

2003R37159

RECORDED ON

08-19-2003 4:22:34

CHAMPAIGN COUNTY  
RECORDER  
BARBARA A. FRASCA

Recording Cover Sheet

ORDINANCE NO. 2003-07-076

AN ORDINANCE VACATING A PORTION OF ELM STREET  
AND A PORTION OF FISH ALLEY

and

EXHIBIT A (RECORDED BOUNDARY SURVEY,  
2001R06202)

REC. FEE: 28.00  
REV FEE:  
PAGES: 7  
PLAT ACT: 0  
PLAT PAGE:

Prepared for recording by:

Deborah J. Roberts, Deputy City Clerk

400 S. Vine Street, Urbana, IL 61801

Return to:

Phyllis D. Clark, City Clerk  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

**AN ORDINANCE VACATING A PORTION OF ELM STREET  
AND A PORTION OF FISH ALLEY**

037159

WHEREAS, in an agreement with the County of Champaign, Illinois, relating to the remodeling and expansion of the County Courthouse, which agreement was approved by the City Council in Ordinance No. 2001-03-031, the City agreed that the vacation of those portions of Bennett Street, Elm Street, and those portions of Grape Alley and Fish Alley as described in the agreement, was in the best interests of the public by facilitating the expansion and remodeling of the County Courthouse. (A slightly different version of the said agreement was approved previously in Ordinance No. 2000-11-129, but was not accepted by the County and the agreement approved in Ordinance No. 2001-03-031 is the final version of the agreement as approved by both parties); and

WHEREAS, in Ordinance No. 2000-12-150, the following parcels labeled as such and depicted on the recorded Boundary Survey (2001R06202) attached hereto as Exhibit "A", were vacated, to wit: Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10; and

WHEREAS, only Parcels 11 and 12 on the said recorded Boundary Survey have not been vacated.

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

Section 1. The following described portion of Elm Street and the following described portion of Fish Alley are hereby vacated, such being determined to be no longer required by the City of Urbana for street or alley right of way purposes, and the City, being relieved of the further burden of maintaining such rights of way, the public interest shall be subserved by

vacating the same, to wit, Parcels 10 and 11 as shown on the recorded Boundary Survey (2001RO6202), a copy of which is attached hereto as Exhibit "A".

PARCEL 10

A portion of Fish Alley right-of-way between Vine Street and Bennett Avenue to be conveyed to the County of Champaign, Illinois at some later date, the perimeter of which is more particularly described as follows:

Beginning at the southwest corner of Lot 19 in the original Town of Urbana as filed for record in Deed Record Book "A" at Page 3 in the Office of the Recorder of Champaign County, Illinois; thence North 88 Degrees 39 Minutes 00 Seconds East along the South line of said Lot 19 and the South line of Lot 17 in said original Town of Urbana, said line also being the North right-of-way line of Fish Alley as shown on the Plat of said original Town of Urbana, a distance of 81.46 feet to an iron pipe survey monument found; thence South 01 degrees 31 minutes 44 seconds West, a distance of 12.02 feet to the South right-of-way line of said Fish Alley, said line also being the North line of Lot 67 in said original Town of Urbana; thence South 88 degrees 39 minutes 00 seconds West along the South right-of-way line of said Fish Alley, said line also being the North line of said Lot 67 and the North line of Lot 65 in the original Town of Urbana, a distance of 80.89 feet to an iron pipe survey monument found at the Northwest corner of said Lot 65; thence North 01 degrees 11 minutes 54 seconds West, a distance of 12.00 feet to the point of beginning, containing 980 square feet, more or less, all as shown on the accompanying Plat, all situated in Urbana, Champaign County, Illinois.

PARCEL 11

A portion of Elm Street right-of-way between Vine Street and Bennett Avenue to be conveyed to the County of Champaign, Illinois at some later date, the perimeter of which is more particularly described as follows:

Commencing at the Southwest corner of Lot 65 in the original Town of Urbana as filed for record in Deed Record Book "A" at Page 3 in the Office of the Recorder of Champaign County, Illinois; thence North 01 degrees 11 minutes 52 seconds West along the West line of said Lot 65, a distance of 11.50 feet for the point of beginning; thence North 01 degrees 11 minutes 52 seconds West along the West line of said Lot 65, a distance of 6.00 feet to an iron pipe survey monument found; thence, North 88 degrees 27 minutes 16 seconds East parallel with and 17.50 feet North of the South line of said Lot 65, a distance of 53.50 feet to an iron pipe survey monument found; thence South 25 degrees 01 minutes 10 seconds West, a distance of 6.71 feet; thence South 88 degrees 27 minutes 16 seconds West parallel with and 11.50 feet North of the South line of said Lot 65, a distance of 50.54 feet to the point of beginning, containing 310 square feet, more or less, all as shown on the accompanying plat, all situated in Urbana, Champaign County, Illinois.

