

ORDINANCE NO. 9495-63

**AN ORDINANCE APPROVING A FINAL PLAT**

**BERINGER COMMONS SUBDIVISION NO. 2B**

WHEREAS, East Urbana Development Corporation has submitted a Final Plat of Beringer Commons Subdivision No. 2B 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. 2B; and

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

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. 2B as attached hereto as Exhibit A is approved as platted.

Section 2. 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 and filing of appropriate construction bonds.

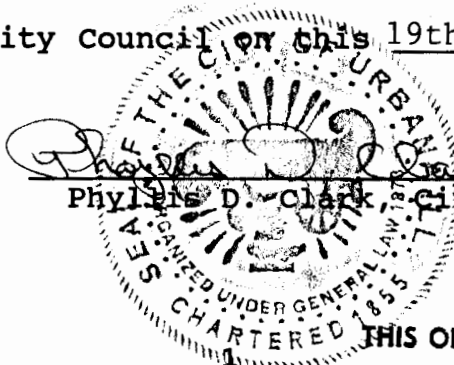
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois at a regular meeting of said Council on the 19th day of December, 1994.

AYES: Hayes, Patt, Pollock, Taylor, Whelan

NAYS:

ABSTAINED:

PASSED by the city Council on this 19th day December, 1994.

  
Phyllis D. Clark  
Phyllis D. Clark, City Clerk

THIS ORDINANCE CONSISTS OF 2 PAGES.

Initials SR

APPROVED by the Mayor the 28<sup>th</sup> day of December, 1994.

Tod Satterthwaite  
Tod Satterthwaite, Mayor

(c:\wpdocs\plancomm\1561s94.ord)

**THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN ORDINANCE  
NO. 9495-63 AND IS INCORPORATED THEREIN BY REFERENCE.**

*Phyllis D. Clark*

**Phyllis D. Clark, City Clerk**

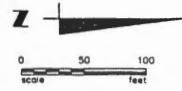
*by Deborah J. Roberts, Deputy Clerk*

*December 28, 1994*

**Date**



- NOTES:
1. INSTALLATION OF UTILITIES WITHIN THE COMMONS AREA EASEMENT ON LOT 201 SHALL BE COORDINATED WITH THE OWNER & SUBDIVIDER IN ORDER TO ALLOW CONSTRUCTION OF DECORATIVE ENTRANCE & LIGHTING UNITS BY THE OWNER & SUBDIVIDER.
  2. ELECTRICITY FOR LIGHTING UNITS WITHIN THE COMMONS AREA EASEMENT FOR LOT 201 WILL BE SUPPLIED BY THE OWNER OF LOT 201 TO THE COMMONS AREA EASEMENT WITH THE OWNER OF SUBDIVIDER OR FUTURE BERINGER COMMONS HOMEOWNERS ASSOCIATION.
  3. SIDEYARDS FOR LOTS 228, 229, 230 AND 231 ARE NOT SHOWN AND ARE SUBJECT TO THE CHAMPAIGN COUNTY ZONING ORDINANCE. MINIMUM OF FIVE (5) FEET AND THE SUM OF THE REQUIRED SIDEYARDS SHALL NOT BE LESS THAN FIFTEEN (15) FEET.
  4. SIDEYARD SETBACKS ARE FIVE (5) FEET EXCEPT FOR LOTS LISTED IN NOTE 3 AND AS NOTED.
  5. UTILITY EASEMENTS ARE FIVE (5) FEET UNLESS OTHERWISE NOTED. CIVILITY EASEMENTS ABUTTING R.O.W. ARE FIFTEEN (15) FEET.
  6. A DRAINAGE AND UTILITY EASEMENT IS COMMENSURATE WITH THE LIMITS OF LOT 200 AND COMMONS AREAS.



