeting. We therefore, request a six (6) month extension on the approval of the **Final Plat for Country Side Second Subdivision**.

If you have any questions, comments, or need additional information please contact us.

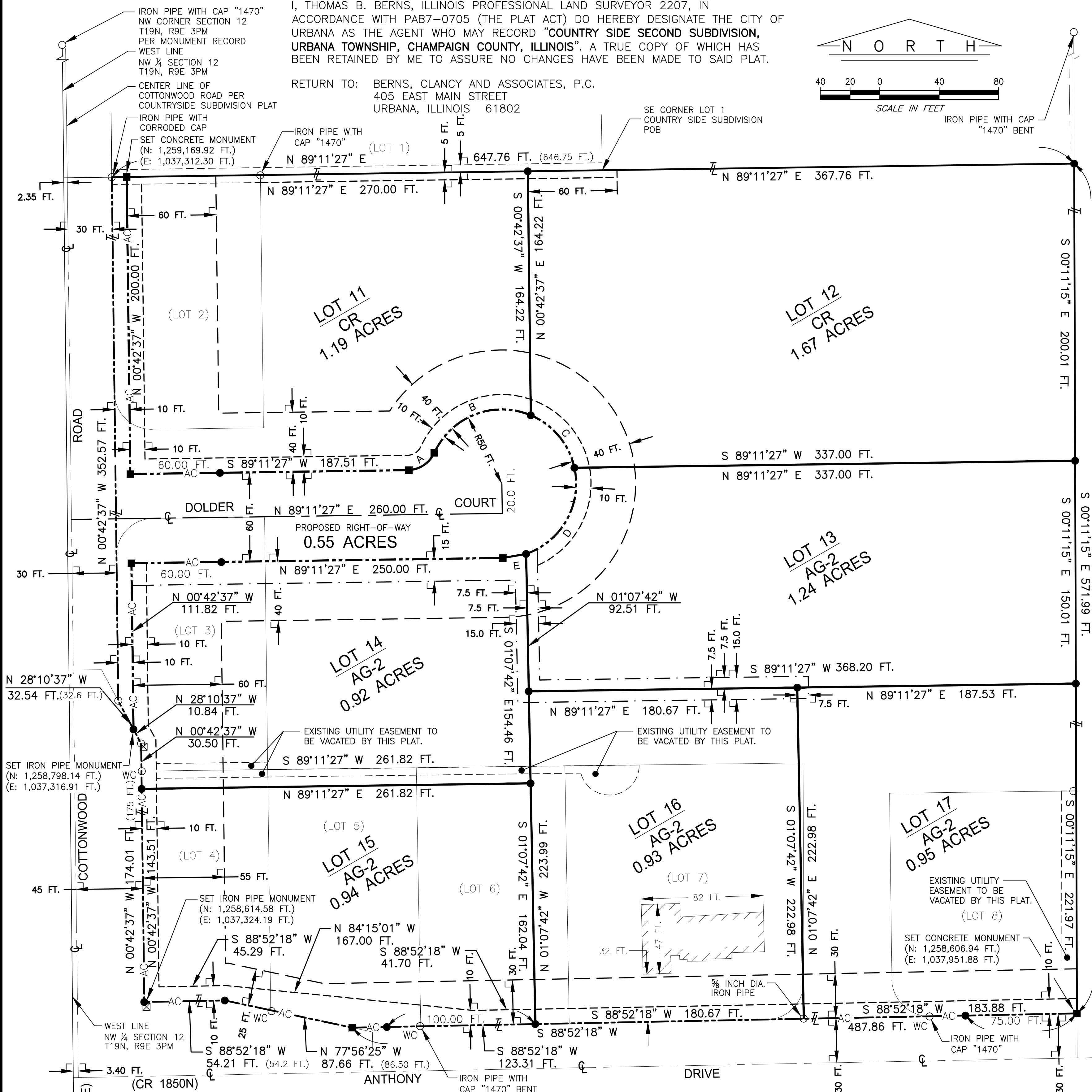
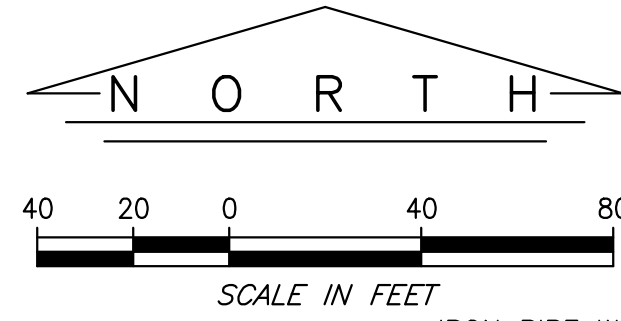
Sincerely,
BERNS, CLANCY AND ASSOCIATES, P.C.

