

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLAT

OLSON/LEVITT FIRST SUBDIVISION

WHEREAS, Ms. Carolyn Olson has submitted a Preliminary and Final Plat of Olson/Levitt First Subdivision in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the City Engineer has reviewed and approved the Preliminary and Final Plat of Olson/Levitt First Subdivision; and

WHEREAS, the Preliminary and Final Plat of Olson/Levitt First Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, the Urbana City Council finds that the requests to waive or defer requirements of the Urbana Subdivision and Land Development Code as listed below are appropriate in accordance with the following criteria of Chapter 21 of the Urbana Code of Ordinances, the criteria being identified below as numbers 1 through 6 and referenced by number under each request for waiver or deferral:

1. Due to existing conditions, there are site specific difficulties in complying with these regulations. This change shall only apply to existing conditions which are not generally applicable to other properties; and
2. The granting of any waiver will not cause significant adverse effects on the public health, safety and welfare; and
3. Sufficient evidence is shown to both the Plan Commission and the City Council that the waiver will benefit the public health, safety and welfare. The City Council must make a finding that due to the physical surroundings, vegetation, parcel shape, or topographical conditions of the specific property involved, an alternative proposal will better serve the public's interest; and
4. The proposed waivers support and foster implementation of the goals, objectives and policies represented in the Urbana Official Comprehensive Plan, as amended; and
5. The proposed waivers are the minimum deviation from the requirements that will alleviate the difficulties; and
6. The plight of the applicant is due to peculiar circumstances not of the applicant's own making.

Waiver of requirement to improve the northern half of Johnson Lane, Section 21-36 (A) and Section 21-29 - Granting a waiver for street improvement would mean that the requirement for construction bonding for the improvement would also be waived (Section 21-29). With the dedication of right-of-way, staff supports this waiver, given the following findings:

1. Johnson Road in this location is an oil and chip road maintained by Urbana Township. The improvements would be on the north side of the west end of Johnson Lane, while the eastern 500 feet of Johnson Lane would remain in its present condition. Construction of one-half of the pavement would not be practical unless the other half were also constructed.
2. The waiver will have little effect on other properties. Right-of-way will be dedicated for future construction.
3. Construction of one-half of a street is problematic and somewhat unsafe.
4. This waiver helps permit the development of a residentially designated site.
5. The petitioner has agreed to dedicate thirty (30) feet of right-of-way for future improvement of Johnson Lane.
6. The improvement of this township road makes it much more costly to develop the property with a full urban street.

Deferral of sidewalk construction along Johnson Lane, Section 21-37 (A) (4) - The deferral would occur at the City Engineer's request.

WHEREAS, in Plan Case No. 1533-S-94, the Urbana Plan Commission, on May 19, 1994, recommended approval of the Preliminary Plat and Final Plat of Olson/Levitt First Subdivision, including the requested deferrals and waiver of the aforementioned requirements of Chapter 21 of the Code of Ordinances.

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

Section 1. The Preliminary and Final Plat of Olson/Levitt First Subdivision attached hereto as Exhibits A and B are approved as platted.

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

- a. Waiver of requirement to improve the northern half of Johnson Lane, Section 21-36 (A) and Section 21-29; and

- b. Deferral of sidewalk construction along Johnson Lane, Section 21-37 (A) (4).

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

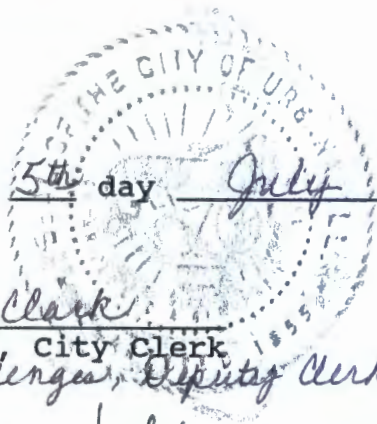
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois at a regular meeting of said Council on the 5th day of July, 1994.

