

ORDINANCE NO. 2004-03-023

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT**

(Walton Subdivision Phase I - Plan Case No. 1884-S-04)

WHEREAS, Crawford, Murphy, & Tilly, Inc. has submitted a Final Subdivision Plat for the Walton Subdivision Phase I on behalf of the landowner Omer Schrock Family Trust and that the final plat is in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of the Walton Subdivision Phase I is consistent with the preliminary plat approved by the Urbana City Council on January 20, 2004 by Ordinance 2004-01-009; and,

WHEREAS, The Final Plat of the Walton Subdivision Phase I meets all the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The City Engineer has reviewed and approved the Final Plat of the Walton Subdivision Phase I.

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

Section 1. The Final Plat of the Walton Subdivision Phase I attached hereto is hereby approved as platted.

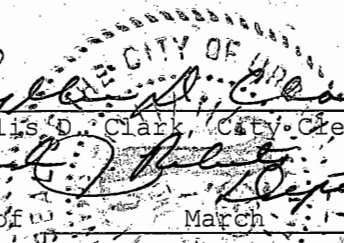
Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this 1st day of March,  
2004 .

AYES: Chynoweth, Hayes, Huth, Patt, Wyman

NAYS:

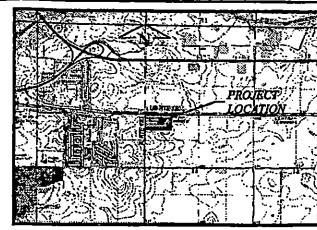
ABSTAINS:

  
*Phyllis D. Clark*  
Phyllis D. Clark, City Clerk  
by *Robert J. Kelly* Deputy Clerk

APPROVED by the Mayor this 12th day of March,  
2004 .

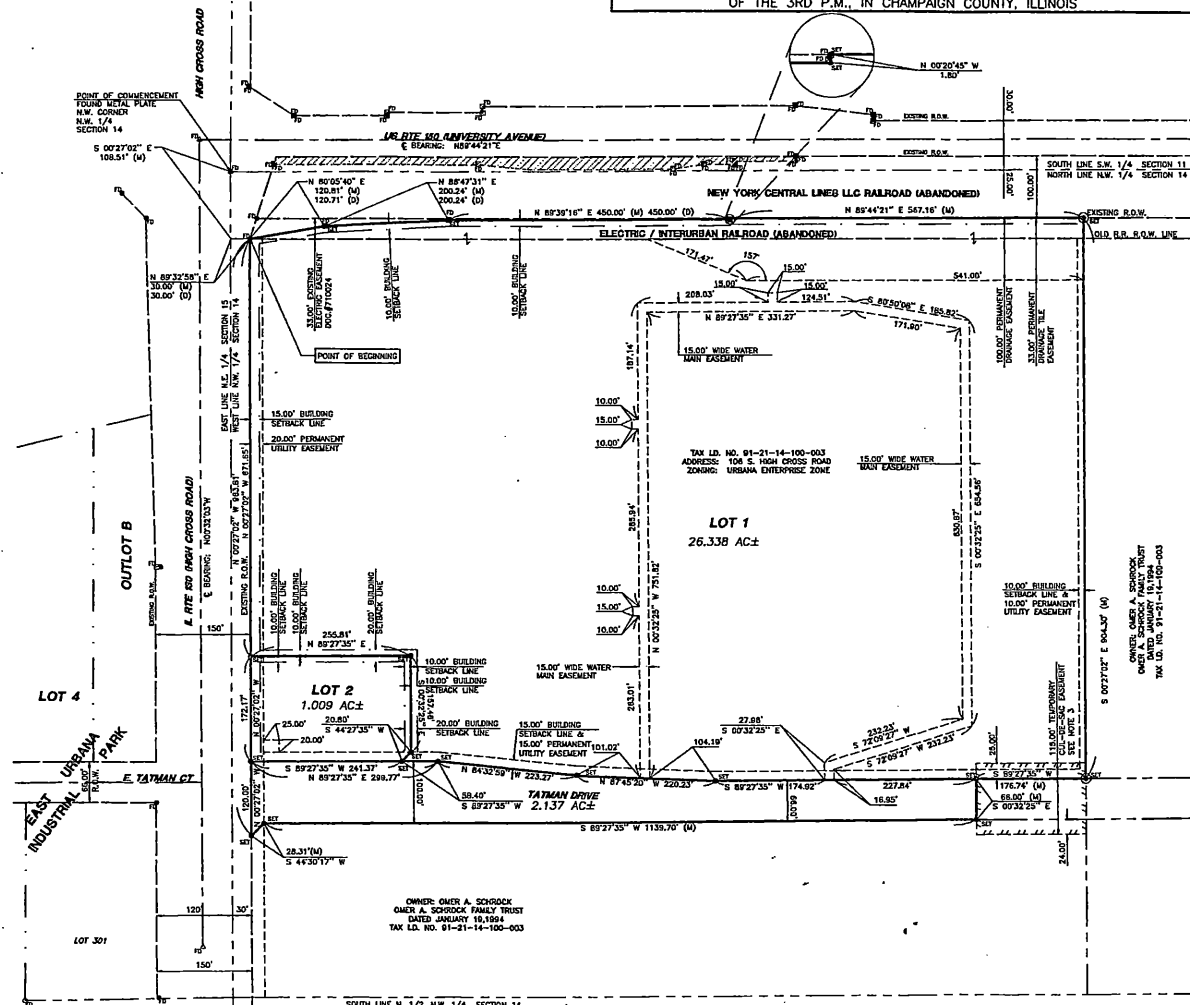
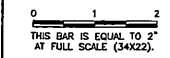
*Tod Satterthwaite*  
Tod Satterthwaite, Mayor