Section 2. The various elements of consideration as set forth in the agreement between the City and County is adequate compensation for the benefits accruing to the County by virtue of the vacation of the street and alley herein.

Section 3. The following listed parcels which abut on the public right-of-way herein vacated will, by operation of law, pursuant to the provisions of Section 5/11-91-2 of the Illinois Municipal Code and this ordinance, acquire title to the vacated property:

92-21-17-209-009  
92-21-17-209-007

Section 4. Title to the vacated rights of way shall vest in the County of Champaign as abutting owner subject to the easements, if any, for public utilities to operate, maintain, renew and reconstruct the facilities as now existing on, over or under that part of the rights of way herein vacated, unless and until the County of Champaign, Illinois shall cause the rearrangement or removal or relocation of said facilities, and shall pay and be responsible for all the reasonable costs and expenses as shall be incurred in association therewith.

Section 5. Furthermore, to insure against any defects in transferring to the County of Champaign any and all incidents of legal ownership in the rights of way herein vacated, the Mayor of the City of Urbana is authorized to execute and deliver to the County of Champaign, Illinois, a Quit Claim Deed conveying to the County of Champaign, Illinois all of the right, title and interest of the City of Urbana in the following parcels as shown on the recorded Boundary Survey Plat: Parcels 10 and 11 subject to existing easements.

Section 6. The City Clerk of the City of Urbana, Illinois, is directed to record a certified copy of this ordinance with the Recorder of Champaign County.

037159

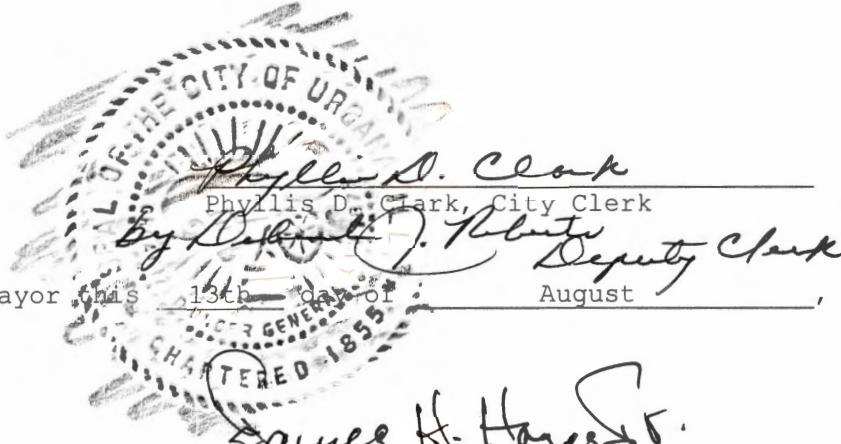
This Ordinance is approved by three-fourths (3/4<sup>th</sup>s) vote of the Alderpersons of the City Council of the City of Urbana, Illinois, at a regular meeting of the Council.

PASSED by the City Council this 11th day of August,  
2003.

AYES: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman

NAYS:

ABSTAINS:



APPROVED by the Mayor this 13th day of August,

2003.

James H. Hayes, Jr.  
Tod Satterthwaite, Mayor

(James H. Hayes, Jr., Mayor Pro-tem)

\*Approved at Special Council Meeting



GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
SEE CITY OF URBANA ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.
ALL SURFACE, SUBSURFACE, BUILDING IMPROVEMENTS AND UTILITY SERVICE LINES ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1983) BASED UPON CITY OF URBANA HORIZONTAL CONTROL STATIONS 39 AND 40.

SEED PRIOR SURVEYS:
ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS.
SAVAGE'S ADDITION AS FILED FOR RECORD IN PLAT BOOK "A" AT PAGE 335 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS.
BOUNDARY SURVEY BY THOMAS B. BERNS, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2006 DATED OCTOBER 29, 1989.