# BERINGER COMMONS SUBDIVISION NO. 2B

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

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, 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 49 AS DOCUMENT NO. 481212 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 (F.A. ROUTE 808) (S.B.L. ROUTE 10), SAID POINT BEING THE SOUTHWEST CORNER OF BERINGER COMMONS SUBDIVISION NO. 1, AS RECORDED OCTOBER 29, 1991 IN BOOK 28, PAGE 143 AS DOCUMENT NO. 9192331 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 BERINGER COMMONS SUBDIVISION NO. 2A AND THE EAST LINE OF EDGEWOOD SUBDIVISION, EDGEWOOD 2ND SUBDIVISION, EDGEWOOD 3RD SUBDIVISION AND EDGEWOOD 4TH SUBDIVISION, 1153.70 FEET TO THE NORTHWEST CORNER OF BERINGER COMMONS SUBDIVISION NO. 2A AS RECORDED AUGUST 19, 1994 IN BOOK CC, PAGE 30 AS DOCUMENT NO. 9422200 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; 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 4TH SUBDIVISION AND EDGEWOOD 5TH SUBDIVISION, 420.00 FEET; THENCE N. 89°00'59" E., 210.00 FEET; THENCE S. 00°59'01" E., 22.00 FEET; THENCE N. 89°00'59" E., 135.00 FEET; THENCE S. 77°46'38" E., 56.98 FEET; THENCE S. 89°11'33" E., 340.31 FEET; THENCE N. 00°59'01" W., 38.58 FEET; THENCE S. 71°40'34" E., 113.24 FEET; THENCE S. 70°23'29" E., 72.00 FEET TO A POINT ON CURVE; THENCE SOUTHERLY, ALONG A CURVE TO THE LEFT, CONVEX TO THE WEST WITH A RADIUS OF 374.00 FEET AND AN INITIAL TANGENT BEARING S. 19°36'31" W., A DISTANCE OF 34.11 FEET; THENCE S. 79°37'02" E., 185.00 FEET; THENCE S. 09°14'25" E., 67.54 FEET; THENCE S. 03°28'57" E., 67.54 FEET; THENCE S. 09°14'25" E., 78.74 FEET; THENCE S. 14°52'57" E., 72.70 FEET; THENCE S. 19°35'54" E., 72.70 FEET; THENCE S. 29°05'48" E., 78.74 FEET; THENCE S. 30°53'28" E., 80.77 FEET; THENCE S. 39°14'21" E., 84.50 FEET; THENCE N. 69°16'09" E., 138.38 FEET; THENCE S. 29°43'31" E., 220.00 FEET; THENCE S. 69°16'09" E., 22.59 FEET; THENCE S. 29°43'31" E., 140.00 FEET; THENCE S. 69°16'09" E., 119.28 FEET; THENCE S. 39°28'54" W., 57.11 FEET; THENCE S. 12°42'27" E., 88.45 FEET; THENCE S. 01°08'25" W., 234.19 FEET; THENCE N. 89°51'34" W., 125.62 FEET; THENCE S. 01°08'25" W., 175.07 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 150 (F.A. ROUTE 808, S.B.L. ROUTE 10); THENCE N. 89°51'34" W., ALONG SAID NORTH RIGHT-OF-WAY LINE, 281.00 FEET; THENCE N. 89°56'54" W., ALONG SAID NORTH RIGHT-OF-WAY LINE, 08.78 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID BERINGER COMMONS SUBDIVISION NO. 1; THENCE N. 00°59'26" W., ALONG THE EAST LINE OF SAID BERINGER COMMONS SUBDIVISION NO. 1, 197.31 FEET; THENCE N. 12°02'36" W., ALONG SAID EAST LINE, 131.02 FEET; THENCE N. 29°32'27" W., ALONG SAID EAST LINE, 134.54 FEET; THENCE N. 39°28'54" W., ALONG SAID EAST LINE, 539.57 FEET; THENCE N. 29°34'34" W., ALONG SAID EAST LINE, 76.53 FEET; THENCE N. 11°11'49" W., 61.13 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID BERINGER COMMONS SUBDIVISION NO. 2A; THENCE N. 09°51'57" W., ALONG THE EAST LINE OF SAID BERINGER COMMONS SUBDIVISION NO. 2A, 59.39 FEET; THENCE N. 09°19'14" E., ALONG SAID EAST LINE, 45.00 FEET; THENCE N. 69°28'08" W., ALONG SAID EAST LINE, 79.78 FEET; THENCE N. 00°59'01" W., ALONG SAID EAST LINE, 95.00 FEET TO THE NORTHEAST CORNER OF SAID BERINGER COMMONS SUBDIVISION NO. 2A; THENCE S. 89°00'59" W., ALONG THE NORTH LINE OF SAID BERINGER COMMONS SUBDIVISION NO. 2A, 345.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26.902 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO STREETS, LOTS AND COMMONS AS SHOWN ON THE ATTACHED PLAT WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, THE STREETS 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. 2B, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED 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.

DATE: 12-16-94  
 THOMAS B. JORDAN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014  
 CHAMPAIGN, ILLINOIS  
 [Signature]

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PAB 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.

