ORDINANCE NO. <u>2019-02-013</u>

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT (Union Gardens Subdivision – Plan Case No. 2364-S-18)

WHEREAS, Trinitas Development, LLC. has submitted a Final Subdivision Plat for the Union Gardens Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Final Plat for the Union Gardens Subdivision is in general conformance with the Preliminary Plat for the Union Gardens Subdivision, which was approved by the Plan Commission on September 6, 2018 in Plan Case No. 2349-S-18; and,

WHEREAS, the Final Plat for the Union Gardens Subdivision meets the requirements of the Urbana Subdivision and Land Development Code; and,

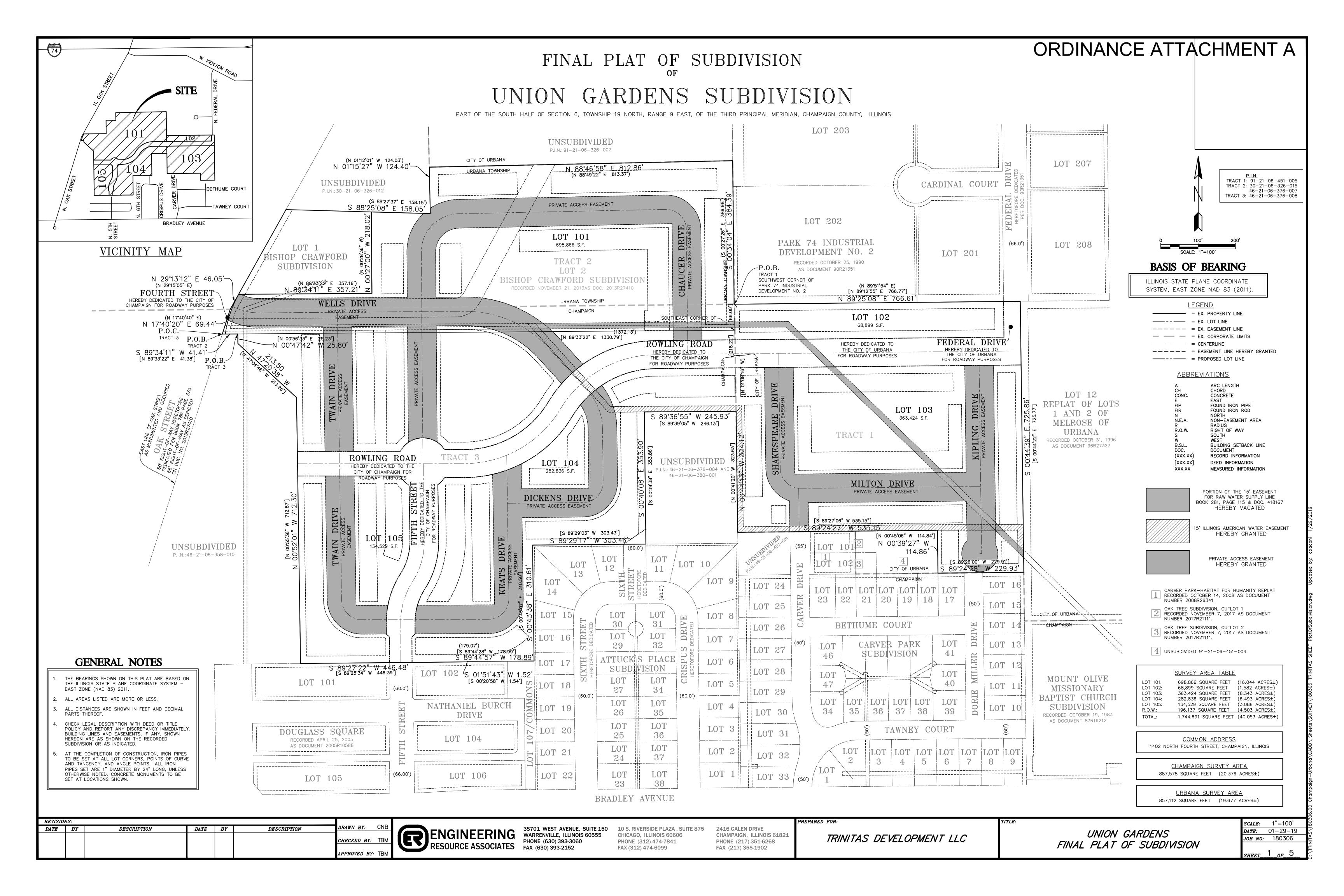
WHEREAS, the City Engineer has reviewed and approved the Final Plat for the Union Gardens Subdivision.

