

ORDINANCE NO. 2023-09-033

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT

(Fieldstone Subdivision No. 1 / Plan Case 2478-S-23)

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Nolan Atkins, on behalf of Fieldstone Investments, LLC, has submitted a Final Subdivision Plat for the Fieldstone Subdivision No. 1 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, the Final Plat for Fieldstone Subdivision No. 1 meets the requirements of the Urbana Land Development Code; and

WHEREAS, the City Engineer has reviewed and approved the Final Plat for Fieldstone Subdivision No. 1; and

WHEREAS, the Plan Commission voted six (6) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the proposed final plat.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The Final Plat for Fieldstone Subdivision No. 1, attached hereto as Ordinance Attachment A, is hereby approved as platted.

Section 2.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and

publication in accordance with Section 1-2-4 of the Illinois Municipal Code. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

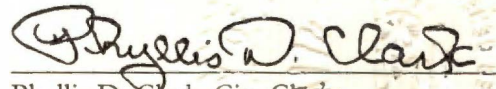
This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 25th day of September, 2023.

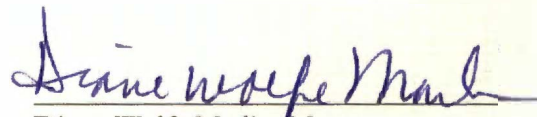
AYES: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAYS: None

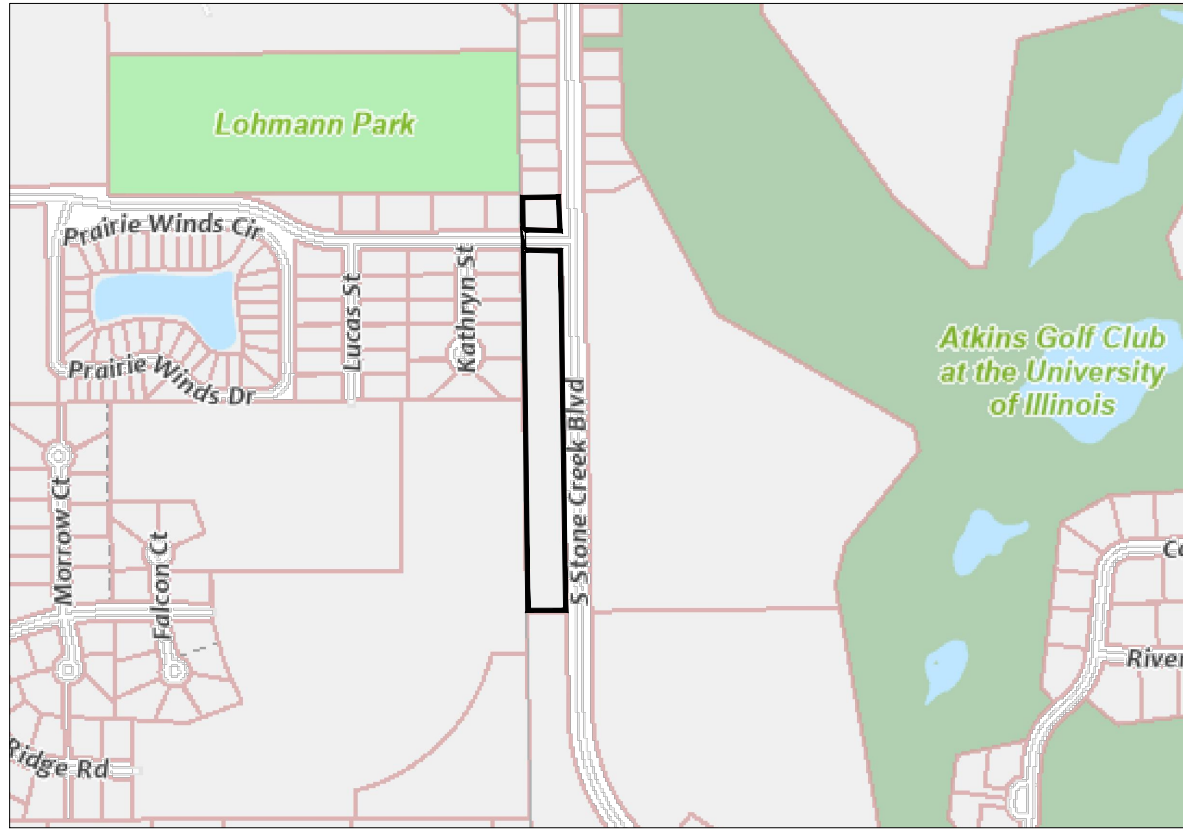
ABSTENTIONS: None


Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 26th day of September, 2023.