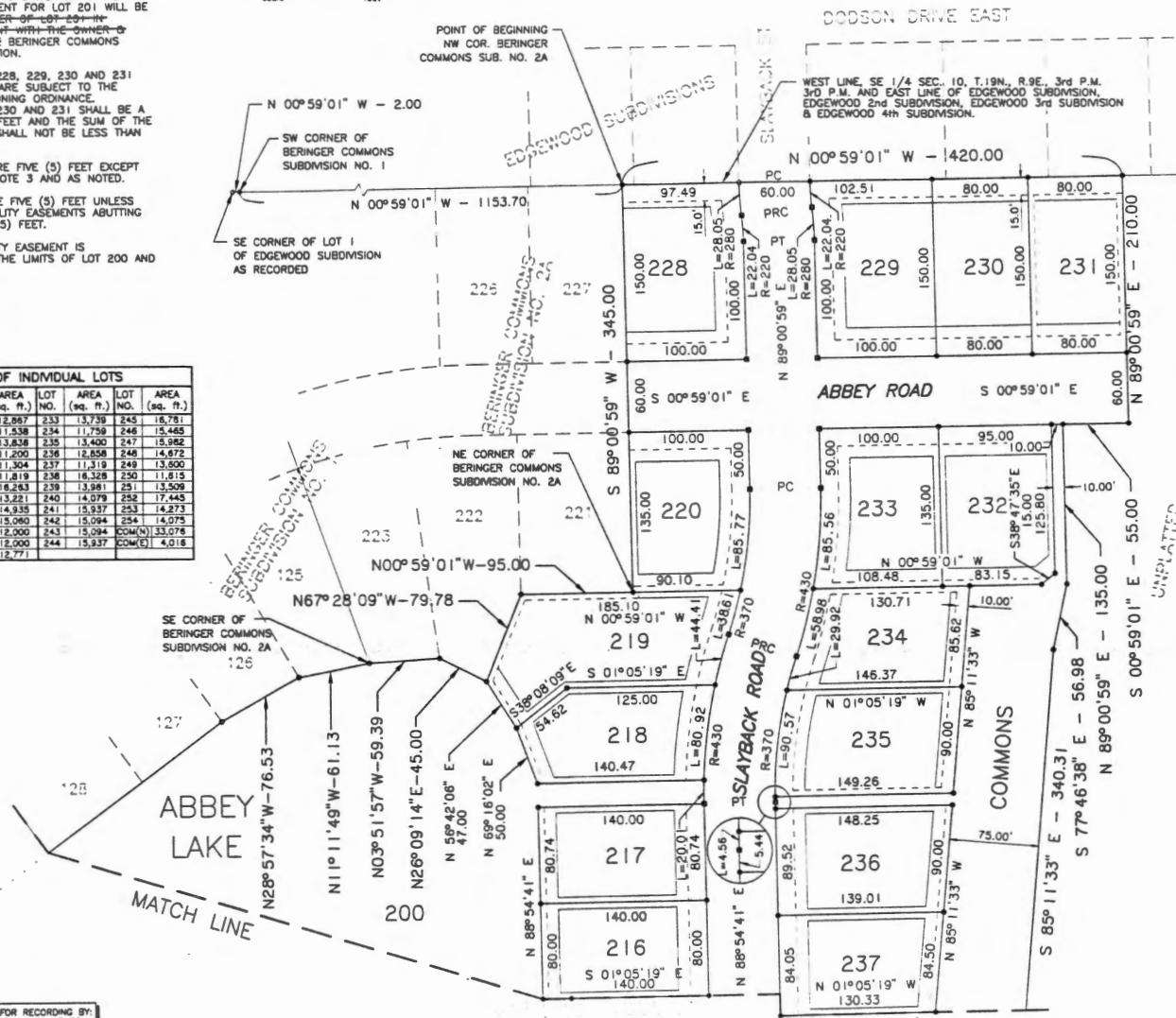
APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS  
 DATE: 12/21/94  
 CHAIRPERSON: [Signature]

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. 94-2-63  
 DATE: 12/22/94  
 BY: [Signature]  
 MAYOR

ATTEST: [Signature]  
 CITY CLERK  
 THIS PLAT IS VALID FOR NINETY (90) DAYS FROM

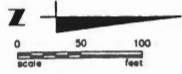
FINAL PLAT  
 SEE SHEET 2 FOR LEGEND

AREA OF INDIVIDUAL LOTS					
LOT NO.	AREA (sq. ft.)	LOT NO.	AREA (sq. ft.)	LOT NO.	AREA (sq. ft.)
200	292,485	213	12,897	233	13,739
201	13,550	214	11,538	234	11,759
202	10,912	215	13,838	235	13,400
203	10,976	216	11,200	236	12,658
204	9,978	217	11,304	237	11,319
205	9,559	218	11,819	238	16,328
206	9,811	219	16,253	239	13,961
207	11,678	220	13,921	240	14,073
208	12,300	228	14,935	241	15,937
209	13,272	229	15,080	242	15,094
210	14,277	230	12,000	243	15,094
211	13,573	231	12,000	244	15,937
212	12,887	232	12,771		



