

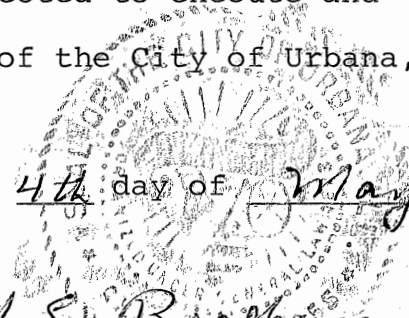
AN ORDINANCE  
APPROVING AN AGREEMENT WITH RESPECT  
TO BUSEY FIRST NATIONAL BANK

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

1. That the Agreement by and between the City of Urbana,  
Illinois, a municipal corporation, and Busey First National Bank,  
a banking corporation with its principal offices in the City of  
Urbana, Illinois, a copy of which said Agreement is attached hereto  
and hereby incorporated by reference, be and the same is hereby  
approved.

2. That the Mayor of the City of Urbana, Illinois, be  
and the same is hereby authorized and directed to execute and  
deliver said Agreement for and on behalf of the City of Urbana,  
Illinois.

PASSED by the City Council this 4<sup>th</sup> day of May,  
1981.

  
Ruth S. Brookens  
Ruth S. Brookens, City Clerk

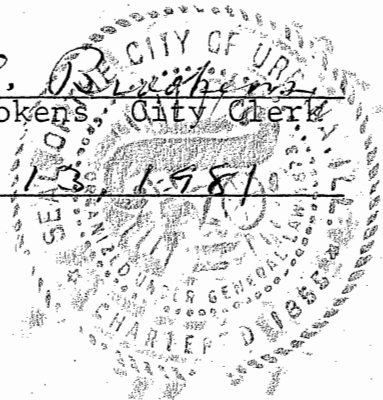
APPROVED by the Mayor this 18<sup>th</sup> day of May,  
1981.

Jeffrey T. Markland  
Jeffrey T. Markland, Mayor

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN  
ORDINANCE NO. 8081-110 AND IS INCORPORATED  
THEREIN BY REFERENCE.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

May 13, 1981  
Date



## A G R E E M E N T

WHEREAS, the CITY OF URBANA, ILLINOIS, a municipal corporation (hereinafter called "CITY") and BUSEY FIRST NATIONAL BANK, a banking corporation with its principal offices in the City of Urbana, Illinois (hereinafter called "BUSEY BANK") have identified certain common interests of the parties in certain public improvements, and

WHEREAS, the parties desire to agree to the scope and extent of such improvements and to make provisions for the sharing in the costs of such improvements.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES HEREIN, IT IS AGREED AS FOLLOWS:

1. As used in this agreement, Tract A shall mean the following described parcel:

Beginning at the Northeast corner of Lot 1 of James T. Roe's Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Book "D" of Deeds on Page 111 of the Records of the Champaign County Recorder's Office; thence on an assumed bearing of South 00 Degrees (°) 06 Minutes (') East along the existing Westerly right-of-way line of Race Street, said line also being the East line of Lots 1, 4 and 5 of said Roe's Addition to Urbana, a distance of 245.04 feet to the Southeast corner of Lot 5 of said Roe's Addition to Urbana; thence North 89° 48' West along the existing Northerly right-of-way line of Elm Street, said line also being the South line of Lot 5 of said Roe's Addition to Urbana, a distance of 18.00 feet; thence North 29° 20' East through a portion of said Lot 5 of Roe's Addition to Urbana, along the proposed Westerly right-of-way line of Race Street a distance of 18.31 feet to a point which is 16 feet North of the existing Northerly right-of-way line of Elm Street and the South line of Lot 5 of said Roe's Addition to Urbana, and which is 9.00 feet West of the existing Westerly right-of-way line of Race Street and the East line of Lot 5 of said Roe's Addition to Urbana; thence North 00° 06' West parallel with and 9.00 feet perpendicularly West from the existing Westerly right-of-way line of Race Street and the East line of Lots 1, 4 and 5 of said Roe's Addition to Urbana, said line passing through a portion of Lots 1, 4 and 5 of said Roe's Addition and a portion of the vacated Fish Alley in said Roe's Addition to the City of Urbana, a distance of 205.00 feet to a point which is 9.00 feet West of the existing Westerly right-of-way line of Race Street and the East line of Lot 1 of said

Roe's Addition, and which is 24.00 feet South of the existing Southerly right-of-way line of Main Street and the North line of Lot 1 of said Roe's Addition to Urbana, thence North 20° 39' West along the proposed Westerly right-of-way line of Race Street passing through a portion of Lot 1 of said Roe's Addition to Urbana, a distance of 17.09 feet to a point which is 15.00 feet West of the existing Westerly right-of-way line of Race Street and the East line of Lot 1 of said Roe's Addition to Urbana, and which is 8.00 feet South of the existing Southerly right-of-way line of Main Street and the North line of Lot 1 of said Roe's Addition to Urbana; thence North 45° 05' West along the proposed Westerly right-of-way line of Race Street passing through a portion of Lot 1 of said Roe's Addition to Urbana a distance of 11.32 feet to a point on the existing Southerly right-of-way line of Main Street and the North line of Lot 1 of said Roe's Addition to Urbana, which is 23.00 feet West of the Northeast corner of Lot 1 of said Roe's Addition to Urbana; thence North 89° 57' East along the existing Southerly right-of-way line of Main Street and the North line of Lot 1 of said Roe's Addition to Urbana, a distance of 23.00 feet to the point of beginning, all as shown on the accompanying plat, said Tract "A" containing 2,405 square feet, more or less, all situated in Champaign County, Illinois.

so labeled and depicted on the attached plat.

2. As used in this agreement, Tract B shall mean the following described parcel:

Beginning at the Southwest corner of Lot 15 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office; thence on an assumed bearing of North 00 Degrees (°) 00 Minutes (') East along the existing Easterly right-of-way line of Cedar Street, said line also being the West line of Lot 15 of said Roe's Second Addition to Urbana a distance of 115.49 feet to the Northwest corner of Lot 15 of said Roe's Second Addition to Urbana, said point also being on the existing Southerly right-of-way line of Fish Alley; thence South 89° 58' East along the existing Southerly right-of-way line of Fish Alley, said line also being the North line of Lot 15 of said Roe's Second Addition to Urbana, a distance of 11.00 feet; thence South 00° 00' West parallel with and 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street, said line also being the West line of Lot 15 of said Roe's Second Addition to Urbana, through a portion of Lot 15 of said Roe's Second Addition to Urbana, a distance of 115.52 feet to the existing Northerly right-of-way line of Elm Street, said line also being the South line of Lot 15 of said Roe's Second Addition to Urbana; thence North 89° 48' West along the existing Northerly right-of-way line of Elm Street, said line also being the South line of Lot 15 of said Roe's Second Addition to Urbana, a distance of 11.00 feet to the point of beginning, all as shown on the accompanying plat, said Tract "B" containing 1,270 square feet, more or less, all situated in Champaign County, Illinois.

so labeled and depicted on the attached plat.

3. As used in this agreement, Tract C shall mean the following described parcel:

Lot 1 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office, EXCEPT the East 22 feet thereof;

AND ALSO Lot 2 in James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of Records of the Champaign County Recorder's Office, EXCEPT the following described tract;

Beginning at the Southwest corner of Lot 2 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office, said point of beginning also being on the Easterly right-of-way line of Cedar Street; thence on an assumed bearing of North 00 Degrees (°) 00 Minutes (') East along the existing Easterly right-of-way line of Cedar Street, said line also being the West line of Lot 2 of said Roe's Second Addition to Urbana, a distance of 115.94 feet to the Northwest corner of Lot 2 of said Roe's Second Addition to Urbana; thence North 89° 57' East along the North line of Lot 1 said Roe's Second Addition to Urbana, said line also being the Southerly right-of-way line of Springfield Avenue, a distance of 19.00 feet; thence South 44° 58' West through a portion of Lot 2 of said Roe's Second Addition to Urbana, a distance of 11.32 feet to a point which is 11.00 feet East of the existing Easterly right-of-way line of Cedar Street and the West line of Lot 2 of said Roe's Second Addition to Urbana, and which is 8.00 feet South of the North line of Lot 2 of said Roe's Second Addition to Urbana, and the existing Southerly right-of-way line of Springfield Avenue; thence South 00° 00' West parallel with and 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street and the West line of Lot 2 of said Roe's Second Addition to Urbana, said line passing through a portion of Lot 2 of said Roe's Second Addition to Urbana, a distance of 107.96 feet to the South line of Lot 2 of said Roe's Second Addition to Urbana, said line also being the Northerly right-of-way line of Fish Alley; thence North 89° 56' West along the South line of Lot 2 of said Roe's Second Addition to Urbana, said line also being the Northerly right-of-way line of Fish Alley, a distance of 11.00 feet to the point of beginning, all as shown on the accompanying plat, said exception containing 1310 square feet, more or less, all situated in Champaign County, Illinois.

The above described net Tract "C" containing 9760 square feet, more or less, all as shown on the accompanying plat.

so labeled and depicted on the attached plat.