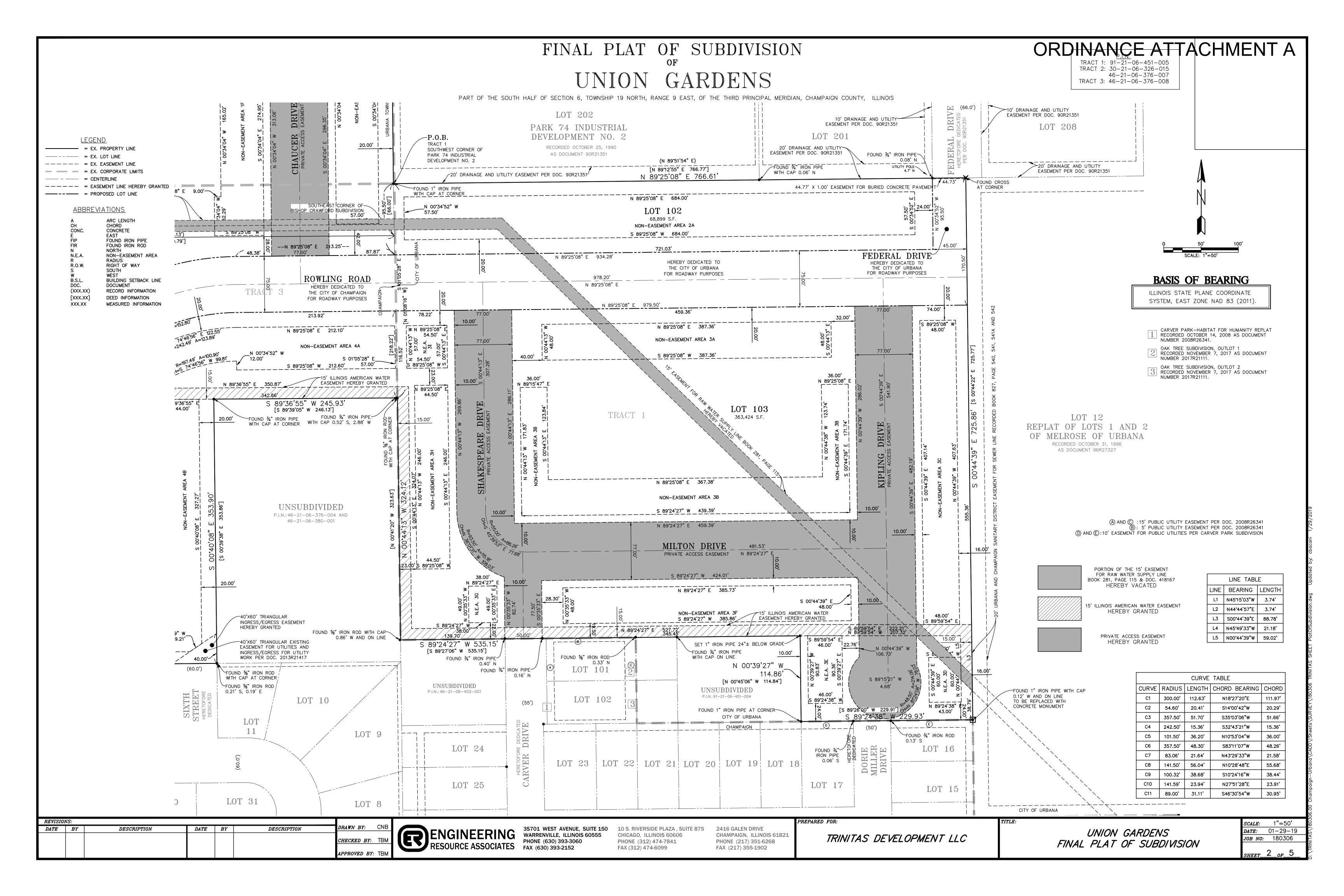
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