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

NAYS:

ABSTAINED:

PASSED by the City Council on this 5th day of July, 1994.


A circular seal of the City of Urbana, Illinois, featuring a sunburst in the center and the text "SEAL OF THE CITY OF URBANA ILLINOIS" around the perimeter.
Phyllis D. Clark
Phyllis D. Clark, City Clerk
by Sharon Menges, Deputy Clerk

APPROVED by the Mayor the 7th day of July, 1994.

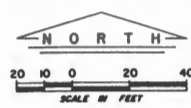
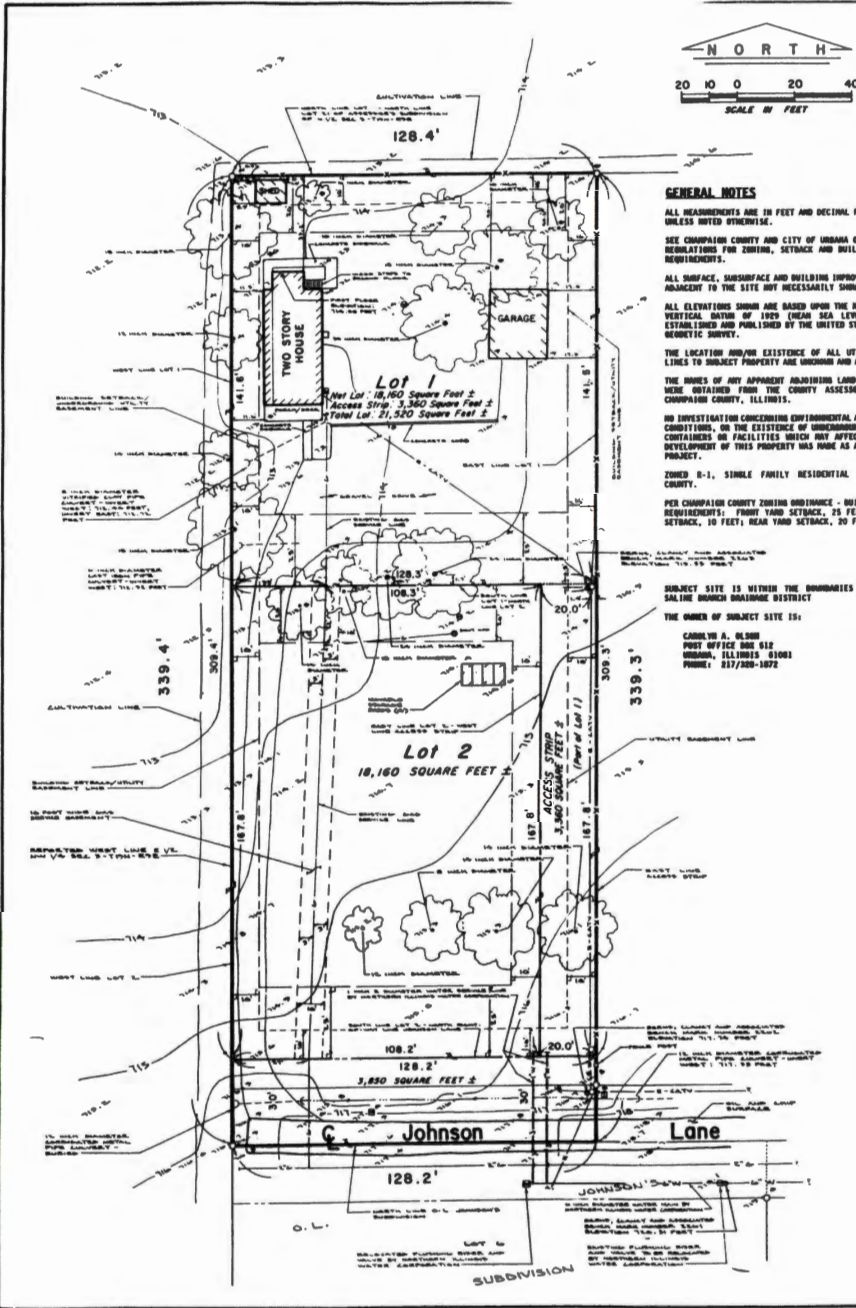
Tod Satterthwaite
Tod Satterthwaite, Mayor

(a:\plancomm\1533s94.ord)

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN ORDINANCE
NO. 9495-3 AND IS INCORPORATED THEREIN BY REFERENCE.

