

ORDINANCE NO. 9394-110

AN ORDINANCE APPROVING A FINAL PLAT

BERINGER COMMONS SUBDIVISION NO. 2A

WHEREAS, East Urbana Development Corporation has submitted a Final Plat of Beringer Commons Subdivision No. 2A in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the City Engineer has reviewed and approved the Final Plat of Beringer Commons Subdivision No. 2A; and

WHEREAS, the Final Plat of Beringer Commons Subdivision No. 2A complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case No. 1541-S-94, the Urbana Plan Commission, on June 9, 1994, recommended approval of the Final Plat of Beringer Commons Subdivision No. 2A;

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

Section 1. The Final Plat of Beringer Commons Subdivision No. 2A as attached hereto as Exhibit A is approved as platted.

Section 2. The following requirements of Chapter 21 of the Urbana Code of Ordinances are hereby deferred or waived:

No waivers or deferrals are requested.

Section 3. The Secretary of the Urbana Plan Commission is hereby directed to cause said Final Plat to be recorded with the Champaign County Recorder upon City Council approval of said Plat.

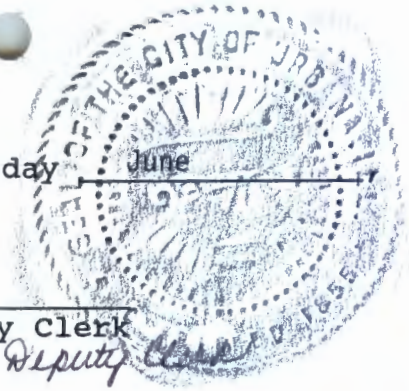
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois at a regular meeting of said Council on the 20th day of June, 1994.

AYES: Hayes, Patt, Pollock, Ryan, Taylor, Whelan

NAYS:

ABSTAINED:

PASSED by the City Council on this 20th day June
1994.



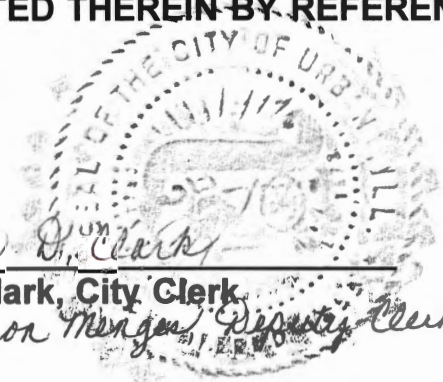
Phyllis D. Clark
Phyllis D. Clark, City Clerk
by Sharon Manges, Deputy Clerk

APPROVED by the Mayor the 24th day of June, 1994.

Tod Satterthwaite
Tod Satterthwaite, Mayor

(c:\wpdocs\plancomm\1541s94.ord)

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN ORDINANCE
NO. 9394-110 AND IS INCORPORATED THEREIN BY REFERENCE.



Phyllis D. Clark

Phyllis D. Clark, City Clerk
by Sharon Menges, Deputy Clerk

June 21, 1994

Date

EXHIBIT 'A'

BERINGER COMMONS SUBDIVISION NO. 2A

PART OF THE SE 1/4, SEC. 10, T.19N., R.9E. OF THE 3RD P.M.

URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS



SURVEYOR'S CERTIFICATE

L. THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE, FOR THE EAST URBANA DEVELOPMENT CORPORATION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND ORDINANCES OF CITY OF URBANA, OF PART OF THE SE 1/4 OF SECTION 10, T. 19 N., R. 9 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN EDGEWOOD SUBDIVISION, AS RECORDED JULY 17, 1950 IN BOOK 1, PAGE 40 AS DOCUMENT NO. 461212 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; THENCE N. 00°59'01" W., ALONG THE WEST LINE OF THE SE 1/4 OF SECTION 10, T. 19 N., R. 9 E. OF THE 3RD P.M. AND THE EAST LINE OF SAID LOT 1 IN EDGEWOOD SUBDIVISION, 2.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 150 (P.A. ROUTE 808) (S.B.J. ROUTE 10), SAID POINT BEING THE SOUTHWEST CORNER OF BERINGER COMMONS SUBDIVISION NO. 1 AS RECORDED OCTOBER 29, 1991 IN BOOK 98, PAGE 143 AS DOCUMENT NO. 81923131 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; THENCE CONTINUING N. 00°59'01" W., ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 10, SAID WEST LINE BEING THE WEST LINE OF SAID BERINGER COMMONS SUBDIVISION NO. 1 AND THE EAST LINE OF EDGEWOOD SUBDIVISION, EDGEWOOD 2nd SUBDIVISION AND EDGEWOOD 3rd SUBDIVISION, 784.00 FEET TO THE NORTHWEST CORNER OF SAID BERINGER COMMONS SUBDIVISION NO. 1, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 00°59'01" W., ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 10 AND THE EAST LINE OF SAID EDGEWOOD 3rd SUBDIVISION AND EDGEWOOD 4th SUBDIVISION, 366.82 FEET; THENCE N. 89°00'59" E., 345.00 FEET; THENCE S. 00°59'01" E., 80.00 FEET; THENCE S. 67°28'09" E., 79.78 FEET; THENCE S. 28°09'14" W., 45.00 FEET; THENCE S. 03°51'57" E., 59.39 FEET TO THE NORTHWEST CORNER OF SAID BERINGER COMMONS SUBDIVISION NO. 1; THENCE S. 70°17'30" W., ALONG THE NORTH LINE OF SAID BERINGER COMMONS SUBDIVISION NO. 1, 235.00 FEET; THENCE SOUTHERLY ALONG SAID NORTH LINE, A CURVE TO THE LEFT, CONVEX TO THE WEST, WITH A RADIUS OF 530.00 FEET AND AN INITIAL TANGENT BEARING S. 19°42'30" E., A DISTANCE OF 5.32 FEET; THENCE S. 89°43'00" W., ALONG SAID NORTH LINE, 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.801 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO A STREET AND 7 LOTS AS SHOWN ON THE ATTACHED PLAT - THE STREET AND EASEMENTS DESIGNATED ON SAID PLAT ARE DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS BERINGER COMMONS SUBDIVISION NO. 2A, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY DEVELOPED IS WITHIN ONE AND ONE-HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF URBANA.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PUB. 7-0705 (THE PLAT ACT), CHICAGO TITLE INSURANCE COMPANY, INC. AS THE CORPORATION THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

DATE: _____
THOMAS B. JORDAN
ILLINOIS PROFESSIONAL LAND
SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS

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

THIS PLAT IS VALID FOR NINETY (90) DAYS FROM _____



UTILITY EASEMENTS		
DATE	UTILITY	NOTES
4-8-84	AMER.	AS REQUESTED
5-11-84	N.W.C.	NONE REQUESTED
5-18-84	L.P.C.	AS REQUESTED
5-17-84	CONA	AS REQUESTED

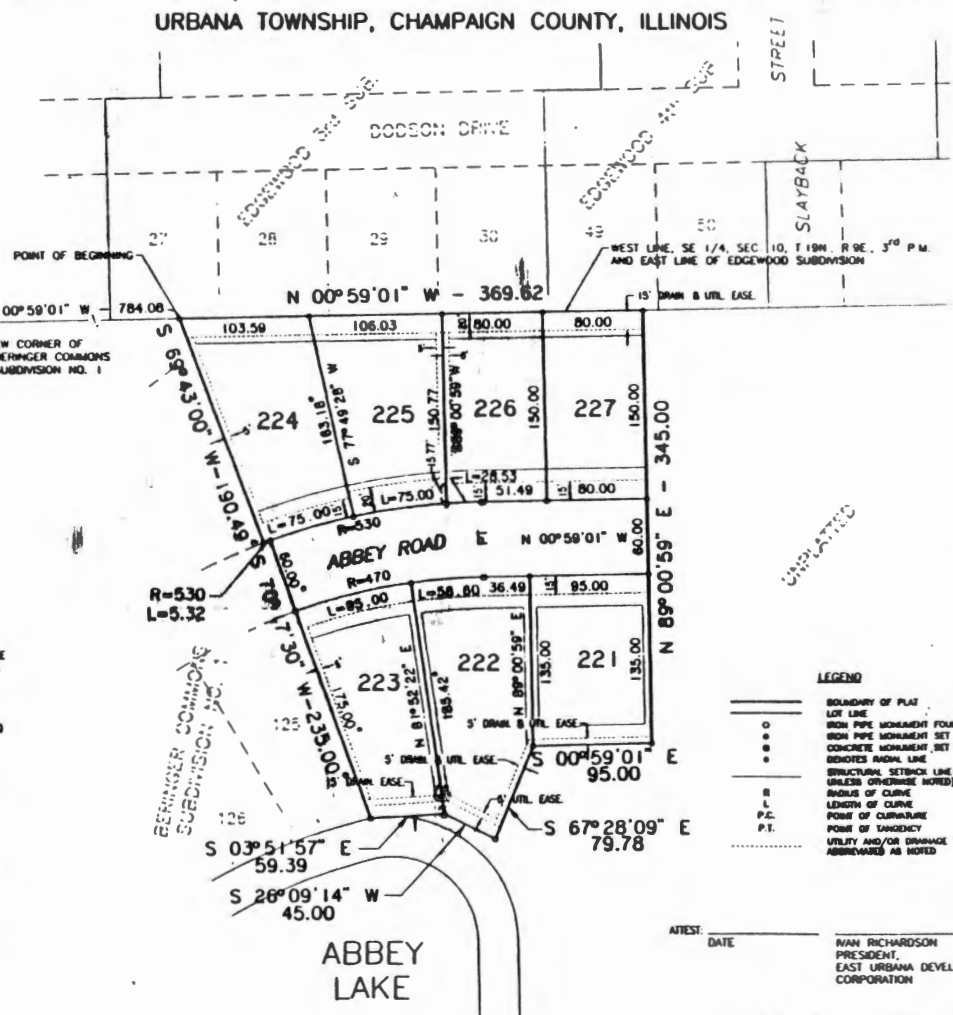
A Note of Intention of easement required from utility company.