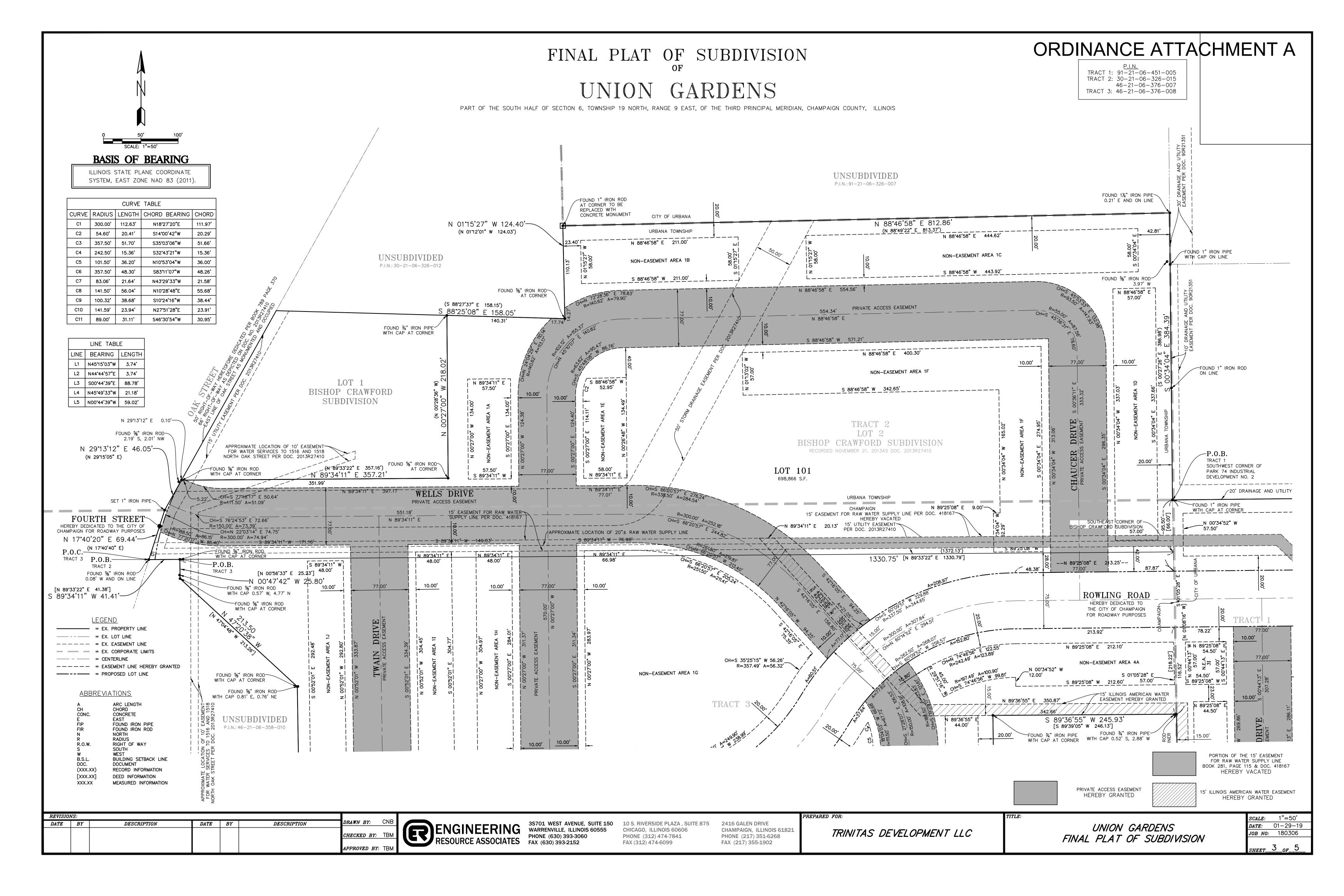
Section 1. The Final Plat for the Union Gardens Subdivision, attached hereto as Ordinance Attachment A, is hereby approved as platted.