4. As used in this agreement, Tract D shall mean the following described parcel:

Beginning at the Northwest corner of Lot 20 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office; thence on an assumed bearing of South 89 Degrees (°) 48 Minutes (') East along the existing Southerly right-of-way line of Elm Street, said line also being the North line of Lot 20 of said Roe's Second Addition to the City of Urbana, a distance of 9.00 feet; thence South 00° 32' West through a portion of Lot 20 of said Roe's Second Addition to the City of Urbana, along the proposed Easterly right-of-way line of Cedar Street, said line being parallel with and 9.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street, also being the West line of Lot 20 of said Roe's Second Addition to the City of Urbana, a distance of 50.00 feet; thence South 06° 11' West through a portion of Lot 20 of said Roe's Second Addition to the City of Urbana, along the proposed Easterly right-of-way line of Cedar Street a distance of 72.64 feet to a point on the center line of vacated Cherry Alley; said point being 1.85 feet East of the existing Easterly right-of-way line of Cedar Street; thence North 89° 44' West along the center line of said vacated Cherry Alley, a distance of 1.85 feet to the existing Easterly right-of-way line of Cedar Street; thence North 00° 32' East along the existing Easterly right-of-way line of Cedar Street also being the West line of Lot 20 of said Roe's Second Addition to the City of Urbana, a distance of 122.25 feet to the point of beginning, all as shown on the accompanying plat of survey, said Tract "D" containing 840 square feet, more or less, all situated in Champaign County, Illinois.

so labeled and depicted on the attached plat.

5. As used in this agreement, Tract E shall mean the following described parcel: (Tract E is Fish Alley)

Commencing at the Northwest corner of Lot 15 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office, said point of commencement also being on the Southerly right-of-way line of Fish Alley; thence on an assumed bearing of South 89 Degrees (°) 56 Minutes (') East along the Southerly right-of-way line of said Fish Alley, said line also being the North line of Lot 15 of said Roe's Second Addition to Urbana, a distance of 11.00 feet to the point of beginning; thence North 00° 00' East parallel with and 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street a distance of 12.00 feet to the Northerly right-of-way line of said Fish Alley, said line also being the South line of Lot 2 of said Roe's Second Addition to Urbana; thence South 89° 56' East along the

South line of Lots 1 and 2 of Roe's Second Addition, said line also being the Northerly right-of-way line of Fish Alley, a distance of 106.82 feet to the Southwest corner of Lot 3 of James T. Roe's Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 111 of the Records of the Champaign County Recorder's Office, said point being the Northwest corner of that portion of Fish Alley vacated on November 6, 1978 as set forth in Deed Record Book 1216 on Page 457 of the Records of the Champaign County Recorder's Office; thence South 00° 25' East along the West line of that portion of Fish Alley vacated on November 6, 1978 as set forth in Deed Record Book 1216 on Page 457 of the Records of the Champaign County Recorder's Office, a distance of 12.00 feet to the Northeast corner of Lot 16 of said Roe's Second Addition, said point being on the Southerly right-of-way line of Fish Alley; thence North 89° 56' West along the North line of Lots 15 and 16 of said Roe's Second Addition, said line also being the Southerly right-of-way line of said Fish Alley, a distance of 106.91 feet to the point of beginning, all as shown on the accompanying plat, said Tract "E" containing 1,280 square feet, more or less, all situated in Champaign County, Illinois.

so labeled and depicted on the attached plat.

6. As used in this agreement, Tract F shall mean the following described parcel:

Commencing at the Southwest corner of Lot 2 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office; thence on an assumed bearing of South 89 Degrees (°) 56 Minutes (') East along the South line of Lot 2 of said Roe's Second Addition to Urbana, said line also being the Northerly right-of-way line of Fish Alley, a distance of 11.00 feet to the point of beginning; thence South 89° 56' East along the South line of Lots 1 and 2 of said Roe's Second Addition to Urbana, said line also being the Northerly right-of-way line of Fish Alley, a distance of 106.82 feet to the Southeast corner of Lot 1 of said Roe's Second Addition to Urbana, said point also being the Southwest corner of Lot 3 of James T. Roe's Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Book "D" of Deeds on Page 111 of the Records of the Champaign County Recorder's Office; thence South 89° 59' East along the South line of Lots 1, 2 and 3 of said Roe's Addition, said line also being the Northerly right-of-way line of Fish Alley, a distance of 234.15 feet to a point which is 9.00 feet west from the Southeast corner of Lot 1 of said Roe's Addition to Urbana; thence South 00° 06' East parallel with and 9.00 feet perpendicularly West from the existing Westerly right-of-way line of Race Street and the East line of Lot 4 of said Roe's Addition to Urbana, said line passing through a portion of Lot 4 of said Roe's Addition and a portion of Fish Alley in said Roe's

Addition to the City of Urbana, a distance of 34.50 feet; thence North 89° 59' West parallel with and 34.50 feet perpendicularly South from the Northerly right-of-way line of Fish Alley and the Southerly line of Lots 1, 2 and 3 of said Roe's Addition to Urbana, a distance of 234.23 feet through a portion of Lot 4 of said Roe's Addition to Urbana, and a portion of Church Alley, and a portion of Lot 17 of said Roe's Second Addition to Urbana; thence North 89° 56' West parallel with and 34.50 feet perpendicularly South from the existing Northerly right-of-way line of Fish Alley, and the Southerly line of Lot 1 and Lot 2 of said Roe's Second Addition to Urbana, through a portion of Lot 15 and Lot 16 of said Roe's Second Addition to Urbana, a distance of 106.84 feet to a point which is 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street and the Westerly line of Lot 15 of said Roe's Second Addition to Urbana; thence North 00° 00' East parallel with and 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street and the West line of Lot 15 of said Roe's Second Addition to Urbana, a distance of 34.50 feet to the point of beginning, all as shown on the accompanying plat, said Tract "F" containing 11,760 square feet, more or less, all situated in Champaign County, Illinois.

so labeled and depicted on the attached plat.

7. As used herein "settlement date" shall mean the date mutually agreed to by the parties, but in no event later than December 1, 1983, at which time the parties shall adjust their accounts as to what, if anything, each party owes the other for moneys expended under this agreement.

#### PROPERTY ACQUISITION AND TRANSFER

1. Each of the above parcels shall be appraised by two (2) competent appraisers mutually agreed to by the parties, and the costs of such appraisals shall be borne by BUSEY BANK.

2. BUSEY BANK shall cause Tract A to be dedicated to the CITY for use as street right-of-way purposes. It is agreed that possession date for said tract shall be within ten (10) days following the razing of the existing facility of BUSEY BANK located on Race Street. In consideration of the conveyance of BUSEY BANK of Tract A to the CITY, CITY shall pay to BUSEY BANK the sum of Eighteen Thousand Five Hundred One and No/100 Dollars (\$18,501.00) on settlement date.



3. BUSEY BANK will cause Tract B to be dedicated to the CITY for use as street right-of-way purposes. Possession date for the said tract shall be on or before June 30, 1981. In consideration of the conveyance of Tract B from BUSEY BANK to the CITY, CITY shall pay to BUSEY BANK the sum of Seven Thousand Nine Hundred Thirty-Five and No/100 Dollars (\$7,935.00) on settlement date.

4. The CITY shall cause Tract C to be conveyed to BUSEY BANK. Closing date on such conveyance shall be on or before June 30, 1981. In consideration of the conveyance of Tract C, BUSEY BANK shall pay to the CITY the sum of Sixty-Four Thousand One Hundred Fifteen and No/100 Dollars (\$64,115.00) on closing date.

5. The acquisition of Tract D shall be at the sole expense of the CITY, excepting only appraisal costs as provided for above, to be paid by BUSEY BANK.

6. It is agreed that Tract E (Fish Alley) shall be vacated (with standard reservation of utility easements) and the benefit which will accrue to BUSEY BANK by reason of that vacation, is Eight Thousand One Hundred Fifty and No/100 Dollars (\$8,150.00). This sum shall be paid to the CITY within ten (10) days of the date the mayor approves such ordinance.

7. BUSEY BANK will cause Tract F to be dedicated to CITY for a utility easement simultaneously with the vacation of Tract E above.

8. CITY shall provide to BUSEY BANK a title commitment showing good merchantable title in the CITY OF URBANA, ILLINOIS to Tract C, subject only to the usual exceptions common to such title commitments in Champaign County, Illinois.

9. BUSEY BANK shall provide to CITY with reference to Tracts A and B, a title commitment policy showing good and merchantable title in BUSEY BANK to said tracts subject only to the exceptions common to such title commitments in Champaign County, Illinois.

10. General taxes, if property is not presently exempt, shall be prorated between the parties as of date of actual possession.

#### IMPROVEMENTS

1. It is understood and agreed that the parties are contemplating certain improvements, the subject of which improvements is set forth below (the details of which improvements are set forth in the Exhibits attached hereto and incorporated herein by reference). Set opposite each improvement listed below is the designation of the party who shall be responsible for contracting for the completion of the said improvement and the respective share of each party expressed in percentages of the actual final costs of such improvement (excluding engineering, and survey and land acquisition costs).