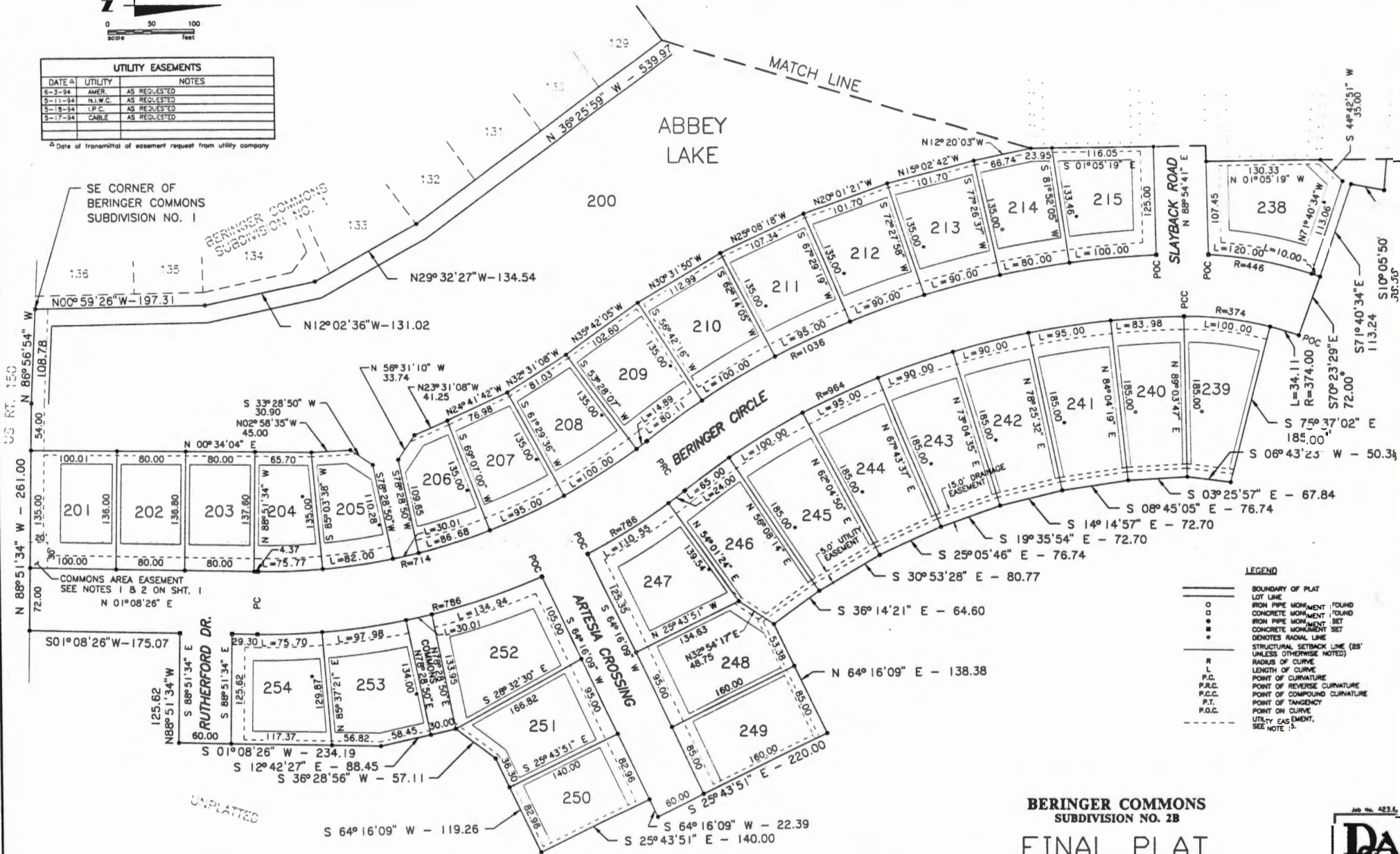
PRESENTED FOR RECORDING BY:  
 CHICAGO TITLE INSURANCE CO.  
 201 N. MEL ST.  
 CHAMPAIGN, IL 61820





UTILITY EASEMENTS		
DATE	UTILITY	NOTES
5-3-94	AMER	AS REQUESTED
5-11-94	N.W.C.	AS REQUESTED
5-18-94	I.P.C.	AS REQUESTED
5-17-94	CABLE	AS REQUESTED

<sup>a</sup> Date of transmittal of easement request from utility company



**LEGEND**

- BOUNDARY OF PLAT
- LOT LINE
- IRON PIPE MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE MONUMENT SET
- CONCRETE MONUMENT SET
- DENOTES RADIAL LINE
- STRUCTURAL SETBACK LINE (25' UNLESS OTHERWISE NOTED)
- R RADIUS OF CURVE
- L LENGTH OF CURVE
- P.C. POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- - - UTILITY EASEMENT. SEE NOTE 1.

**BERINGER COMMONS  
SUBDIVISION NO. 2B  
FINAL PLAT**