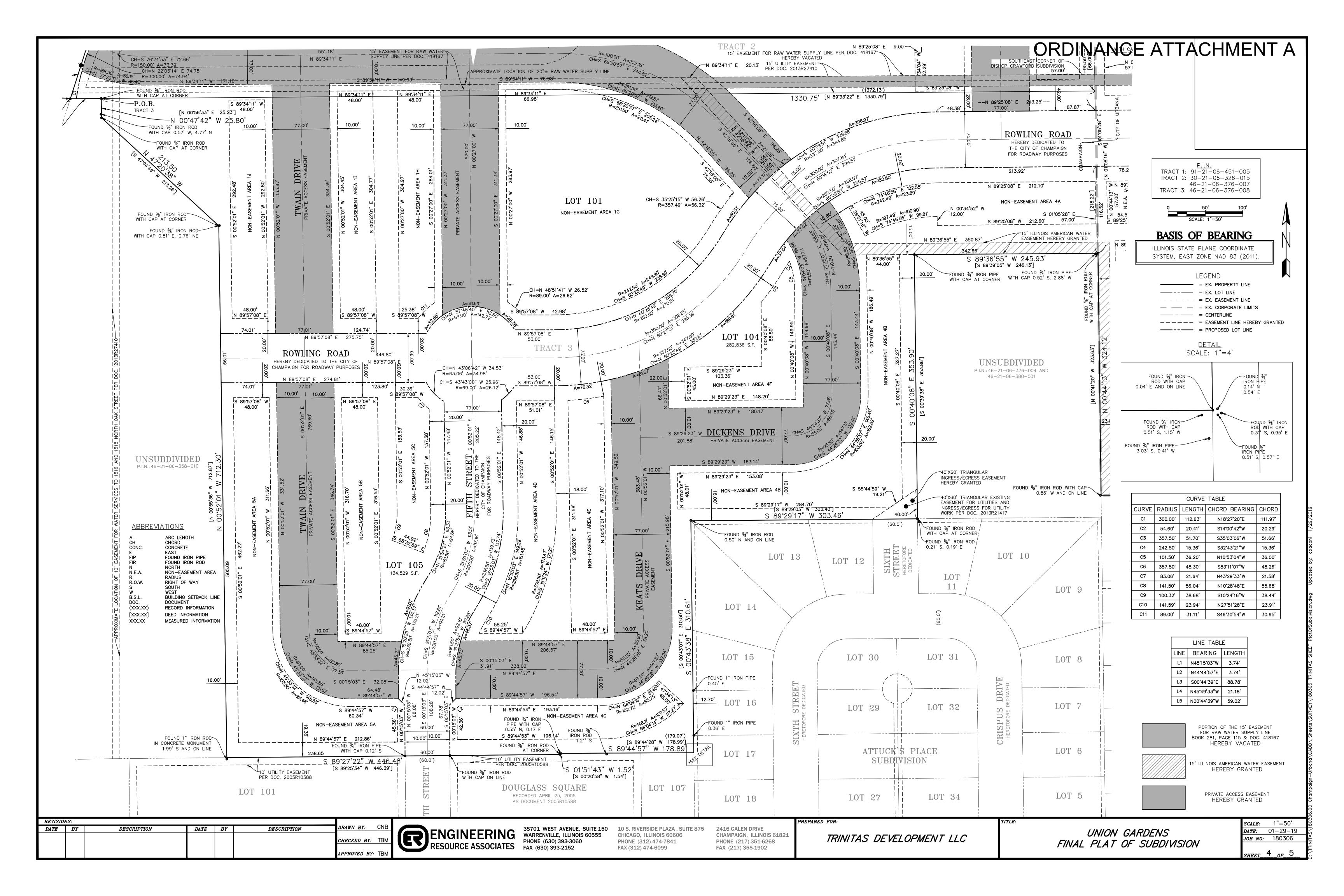
Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED BY THE	CITY COUNCIL this 4 th da	ay of <u>February</u> , 2019.	
AYES:	Jakobsson, Hazen, Miller, Ro	Loberts, Wu, Marlin	
NAYS:	Brown	CITY Ox	
ABSTENTIONS:	Hursey	Charles A. Srayth, City Clerk	
APPROVED BY T	HE MAYOR this <u>5th</u> day of <u></u>	February, 2019. Jeans Wolfe Marlin, Mayor	