PRESENTED FOR RECORDING BY:
CHICAGO TITLE INSURANCE CO.
201 N. WELLS ST.
CHAMPAIGN, IL 61820

AREA OF LOTS			
LOT NO.	AREA (sq. ft.)	LOT NO.	AREA (sq. ft.)
221	12,821	225	14,024
222	15,320	226	12,007
223	13,898	227	12,000
224	15,344		

GENERAL NOTES:

- SIDEYARDS FOR LOTS 224, 225, 226 AND 227 ARE NOT SHOWN. SAID SIDEYARDS SHALL BE A MINIMUM OF FIVE (5) FEET AND THE SUM OF THE TWO REQUIRED SIDEYARDS SHALL BE NOT LESS THAN FIFTEEN (15) FEET.
- SIDEYARD SETBACKS ARE FIVE (5) FEET FOR LOTS 221, 222 AND 223.
- THE AREA OF THIS PLAT IS SUBJECT TO AN ABANDONMENT AGREEMENT WITH THE CITY OF URBANA AS APPROVED BY COUNCIL BILL NO. 9188-80 ON AUGUST 5, 1981.
- OWNERS OF CHAPTER 21 OF THE CITY OF URBANA'S CODE OF ORDINANCES (ENTITLED THE SUBDIVISION AND LAND DEVELOPMENT CODE) WERE ORDAINED AS A PART OF THE CITY OF URBANA'S APPROVAL OF THE BERINGER COMMONS PRELIMINARY PLAT IN ACCORDANCE WITH ORDINANCE NO. 9188-18, WHICH IS RECORDED IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE.
- THE BERINGER COMMONS HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL REAR YARD UNDERPINNINGS AND STORM SEWERS CONSTRUCTED ALONG THE REAR OF LOTS 224-227 AND THE FRONT YARD OF 221.
- AN EXISTING URBANA-CHAMPAIGN SANITARY DISTRICT EASEMENT ON PART OF THE ABBEY ROAD RIGHT-OF-WAY AND LOTS 224-227 IS ENTIRELY WITHIN THE UTILITY EASEMENT AND RIGHT-OF-WAY SHOWN ON THIS PLAT AND IS NOT SHOWN FOR CLARITY.



ATTEST: _____
DATE: _____
MAN RICHARDSON
PRESIDENT,
EAST URBANA DEVELOPMENT
CORPORATION

FINAL PLAT

EXHIBIT 'A'

BERINGER COMMONS SUBDIVISION NO. 2A

PART OF THE SE 1/4, SEC. 10, T.19N., R.9E. OF THE 3RD P.M.
URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS



UTILITY EASEMENTS		
DATE	UTILITY	NOTES
4-8-84	SEWER	AS REQUESTED
5-11-84	N.L.V.C.	NONE REQUESTED
5-18-84	L.P.C.	AS REQUESTED
5-17-84	COBA	AS REQUESTED