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

RM:tt
Enclosures
cc: Marcus Harris
Jason Barickman
J:\6598\6598 le6.doc

I, THOMAS B. BERNIS, 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 "COUNTRY SIDE SECOND SUBDIVISION, URBANA TOWNSHIP, 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



CURVE DATA				
ARC SECTION	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
A	22.75 FT.	20.00 FT.	20.70 FT.	S 55°41'03" W
B	77.09 FT.	50.00 FT.	69.68 FT.	S 68°44'22" W
C	47.77 FT.	50.00 FT.	45.98 FT.	N 39°43'03" W
D	72.70 FT.	50.00 FT.	66.46 FT.	N 29°18'22" E
E	15.91 FT.	50.00 FT.	15.89 FT.	N 80°06'14" E

RIGHT-OF-WAY:

THE RIGHT-OF-WAY DEPICTED IS HEREBY DEDICATED AND RESERVED TO URBANA TOWNSHIP, ILLINOIS, OR TO THE GENERAL PUBLIC UNTIL THE SUBDIVISION IS ANNEXED INTO THE CITY OF URBANA.

SIDEWALK DEFERRAL:

THE DEVELOPER(S) OR SUBSEQUENT OWNER(S) OF THE PROPERTY AFFECTED WILL CONSTRUCT THE SIDEWALK ALONG COTTONWOOD ROAD AND ANTHONY DRIVE AT THE DEVELOPER(S) OR SUBSEQUENT OWNER(S) EXPENSE WITHIN SIX (6) MONTHS OF A WRITTEN REQUEST BY THE URBANA CITY ENGINEER OR HIS REPRESENTATIVE TO DO SO OR THE CITY OF URBANA WILL CONSTRUCT AND INVOICE THE THEN OWNER(S) AND/OR DEVELOPER(S) AS APPLICABLE.

PUBLIC SANITARY SEWER SERVICE:

IT IS PROVIDED, AGREED AND COVENANTED THAT WITHIN SIX MONTHS OF A PUBLIC SANITARY SEWER SYSTEM BEING AVAILABLE TO THE LOTS IN THIS SUBDIVISION THAT ALL BUILDINGS REQUIRING SANITARY SEWER SERVICE SHALL BE CONNECTED TO SAID PUBLIC SANITARY SEWER SYSTEM. THE LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND INSTALLATION OF SEWER CONNECTION AND SERVICE LINE AND PAYMENT OF ANY FEES. UNTIL A PUBLIC SANITARY SEWER SYSTEM IS AVAILABLE, THE LOT SHALL HAVE A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

PUBLIC WATER SERVICE:

IT IS FURTHER PROVIDED, AGREED AND COVENANTED THAT WITHIN SIX MONTHS OF A PUBLIC WATER SYSTEM BEING AVAILABLE TO A LOT IN THIS SUBDIVISION, THAT ALL BUILDINGS REQUIRING WATER SERVICE SHALL BE CONNECTED TO SAID PUBLIC WATER SYSTEM. EACH LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND INSTALLATION OF THE WATER CONNECTION AND SERVICE LINE AND PAYMENT OF ANY FEES. UNTIL A PUBLIC WATER SYSTEM IS AVAILABLE, EACH LOT SHALL HAVE A PRIVATE ON-SITE WATER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

LEGEND:

- CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2006 2207"
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2006 2207"
- EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
- ⊠ EXISTING CONCRETE MARKER FOUND
- () RECORD MEASUREMENT AND/OR DATA
- ⊥ DENOTES 90 DEGREE ANGLE
- WC WITNESS CORNER
- EXISTING UTILITY EASEMENT LINE
- EXISTING CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED SANITARY EASEMENT LINE
- PROPOSED STREET CENTERLINE
- TITLE LINE
- EXISTING LOT LINE
- EXISTING BUILDING LINE
- (LOT 8) PRE-EXISTING LOT NUMBER OF COUNTRYSIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED JUNE 11, 1962
- AC VEHICULAR ACCESS CONTROL
- LOT 17 PROPOSED LOT NUMBER
- CR LOT WITHIN COUNTY CONSERVATION RECREATION (CR) ZONING DISTRICT
- AG-2 LOT WITHIN COUNTY AGRICULTURE (AG-2) ZONING DISTRICT

APPROVED BY:

URBANA PLAN COMMISSION OF THE CITY OF URBANA

CHAIRPERSON _____ DATE

APPROVED BY:

CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____

MAYOR _____ DATE

ATTEST: _____ CITY CLERK _____ DATE

APPROVED BY:

URBANA TOWNSHIP ROAD DISTRICT COMMISSIONER _____ DATE

FINAL PLAT

**COUNTRY SIDE
SECOND SUBDIVISION,
URBANA TOWNSHIP,
CHAMPAIGN COUNTY, ILLINOIS**



BERNIS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

GENERAL NOTES

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

SEE CHAMPAIGN COUNTY ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1986) AS REFERENCED FROM CITY OF URBANA HORIZONTAL CONTROL STATIONS 74 AND 78. COORDINATES SHOWN ARE RECORD GRID COORDINATES.

SEE MONUMENT RECORDS ON FILE WITH THE COUNTY RECORDER'S OFFICE FOR DETAILS OF SECTION CORNERS USED IN THIS SURVEY.

THE NORTHERN 200 FEET OF SUBJECT SITE IS REPORTEDLY ZONED CR (CONSERVATION RECREATION). THE REMAINDER OF SUBJECT SITE IS REPORTEDLY ZONED AG-2 (AGRICULTURAL) BY CHAMPAIGN COUNTY PLANNING AND ZONING DEPARTMENT. BUILDING SETBACK SHALL BE 100 FEET FROM THE CENTER OF COTTONWOOD ROAD PAVEMENT. THE BUILDING SETBACK SHALL BE 60 FEET FROM THE CENTER OF ANTHONY DRIVE PAVEMENT BUT NOT LESS THAN 25 FEET FROM THE FRONT PROPERTY LINE. BUILDING SET BACK ALONG DOLDER COURT SHALL BE 40 FEET FROM THE FRONT PROPERTY LINE.

SUBJECT SITE IS REPORTEDLY LOCATED WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.

PUBLIC WATER AND SANITARY SEWER ARE NOT AVAILABLE. PROPOSED LOTS WILL BE SERVED BY INDIVIDUAL PRIVATE WELLS AND INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.

THE DRIVEWAY FOR LOT 11 AND FOR LOT 14 SHALL BE LOCATED ALONG DOLDER COURT A MINIMUM OF 60 FEET EASTERLY OF THE WESTERN LINE OF SAID LOTS. NO DRIVEWAY ACCESS TO COTTONWOOD ROAD SHALL BE ALLOWED.

THE DRIVEWAY FOR LOT 15 SHALL BE LOCATED WITHIN 100 FEET OF THE EASTERLY LOT LINE OF LOT 15. NO OTHER DRIVEWAY ACCESS TO ANTHONY DRIVE OR TO COTTONWOOD ROAD SHALL BE ALLOWED.

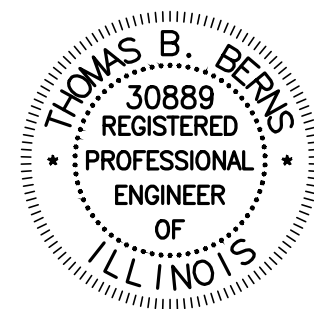
THE DRIVEWAY FOR LOT 17 SHALL BE LOCATED WITHIN 75 FEET OF THE EASTERLY LOT LINE OF LOT 17. NO OTHER DRIVEWAY ACCESS TO ANTHONY DRIVE SHALL BE ALLOWED.