The seal of the City of Upland is visible in the background, featuring a circular design with the text "CITY OF UPLAND" and a central emblem.
Phyllis D. Clark
Phyllis D. Clark, City Clerk
by Sharon Menges, Deputy Clerk

July 7, 1994
Date



- LEGEND**
- 30-INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET (ALUMINUM CAP STAMPER "1LS 2004-1LS 2207")
 - EXISTING IRON PIPE/PIV SURVEY MONUMENT FOUND
 - ⊂ RECORD MEASUREMENT AND/OR DATA
 - ∠ DENOTES 90 DEGREE ANGLE
 - ⊙ DESTINATION OR DATA UNKNOWN
 - EXISTING WATER VALVE
 - EXISTING GAS STOP
 - ⊙ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING WATER SPOUT
 - EXISTING UTILITY POLE/WV WIRE
 - EXISTING BENCH MARK
 - ⊙ EXISTING TREE/SIZE
 - ⊙ EXISTING SPT ELEVATION
 - ⊙ EXISTING CULVERT
 - ⊙ EXISTING CLEANOUT
 - ⊙ EXISTING MAILBOX
 - ⊙ EXISTING GAS METER
 - EXISTING CONTOUR LINE
 - EXISTING DITCH CENTERLINE
 - EXISTING FENCE LINE
 - EXISTING CENTERLINE
 - RIGHT-OF-WAY LINE
 - EXISTING BUILDING SETBACK LINE
 - EXISTING TITLE LINE
 - EXISTING BUILDING LINE
 - EXISTING AERIAL TELEPHONE LINE
 - EXISTING UNDERGROUND TELEPHONE LINE (APPROXIMATE LOCATION)
 - EXISTING AERIAL ELECTRIC LINE (APPROXIMATE LOCATION)
 - EXISTING UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION)
 - EXISTING AERIAL CABLE TELEVISION LINE
 - EXISTING UNDERGROUND CABLE TELEVISION LINE (APPROXIMATE LOCATION)
 - EXISTING GAS LINE/SIZE (APPROXIMATE LOCATION)
 - EXISTING WATER LINE/SIZE (APPROXIMATE LOCATION)

- BENCH MARKS**
- BERNS, CLANCY AND ASSOCIATES
BENCHMARK NUMBER 186
ELEVATION: 704.64 FEET
- BERNS, CLANCY AND ASSOCIATES
BENCHMARK NUMBER 810
ELEVATION: 719.97 FEET
- BERNS, CLANCY AND ASSOCIATES
BENCHMARK NUMBER 8281
ELEVATION: 720.31 FEET
- BERNS, CLANCY AND ASSOCIATES
BENCHMARK NUMBER 8282
ELEVATION: 717.74 FEET
- BERNS, CLANCY AND ASSOCIATES
BENCHMARK NUMBER 8283
ELEVATION: 717.74 FEET
- BERNS, CLANCY AND ASSOCIATES
BENCHMARK NUMBER 8284
ELEVATION: 718.64 FEET