Diane Wolfe Marlin, Mayor

File Name: S:\000 Projects\380 Break Shot Property Management Group\38022002 Break Shot Stone Creek Sub\CAD\38022002 plat.dwg

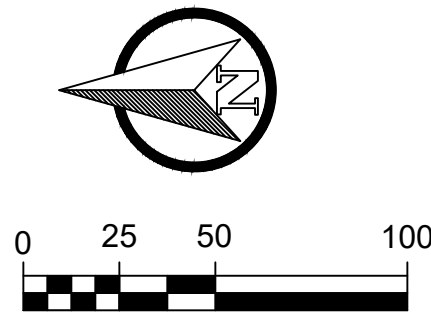


LOCATION MAP
(NOT TO SCALE)

FINAL PLAT
FIELDSTONE SUBDIVISION NO.1
A PART OF THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

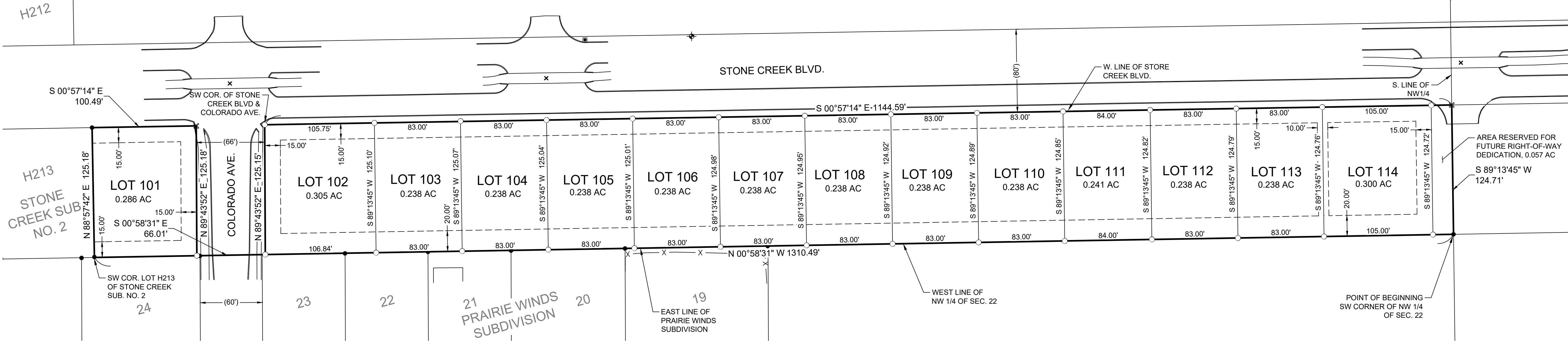
SUBDIVIDER/OWNER
FIELDSTONE INVESTMENTS, LLC
4102A FIELDSTONE ROAD
CHAMPAIGN, IL 61822
PH. 217.693.5601

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784
CHAMPAIGN, IL 61824-0784
PH. 217.202.8049



PRESENTED FOR RECORDING BY: CITY OF URBANA
RETURNED TO: PRECISION ENGINEERING GROUP, INC.

SPACE RESERVED FOR
RECORDER'S STAMP



SURVEYOR'S NOTES

- Field work was completed for this project on February 7, 2023.
- This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
- The subdivision is located within the corporate limits of the City of Urbana.
- All required public improvements including storm sewer, storm water management, storm water detention, water main, streets, sidewalks, and sanitary sewer systems have been constructed in accordance with the current City of Urbana standards and shall be constructed within easements as necessary.
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- No part of this property is in the Special Flood Hazard Area as defined by FEMA.