IMPROVEMENT	CONTRACTING	CITY SHARE	BUSEY SHARE
1. Race St. Widening (Elm to Main)	CITY	50%	50%
2. Cedar St. Widening (Elm to Springfield)	BUSEY BANK	50%	50%
3. Cedar St. Widening (Green to Elm)	CITY	100%	
4. Main St. Improvement (West Leg of Main & Race)	CITY	50%	50%
5. Main & Springfield ("Y" Intersection)	CITY	70%	30%
6. Main & Race (traffic signals)	CITY	70%	30%
7. Sanitary Sewer (alley)	BUSEY BANK	70%	30%
8. Storm Sewer (alley)	BUSEY BANK	50%	50%
9. Street Lighting (Elm & Cedar & Race)	CITY	70%	30%

2. Engineering for the abovesaid improvement shall be provided by an engineer acceptable to both parties and/or the City Engineer. The cost of all necessary engineering services will be shared by the parties equally. Credit toward such costs will be given to the CITY for in-kind contributions from the CITY including in-kind contributions by the engineering staff of the CITY. The value of the in-kind contributions by the CITY shall be determined by the CITY and BUSEY BANK.

The costs of necessary surveys to complete the project shall be borne by the parties equally.

All construction shall be approved by the City Engineer.

In contracting for the above-mentioned improvements, BUSEY BANK shall comply with all applicable laws, ordinances and regulations to the same extent and in the same manner as if such improvements were being contracted for by the CITY itself.

#### CONSTRUCTION

1. BUSEY BANK will promptly commence construction as to those improvements set forth in Paragraph 1 above for which they are identified as the contracting party, and assure that construction shall proceed in a timely fashion and shall be completed in any event not later than March 15, 1982.

2. It is agreed that if the existing BUSEY BANK facility located on Race Street is completely razed prior to June 30, 1982, the CITY shall immediately commence construction of those items of public improvements listed in Paragraph 1 above for which they are identified as the contracting party, and will assure that construction continues in timely fashion until completion; if, however, the existing BUSEY BANK facility on Race and Main is not razed prior to June 30, 1982, then in that event, the CITY is not obliged to commence

construction of those public improvement projects for which they are identified as contracting party in Paragraph 1 above until April 30, 1983.

#### PARKING

1. Following the closing and transfer of title to Tract C to BUSEY BANK, BUSEY BANK will not use this parking lot until June 30, 1983, for any BANK use unless agreed to by the CITY. A total of twenty-one (21) spaces shall be provided on this lot. The CITY may install meters to control parking on the said lot at the expense of the CITY. All revenues and fines collected shall be the property of the CITY.

2. As compensation to the CITY for the loss of public parking spaces now provided on Tract C, BUSEY BANK shall pay to CITY at time of closing on Tract C, the sum of Thirty Thousand Dollars (\$30,000.00).

#### FINANCING

1. All construction, engineering and survey costs associated with those items of improvement set forth in Paragraph 1 (Improvements) above for which BUSEY BANK is identified as contracting party, shall be paid by BUSEY BANK as billed and approved by the City Engineer and engineer in charge of the improvement and BUSEY BANK shall hold CITY harmless on same until September 1, 1982 at which time BUSEY BANK shall be paid for moneys so spent.

2. On June 1, 1982, BUSEY BANK shall loan to CITY, at an eight percent (8%) interest rate, a sum not to exceed One Hundred Seventy-Two Thousand and No/100 Dollars (\$172,000.00) to enable the CITY to pay the construction costs for those public projects identified in Paragraph 1 (Improvements) above, wherein the CITY is identified as contracting party. The said loan shall be due and payable December 1, 1983.

On settlement date, the parties shall reconcile accounts and make any needful adjustments to insure that each party has paid their share of the various costs associated with the various projects in accordance with this agreement.

IN WITNESS WHEREOF, we have signed this agreement this \_\_\_\_ day of  
\_\_\_\_, 1981.

BUSEY FIRST NATIONAL BANK

CITY OF URBANA

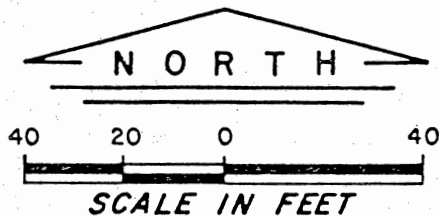
BY: \_\_\_\_\_  
Its President

BY: \_\_\_\_\_  
Mayor

Attest \_\_\_\_\_  
Secretary

Attest \_\_\_\_\_  
City Clerk

PLAT AND DESCRIPTION OF TERRITORY TO  
BE DEDICATED TO THE CITY OF URBANA,  
CHAMPAIGN COUNTY, ILLINOIS FOR THE  
PURPOSES OF PUBLIC ROADS, HIGHWAYS  
AND GENERAL UTILITY EASEMENTS

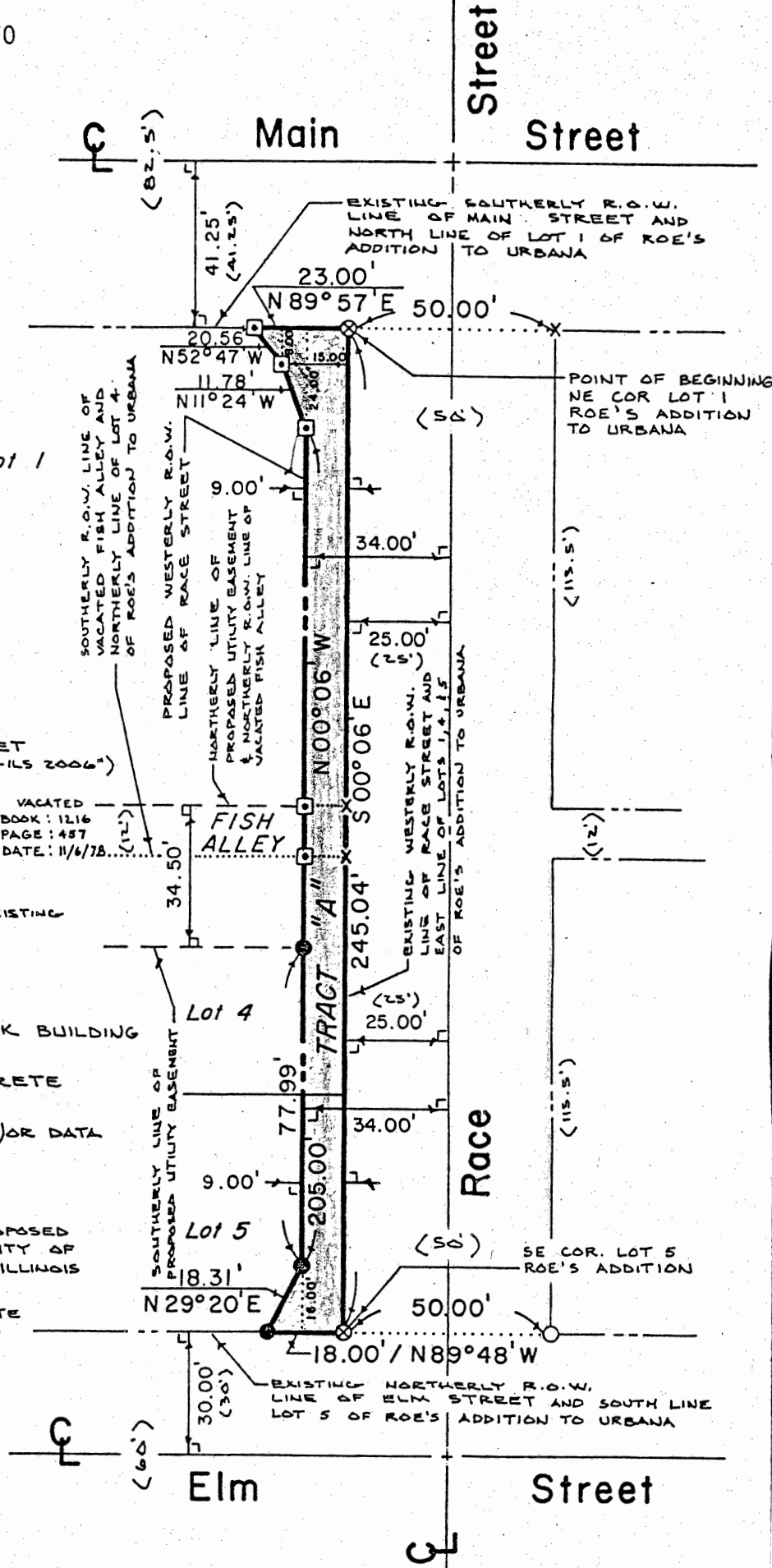


LEGEND

- 3/4 INCH LONG IRON PIN SET  
(PLASTIC CAP STAMPED "B.C.A.-ILS 2006")
- IRON PIPE / PIN FOUND
- └ DENOTES 90° ANGLE
- RIGHT-OF-WAY LINE - EXISTING
- CENTERLINE
- MONUMENT TO BE SET  
AFTER DEMOLITION OF BANK BUILDING
- X CHISELED "X" SET IN CONCRETE
- ( ) RECORD MEASUREMENT AND/OR DATA
- UTILITY EASEMENT LINE
- BOUNDARY OF TERRITORY PROPOSED  
TO BE DEDICATED TO THE CITY OF  
URBANA, CHAMPAIGN COUNTY, ILLINOIS
- ⊗ ALUMINUM CAP SET IN CONCRETE  
(CAP STAMPED "B.C.A.-ILS 2006")

BEARINGS REFER TO  
AN ASSUMED MERIDIAN

TOTAL AREA OF TRACT "A"  
TO BE DEDICATED TO THE  
CITY OF URBANA = 2335 SQ.FT.±



SIGNED AND SEALED This 20th Day of March, 1981.