LEGAL DESCRIPTION

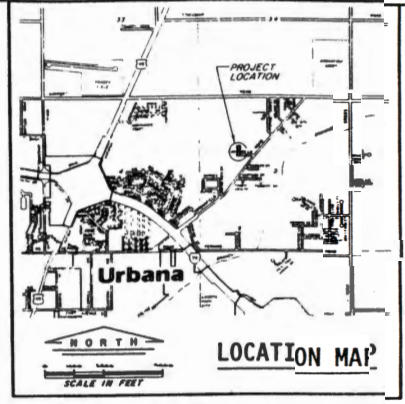
ONE ACRES OF EVEN WIDTH OFF OF THE WEST END OF THE FOLLOWING DESCRIBED REAL ESTATE; ALL THAT PORT OF LOT #1 OF ASSASSOR'S SUBDIVISION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF URBANFIELD ROAD EXCEPT THE NORTH 60.00 FEET AND EXCEPT THE FOLLOWING DESCRIBED TRACT; THE NORTH 128.5 FEET OF THE SOUTH 188.00 FEET OF ALL THAT PORT OF APPEASED ASSESSOR'S SUBDIVISION WEST OF URBANFIELD ROAD, EXCEPT THE WEST 940.14 FEET THEREOF, IN CHAMPAIGN COUNTY, 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 _____

APPROVED BY URBANA CITY ENGINEER
DATE: _____ BY: _____



UTILITIES NOTE

UTILITIES SHOWN ARE AS REPORTED TO US AND AS INDICATED ON EXISTING UTILITY BASE MAPS AND REFERENCE DATA PROVIDED TO US. NO ATTEMPT HAS BEEN MADE TO EXCAVATE, UNCOVER OR EXPOSE THESE FACILITIES TO FIELD CHECK THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR EXACT LOCATION OF THESE UTILITIES. FOR ADDITIONAL INFORMATION CONTACT:

WATER:
NORTHERN ILLINOIS WATER CORP.
200 WEST WHITE STREET
CHAMPAIGN, IL 61820
PHONE: 217/282-7801
FAX: 217/282-7808

CABLE TELEVISION:
CABLEVISION
303 FAIRLAWN DRIVE
URBANA, ILLINOIS 61801
PHONE: 217/284-7211
FAX: 217/284-7211

POWER AND GAS:
ILLINOIS POWER COMPANY
1112 WEST ANTHONY DRIVE
URBANA, ILLINOIS 61801
PHONE: 1-800-755-5000
FAX: 217/285-6205

TELEPHONE:
ILLINOIS BELL TELEPHONE
700 SOUTH FOURTH STREET,
SECOND FLOOR
CHAMPAIGN, IL 61820
PHONE: 217/284-2610
FAX: 217/284-2625

SANITARY SEWERS:
URBANA & CHAMPAIGN
SANITARY DISTRICT
1100 EAST UNIVERSITY AVENUE
POST OFFICE BOX 669
URBANA, IL 61801-0669
PHONE: 217/287-3400
FAX: 217/287-2603

J.B.L.I.E.
PHONE: 1-800-892-0123

SIGNED AND SEALED FEBRUARY 16, 1994

Edward A. Clancy
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL ENGINEER NUMBER 31264
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRES: FEBRUARY 16, 1994

BERNS, CLANCY AND ASSOCIATES, P.C.
ENGINEERS & SURVEYORS - PLANNERS
405 EAST GRAND STREET - POST OFFICE BOX 706
URBANA, ILLINOIS 61801-0706
PHONE: 217/284-1122 - FAX: 217/284-3355

SURVEYOR'S REPORT

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2207 AND VICE PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF MR. CAROLYN A. OLSON, I HAVE PREPARED A BOUNDARY SURVEY ON THE BOUNDARY TO THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS. THE BOUNDARY SURVEY DESCRIBED AS FOLLOWS:

ONE ACRE OF EVEN WIDTH OFF OF THE WEST END OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT PART OF LOT 21 OF ASSASSON'S SUBDIVISION OF THE NORTH HALF OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF BROWNFIELD ROAD EXCEPT THE SOUTH 60.00 FEET AND EXCEPT THE FOLLOWING DESCRIBED TRACT: THE NORTH 120.0 FEET OF THE SOUTH 180.00 FEET OF ALL THAT PART OF ASSASSON'S SUBDIVISION OF THE NORTH HALF OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT CAROLYN A. OLSON DESIRES TO FACILITATE THE SALE OF SAID LAND BY CREATING LOTS FOR WHICH PURPOSE I HAVE PREPARED A PLAN TO WHICH THIS REPORT IS ATTACHED AND MADE A PART THEREOF. PARTICULARLY DESCRIBED AND SET FORTH THE LOTS INTO WHICH SAID LAND HAS BEEN SPLIT 50 LOTS AND I HAVE INDICATED THE LOTS, WHICH NUMBER IS SHOWN IN LARGE SIZE ON SAID PLAN AND HAVE STATED AND SHOWN THE PRECISE DIMENSIONS OF SAID LOTS.