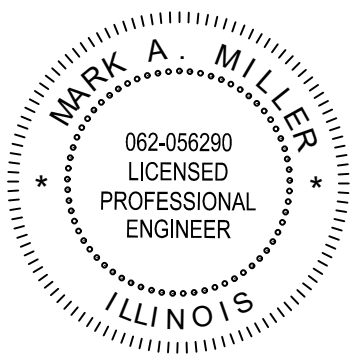
This tract of land is located in Zone(s) "X" on the Special Flood Hazard Area identified for the City of Urbana, Illinois, by the Federal Emergency Management Agency on the Flood Insurance Rate Maps, Panel Number 17019C0431D and 17019C0450D, both dated October 2, 2013.
- Tract does not lie within 500 feet of a point on a water course draining over 640 acres.
- Legal description was prepared by the surveyor.

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 an part thereof or that if such surface water drainage will be changed, reasonable provisions have been made for the 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 the generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Mark A. Miller
Illinois Licensed Professional Engineer No. 062.056290
License Expires 11/30/23

Owner: Fieldstone Investments, LLC
Date



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) s.s.

I, Merle E. Ingersoll, Jr., being Illinois Professional Land Surveyor Number 035.003202, do hereby certify that at the request of the owner, Fieldstone Investments, Inc., I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tracts of land:

A tract of land being part of the Northwest Quarter of Section 22, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being described as follows, with bearing on Illinois State Plane East Zone datum:

Beginning at an iron pipe found at the Southwest corner of the Northwest Quarter of said Section 22, proceed North 00° 58' 31" West, 1310.49 feet along the West line of the Northwest Quarter of said Section 22, line also being the Southern extension of the East line of Prairie Winds Subdivision to the Southwest corner of Lot H213 of Stone Creek Subdivision No. 2 as recorded in the Champaign County Recorder's Office; thence North 88° 57' 42" East, 125.18 feet along the South line of said Lot H213 to the West line of Stone Creek Boulevard; thence South 00° 57' 14" East, 100.49 feet along said West line of Stone Creek Boulevard to a chiseled "X" on the North line of Colorado Avenue; thence South 89° 43' 52" West, 125.18 feet along the North line of said Colorado Avenue to an iron rod monument set on the said West line of the Northwest Quarter; thence South 00° 58' 31" East 66.00 feet to an iron rod monument set on the South line of Colorado Avenue, point also being on the East line of Lot 23 of said Prairie Winds Subdivision; thence North 89° 43' 52" East, 125.15 feet along the South line of said Colorado Avenue to an iron rod monument set at the Southwest corner of Colorado Avenue and Stone Creek Boulevard; thence South 00° 57' 14" East, 1144.59 feet along the West line of Stone Creek Boulevard to a chiseled "X" monument set on the South line of the Northwest Quarter of said Section 22; thence South 89° 13' 45" West, 124.71 feet along the South line of the Northwest Quarter of said Section 22 to the point of beginning, encompassing 3.570 acres, more or less.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways and other areas into which said lands have been so subdivided; and have numbered the lots which numbers are shown in larger size on said plat; and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas; and that reference has been made upon said plat to permanent survey monuments; and have placed survey monuments as shown on the plat; and the Subdivision shall be known as "Fieldstone Subdivision No. 1".

Signed and sealed this 1st day of August, 2023.

Merle E. Ingersoll, Jr.
Merle E. Ingersoll, Jr.
Illinois Professional Land Surveyor No. 035.003202
License Expires November 30, 2024



APPROVALS


Approved by the Urbana Plan Commission of the City of Urbana, Illinois:

Date: _____ By: _____
Chairperson

Approved by the City Council of the City of Urbana, Illinois in accordance with Ordinance No. _____

Date: _____ By: _____
Mayor

Attest: _____ City Clerk, _____ Date

REV. #		REV. DATE:		REVISION MADE:	
DATE:		08/01/23	SCALE:	AS SHOWN	
FIELD BOOK:		38/p1-5,28-32	DRAWN BY: MAM		
CHECKED BY: MEI					
FINAL PLAT				 PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	
FIELDSTONE SUBDIVISION NO. 1 PART OF SEC. 22, T.19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS				FILE # 38022002	
				SHEET 1 OF 1	