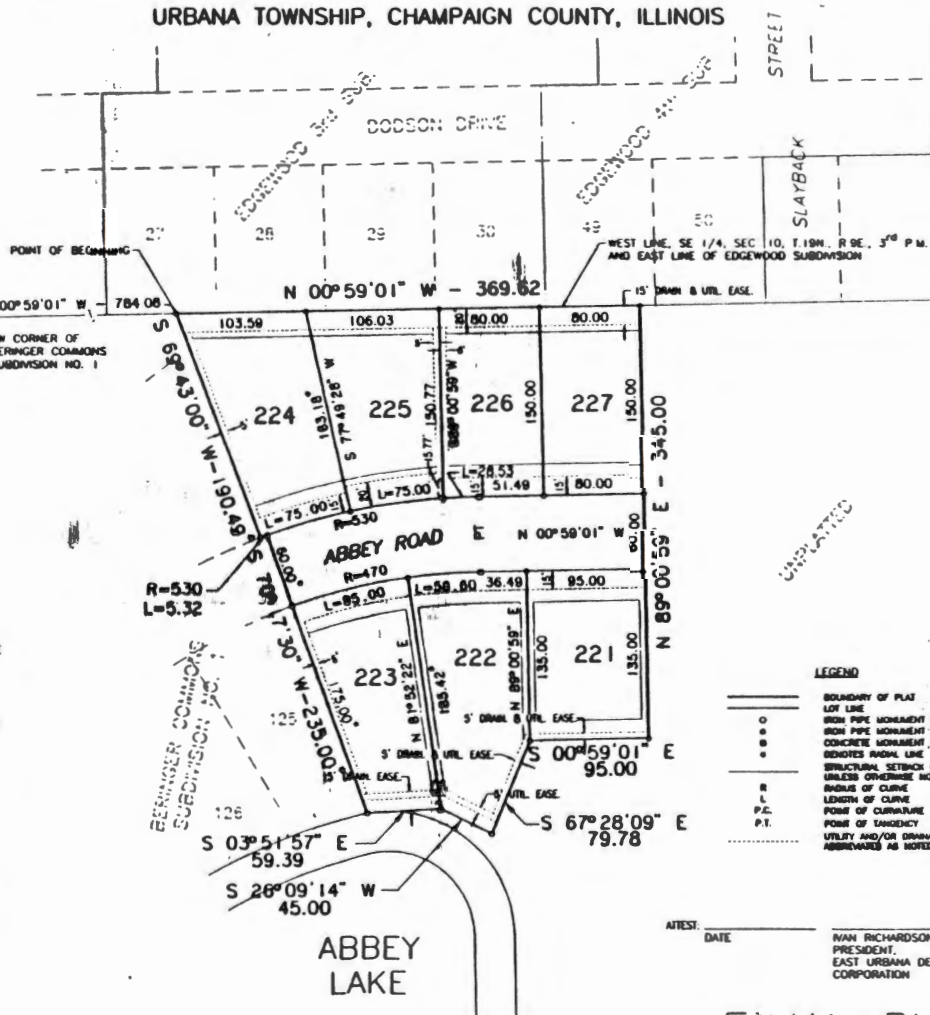
A Date of transmittal of easement request from utility company

PRESENTED FOR RECORDING BY:
CHICAGO TITLE INSURANCE CO.
201 N. NEIL ST.
CHAMPAIGN, IL 61820

AREA OF LOTS			
LOT NO.	AREA (sq. ft.)	LOT NO.	AREA (sq. ft.)
221	12,825	225	14,026
222	15,350	226	12,007
223	13,998	227	12,990
224	15,344		

GENERAL NOTES:

- SIDEYARDS FOR LOTS 224, 225, 226 AND 227 ARE NOT SHOWN. SAID SIDEYARDS SHALL BE A MINIMUM OF FIVE (5) FEET AND THE SUM OF THE TWO REQUIRED SIDEYARDS SHALL BE NOT LESS THAN FORTY (40) FEET.
- SIDEYARD SETBACKS ARE FIVE (5) FEET FOR LOTS 221, 222 AND 223.
- THE AREA OF THIS PLAT IS SUBJECT TO AN ASSOCIATION AGREEMENT WITH THE CITY OF URBANA AS APPROVED BY COUNCIL BILL NO. 8198-80 ON AUGUST 5, 1981.
- ORDINANCES OF CHAPTER 21 OF THE CITY OF URBANA'S CODE OF ORDINANCES (ENTITLED THE SUBDIVISION AND LAND DEVELOPMENT CODE) WERE GRANTED AS A PART OF THE CITY OF URBANA'S APPROVAL OF THE BERINGER COMMONS PRELIMINARY PLAT IN ACCORDANCE WITH ORDINANCE NO. 8198-18, WHICH IS RECORDED IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE.
- THE BERINGER COMMONS HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL REAR YARD UNDERPINNING AND STORM SEWERS CONSTRUCTED ALONG THE REAR OF LOTS 224-227 AND THE FRONT YARD OF 221.
- AN EXISTING URBANA-CHAMPAIGN SANITARY DISTRICT EASEMENT ON PART OF THE ABBEY ROAD RIGHT-OF-WAY AND LOTS 224-227 IS ENTIRELY WITHIN THE UTILITY EASEMENT AND RIGHT-OF-WAY SHOWN ON THIS PLAT AND IS NOT SHOWN FOR CLARITY.