Thomas B. Berns

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

Part of the NW¼ NE¼ Sec.17, T19N, R9E of the 3rd P.M. City of Urbana, Champaign County, Illinois	DATE 032081
City of Urbana - Busey First National Bank, Race Street Improvement Project	SCALE 40'/"
BERNS, CLANCY & ASSOCIATES, P. C. CONSULTING ENGINEERS - LAND SURVEYORS 405 East Main Street - P. O. Box 490 Urbana, Illinois 61801 Phone 217 - 384-1144	SHEET 1 OF 2
	JOB NO. 516-11 A

I, Thomas B. Berns, a Registered Illinois Land Surveyor No. 2006, do hereby certify that at the request of Busey First National Bank and the City of Urbana, I have prepared the following description and accompanying plat of territory designated as Tract "A" to be dedicated to the City of Urbana, Champaign County, Illinois, for the purposes of public roads, highways, and general utility easements, being a Part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of James T. Roe's Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Book "D" of Deeds on Page 111 of the Records of the Champaign County Recorder's Office; thence on an assumed bearing of South 00 Degrees (°) 06 Minutes (') East along the existing Westerly right-of-way line of Race Street, said line also being the East line of Lots 1, 4, and 5 of said Roe's Addition to Urbana, a distance of 245.04 feet to the Southeast corner of Lot 5 of said Roe's Addition to Urbana; thence North 89° 48' West along the existing Northerly right-of-way line of Elm Street, said line also being the South line of Lot 5 of said Roe's Addition to Urbana, a distance of 18.00 feet; thence North 29° 20' East through a portion of said Lot 5 of Roe's Addition to Urbana, along the proposed Westerly right-of-way line of Race Street a distance of 18.31 feet to a point which is 16 feet North of the existing Northerly right-of-way line of Elm Street and the South line of Lot 5 of said Roe's Addition to Urbana, and which is 9.00 feet West of the existing Westerly right-of-way line of Race Street and the East line of Lot 5 of said Roe's Addition to Urbana; thence North 00° 06' West parallel with and 9.00 feet perpendicularly West from the existing Westerly right-of-way line of Race Street and the East line of Lots 1, 4 and 5 of said Roe's Addition to Urbana, said line passing through a portion of Lots 1, 4 and 5 of said Roe's Addition and a portion of the vacated Fish Alley in said Roe's Addition to the City of Urbana, a distance of 205.00 feet to a point which is 9.00 feet West of the existing Westerly right-of-way line of Race Street and the East line of Lot 1 of said Roe's Addition, and which is 24.00 feet South of the existing Southerly right-of-way line of Main Street and the North line of Lot 1 of said Roe's Addition to Urbana; thence North 11° 24' West along the proposed Westerly right-of-way line of Race Street passing through a portion of Lot 1 of said Roe's Addition to Urbana, a distance of 11.78 feet to a point which is 15.00 feet West of the existing Westerly right-of-way line of Race Street and the East line of Lot 1 of said Roe's Addition to Urbana, and which is 8.00 feet South of the existing Southerly right-of-way line of Main Street and the North line of Lot 1 of said Roe's Addition to Urbana; thence North 52° 47' West along the proposed Westerly right-of-way line of Race Street passing through a portion of Lot 1 of said Roe's Addition to Urbana a distance of 20.56 feet to a point on the existing Southerly right-of-way line of Main Street and the North line of Lot 1 of said Roe's Addition to Urbana, which is 23.00 feet West of the Northeast corner of Lot 1 of said Roe's Addition to Urbana; thence North 89° 57' East along the existing Southerly right-of-way line of Main Street and the North line of Lot 1 of said Roe's Addition to Urbana, a distance of 23.00 feet to the point of beginning, all as shown on the accompanying plat, said Tract "A" containing 2,335 square feet, more or less, all situated in Champaign County, Illinois.



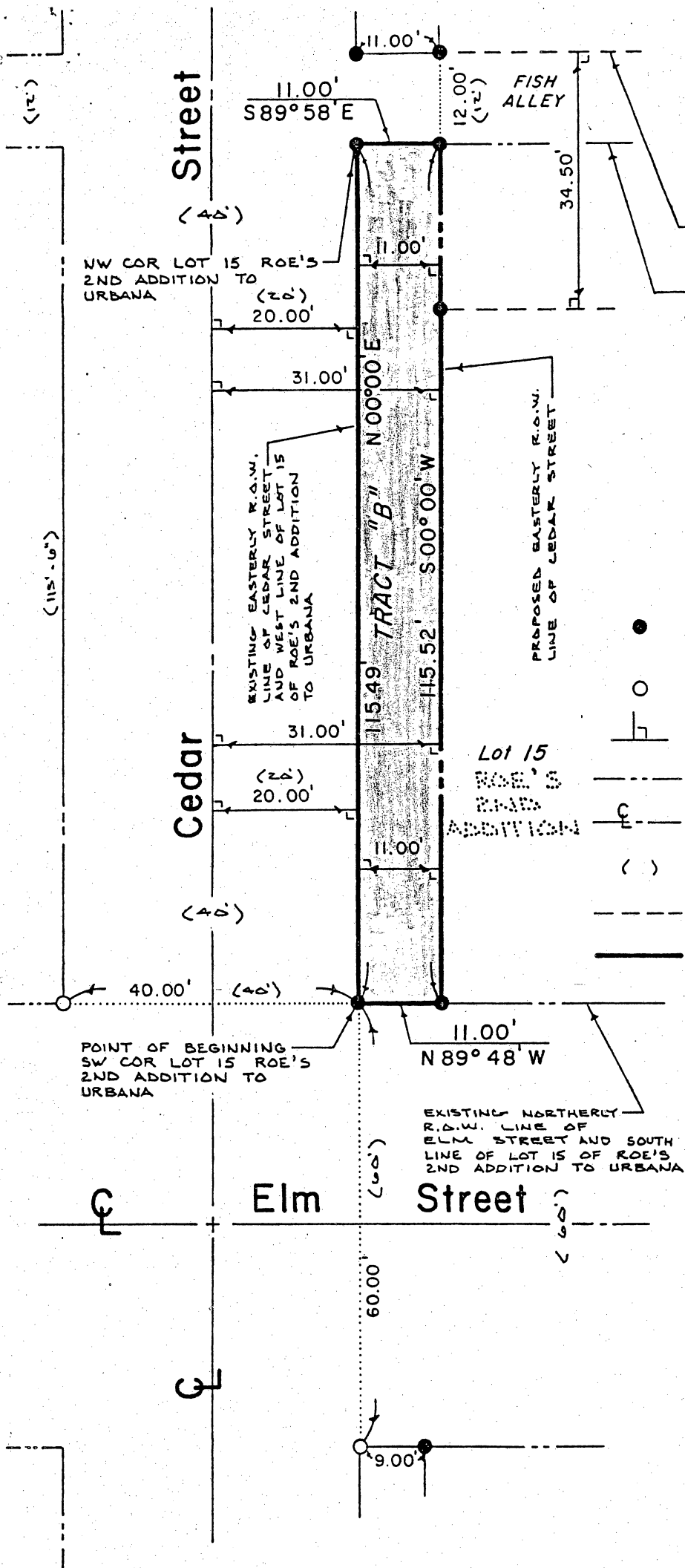
SIGNED AND SEALED This 20th Day of March, 1981.

Sheet 2 of 2

*Thomas B. Berns*

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006

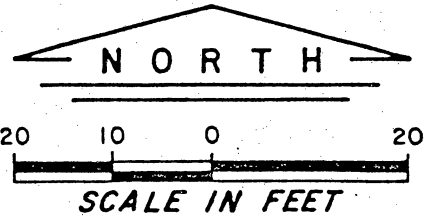
Part of the NW¼ NE¼ Sec.17, T19N, R9E of the 3rd P.M. City of Urbana, Champaign County, Illinois	DATE 032081
City of Urbana - Busey First National Bank, Race Street Improvement Project	SCALE --
BERNS, CLANCY & ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS URBANA, ILLINOIS	JOB NO. 516-11A



PLAT AND DESCRIPTION OF TERRITORY TO BE DEDICATED TO THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS FOR THE PURPOSES OF PUBLIC ROADS, HIGHWAYS AND GENERAL UTILITY EASEMENTS

SOUTH LINE OF LOT 2 OF ROE'S 2ND ADDITION TO URBANA AND EXISTING NORTHERLY R.O.W. LINE OF FISH ALLEY

EXISTING SOUTHERLY R.O.W. LINE OF FISH ALLEY AND NORTH LINE OF LOT 15 OF ROE'S 2ND ADDITION TO URBANA



#### LEGEND

- 3/4 INCH LONG IRON PIN SET (PLASTIC CAP STAMPED "B.C.A. - ILS 2006")
- IRON PIPE / PIN FOUND
- └ DENOTES 90° ANGLE
- RIGHT-OF-WAY LINE - EXISTING
- CENTERLINE
- ( ) RECORD MEASUREMENT AND/OR DATA
- UTILITY EASEMENT LINE
- BOUNDARY OF TERRITORY PROPOSED TO BE DEDICATED TO THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

BEARINGS REFER TO AN ASSUMED MERIDIAN

TOTAL AREA OF TRACT "B" TO BE DEDICATED TO THE CITY OF URBANA 1270 SQ.FT.±



SIGNED AND SEALED This 20th Day of March , 1981.

Thomas B. Berns

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

Part of the NE¼ NW¼ Sec. 17, T19N, R9E of the 3rd P.M., City of Urbana, Champaign County, Illinois.

