

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT

**(North Lincoln Avenue Industrial Park
Subdivision No. 5 - Plan Case No. 2204-S-13)**

WHEREAS, MACC Capital Holdings, Incorporated has submitted a Combination revised Preliminary Plat/Final Plat for a 8.3-acre subdivision called North Lincoln Avenue Industrial Park Subdivision No. 5, located east of Saline Court and to be addressed as 1000 Saline Court; and

WHEREAS, the proposed Final Plat would allow for development of the site for Heavy Industrial use; and

WHEREAS, the Preliminary Plat for North Lincoln Avenue Industrial Park Subdivision was approved by the Urbana City Council on May 20, 2002 meeting as conforming to existing and proposed zoning as well as the technical requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, the revised Preliminary Plat for North Lincoln Avenue Industrial Park Subdivision No. 5 was approved by the Urbana Plan Commission at their February 7, 2013 meeting as conforming to existing and proposed zoning as well as the technical requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, the proposed Final Plat would be consistent with existing and proposed Heavy Industrial zoning designations for the site; and

WHEREAS, the proposed Final Plat meets the technical requirements of the Urbana Subdivision and Land Development Code and is consistent with the approved Preliminary Plat.

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

Section 1. The Final Plat for North Lincoln Avenue Industrial Park Subdivision No. 5 attached hereto is hereby approved.

Section 2. This Ordinance is hereby passed by the affirmative vote of a majority of the members of the City Council, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this 18th day of February,
2013 .

AYES: Bowersox-Johnson, Lewis, Marlin, Roberts, Smyth, Stevenson
Mayor Prussing

NAYS:

ABSTAINS:



Deborah Clark
Deborah Clark, City Clerk
Robert Clark
Robert Clark, Deputy Clerk

APPROVED by the Mayor this 22nd day of February,

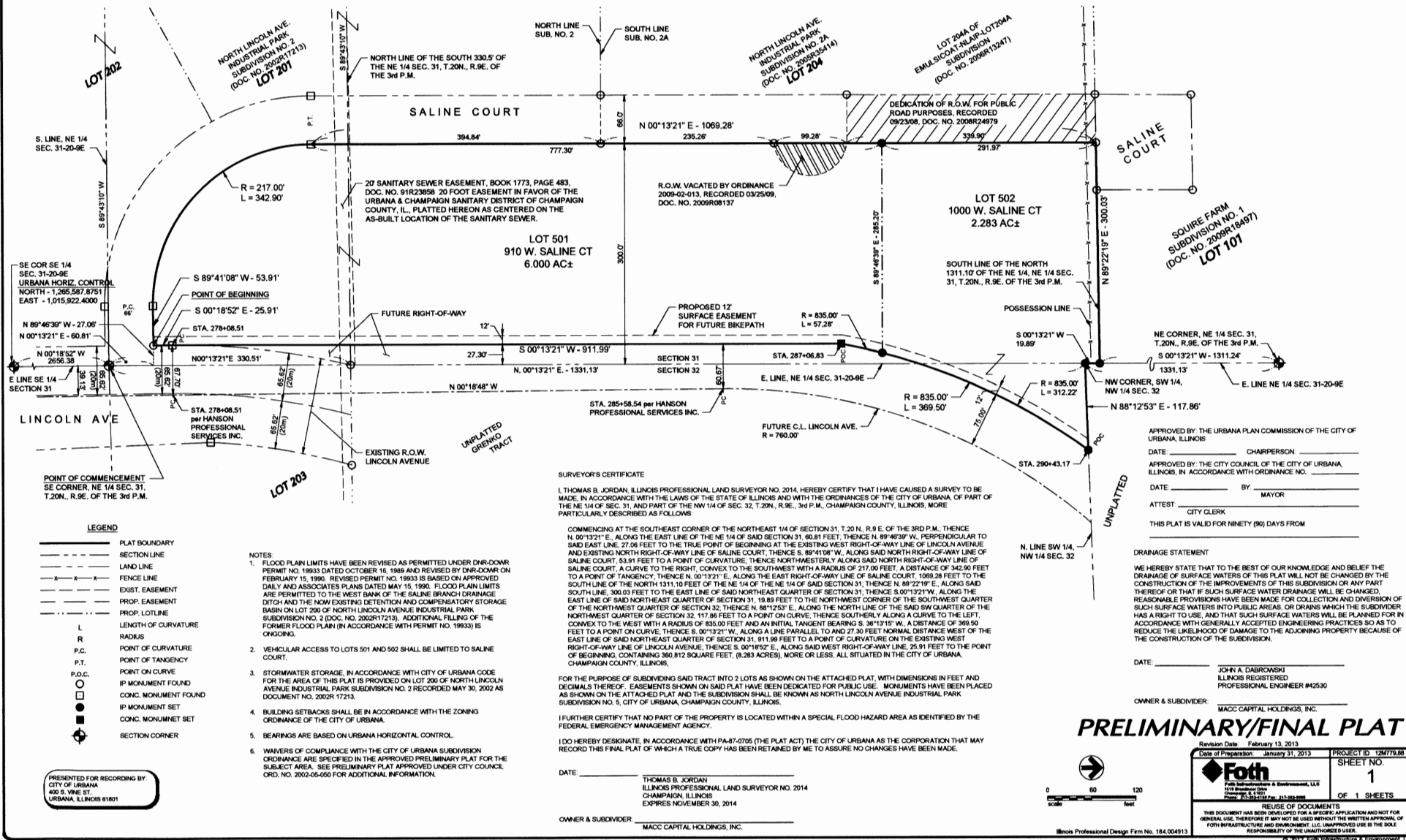
2013 .