SURVEYOR'S REPORT

L. THOMAS B. BERNS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006 AND PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF THE CITY OF URBANA AND THE COUNTY OF CHAMPAIGN, ILLINOIS, I PREPARED A BOUNDARY SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS, OF A PORTION OF THE NORTHWEST QUARTER SECTION 17, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS A RESULT OF THIS PRESENT SURVEY AS FOLLOWS:

PARCEL 1: 1
A PORTION OF FISH ALLEY RIGHT-OF-WAY BETWEEN VINE STREET AND BENNETT AVENUE TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF FISH ALLEY AS SHOWN ON THE PLAT OF THE ORIGINAL TOWN OF URBANA AS FILED IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS SOUTH OF AND ADJACENT TO LOT 21 AND NORTH OF AND ADJACENT TO LOT 63, CONTAINING 690 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 2: 2
A PORTION OF ELM STREET RIGHT-OF-WAY BETWEEN VINE STREET AND BENNETT AVENUE TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 6.00 FEET OF EVEN WIDTH OF THE SOUTH 17.50 FEET OF EVEN WIDTH OF LOT 21 IN THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, CONTAINING 350 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 3: 3
A PORTION OF GRAPE ALLEY RIGHT-OF-WAY BETWEEN MAIN STREET AND ELM STREET TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIPE SURVEY MONUMENT FOUND AT THE NORTHWEST CORNER OF LOT 21 IN THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF GRAPE ALLEY, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID LOT 21 AND LOT 63 IN SAID ORIGINAL TOWN OF URBANA, A DISTANCE OF 228.33 FEET TO A POINT 11.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 63; THENCE NORTH 86 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 12.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID GRAPE ALLEY, SAID LINE ALSO BEING THE EAST LINE OF LOT 31 IN SAID ORIGINAL TOWN OF URBANA; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GRAPE ALLEY, SAID LINE ALSO BEING THE EAST LINE OF LOTS 31 AND 29 IN SAID ORIGINAL TOWN OF URBANA AND THE EAST LINE OF LOT 4 OF SAVAGE'S SUBDIVISION OF LOTS 25 AND 27 OF THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN PLAT BOOK "A" AT PAGE 335 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, A DISTANCE OF 227.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 86 DEGREES 50 MINUTES 51 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,740 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 4: 4
A PORTION OF THE BENNETT AVENUE RIGHT-OF-WAY BETWEEN MAIN STREET AND ELM STREET AND A PORTION OF ELM STREET RIGHT-OF-WAY BETWEEN VACATED WALNUT STREET AND BENNETT AVENUE AS FILED FOR RECORD IN BOOK 495 AT PAGE 83 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 8 IN SAVAGE'S SUBDIVISION OF LOTS 25 AND 27 OF THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN BOOK "A" AT PAGE 335 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 86 DEGREES 50 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 8 AND LOT 7 OF SAID SAVAGE'S SUBDIVISION, A DISTANCE OF 39.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS EAST PARALLEL WITH AND 17.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 37.86 FEET; THENCE NORTH 86 DEGREES 22 SECONDS WEST, A DISTANCE OF 129.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET AS SHOWN ON THE PLAT OF SAID ORIGINAL TOWN OF URBANA, SAID POINT BEING 25.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE PUBLIC SQUARE AS SHOWN ON THE PLAT OF SAID ORIGINAL TOWN OF URBANA; THENCE NORTH 86 DEGREES 27 MINUTES 16 SECONDS EAST PARALLEL WITH AND 25.00 FEET NORTH OF THE SOUTH LINE OF SAID PUBLIC SQUARE AND THE SOUTH LINE OF SAID LOT 31, A DISTANCE OF 159.23 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND, SAID IRON PIPE SURVEY MONUMENT BEING 47.00 FEET WEST OF THE EAST LINE OF SAID LOT 31; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST PARALLEL WITH AND 47.00 FEET WEST OF THE EAST LINE OF SAID LOTS 31 AND 29 AND SAID LOT 8, A DISTANCE OF 215.23 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND ON THE NORTH LINE OF LOT 6 IN SAID SAVAGE'S SUBDIVISION, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 86 DEGREES 50 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,540 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 5: 5
A PORTION OF BENNETT AVENUE RIGHT-OF-WAY BETWEEN MAIN STREET AND ELM STREET, FOR WHICH NO RIGHT-OF-WAY DEDICATION WAS FOUND, TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 8 IN SAVAGE'S SUBDIVISION OF LOTS 25 AND 27 OF THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN BOOK "A" AT PAGE 335 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 86 DEGREES 50 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 8 AND THE NORTH LINE OF LOT 7 IN SAID SAVAGE'S SUBDIVISION, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS EAST PARALLEL WITH AND 28.00 FEET WEST OF THE EAST LINE OF SAID LOT 8, A DISTANCE OF 115.00 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 86 DEGREES 39 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 11.00 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST PARALLEL WITH AND 39.00 FEET WEST OF THE EAST LINE OF SAID LOT 8, A DISTANCE OF 115.04 FEET TO THE NORTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET; THENCE NORTH 86 DEGREES 50 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 7 AND 6, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,270 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 6: 6
A PORTION OF BENNETT AVENUE RIGHT-OF-WAY BETWEEN MAIN STREET AND ELM STREET, FOR WHICH NO RIGHT-OF-WAY DEDICATION WAS FOUND, TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 29 IN THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 28.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS EAST PARALLEL WITH AND 28.00 FEET WEST OF THE EAST LINE OF SAID LOT 29 AND THE EAST LINE OF LOT 31 IN SAID ORIGINAL TOWN OF URBANA, A DISTANCE OF 95.10 FEET TO A POINT WHICH IS 17.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 31; THENCE SOUTH 86 DEGREES 27 MINUTES 16 SECONDS WEST PARALLEL WITH AND 17.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 31, A DISTANCE OF 11.00 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST PARALLEL WITH AND 39.00 FEET WEST OF THE EAST LINE OF SAID LOTS 31 AND 29, A DISTANCE OF 96.14 FEET TO THE NORTH LINE OF SAID LOT 29; THENCE NORTH 86 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,060 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 7: 7