FINAL PLAT OF SUBDIVISION

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

DWNER'S CERTIFICATE	URBANA CITY ENGINEER CERTIFICATE
STATE OF ILLINOIS	STATE OF ILLINOIS)
COUNTY OF	COUNTY OF CHAMPAIGN SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED ABOVE AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND, AND THAT SAID DWNERS HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND TO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.	I,, CITY ENGINEER OF THE CITY OF URBANA, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF THE CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.
DATED THIS DAY OF, A.D. 20	DATED AT URBANA, CHAMPAIGN COUNTY, ILLINOIS,
	THIS DAY OF, 20
NAME)	CITY ENGINEER
ADDRESS)	OTT ENGINEER
NOTARY CERTIFICATE	REGISTRATION NUMBER
STATE OF ILLINOIS SS	CITY OF CHAMPAIGN PLAN COMMISSION CERTIFICATE
COUNTY OF \ 33	STATE OF ILLINOIS)
,,A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE	COUNTY OF CHAMPAIGN SS
AFORESAID, DO HEREBY CERTIFY THAT	THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF CHAMPAIGN, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF, A.D. 20	DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS
SIVER CRUEN WIT HARD AND ROTALIAE SEAE HIIS DAT OF, A.D. 20	THIS DAY OF, A.D., 20
NOTARY PUBLIC	OLIVIDUAN.
MY COMMISSION EXPIRES:	CHAIRMAN
SCHOOL DISTRICT BOUNDARY STATEMENT (TRACT 1)	SECRETARY
STATE OF ILLINOIS)	
COUNTY OF	CHAMPAIGN CITY ENGINEER CERTIFICATE
THE UNDERSIGNED, REPRESENTING AS OWNER, AND, PURSUANT TO 765 ILCS 205/1 HEREBY STATES THAT, TO THE BEST OF HIS/HER KNOWLEDGE, THE	STATE OF ILLINOIS SS COUNTY OF CHAMPAIGN
SCHOOL DISTRICT IN WHICH THE PORTION OF THE SUBDIVISION SHOWN HEREON AND LEGALLY DESCRIBED AS TRACT 1 LIES IN URBANA SCHOOL DISTRICT #116	I,, CITY ENGINEER OF THE CITY OF CHAMPAIGN, ILLINOIS,
	HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF THE CITY AND HAVE BEEN APPROVED BY
DWNER SIGNATURE	ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF. DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS,
SUBSCRIBED AND SWORN TO BEFORE THIS DAY OF, 2019, A.D.	THIS DAY OF, 20
NOTARY PUBLIC	
	CITY ENGINEER
SCHOOL DISTRICT BOUNDARY STATEMENT (TRACT 2 AND TRACT 3)	DEOLOTE A TION. AND AND ADDRESS OF THE PROPERTY OF THE PROPERT
STATE OF ILLINOIS SS	REGISTRATION NUMBER URBANA CITY COLLECTOR CERTIFICATE
COUNTY OF) THE UNDERSIGNED, BEING DULY SWORN, UPON HIS OATH DEPOSES AND STATES THE FOLLOWING:	STATE OF ILLINOIS SS
THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF	COUNTY OF CHAMPAIGN
SUBDIVISION SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AS TRACT 2 AND TRACT 3 AND INCORPORATED BY REFERENCE HEREIN; AND TO THE BEST OF THE OWNERS KNOWLEDGE THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT.	I,, COLLECTOR FOR THE CITY OF URBANA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED
PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE	INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
CHAMPAIGN UNIT 4 SCHOOL DISTRICT 502 WEST WINDSOR ROAD	DATED AT URBANA, CHAMPAIGN COUNTY, ILLINOIS, THIS DAY OF, A.D., 20
CHAMPAIGN, ILLINOIS 61820 DATED THIS DAY OF, A.D. 20	
	CITY COLLECTOR
DWNER(S)	
LLINOIS AMERICAN WATER CERTIFICATE	CHAMPAIGN CITY COLLECTOR CERTIFICATE
STATE OF ILLINOIS)	STATE OF ILLINOIS SS COUNTY OF CHAMPAIGN
COUNTY OF SS	
VACATION OF THAT PART OF THE EASEMENT SHOWN HEREON APPROVED AND	I,, COLLECTOR FOR THE CITY OF CHAMPAIGN, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
ACCEPTED THIS DAY OF, A.D. 20	DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS,
LLINOIS AMERICAN WATER	THIS DAY OF, A.D., 20
3Y:	CITY COLLECTOR
SIGNATURE	ILLINOIS AMERICAN WATER EASEMENT PROVISIONS
NTLE:	A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ILLINOIS AMERICAN WATER, AND ITS
CITY OF URBANA FINAL PLAT OF MAJOR DEVELOPMENT CERTIFICATE	SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE") IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED "ILLINOIS AMERICAN WATER EASEMENT" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, OPERATING, MAINTAINING, INSPECTING, REMOVING, REPLACING, RELAYING, AND ADDING TO, FROM TIME TO TIME, PIPE OR PIPES, WITH NECESSARY FITTINGS, APPURTENANCES, AND ATTACHED FACILITIES, INCLUDING LATERALS AND CONNECTIONS FOR THE
STATE OF ILLINOIS SS	TRANSMISSION AND DISTRIBUTION OF WATER. TOGETHER WITH THE RIGHT TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, TO ENTER IN AND UPON THE PREMISES DESCRIBED ABOVE WITH MEN AND MACHINERY VEHICLES AND MATERIAL AT ANY AND ALL TIMES FOR THE BURDOSE OF
COUNTY OF CHAMPAIGN)	DESCRIBED ABOVE WITH MEN AND MACHINERY, VEHICLES AND MATERIAL AT ANY AND ALL TIMES FOR THE PURPOSE OF MAINTAINING, REPAIRING, RENEWING, OR ADDING TO THE AFORESAID WATER PIPE LINES AND APPURTENANCES; REMOVE TREES, BUSHES, UNDERGROWTH, AND OTHER OBSTRUCTIONS INTERFERING WITH THE ACTIVITIES AUTHORIZED HEREIN; AND FOR DOING
APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS	ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREIN GRANTED. THE RIGHT OF THE GRANTOR TO FREELY USE AND ENJOY ITS INTEREST IN THE PREMISES IS RESERVED TO GRANTOR, ITS
DATE: CHAIRPERSON:	SUCCESSORS AND ASSIGNS INSOFAR AS THE EXERCISE THEREOF DOES NOT ENDANGER OR INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF GRANTER'S WATER PIPE LINES AND ATTACHED FACILITIES, EXCEPT THAT NO BUILDING, STRUCTURE, OR SIMILAR IMPROVEMENTS SHALL BE ERECTED WITHIN SAID EASEMENT, NOR SHALL THE GRADE OR GROUND
APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS,	COVER OVER GRANTEE'S FACILITIES BE SUBSTANTIALLY ALTERED, WITHOUT THE CONSENT OF THE GRANTEE. NOTWITHSTANDING THE FOREGOING, THE GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN TEN (10) FEET,
	MEASURED HORIZONTALLY, FROM THE SAID WATER MAINS EXCEPT PIPES CROSSING SAME AT RIGHT ANGLES, IN WHICH LATTER CASE, A MINIMUM DISTANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE PIPES. ALL SEWER PIPES SHALL BE LAID BELOW THE WATER MAINS. NO EXCAVATION OR BLASTING SHALL BE CARRIED ON WHICH IN ANY WAY ENDANGERS OR MIGHT
N ACCORDANCE WITH ORDINANCE NO	BELOW THE WATER MAINS. NO EXCAVATION OR BLASTING SHALL BE CARRIED ON WHICH IN ANY WAY ENDANGERS OR MIGHT ENDANGER THE WATER PIPE LINES AND ATTACHED FACILITIES.
DATE:, MAYOR	