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAN TO OTHER AND PREVIOUS SURVEY INSTRUMENTS FROM WHICH FURTHER SUBJECTS MAY BE MADE AND THAT I HAVE PLACED SURVEY INSTRUMENTS AT EACH LOT CORNER AS SHOWN ON THE ACCOMPANYING PLAN AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND INCHES OF FEET AND THAT THE EXACT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAN.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAN, I HAVE MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, AND NO INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, SUBDIVISION RESTRICTIONS, EASEMENTS, OR ANY OTHER FACTS WHICH MAY AFFECT THE TITLE OR DEVELOPMENT OF THIS PROPERTY AND THAT I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE OF TITLE OR ANY OTHER FACTS WHICH MAY AFFECT THE TITLE OR DEVELOPMENT OF THIS PROPERTY.

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

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

I FURTHER STATE THAT I HAVE REVIEWED FEDERAL CHEMISTRY HAZARDOUS WASTE ACT FLOOD INSURANCE RATE MAP, PANEL 105 OF 300, COMMUNITY PANEL NUMBER 1700001000 WITH AN EFFECTIVE DATE OF JANUARY 6, 1979, THE PROPERTY SURVEYED IS APPARENTLY LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING).

I FURTHER STATE THAT THE AREA SURVEYED IS WITHIN ONE AND ONE-HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF URBANA.

I FURTHER STATE THAT AT THE REQUEST OF MR. CAROLYN A. OLSON, THIS PLAN IS TO BE KNOWN AS "OLSON / LEVITT FIRST SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS".