FINAL PLAT OF WALTON SUBDIVISION PHASE I
PART OF THE N.W. 1/4 OF SECTION 14 IN T. 19 N., R. 9 E.,
OF THE 3RD P.M., IN CHAMPAIGN COUNTY, ILLINOIS



PATH: M:\WA\0300902\URBAN
FILE: DRAW\SHEETS\OK\_FNL\_PL-PL
UPDATE BY:
SURVEY BOOK # 1505
XREF DWG:
XREF DWG:
DATE:

Table with columns: REVISIONS, NUMBER, BY, DATE



GENERAL NOTES

- 1. ZONING IS B-3
2. NO PART OF THE LAND INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. TEMPORARY CONSTRUCTION EASEMENT FOR TEMPORARY CUL-DE-SAC WILL AUTOMATICALLY EXPIRE ONCE TATMAN DRIVE IS EXTENDED TO THE EAST.
4. SUBDIVISION LIES WITHIN CORPORATE LIMITS OF CITY OF URBANA.
5. SUBDIVISION FALLS WITHIN THE URBANA SCHOOL DISTRICT 116.
6. BASIS OF BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.

DEVELOPER

WAL-MART STORES INC.
2001 S.E. 10th STREET
BENTONVILLE, ARKANSAS 72716-0550
PH (479)273-4000
CONTACT: KIM LAINE

OWNER

OWNER: A. SCHROCK
OWNER: A. SCHROCK FAMILY TRUST
202 CHESTNUT STREET
ARCOLA, IL 61800

SITE LOCATION MAP

1"=3000'

LEGEND

- PROPERTY LINE
LAND LINE
EXISTING ROAD CENTERLINE
EXISTING EASEMENT
PROPOSED EASEMENT LINE
FUTURE RIGHT-OF-WAY
EXISTING PERMANENT EASEMENT
TEMPORARY CUL-DE-SAC EASEMENT
TRACT LINE
BUILDING SETBACK LINE
IRON PIPE
IRON PIN
RIGHT-OF-WAY MARKER
FOUND SURVEY PLATE
CONCRETE MONUMENT
FOUND STONE
MEASURED DISTANCE
DESIGNED DISTANCE
FOUND MONUMENT
SET

SURVEYOR'S CERTIFICATE

I, DAVID S. EARLES, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3104, HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE OF PART OF THE NORTHWEST QUARTER OF SECTION 14 IN TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 27 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 109.51 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 58 SECONDS EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 130 (HIGH CROSS ROAD), SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES 05 MINUTES 40 SECONDS EAST A DISTANCE OF 120.81 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS EAST A DISTANCE OF 200.24 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 18 SECONDS EAST A DISTANCE OF 450.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 45 SECONDS WEST A DISTANCE OF 1.80 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE ABANDONED NEW YORK CENTRAL LINES, LLC RAILROAD; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 804.90 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 130 (HIGH CROSS ROAD) A DISTANCE OF 176.74 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 25 SECONDS WEST A DISTANCE OF 69.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS WEST A DISTANCE OF 1139.70 FEET; THENCE SOUTH 44 DEGREES 30 MINUTES 17 SECONDS WEST A DISTANCE OF 28.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 130 (HIGH CROSS ROAD); THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS WEST ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 683.81 FEET TO THE POINT OF BEGINNING, CONTAINING 28.484 ACRES MORE OR LESS.
FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO 2 LOTS AS SHOWN ON THE ATTACHED PLAT, WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, MONUMENTS HAVE BEEN SET AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS WALTON SUBDIVISION - PHASE I, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

DRAINAGE CERTIFICATE

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVISION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004

JOSEPH F. MILLER
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS NO. 052-053323



I DO HEREBY DESIGNATE IN ACCORDANCE WITH THE PLAT ACT (PA-87-0705), CITY OF URBANA AS THE ENTITY THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

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, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER NO. 17084A DATED MARCH 1, 1984.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DAVID S. EARLES,
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3104
SPRINGFIELD, ILLINOIS

DRAWN: ANH MAXWELL
TAX ID. NO. 30-21-14-100-002
EXISTING ZONING: AGRICULTURE

APPROVED BY: THE URBANA 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: \_\_\_\_\_

ATTEST: \_\_\_\_\_ MAYOR
CITY CLERK

PRESENTED FOR RECORDING BY: \_\_\_\_\_
PLANNING MANAGER - CITY OF URBANA

OWNER: \_\_\_\_\_
ADDITIONAL OWNER (IF APPLICABLE): \_\_\_\_\_

3/2/2004 1:16:04 PM KM
3/2/2004 1:16:04 PM KM

WAL-MART SUPERCENTER #5403-00
URBANA, CHAMPAIGN COUNTY, ILLINOIS
FINAL PLAT OF WALTON SUBDIVISION PHASE I
PART OF THE NORTHWEST QUARTER OF SECTION 14
IN TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE

CMT
CHAMBERLAIN MURPHY & TULLY, INC.
CONSULTING ENGINEERS
2750 W. WASHINGTON STREET
SPRINGFIELD, IL 62702
(217) 223-1100
www.cmtmwp.com

DESIGN BY: DSE
DRAWN BY: RCE
CHECKED BY:
APPROVED BY:
DATE: 2/19/2004
JOB No: 03009-02-00