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE STATE OF ILLINOIS COUNTY OF___ THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION 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 NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF SAID SUBDIVISION. DATED THIS ____, A.D. 20 _____. CHAMPAIGN CITY COUNCIL CERTIFICATE STATE REGISTRATION NUMBER COUNTY OF CHAMPAIGN THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT. DATED AT CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS THIS_____, A.D., 20_____ CITY OF URBANA CLERK CERTIFICATE STATE OF ILLINOIS COUNTY OF CHAMPAIGN , CITY CLERK OF THE CITY OF URBANA, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS . 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS BY THE REGULATIONS OF SAID CITY. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF URBANA, ILLINOIS, THIS_____, A.D., 20_____. CITY CLERK CITY OF CHAMPAIGN CLERK CERTIFICATE STATE OF ILLINOIS COUNTY OF CHAMPAIGN , CITY CLERK OF THE CITY OF CHAMPAIGN, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS , 20___, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE MEETING HELD ON HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS BY THE REGULATIONS OF SAID CITY. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF CHAMPAIGN, ILLINOIS, THIS_____, A.D., 20_____. CITY CLERK **BLANKET EASEMENT PROVISIONS** A PERPETUAL EASEMENT, DESIGNATED FOR UNDERGROUND, AND SURFACE PUBLIC UTILITIES AND DRAINAGE, ARE

HEREBY RESERVED FOR AND GRANTED TO UNDERGROUND UTILITY PROVIDERS OF GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS AND INCLUDING THE CITY OF CHAMPAIGN, THE CITY OF URBANA. COUNTY OF CHAMPAIGN, AMEREN ILLINOIS, ILLINOIS AMERICAN WATER, COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV), i3 BROADBAND AND AT&T ILLINOIS (TELEPHONE), THEIR SUCCESSORS AND ASSIGNEES, IN ALL OF LOTS 101-105 EXCEPT WHERE BUILDING STRUCTURES WILL LIE IN NON-EASEMENT AREAS, INCLUDING ALL PLATTED EASEMENT AREAS, STREETS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT SHALL BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF ANY AND ALL PUBLIC UTILITIES, DRAINAGE LOCALITIES, AND RELATED APPURTENANCES IN, OVER, ACROSS, ALONG, AND UPON THE SO DESIGNATED PROPERTY. SAID EASEMENT SHALL INCLUDE THE RIGHT TO ENTER THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. AND THE RIGHT WITHOUT LIABILITY TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN WITHOUT CONSENT OF GRANTEES. NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR PLACED IN ANY SUCH EASEMENT AREA, STREETS, OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USES BE MADE THERE OF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED SUCH EASEMENT SHALL FURTHER BE FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS

OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH UNDERGROUND UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS. SUCH EASEMENT SHALL SURVIVE THE VACATION BY THE PROPER AUTHORITY OF ANY STREETS AND OTHER PUBLIC WAY AND PLACE SHOWN ON THIS PLAT UNLESS OTHERWISE EXPRESSLY MENTIONED IN THE ORDINANCE OF VACATION.

PRIVATE ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED ACROSS AREAS SHOWN HEREON AS "PRIVATE ACCESS EASEMENT" TO THE OWNERS OF ALL LOTS WITHIN UNION GARDENS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, VISITORS AND THEIR DESIGNEES FOR PERPETUAL PEDESTRIAN USE, ENJOYMENT, PEDESTRIAN INGRESS AND EGRESS, AND ALSO FOR THE PERPETUAL VEHICULAR ACCESS AND VEHICULAR INGRESS AND EGRESS OVER THE PAVED ROADWAY WITHIN SAID EASEMENT. THE PRIVATE ACCESS EASEMENT SHALL NOT BE USED BY SAID OWNERS, SUCCESSORS AND ASSIGNS, VISITORS AND DESIGNEES IN A MANNER THAT WOULD BLOCK OR RESTRICT THE ACCESS AND FREE FLOW OF TRAFFIC TO ANY INDIVIDUAL LOT PLATTED HEREON.