City of Urbana - Busey First National Bank, Cedar Street Improvement Project

BERNS, CLANCY & ASSOCIATES, P. C.  
CONSULTING ENGINEERS - LAND SURVEYORS  
405 East Main Street - P. O. Box 490  
Urbana, Illinois 61801 Phone 217 - 384 - 1144

DATE  
032081

SCALE  
20'/"

SHEET 1  
OF 2

JOB NO.  
516-11B



I, Thomas B. Berns, a Registered Illinois Land Surveyor No. 2006, do hereby certify that at the request of Busey First National Bank and the City of Urbana, I have prepared the following description and accompanying plat of territory designated as Tract "B" to be dedicated to the City of Urbana, Champaign County, Illinois, for the purposes of public roads, highways, and general utility easements, being a Part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Beginning at the Southwest corner of Lot 15 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office; thence on an assumed bearing of North 00 Degrees (°) 00 Minutes (') East along the existing Easterly right-of-way line of Cedar Street, said line also being the West line of Lot 15 of said Roe's Second Addition to Urbana a distance of 115.49 feet to the Northwest corner of Lot 15 of said Roe's Second Addition to Urbana, said point also being on the existing Southerly right-of-way line of Fish Alley; thence South 89° 58' East along the existing Southerly right-of-way line of Fish Alley, said line also being the North line of Lot 15 of said Roe's Second Addition to Urbana, a distance of 11.00 feet; thence South 00° 00' West parallel with and 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street, said line also being the West line of Lot 15 of said Roe's Second Addition to Urbana, through a portion of Lot 15 of said Roe's Second Addition to Urbana, a distance of 115.52 feet to the existing Northerly right-of-way line of Elm Street, said line also being the South line of Lot 15 of said Roe's Second Addition to Urbana; thence North 89° 48' West along the existing Northerly right-of-way line of Elm Street, said line also being the South line of Lot 15 of said Roe's Second Addition to Urbana, a distance of 11.00 feet to the point of beginning, all as shown on the accompanying plat, said Tract "B" containing 1,270 square feet, more or less, all situated in Champaign County, Illinois.



SIGNED AND SEALED This 20th Day of March, 1981.

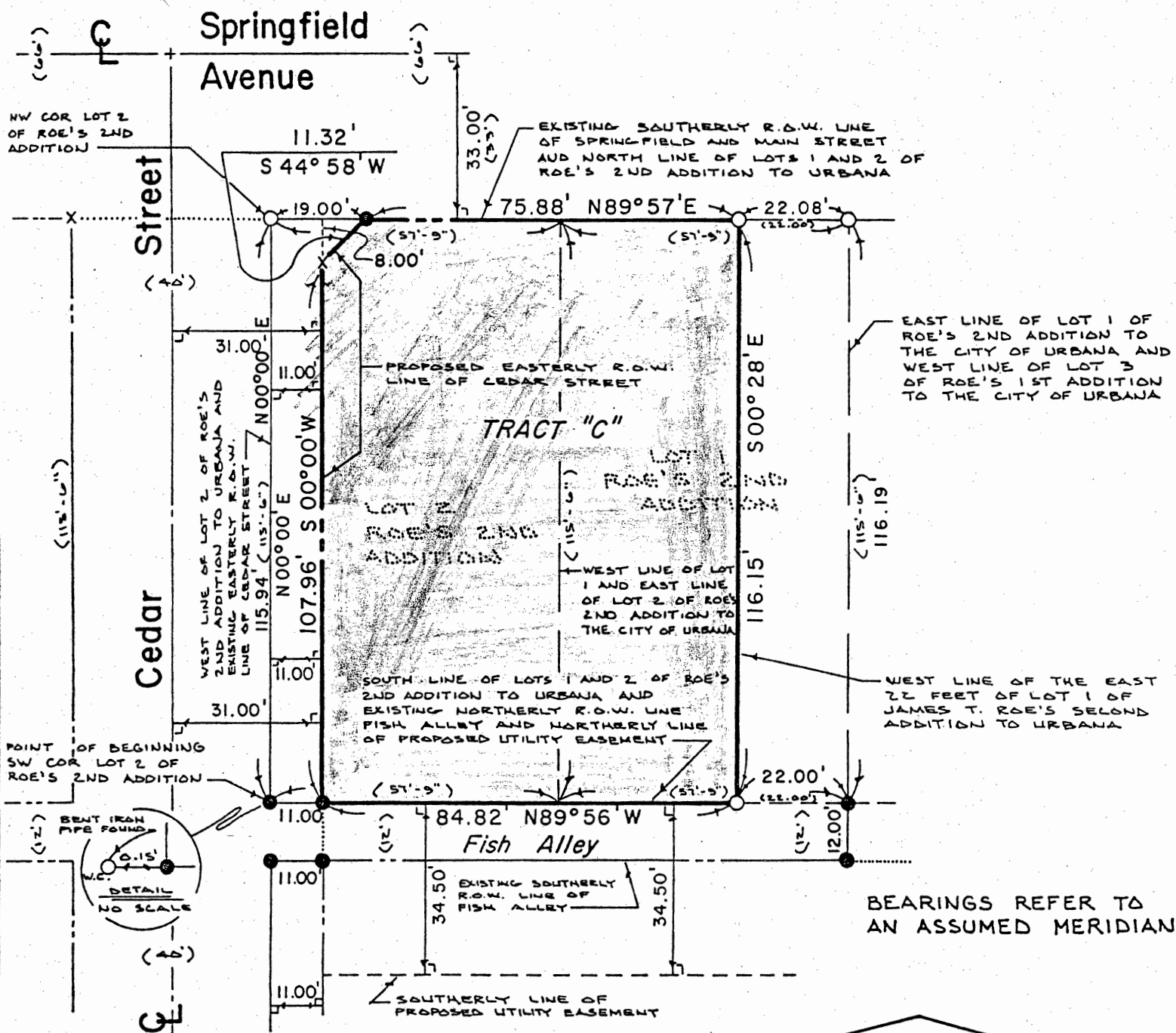
Sheet 2 of 2

*Thomas B. Berns*

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

Part of the NE¼ NW¼ Sec.17, T19N, R9E of the 3rd P.M., City of Urbana Champaign County, Illinois.	DATE 032081
City of Urbana - Busey First National Bank, Cedar Street Improvement Project	SCALE --
BERNS, CLANCY & ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS URBANA, ILLINOIS	JOB NO. 516-11B

PLAT AND DESCRIPTION OF TRACT TO BE CONVEYED FROM THE CITY OF URBANA TO BUSEY FIRST NATIONAL BANK BEING A PART OF LOTS 1 AND 2 OF ROE'S 2ND ADDITION TO THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

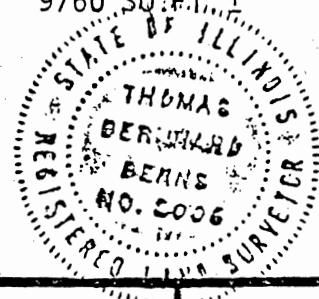


LEGEND

- 3/8 INCH LONG IRON PIN SET (PLASTIC CAP STAMPED "B.C.A.-ILS 2006")
- IRON PIPE / PIN FOUND
- └ DENOTES 90° ANGLE
- ( ) RECORD MEASUREMENT AND/OR DATA
- RIGHT-OF-WAY LINE - EXISTING
- RIGHT-OF-WAY LINE - PROPOSED
- UTILITY EASEMENT LINE
- CENTERLINE
- X CHISELED "X" SET IN CONCRETE
- W.C. WITNESS CORNER
- BOUNDARY OF TRACT PROPOSED TO BE CONVEYED BY THE CITY OF URBANA

TOTAL AREA OF TRACT "C" TO BE CONVEYED FROM THE CITY OF URBANA TO BUSEY FIRST NATIONAL BANK

9760 SQ. FT. ±



SIGNED AND SEALED This 20th Day of March, 1981.

Thomas B. Berns

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

Part of the NE 1/4, NW 1/4, Sec. 17, T19N, R9E of the 3rd P.M., City of Urbana, Champaign County, Illinois  
City of Urbana - Busey First National Bank, Cedar Street Improvement Project  
BERNS, CLANCY & ASSOCIATES, P. C.  
CONSULTING ENGINEERS - LAND SURVEYORS  
405 East Main Street - P. O. Box 490  
Urbana, Illinois 61801 Phone 217 - 384-1144

DATE  
032081  
SCALE  
30' /"  
SHEET 1  
OF 2  
JOB NO.  
516-11C

I, Thomas B. Berns, a Registered Illinois Land Surveyor No. 2006, do hereby certify that at the request of Busey First National Bank and the City of Urbana, I have prepared the following description and accompanying plat of territory designated as Tract "C" to be conveyed from the City of Urbana, Champaign County, Illinois, to Busey First National Bank, being a part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Lot 1 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office, EXCEPT the East 22 feet thereof;

AND ALSO Lot 2 in James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of Records of the Champaign County Recorder's Office, EXCEPT the following described tract;