SURVEYOR'S CERTIFICATE
I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE, FOR THE EAST URBANA DEVELOPMENT CORPORATION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND ORDINANCES OF CITY OF URBANA, OF PART OF THE SE 1/4 OF SECTION 10, T. 19 N., R. 9 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN EDGEWOOD SUBDIVISION, AS RECORDED JULY 17, 1950 IN BOOK 1, PAGE 40 AS DOCUMENT NO. 461212 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; THENCE N. 00°59'01" W., ALONG THE WEST LINE OF THE SE 1/4 OF SECTION 10, T. 19 N., R. 9 E. OF THE 3RD P.M. AND THE EAST LINE OF SAID LOT 1 IN EDGEWOOD SUBDIVISION 2.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 150 (P.A. ROUTE 808) (S.B.I. ROUTE 10), SAID POINT BEING THE SOUTHWEST CORNER OF BERINGER COMMONS SUBDIVISION NO. 1 AS RECORDED OCTOBER 29, 1991 IN BOOK 88, PAGE 143 AS DOCUMENT NO. 91923131 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; THENCE CONTINUING N. 00°59'01" W., ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 10, SAID WEST LINE BEING THE WEST LINE OF SAID BERINGER COMMONS SUBDIVISION NO. 1 AND THE EAST LINE OF EDGEWOOD SUBDIVISION, EDGEWOOD 2ND SUBDIVISION AND EDGEWOOD 3RD SUBDIVISION, 784.08 FEET TO THE NORTHWEST CORNER OF SAID BERINGER COMMONS SUBDIVISION NO. 1, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 00°59'01" W., ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 10 AND THE EAST LINE OF SAID EDGEWOOD 3RD SUBDIVISION AND EDGEWOOD 4TH SUBDIVISION, 340.42 FEET; THENCE N. 89°00'53" E., 345.00 FEET; THENCE S. 00°59'01" E., 80.00 FEET; THENCE S. 0°28'09" E., 79.78 FEET; THENCE S. 26°09'14" W., 45.00 FEET; THENCE S. 03°51'57" E., 59.39 FEET TO THE NORTHEAST CORNER OF SAID BERINGER COMMONS SUBDIVISION NO. 1; THENCE S. 79°17'30" W., 190.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2.601 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO A STREET AND 7 LOTS AS SHOWN ON THE ATTACHED PLAT THE STREET AND EASEMENTS DESIGNATED ON SAID PLAT ARE DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS BERINGER COMMONS SUBDIVISION NO. 2A, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY DEVELOPED IS WITHIN ONE AND ONE-HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF URBANA.
I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PNB 7-0705 (THE PLAT ACT), CHICAGO TITLE INSURANCE COMPANY, INC. AS THE CORPORATION THAT MAY RECORD THIS PLAT, PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

DATE: _____
THOMAS B. JORDAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS

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
THIS PLAT IS VALID FOR NINETY (90) DAYS FROM

- LEGEND
- BOUNDARY OF PLAT
 - LOT LINE
 - IRON PIPE MONUMENT FOUND
 - IRON PIPE MONUMENT SET
 - CONCRETE MONUMENT SET
 - BEHINDS RADIAL LINE
 - STRUCTURAL SETBACK LINE (2" UNLESS OTHERWISE NOTED)
 - R RADIUS OF CURVE
 - L LENGTH OF CURVE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - UTILITY AND/OR DRAINAGE EASEMENT, ABBREVIATED AS NOTED

ATTEST: _____
DATE: _____
IVAN RICHARDSON
PRESIDENT,
EAST URBANA DEVELOPMENT CORPORATION

FINAL PLAT