A PORTION OF FISH ALLEY RIGHT-OF-WAY BETWEEN BENNETT AVENUE AND MAIN STREET, WHICH WAS VACATED AS FILED FOR RECORD IN MISCELLANEOUS RECORD 9 AT PAGE 349 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, BUT WHICH WAS APPARENTLY NEVER RE-PURCHASED FOR RIGHT-OF-WAY USE AND FOR WHICH NO RIGHT-OF-WAY DEDICATION WAS FOUND, TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 IN SAVAGE'S SUBDIVISION OF LOTS 25 AND 27 OF THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN BOOK "A" AT PAGE 335 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 12.00 FEET TO THE NORTHEAST CORNER OF LOT 29 IN THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 86 DEGREES 27 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 29, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF FISH ALLEY, A DISTANCE OF 39.00 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST, A DISTANCE OF 12.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FISH ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF LOT 7 IN SAID SAVAGE'S SUBDIVISION, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF FISH ALLEY; THENCE NORTH 86 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID FISH ALLEY, A DISTANCE OF 39.00 FEET TO THE POINT OF BEGINNING, CONTAINING 470 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 8: 8
A PORTION OF BENNETT AVENUE RIGHT-OF-WAY BETWEEN MAIN STREET AND ELM STREET AS FILED FOR RECORD IN BOOK 135 AT PAGE 303 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 8 IN SAVAGE'S SUBDIVISION OF LOTS 25 AND 27 OF THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN BOOK "A" AT PAGE 335 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 114.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 86 DEGREES 39 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8 AND THE SOUTH LINE OF LOT 7 IN SAID SAVAGE'S SUBDIVISION, A DISTANCE OF 28.00 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST PARALLEL WITH AND 28.00 FEET WEST OF THE EAST LINE OF SAID LOT 7, A DISTANCE OF 115.00 FEET TO THE NORTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 86 DEGREES 50 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 7 AND 6, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3,220 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 9: 9
A PORTION OF BENNETT AVENUE RIGHT-OF-WAY BETWEEN MAIN STREET AND ELM STREET AND A PORTION OF ELM STREET BETWEEN VACATED WALNUT STREET AND BENNETT AVENUE, AS FILED FOR RECORD IN BOOK 135 AT PAGE 303 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 29 IN THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 29 AND LOT 31 IN SAID ORIGINAL TOWN OF URBANA, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF GRAPE ALLEY, A DISTANCE OF 106.74 FEET TO A POINT WHICH IS 17.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 31; THENCE NORTH 86 DEGREES 27 MINUTES 16 SECONDS EAST PARALLEL WITH AND 17.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 31, A DISTANCE OF 48.96 FEET TO A POINT WHICH IS 28.00 FEET WEST OF THE EAST LINE OF SAID LOT 31; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST PARALLEL WITH AND 28.00 FEET WEST OF THE EAST LINE OF SAID LOTS 31 AND 29, A DISTANCE OF 96.10 FEET TO THE NORTH LINE OF SAID LOT 29; THENCE NORTH 86 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 29, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,840 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 10: 10
A PORTION OF FISH ALLEY RIGHT-OF-WAY BETWEEN VINE STREET AND BENNETT AVENUE TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS AT SOME LATER DATE, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 19 IN THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 19 AND THE SOUTH LINE OF LOT 17 IN SAID ORIGINAL TOWN OF URBANA, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF FISH ALLEY AS SHOWN ON THE PLAT OF SAID ORIGINAL TOWN OF URBANA, A DISTANCE OF 81.44 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND; THENCE SOUTH 01 DEGREES 31 MINUTES 44 SECONDS WEST, A DISTANCE OF 12.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FISH ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF LOT 67 IN SAID ORIGINAL TOWN OF URBANA; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FISH ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 67 AND THE NORTH LINE OF LOT 85 IN THE ORIGINAL TOWN OF URBANA, A DISTANCE OF 80.89 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID LOT 85; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING, CONTAINING 980 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 11: 11
A PORTION OF ELM STREET RIGHT-OF-WAY BETWEEN VINE STREET AND BENNETT AVENUE TO BE CONVEYED TO THE COUNTY OF CHAMPAIGN, ILLINOIS AT SOME LATER DATE, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 65 IN THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 65, A DISTANCE OF 11.50 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 65, A DISTANCE OF 6.00 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND; THENCE NORTH 86 DEGREES 27 MINUTES 16 SECONDS EAST PARALLEL WITH AND 17.50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 65, A DISTANCE OF 53.50 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND; THENCE SOUTH 86 DEGREES 27 MINUTES 16 SECONDS WEST PARALLEL WITH AND 17.50 FEET WEST OF THE WEST LINE OF SAID LOT 65, A DISTANCE OF 6.71 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 16 SECONDS WEST PARALLEL WITH AND 11.50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 65, A DISTANCE OF 50.54 FEET TO THE POINT OF BEGINNING, CONTAINING 310 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