Beginning at the Southwest corner of Lot 2 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office, said point of beginning also being on the Easterly right-of-way line of Cedar Street; thence on an assumed bearing of North 00 Degrees (°) 00 Minutes (') East along the existing Easterly right-of-way line of Cedar Street, said line also being the West line of Lot 2 of said Roe's Second Addition to Urbana, a distance of 115.94 feet to the Northwest corner of Lot 2 of said Roe's Second Addition to Urbana; thence North 89° 57' East along the North line of Lot 1 said Roe's Second Addition to Urbana, said line also being the Southerly right-of-way line of Springfield Avenue, a distance of 19.00 feet; thence South 44° 58' West through a portion of Lot 2 of said Roe's Second Addition to Urbana, a distance of 11.32 feet to a point which is 11.00 feet East of the existing Easterly right-of-way line of Cedar Street and the West line of Lot 2 of said Roe's Second Addition to Urbana, and which is 8.00 feet South of the North line of Lot 2 of said Roe's Second Addition to Urbana, and the existing Southerly right-of-way line of Springfield Avenue; thence South 00° 00' West parallel with and 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street and the West line of Lot 2 of said Roe's Second Addition to Urbana, said line passing through a portion of Lot 2 of said Roe's Second Addition to Urbana, a distance of 107.96 feet to the South line of Lot 2 of said Roe's Second Addition to Urbana, said line also being the Northerly right-of-way line of Fish Alley; thence North 89° 56' West along the South line of Lot 2 of said Roe's Second Addition to Urbana, said line also being the Northerly right-of-way line of Fish Alley, a distance of 11.00 feet to the point of beginning, all as shown on the accompanying plat, said exception containing 1310 square feet, more or less, all situated in Champaign County, Illinois.

The above described net Tract "C" containing 9760 square feet, more or less, all as shown on the accompanying plat.



SIGNED AND SEALED This 20th Day of March, 1981.

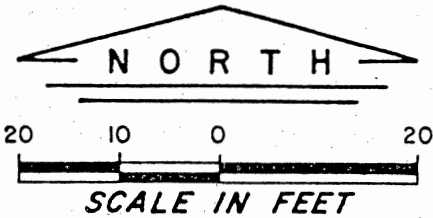
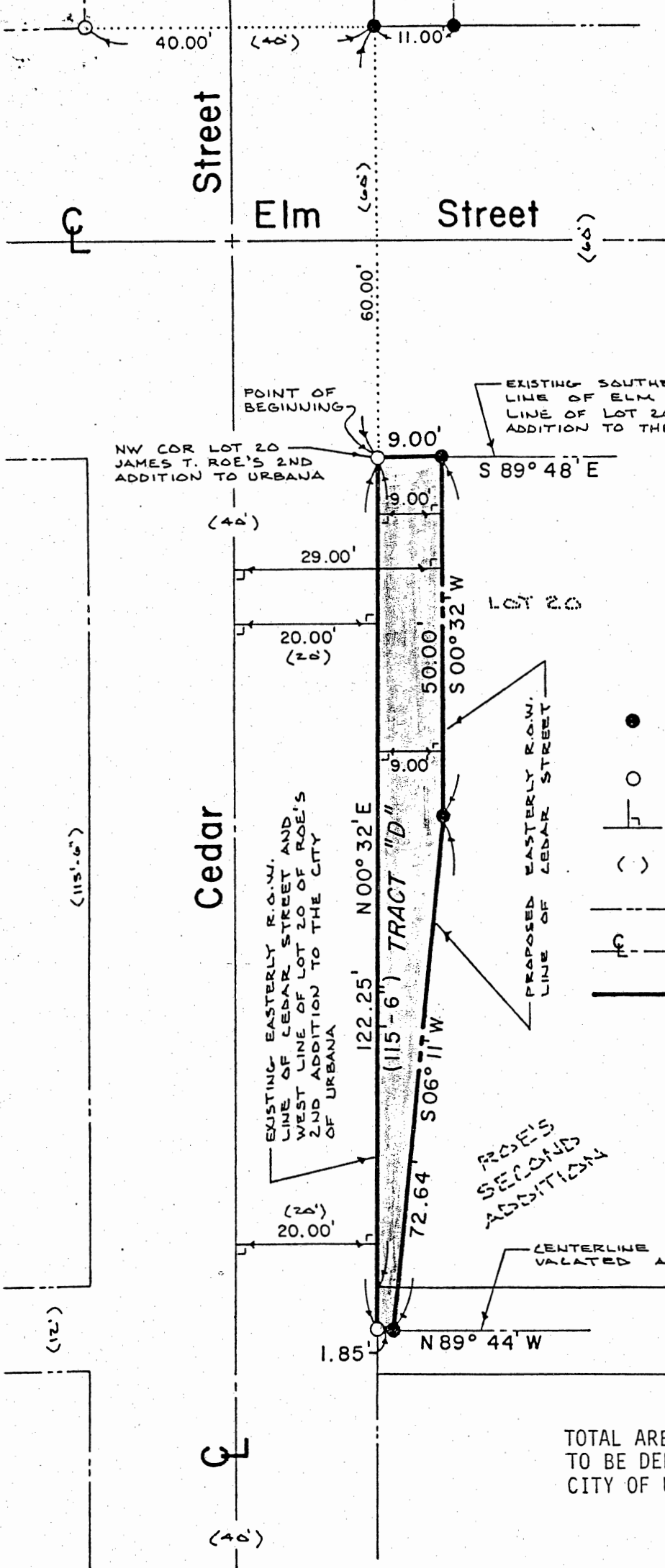
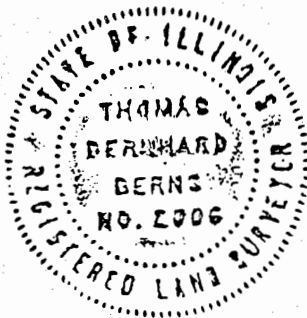
Sheet 2 of 2

Thomas B. Berns

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

Part of the NE¼ NW¼, Sec.17, T19N, R9E of the 3rd P.M., City of Urbana, Champaign County, Illinois	DATE 032081
City of Urbana - Busey First National Bank, Cedar Street Improvement Project	SCALE ---
BERNS, CLANCY & ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS URBANA, ILLINOIS	JOB NO. 516-11C

PLAT AND DESCRIPTION OF TERRITORY  
TO BE DEDICATED TO THE CITY OF  
URBANA, CHAMPAIGN COUNTY, ILLINOIS  
FOR THE PURPOSES OF PUBLIC ROADS,  
HIGHWAYS AND GENERAL UTILITY  
EASEMENTS



LEGEND

- 3/8 INCH LONG IRON PIN SET (PLASTIC CAP STAMPED "B.C.A.-115 2006")
- IRON PIPE / PIN FOUND
- └ DENOTES 90° ANGLE
- ( ) RECORDED MEASUREMENT AND/OR DATA
- RIGHT-OF-WAY LINE - EXISTING
- CENTERLINE
- BOUNDARY OF TERRITORY PROPOSED TO BE DEDICATED TO THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

BEARINGS REFER TO AN ASSUMED MERIDIAN

NORTH R.O.W. OF VACATED CHERRY ALLEY AND SOUTH LINE OF LOT 20 OF ROE'S 2ND ADDITION TO THE CITY OF URBANA

SOUTH R.O.W. OF VACATED CHERRY ALLEY & NORTH LINE OF LOT 33 OF ROE'S 2ND ADDITION TO THE CITY OF URBANA

TOTAL AREA OF TRACT "D" TO BE DEDICATED TO THE CITY OF URBANA 840 SQ.FT.±

SIGNED AND SEALED This 20th Day of March 1981.

Thomas B. Berns

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

Part of the NE¼ NW¼ Sec. 17, T19N, R9E of the 3rd P.M., City of Urbana, Champaign County, Illinois.

City of Urbana - Cedar Street Improvement Project

BERNS, CLANCY & ASSOCIATES, P. C.  
CONSULTING ENGINEERS - LAND SURVEYORS  
405 East Main Street - P. O. Box 490  
Urbana, Illinois 61801 Phone 217 - 384-1144

DATE  
032081

SCALE  
20' / "

SHEET 1  
OF 2

JOB NO.  
516-11D

STATE OF ILLINOIS )  
COUNTY OF CHAMPAIGN ) SS.

SURVEYOR'S CERTIFICATE

I, Thomas B. Berns, a Registered Illinois Land Surveyor No. 2006, do hereby certify that at the request of the City of Urbana, I have prepared the following description and the accompanying plat of territory designated as Tract "D" to be dedicated to the City of Urbana, Champaign County, Illinois, for the purposes of public roads, highways, and general utility easements, being a part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Beginning at the Northwest corner of Lot 20 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office; thence on an assumed bearing of South 89 Degrees (0) 48 Minutes (1) East along the existing Southerly right-of-way line of Elm Street, said line also being the North line of Lot 20 of said Roe's Second Addition to the City of Urbana, a distance of 9.00 feet; thence South 00° 32' West through a portion of Lot 20 of said Roe's Second Addition to the City of Urbana, along the proposed Easterly right-of-way line of Cedar Street, said line being parallel with and 9.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street, also being the West line of Lot 20 of said Roe's Second Addition to the City of Urbana, a distance of 50.00 feet; thence South 06° 11' West through a portion of Lot 20 of said Roe's Second Addition to the City of Urbana, along the proposed Easterly right-of-way line of Cedar Street a distance of 72.64 feet to a point on the center line of vacated Cherry Alley; said point being 1.85 feet East of the existing Easterly right-of-way line of Cedar Street; thence North 89° 44' West along the center line of said vacated Cherry Alley, a distance of 1.85 feet to the existing Easterly right-of-way line of Cedar Street; thence North 00° 32' East along the existing Easterly right-of-way line of Cedar Street also being the West line of Lot 20 of said Roe's Second Addition to the City of Urbana, a distance of 122.25 feet to the point of beginning, all as shown on the accompanying plat of survey, said Tract "D" containing 840 square feet, more or less, all situated in Champaign County, Illinois.