INGRESS/EGRESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED ACROSS THE AREA SHOWN HEREON AS "INGRESS/EGRESS EASEMENT" TO THE ADJACENT PROPERTY OWNER(S), THEIR SUCCESSORS AND ASSIGNS, VISITORS AND THEIR DESIGNEES FOR PERPETUAL PEDESTRIAN USE, ENJOYMENT, PEDESTRIAN INGRESS AND EGRESS, AND ALSO FOR THE PERPETUAL VEHICULAR ACCESS AND VEHICULAR INGRESS AND EGRESS WITHIN SAID EASEMENT. THE EASEMENT AREA SHALL NOT BE USED BY SAID OWNERS, SUCCESSORS AND ASSIGNS, VISITORS AND DESIGNEES IN A MANNER THAT WOULD BLOCK OR RESTRICT THE ACCESS AND FREE FLOW OF TRAFFIC ACROSS THE EASEMENT AREA.

PREPARED FOR:

ORDINANCE ATTACHMENT A

COUNTY	CLERK'S	CERTIFICATE

STATE OF ILLINOIS COUNTY OF CHAMPAIGN

COUNTY CLERK OF CHAMPAIGN COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF CHAMPAIGN COUNTY, ILLINOIS,

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE

_____ DAY OF ______, A.D., 20_____. COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

COUNTY OF CHAMPAIGN) THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS, ON THE

_____ DAY OF_____, A.D., 20___, AT ____ O'CLOCK ___.M. AS DOCUMENT NUMBER ______

COUNTY RECORDER

STATE OF ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS

COUNTY OF DUPAGE S

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HAVE SURVEYED AND

TRACT 1: BEGINNING AT AN IRON ROD SITUATED IN THE SOUTH ONE—HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, SAID IRON PIPE ALSO BEING A PART OF THE BOUNDARY MONUMENTS OF THE CHURCH OF THE LIVING GOD PLAT OF SURVEY, RECORDED AS DOCUMENT NO. 2011R22983, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER, SAID PIPE ALSO BEING SITUATED AT THE SOUTHWEST CORNER OF PARK 74 INDUSTRIAL DEVELOPMENT NO.2; THENCE NORTH 89 DEGREES 12 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 766.77 FEET TO A CHISELED CROSS SITUATED AT THE NORTHWEST CORNER OF THE REPLATS OF LOTS 1 AND 2 OF MELROSE OF URBANA; THENCE SOUTH 00 DEGREES 44 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SAID REPLATS OF LOTS 1 AND 2, A DISTANCE OF 725.77 FEET TO AN IRON ROD BEARING A DAMAGED CAP SITUATED AT THE NORTHEAST CORNER OF CARVER PARK SUBDIVISION TO URBANA; THENCE SOUTH 89 DEGREES 26 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 229.91 FEET TO AN IRON PIPE FOUND SITUATED AT THE NORTHEAST CORNER OF LOT 18 OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 114.84 FEET TO AN IRON ROD BEARING A CAP STAMPED 2537 SAID ROD ALSO BEING SITUATED ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 48 OF SAID CARVER PARK SUBDIVISION; THENCE SOUTH 89 DEGREES 27 MINUTES 06 SECONDS WEST, ALONG SAID EXTENSION, A DISTANCE OF 535.15 FEET TO A ROD BEARING A CAP STAMPED 2537 SITUATED ON THE EAST LINE OF THE BAPTIST MISSIONARY CHURCH PROPERTY; THENCE NORTH OO DEGREES 41 MINUTES 20 SECONDS WEST, ALONG SAID EAST LINE OF THE CHURCH PROPERTY, A DISTANCE OF 323.63 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462; THENCE NORTH 01 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 218.22 FEET TO AN IRON ROD SITUATED AT THE SOUTHEAST CORNER OF THE BISHOP CRAWFORD SUBDIVISION, AS SAID SUBDIVISION IS RECORDED AS DOCUMENT NO. 2013R27410, DATED NOVEMBER 21, 2013, IN THE OFFICE OF THE AFORESAID CHAMPAIGN COUNTY RECORDER; THENCE CONTINUING NORTH 01 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING, BEING SITUATED WITHIN THE LIMITS OF THE CITY OF URBANA, IN CHAMPAIGN, COUNTY, ILLINOIS.

TRACT 2: LOT 2 OF BISHOP CRAWFORD SUBDIVISION. AS PER PLAT RECORDED NOVEMBER 21, 2013 AS DOCUMENT NUMBER 2013R27410. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT IN SAID SUBDIVISION; THENCE NORTH 17 DEGREES 40 MINUTES 40 SECONDS EAST. A DISTANCE OF 69.44 FEET: THENCE NORTH 29 DEGREES 15 MINUTES 05 SECONDS EAST. A DISTANCE OF 46.05 FEET: THENCE NORTH 89 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 357.16 FEET: THENCE NORTH 00 DEGREES 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 218.02 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 158.15 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 01 SECONDS WEST, A DISTANCE OF 124.03 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 22 SECONDS EAST, A DISTANCE OF 813.37 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 26 SECONDS EAST, A DISTANCE OF 386.98 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 33 MINUTES 22 SECONDS WEST, A DISTANCE OF 1372.13 FEET TO THE POINT OF BEGINNING, SITUATED IN CHAMPAIGN COUNTY, ILLINNOIS.