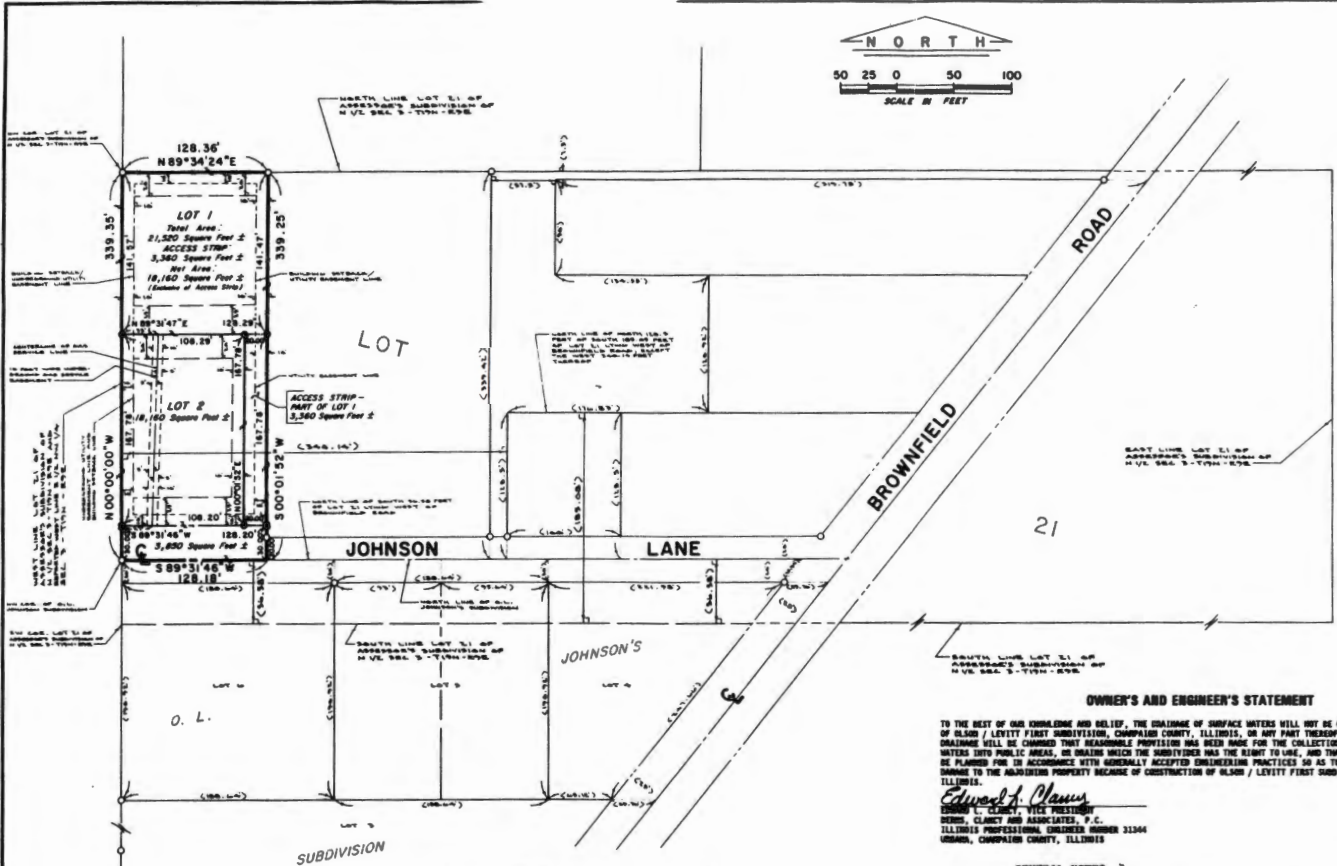
DRAWN AND SEALED FEBRUARY 16, 1994

Edward A. Clancy

EDWARD L. CLANCY, VICE PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2207
CHAMPAIGN COUNTY, ILLINOIS
DATE OF BOUNDARY SURVEY: FEBRUARY 16, 1994

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2207, DO HEREBY STATE THAT IN ACCORDANCE WITH PARAGRAPHS 1-3 OF THE SURVEYING ACT OF APRIL 6, 1979, OF THE STATUTES OF THE STATE OF ILLINOIS, I HAVE MADE A COPY OF THIS SURVEY INSTRUMENT AND HAVE MADE IT AVAILABLE TO THE PUBLIC FOR INSPECTION AND RECORDING.

THIS PLAN PREPARED FOR AND RECEIVED BY APRIL 6, 1994, 11:58 AM EASTERN STANDARD TIME, CHAMPAIGN COUNTY, ILLINOIS 61801.



OWNER'S AND ENGINEER'S STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE CHANGES OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF OLSON / LEVITT FIRST SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS, OR ANY PART THEREOF, OR IF SUCH SURFACE WATERS CHANGES WILL BE CHANGED THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINAGE WHICH THE SUBDIVISOR HAS THE RIGHT TO LINE, AND THAT SUCH SURFACE WATERS WILL BE PLACED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJACENT PROPERTY BECAUSE OF CONSTRUCTION OF OLSON / LEVITT FIRST SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS.

Edward A. Clancy
EDWARD L. CLANCY, VICE PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL ENGINEER NUMBER 31304
URBANA, CHAMPAIGN COUNTY, ILLINOIS

Caroline A. Olson
CAROLYN A. OLSON
115 EAST MAIN STREET
URBANA, ILLINOIS 61801
PHONE: (217) 289-1872

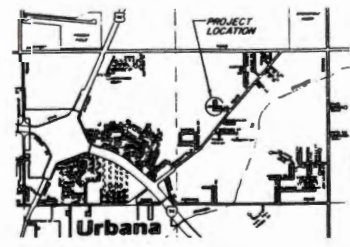
GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
SEE CHAMPAIGN COUNTY ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARDS REQUIREMENTS.
ALL SURFACE, SUBSURFACE AND BUILDING IMPROVEMENTS ON AND ADJACENT TO THE SITE MUST NECESSARILY BE DONE.
THE LOCATION AND/OR EXISTENCE OF ALL UTILITY SERVICE LINES TO ADJACENT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN.
DETAILS NOT DRAWN TO SCALE.