SIGNED AND SEALED This 20th Day of March, 1981.

Sheet 2 of 2

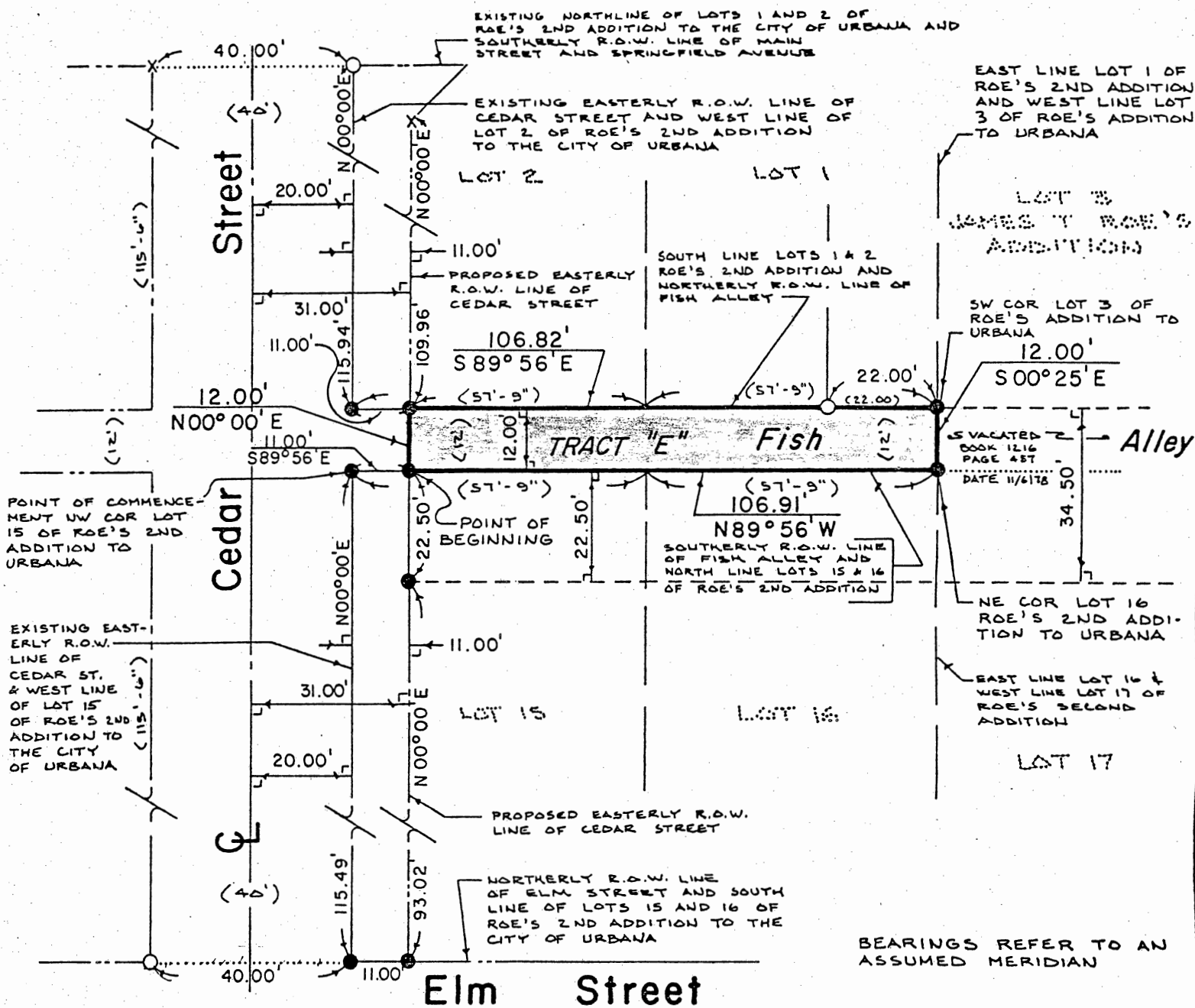
*Thomas B. Berns*

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

Part of the NE¼ NW¼ Sec. 17, T19N, R9E of the 3rd P.M., City of Urbana, Champaign County, Illinois	DATE 032081
City of Urbana - Cedar Street Improvement Project	SCALE ---
BERNS, CLANCY & ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS URBANA, ILLINOIS	JOB NO. 516-110

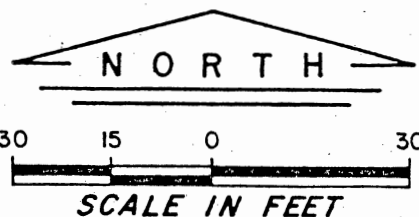


# PLAT AND DESCRIPTION OF A PORTION OF FISH ALLEY TO BE VACATED BY THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



## LEGEND

- 3/4 INCH LONG IRON PIN SET (PLASTIC CAP STAMPED "B.C.A.-115 1006")
- IRON PIPE ) PIN FOUND
- ( ) RECORD MEASUREMENT AND/OR DATA
- └┐ DENOTES 90° ANGLE
- UTILITY EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- X CHISELED "X" SET IN CONCRETE



TOTAL AREA OF TRACT "E"  
TO BE VACATED BY THE  
CITY OF URBANA 1280 SQ.FT. +



SIGNED AND SEALED This 20th Day of March , 1981.

*Thomas B. Berns*

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

Part of the NE 1/4 NW 1/4 Sec. 17, T19N, R9E of the 3rd P.M., City of Urbana, Champaign County, Illinois	DATE 032081
City of Urbana - Busey First National Bank, Improvement Project	SCALE 30'/'
BERNS, CLANCY & ASSOCIATES, P. C. CONSULTING ENGINEERS - LAND SURVEYORS 405 East Main Street - P. O. Box 490 Urbana, Illinois 61801 Phone 217 - 384-1144	SHEET 1 OF 2
	JOB NO. 516-11E

I, Thomas B. Berns, a Registered Illinois Land Surveyor No. 2006, do hereby certify that at the request of Busey First National Bank and the City of Urbana, I have prepared the following description and the accompanying plat of a portion of Fish Alley designated as Tract "E" to be vacated by the City of Urbana, Champaign County, Illinois being a part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Northwest corner of Lot 15 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office, said point of commencement also being on the Southerly right-of-way line of Fish Alley; thence on an assumed bearing of South 89 Degrees (°) 56 Minutes (') East along the Southerly right-of-way line of said Fish Alley, said line also being the North line of Lot 15 of said Roe's Second Addition to Urbana, a distance of 11.00 feet to the point of beginning; thence North 00° 00' East parallel with and 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street a distance of 12.00 feet to the Northerly right-of-way line of said Fish Alley, said line also being the South line of Lot 2 of said Roe's Second Addition to Urbana; thence South 89° 56' East along the South line of Lots 1 and 2 of Roe's Second Addition, said line also being the Northerly right-of-way line of Fish Alley, a distance of 106.82 feet to the Southwest corner of Lot 3 of James T. Roe's Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 111 of the Records of the Champaign County Recorder's Office, said point being the Northwest corner of that portion of Fish Alley vacated on November 6, 1978 as set forth in Deed Record Book 1216 on Page 457 of the Records of the Champaign County Recorder's Office; thence South 00° 25' East along the West line of that portion of Fish Alley vacated on November 6, 1978 as set forth in Deed Record Book 1216 on Page 457 of the Records of the Champaign County Recorder's Office, a distance of 12.00 feet to the Northeast corner of Lot 16 of said Roe's Second Addition, said point being on the Southerly right-of-way line of Fish Alley; thence North 89° 56' West along the North line of Lots 15 and 16 of said Roe's Second Addition, said line also being the Southerly right-of-way line of said Fish Alley, a distance of 106.91 feet to the point of beginning, all as shown on the accompanying plat, said Tract "E" containing 1,280 square feet, more or less, all situated in Champaign County, Illinois.



SIGNED AND SEALED This 20th Day of March, 1981.