TRACT 3: COMMENCING AT AN IRON ROD BEARING A CAP STAMPED REX 2537 SITUATED ON THE EAST RIGHT OF WAY LINE OF OAK STREET, ALSO BEING SITUATED AT THE SOUTHWEST CORNER OF THE BISHOP CRAWFORD SUBDIVISION SITUATED IN THE SOUTH ONE-HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHAMPAIGN AND THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, AS SAID SUBDIVISION IS RECORDED ON DOCUMENT NO. 2013R27410, DATED NOVEMBER 21, 2013, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION ON A BEARING OF NORTH 89 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 41.38 FEET, TO AN IRON ROD BEARING A CAP STAMPED REX 2537 SITUATED AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1330.79 FEET TO AN IRON ROD BEARING A CAP STAMPED REX 2537 SITUATED AT THE SOUTHEAST CORNER OF SAID BISHOP CRAWFORD SUBDIVISION; THENCE SOUTH 01 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 218.22 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462, SAID IRON ROD ALSO BEING SITUATED AT THE NORTHEAST CORNER OF THE BAPTIST MISSIONARY CHURCH PROPERTY; THENCE SOUTH 89 DEGREES 39 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID CHURCH PROPERTY A DISTANCE OF 246.13 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID CHURCH PROPERTY, A DISTANCE OF 353.86 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462. SITUATED AT THE NORTHWEST CORNER OF LOT 11 OF ATTUCK'S PLACE SUBDIVISION; THENCE SOUTH 89 DEGREES 29 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF SAID ATTUCK'S SUBDIVISION, A DISTANCE OF 303.43 FEET TO A POINT SITUATED 0.50 FEET SOUTH OF AN IRON PIPE BEARING A CAP STAMPED 1462, SAID PIPE ALSO SITUATED IN THE NORTH ROOT OF A LARGE LOCUST TREE, AFORESAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID ATTUCK'S PLACE SUBDIVISION; THENCE SOUTH OO DEGREES 43 MINUTES 07 SECONDS EAST, ALONG THE WEST LINE OF SAID ATTUCK'S SUBDIVISION, A DISTANCE OF 310.50 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462, SITUATED AT THE NORTHEAST CORNER OF DOUGLAS SQUARE SUBDIVISION; THENCE SOUTH 89 DEGREES 44 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID DOUGLAS SQUARE SUBDIVISION: A DISTANCE OF 178.99 FEET TO AN IRON ROD BEARING A CAP STAMPED HDC: THENCE SOUTH OO DEGREES 20 MINUTES 58 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1.54 FEET TO AN IRON ROD STAMPED HDC: THENCE SOUTH 89 DEGREES 25 MINUTES 34 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 446.39 FEET TO A POINT SITUATED 2.13 FEET NORTH OF A CONCRETE MONUMENT; THENCE NORTH OO DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 712.87 FEET; THENCE NORTH 47 DEGREES 04 MINUTES 48 SECONDS WEST, A DISTANCE OF 213.26 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 25.23 FEET TO THE POINT OF BEGINNING, BEING SITUATED WITHIN THE LIMITS OF THE CITY OF CHAMPAIGN, IN CHAMPAIGN, COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY OF URBANA AND THE CITY OF CHAMPAIGN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. AT THE COMPLETION OF CONSTRUCTION, IRON PIPES TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE AND TANGENCY, AND ANGLE POINTS ALL IRON PIPES SET ARE 1" DIAMETER BY 24" LONG, UNLESS OTHERWISE NOTED. CONCRETE MONUMENTS TO BE SET AT LOCATIONS SHOWN.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17019C0313D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.

I FURTHER CERTIFY THAT, PORTIONS OF THIS SUBDIVISION LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA AND THE CITY OF CHAMPAIGN, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

I HEREBY GRANT PERMISSION TO THE THE CITY OF URBANA CLERK AND THE CITY OF CHAMPAIGN CLERK OR AN EMPLOYEE OF THE CITY OF URBANA AND THE CITY OF CHAMPAIGN CLERK'S OFFICES TO RECORD THIS PLAT. THE REPRESENTATIVES SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019 FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782 LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186 LICENSE EXPIRES APRIL 30, 2019

DATE OF FIELD SURVEY: MAY 7, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LAY B. MAP 3782 **PROFESSIONAL** SURVEYOR STATE OF ILLINOIS

REVISIONS: DATE BY DESCRIPTION

DATE BY

DESCRIPTION

APPROVED BY: TBN



NGINEERING 35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555

3S701 WEST AVENUE, SUITE 150 10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099

2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902

TRINITAS DEVELOPMENT LLC

UNION GARDENS FINAL PLAT OF SUBDIVISION

SCALE: N/A *DATE*: 01-29-19

SHEET__5_OF__