SANITARY SEWER NOTE:
NOTICE SHOULD BE TAKEN OF THE SPECIAL COVENANT REGARDING CREATION OF A SPECIAL SERVICE AREA TO FINANCE SPECIAL SERVICES (THE PLANNING, DESIGN, EASEMENT OR RIGHT-OF-WAY ACQUISITION, IEPA PERMIT FEES, OTHER APPLICABLE CITY AND UCSD FEES, AND CONSTRUCTION OF SANITARY SEWERS) IN COUNTRY SIDE SECOND SUBDIVISION, WHICH SAID COVENANTS ARE HEREBY INCORPORATED IN THIS PLAT OF SUBDIVISION BY REFERENCE.

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 "COUNTRYSIDE SECOND SUBDIVISION, URBANA TOWNSHIP, 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 "COUNTRYSIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS"

THOMAS B. BERNS P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL ENGINEER 30889
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATIONS: NOVEMBER 30, 2013



MR. MARCUS HARRIS

SURVEYOR'S / ENGINEER'S REPORT

I, THOMAS B. BERNS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006, ILLINOIS PROFESSIONAL ENGINEER 30889 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. MARCUS HARRIS, I PREPARED A BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF LAND SURVEYORS AND PROFESSIONAL ENGINEERS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS SET FORTH IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1284-530002940-CH DATED MAY 14, 2012 AS FOLLOWS:

LOTS 2, 3, 4, 5, 6, 7, AND 8 OF COUNTRY SIDE SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "N" AT PAGE 106.

AND ALSO:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID COUNTRY SIDE SUBDIVISION AND RUNNING THENCE SOUTH 90 DEGREES EAST 316.75 FEET, THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE PUBLIC ROAD, THENCE WEST ALONG THE NORTH LINE OF SAID ROAD TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 7 OF SAID SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 7 TO THE NORTHEAST CORNER THEREOF, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINES OF LOTS 6 AND 5 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE PUBLIC ROAD, THENCE NORTH ALONG THE EAST LINE OF THE PUBLIC ROAD TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 2 OF SAID SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTH LINE OF LOT 1 OF SAID SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT AS A RESULT OF THIS SURVEY, THE ABOVE DESCRIBED NET TRACT CONTAINS 8.38 ACRES, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, ALL SITUATED IN URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 185 OF 300, COMMUNITY PANEL NUMBER 170894 0185 B WITH AN EFFECTIVE DATE OF MARCH 1, 1984, THE PROPERTY SURVEYED IS REPORTEDLY WHOLLY LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING).

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 CORNER OF THE LOT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDREDTHS 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 OWNERS.

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 NOT WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, BUT IS LOCATED WITHIN THE ONE AND ONE-HALF MILE EXTRATERRITORIAL JURISDICTIONAL LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