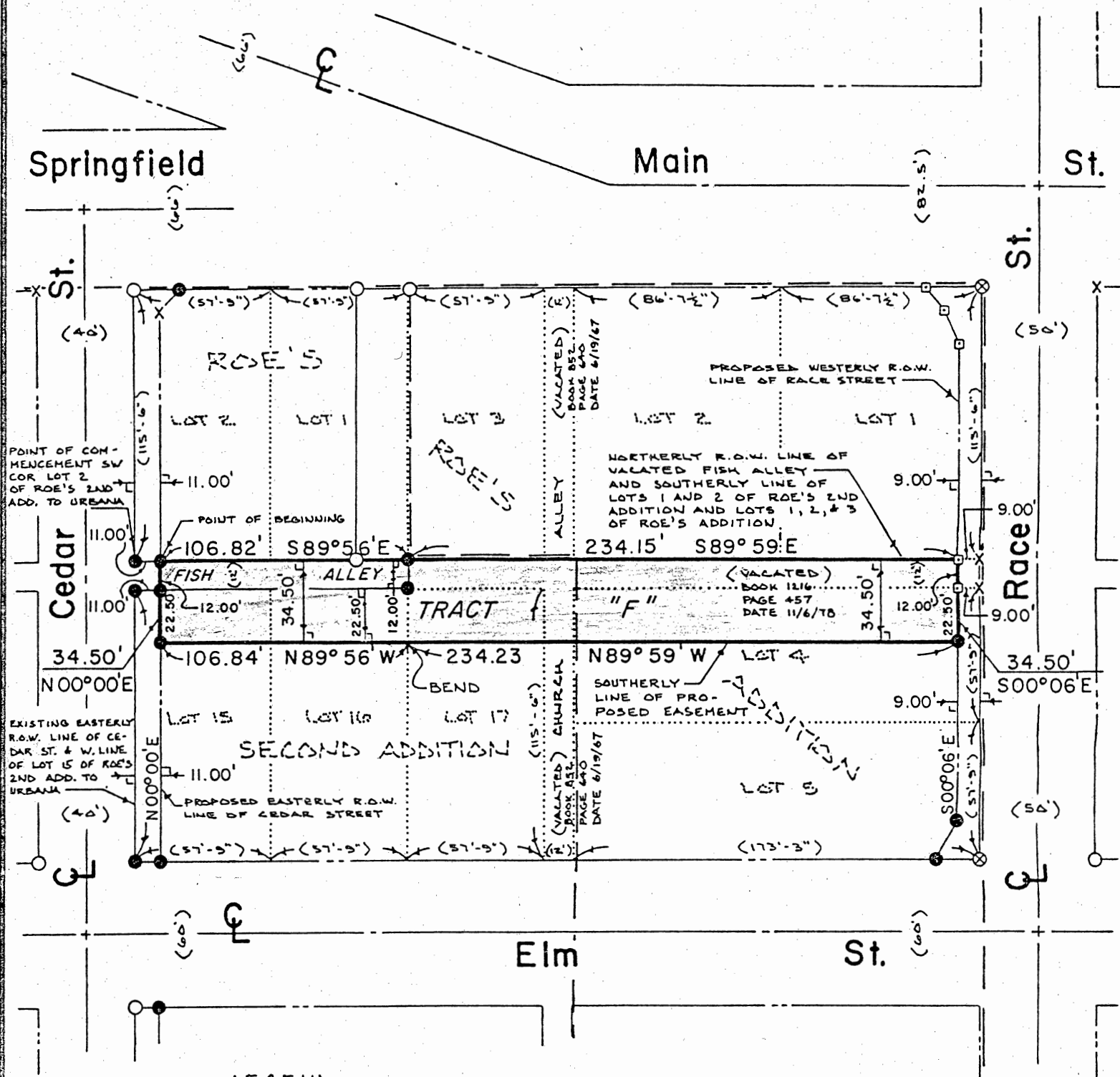
Sheet 2 of 2

*Thomas B. Berns*

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

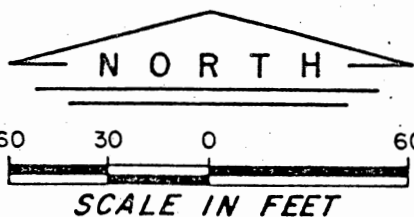
Part of the NE¼ NW¼ Sec.17, T19N, R9E of the 3rd P.M., City of Urbana Champaign County, Illinois	DATE 032081
City of Urbana - Busey First National Bank, Improvement Project	SCALE ---
BERNS, CLANCY & ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS URBANA, ILLINOIS	JOB NO. 516-11E

PLAT AND DESCRIPTION OF EASEMENT TO BE DEDICATED TO THE CITY OF URBANA,  
CHAMPAIGN COUNTY, ILLINOIS FOR THE PURPOSE OF THE MAINTENANCE AND OPERATION  
OF UNDERGROUND UTILITIES.



LEGEND

- 3/4 INCH LONG IRON PIN SET  
(PLASTIC CAP STAMPED "B.C.A. - ILS 2006")
- IRON PIN/PIPE FOUND
- MONUMENT TO BE SET  
AFTER DEMOLITION OF BANK
- X CHISELED "X" SET IN CONCRETE
- < > RECORD MEASUREMENT AND/OR DATA
- h DENOTES 90° ANGLE
- RIGHT-OF-WAY LINE
- E- CENTERLINE
- BOUNDARY LINE OF PROPOSED  
UTILITY EASEMENT
- SUBDIVISION BOUNDARY LINE
- ⊗ ALUMINUM CAP SET IN CONCRETE  
(CAP STAMPED "B.C.A. - ILS 2006")



TOTAL AREA OF TRACT "F" 11,760 SQ.FT.  
EXISTING PUBLIC EASEMENTS  
INCLUDED IN TRACT "F" 4,360 SQ.FT.  
NET AREA OF PUBLIC EASEMENT  
TO BE DEDICATED BY BUSEY  
FIRST NATIONAL BANK 7,400 SQ.FT.  
BEARINGS REFER TO AN ASSUMED MERIDIAN

SIGNED AND SEALED This 20th Day of March, 1981.

Thomas B. Berns

Thomas B. Berns  
Registered Illinois  
Land Surveyor No. 2006  
Urbana, Illinois



Part of the N½ Sec. 17, T19N, R9E, of the 3rd P.M., City of Urbana, Champaign County, Illinois	DATE 032081
City of Urbana - Busey First National Bank, Storm and Sanitary Sewer Construction Project	SCALE 60ft/in.
BERNS, CLANCY & ASSOCIATES, P. C. CONSULTING ENGINEERS - LAND SURVEYORS 405 East Main Street - P. O. Box 490 Urbana, Illinois 61801 Phone 217 - 384-1144	SHEET 1 OF 2
	JOB NO. 516-11F



I, Thomas B. Berns, a Registered Illinois Land Surveyor No. 2006, do hereby certify that at the request of Busey First National Bank and the City of Urbana, I have prepared the following description and the accompanying plat of easement designated as Tract "F" to be dedicated to the City of Urbana, Champaign County, Illinois for the purpose of the maintenance and operation of underground utilities, being a part of the North Half of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows:

Commencing at the Southwest corner of Lot 2 of James T. Roe's Second Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Deed Book "D" on Page 189 of the Records of the Champaign County Recorder's Office; thence on an assumed bearing of South 89 Degrees (°) 56 Minutes (') East along the South line of Lot 2 of said Roe's Second Addition to Urbana, said line also being the Northerly right-of-way line of Fish Alley, a distance of 11.00 feet to the point of beginning; thence South 89° 56' East along the South line of Lots 1 and 2 of said Roe's Second Addition to Urbana, said line also being the Northerly right-of-way line of Fish Alley, a distance of 106.82 feet to the Southeast corner of Lot 1 of said Roe's Second Addition to Urbana, said point also being the Southwest corner of Lot 3 of James T. Roe's Addition to the Town (now City) of Urbana, Champaign County, Illinois, as set forth in Book "D" of Deeds on Page 111 of the Records of the Champaign County Recorder's Office; thence South 89° 59' East along the South line of Lots 1, 2 and 3 of said Roe's Addition, said line also being the Northerly right-of-way line of Fish Alley, a distance of 234.15 feet to a point which is 9.00 feet west from the Southeast corner of Lot 1 of said Roe's Addition to Urbana; thence South 00° 06' East parallel with and 9.00 feet perpendicularly West from the existing Westerly right-of-way line of Race Street and the East line of Lot 4 of said Roe's Addition to Urbana, said line passing through a portion of Lot 4 of said Roe's Addition and a portion of Fish Alley in said Roe's Addition to the City of Urbana, a distance of 34.50 feet; thence North 89° 59' West parallel with and 34.50 feet perpendicularly South from the Northerly right-of-way line of Fish Alley and the Southerly line of Lots 1, 2 and 3 of said Roe's Addition to Urbana, a distance of 234.23 feet through a portion of Lot 4 of said Roe's Addition to Urbana, and a portion of Church Alley, and a portion of Lot 17 of said Roe's Second Addition to Urbana; thence North 89° 56' West parallel with and 34.50 feet perpendicularly South from the existing Northerly right-of-way line of Fish Alley, and the Southerly line of Lot 1 and Lot 2 of said Roe's Second Addition to Urbana, through a portion of Lot 15 and Lot 16 of said Roe's Second Addition to Urbana, a distance of 106.84 feet to a point which is 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street and the Westerly line of Lot 15 of said Roe's Second Addition to Urbana; thence North 00° 00' East parallel with and 11.00 feet perpendicularly East from the existing Easterly right-of-way line of Cedar Street and the West line of Lot 15 of said Roe's Second Addition to Urbana, a distance of 34.50 feet to the point of beginning, all as shown on the accompanying plat, said Tract "F" containing 11,760 square feet, more or less, all situated in Champaign County, Illinois.



SIGNED AND SEALED This 20th Day of March, 1981.

Sheet 2 of 2

*Thomas B. Berns*

Thomas B. Berns  
Registered Illinois Land Surveyor No. 2006  
Urbana, Illinois

Part of the N½ Sec. 17, T19N, R9E, of the 3rd P.M., City of Urbana, Champaign County, Illinois	DATE 032081
City of Urbana - Busey First National Bank, Storm and Sanitary Sewer Construction Project	SCALE ----
BERNS, CLANCY & ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS URBANA, ILLINOIS	JOB NO. 516-11F