FIELD WORK FOR THIS SURVEY WAS PERFORMED FROM DECEMBER 30, 1993 TO JANUARY 11, 1994. BOUNDARY CORNER ARE BASED UPON AN ASSUMED REGULAR SHAPE THE WEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, HAS A BEARING OF NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST.

PER THE CHAMPAIGN COUNTY PLANNING AND ZONING DEPARTMENT, THE CHAMPAIGN COUNTY ZONING OF THIS PROPERTY IS R-1 (SINGLE FAMILY RESIDENCE). WITHIN THIS ZONING DISTRICT, THE MAXIMUM HEIGHT OF STRUCTURE IS 30 FEET; SETBACK REQUIREMENT OF FRONT YARD IS 30 FEET FROM ADJACENT STREET CENTERLINE AND/OR 50 FEET FROM THE LOT LINE; SETBACK REQUIREMENT OF SIDE YARD IS 10 FEET FROM LOT LINE; SETBACK REQUIREMENT OF REAR YARD IS 30 FEET FROM LOT LINE; RESIDENT LOT MINIMUM REQUIREMENT IS 80 FEET. RESIDENT LOT AREA IS 8,000 SQUARE FEET (WITH BOTH PUBLIC SEWER AND PUBLIC WATER); 30,000 SQUARE FEET (WITH NO PUBLIC WATER AND NO PUBLIC SEWER).

THE FUTURE PROPERTY OWNER(S) WILL BE REQUIRED TO INSTALL THEIR PROPORTIONATE SHARE OF THE REQUIRED PUBLIC SIDEWALK IMPROVEMENT ALONG THE NORTH SIDE OF JOHNSON LANE ADJACENT TO LOT 1 AND LOT 2 TOTALING APPROXIMATELY 120 LINEAL FEET WITHIN SIXTY (60) DAYS OF RECEIPT OF THE URBANA CITY ENGINEER'S WRITTEN REQUEST TO DO SO OR IN COMPLIANCE WITH ORDINANCES SATISFACTORY TO THE CITY COUNCIL OF URBANA AND IN COMPLIANCE WITH THE THEN CURRENT STAMPADE OF THE CITY OF URBANA CODES AND ORDINANCES. THE URBANA CITY ENGINEER SHALL NOTIFY THE FUTURE OWNER(S) IN WRITING OF THE NEED AND QUALIFICATION FOR THE REQUIRED PUBLIC SIDEWALK IMPROVEMENT. A SECURITY BOND AND A PERFORMANCE BOND FOR THE REQUIRED PUBLIC SIDEWALK IMPROVEMENT SHALL BE SUBMITTED TO THE CITY OF URBANA AT THE TIME THE FUTURE OWNER(S) SHALL BE REQUIRED TO INSTALL THE REQUIRED PUBLIC SIDEWALK IMPROVEMENT WITHIN THE RIGHT-OF-WAY OF JOHNSON LANE.



LOCATION MAP

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 PLAN IS VALID FOR SIXTY (60) DAYS FROM _____

Exhibit B

OLSON / LEVITT FIRST SUBDIVISION
CHAMPAIGN COUNTY, ILLINOIS



BERNS, CLANCY AND ASSOCIATES, P.C.
ENGINEERS • SURVEYORS • PLANNERS
408 EAST MAIN STREET • POST OFFICE BOX 755
URBANA, ILLINOIS 61801-8756
PHONE: 217/289-1104 • FAX: 217/289-3366