PARCEL 12: 12
A PORTION OF LOT 67 IN THE ORIGINAL TOWN OF URBANA TO BE CONVEYED TO THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS AT SOME LATER DATE, THE PERMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 67 IN THE ORIGINAL TOWN OF URBANA AS FILED FOR RECORD IN DEED RECORD BOOK "A" AT PAGE 3 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 67, A DISTANCE OF 32.00 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS EAST PARALLEL WITH AND 32.00 FEET WEST OF THE EAST LINE OF SAID LOT 67, A DISTANCE OF 64.98 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND; THENCE SOUTH 42 DEGREES 56 MINUTES 54 SECONDS WEST, A DISTANCE OF 8.61 FEET TO AN IRON PIPE SURVEY MONUMENT FOUND; THENCE NORTH 01 DEGREES 31 MINUTES 44 SECONDS EAST, A DISTANCE OF 71.24 FEET TO THE NORTH LINE OF SAID LOT 67; THENCE NORTH 88 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 67, A DISTANCE OF 2.61 FEET TO THE POINT OF BEGINNING, CONTAINING 290 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

RECORDED MARCH 10, 2001
Doc # 2001 206202
I FURTHER STATE THAT I FOUND AND / OR SET THE SURVEY MONUMENTS AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.
I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 9 OF 10, COMMUNITY PANEL NUMBER 170003-0009B WITH AN EFFECTIVE DATE OF JANUARY 18, 2000 THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).
I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
I FURTHER STATE THAT NO INDEPENDENT INVESTIGATION CONCERNING ZONING OR LAND USE, OR INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SAID PROPERTY OR FOR ADJACENT PARCELS WAS MADE AS A PART OF THIS SURVEY. THE SURVEYOR WAS RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE OWNERS.
I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
SIGNED AND SEALED MARCH 19, 2001
THOMAS B. BERNS, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2002

Table with columns: SURVEYED, CHECKED, FILE, and REVISIONS. Includes details like 'SURVEYED: KWO/DOW', 'CHECKED: DSC/CB/TBB', and 'FILE: 3904363.DWG'.

Logos for 'MWH' and 'BAKXEN - OLERUM PC ARCHITECTS'. Includes text: 'MWH NORTH ASSOCIATES ASSOCIATED', 'BAKXEN - OLERUM PC ARCHITECTS'.

Logos for 'BERNS, CLANCY AND ASSOCIATES, P.C.' and 'CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES'. Includes text: 'ENGINEERS • SURVEYORS • PLANNERS', 'CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES'.

Logos for 'SURVEYOR'S REPORT' and 'EXHIBIT A'. Includes text: 'SURVEYOR'S REPORT', 'EXHIBIT A', 'DATE: 03/19/01', 'SHEET: 2 OF 2', 'JOB: 3904-38'.