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5

PART OF THE NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R.9E., 3rd P.M.

CITY OF URBANA, 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, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND WITH THE ORDINANCES OF THE CITY OF URBANA, OF PART OF THE NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R.9E., 3rd P.M., CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 31, T.20 N., R.9 E. OF THE 3RD P.M., THENCE N. 00°13'21" E., ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 31, 60.81 FEET; THENCE N. 89°46'39" W., PERPENDICULAR TO SAID EAST LINE, 27.06 FEET TO THE TRUE POINT OF BEGINNING AT THE EXISTING WEST RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND EXISTING NORTH RIGHT-OF-WAY LINE OF SALINE COURT; THENCE S. 89°41'08" W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF SALINE COURT, 53.91 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF SALINE COURT, A CURVE TO THE RIGHT, CONVEX TO THE SOUTHWEST WITH A RADIUS OF 217.00 FEET, A DISTANCE OF 342.90 FEET TO A POINT OF TANGENCY; THENCE N. 00°13'21" E., ALONG THE EAST RIGHT-OF-WAY LINE OF SALINE COURT, 109.28 FEET TO THE SOUTH LINE OF THE NORTH 1311.10 FEET OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE N. 89°22'19" E., ALONG SAID SOUTH LINE, 300.03 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE S. 00°13'21" W., ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31, 19.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE N. 88°12'53" E., ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, 117.86 FEET TO A POINT ON CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, CONVEX TO THE WEST WITH A RADIUS OF 835.00 FEET AND AN INITIAL TANGENT BEARING S. 36°13'15" W., A DISTANCE OF 369.50 FEET TO A POINT ON CURVE; THENCE S. 00°13'21" W., ALONG A LINE PARALLEL TO AND 27.30 FEET NORMAL DISTANCE WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31, 91.99 FEET TO A POINT OF CURVATURE ON THE EXISTING WEST RIGHT-OF-WAY LINE OF LINCOLN AVENUE; THENCE S. 00°18'52" E., ALONG SAID WEST RIGHT-OF-WAY LINE, 25.91 FEET TO THE POINT OF BEGINNING, CONTAINING 350,812 SQUARE FEET, (8,283 ACRES), MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO 2 LOTS AS SHOWN ON THE ATTACHED PLAT, WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, EASEMENTS SHOWN ON SAID PLAT HAVE BEEN DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.
 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 PA-87-0705 (THE PLAT ACT) THE CITY OF URBANA 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
 EXPIRES NOVEMBER 30, 2014

OWNER & SUBDIVIDER: _____
 MACC CAPITAL HOLDINGS, INC.

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 _____

DRAINAGE STATEMENT
 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 COLLECTION AND DIVERSION 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 GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: _____
 JOHN A. DABROWSKI
 ILLINOIS REGISTERED PROFESSIONAL ENGINEER #42530
 OWNER & SUBDIVIDER: _____
 MACC CAPITAL HOLDINGS, INC.

PRELIMINARY/FINAL PLAT

Revision Date: February 13, 2013	PROJECT ID: 12M779.08
Date of Preparation: January 31, 2013	SHEET NO. 1
Foth Infrastructure & Environment, LLC 1111 University City Champaign, IL 61820 Phone: 312.241.1111 Fax: 312.241.2222	OF 1 SHEETS

THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAUTHORIZED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

PRESENTED FOR RECORDING BY
 CITY OF URBANA
 400 S. VINE ST.
 URBANA, ILLINOIS 61801