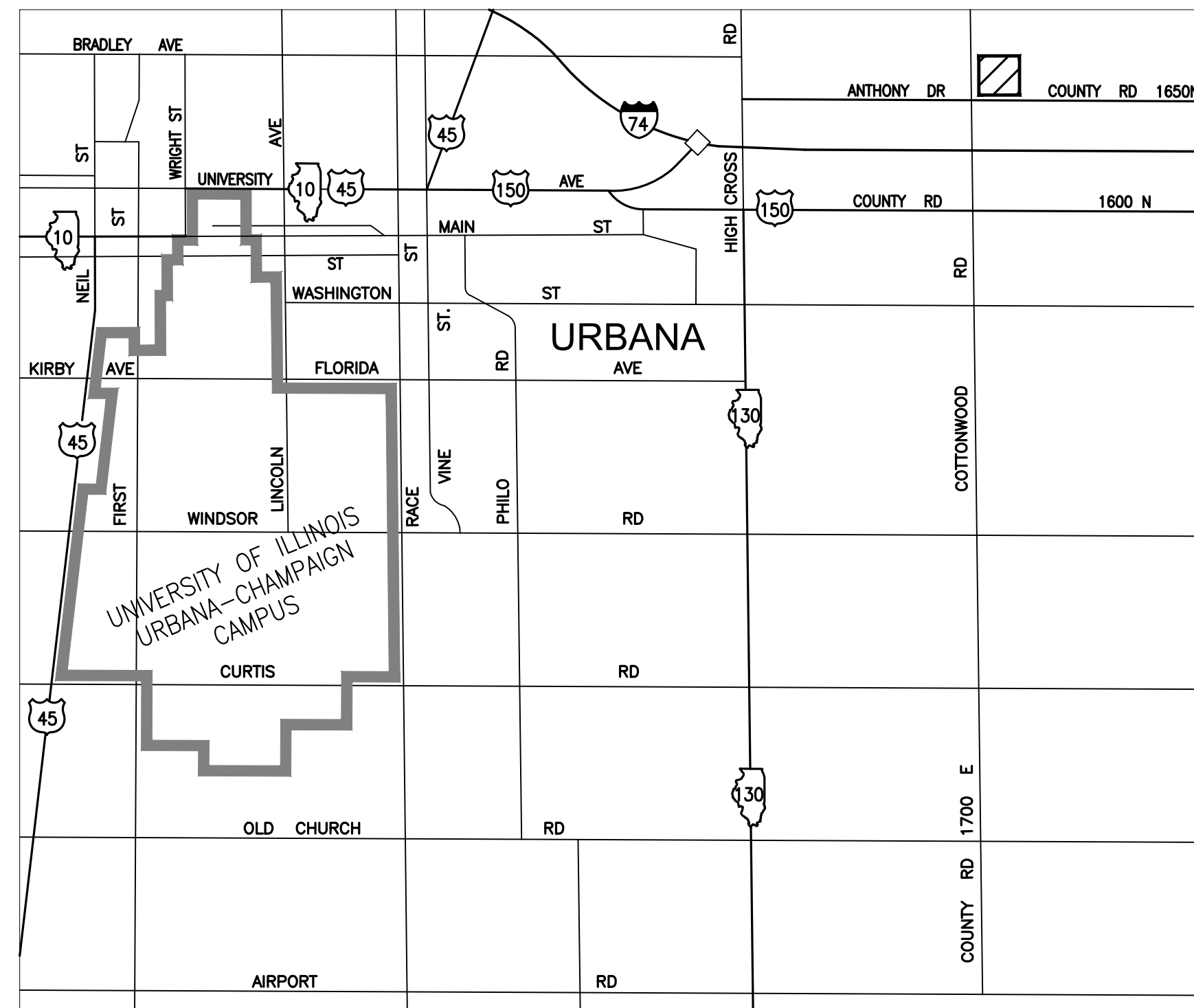
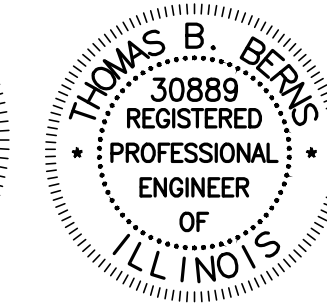
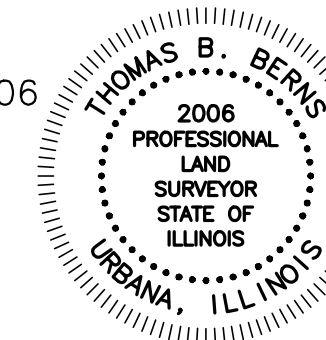
I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.


I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "COUNTRY SIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS."

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

SIGNED AND SEALED JUNE 10, 2013

THOMAS B. BERNS, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
LICENSE EXPIRATION: NOVEMBER 30, 2014
ILLINOIS PROFESSIONAL ENGINEER 30889
LICENSE EXPIRATION: NOVEMBER 30, 2013
URBANA, CHAMPAIGN COUNTY, ILLINOIS
ILLINOIS PROFESSIONAL DESIGN FIRM 2999
LICENSE EXPIRATION: APRIL 30, 2015



PROJECT LOCATION  LOCATION MAP
URBANA, ILLINOIS



FINAL PLAT

**COUNTRY SIDE
SECOND SUBDIVISION,
URBANA TOWNSHIP,
CHAMPAIGN COUNTY, ILLINOIS**

BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355



JOB: 6598 DATE: 061013 SHEET 2 OF 2
FILE: 6598-1FP.DWG