

# FINAL PLAT LIBERTY ON THE LAKE LAKE II PHASE 2

VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS  
A PART OF THE SW 1/4, SEC. 35, T 19N, R8E

PRESENTED FOR RECORDING BY:

RETURN TO:



LOCATION

WEST LINE NW1/4, SECTION 35

CITY OF CHAMPAIGN CORPORATE BOUNDARY  
VILLAGE OF SAVOY CORPORATE BOUNDARY

## LOCATION MAP

NOT TO SCALE

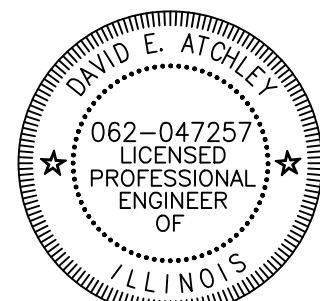
### SURVEYOR'S NOTES

- Field work was completed for this project on August 23, 2017.
- This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
- The subdivision is located within the corporate limits of the Village of Savoy.
- The subdivision is in the boundaries of the Phinney Branch Basin Drainage District.
- Storm water management and storm water detention provided with Phase 1. Storm water detention shall be provided by the existing basin located within Lot 302. All required public improvements including storm sewer, water main, streets, sidewalks and sanitary sewer systems will be constructed in accordance with the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" (current edition), "Standard Specifications for Water and Sewer Main Construction in Illinois" (current edition), Illinois American Water Company Specifications, Urbana-Champaign Sanitary District Specifications and the current Village of Savoy Ordinances.
- Current zoning for this subdivision is R-2.
- Building setback lines for this subdivision shall be per annexation agreement as follows:  
Front Yard = 25'  
Side Yard = 6'  
Rear Yard = 20% of lot depth-Max. req, 25'
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- This tract of land is located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as indicated on Flood Insurance Rate Map Panel Number 17019C 0425D with effective date October 2, 2013.
- Tract does lie within 500 feet of a point on a water course draining over 640 acres.

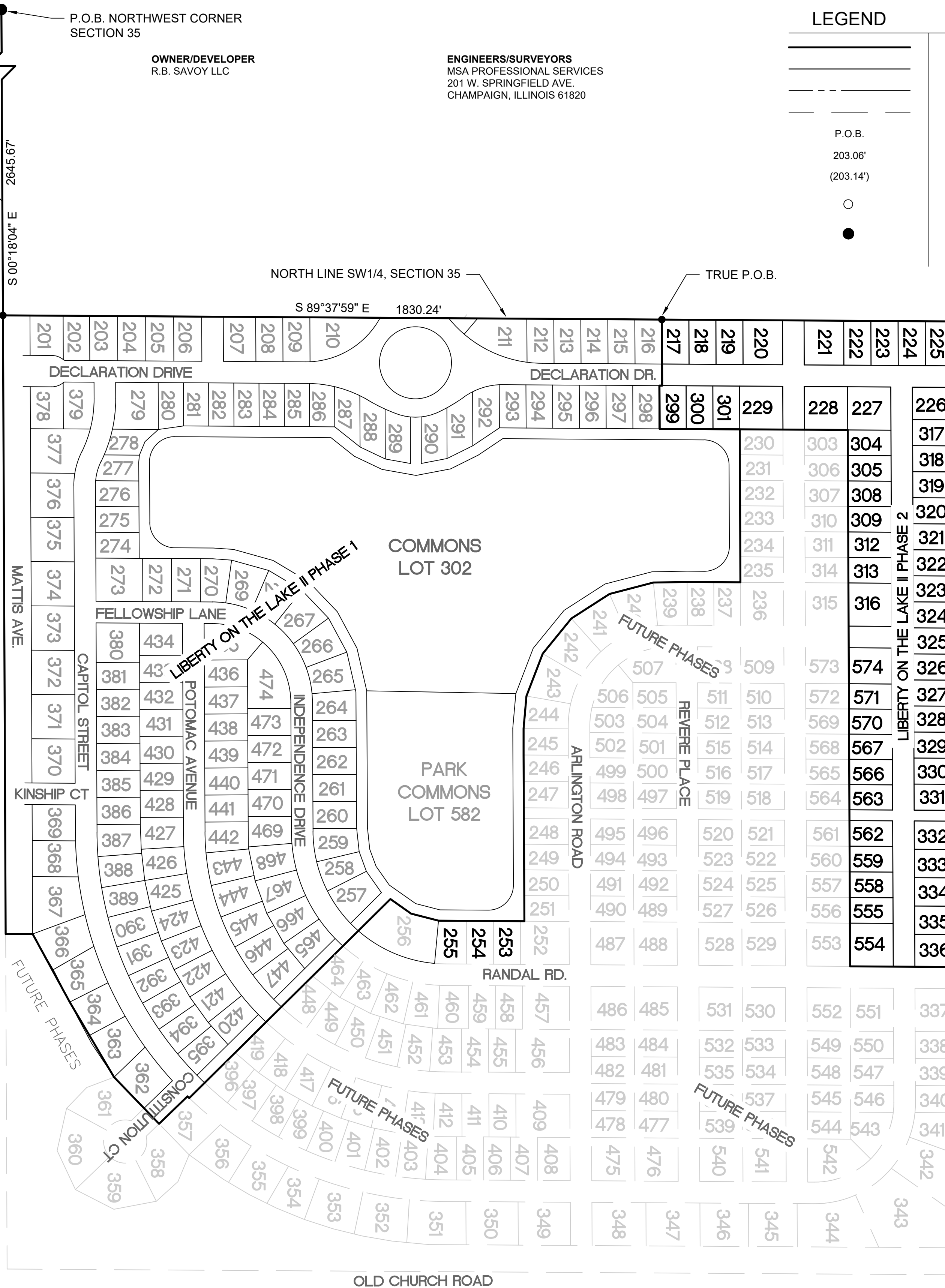
### DRAINAGE STATEMENT

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: \_\_\_\_\_  
David E. Atchley  
Illinois Licensed Professional Engineer No. 47257  
License Expires 11-30-19

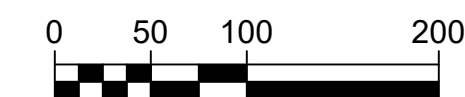
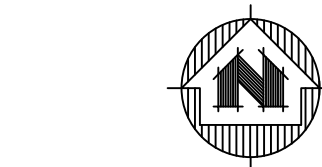


Date: \_\_\_\_\_  
Owner & Subdivider:  
R.B. SAVOY LLC



### LEGEND

	BOUNDARY OF PLAT
	PROPOSED LOT LINE
	EASEMENT LINE
	FUTURE PROPERTY LINE
	POINT OF BEGINNING
	SURVEYED DIMENSION
	DIMENSION OF RECORD
	SET 1/2" x 30" IRON WITH PLASTIC CAP "MSA"
	FOUND IRON ROD



SPACE RESERVED FOR  
RECORDERS STAMP

### FINAL PLAT APPROVAL

The final plat entitled LIBERTY ON THE LAKE II PHASE 2 has received a recommendation for (approval) (disapproval) by the Planning Commission of Savoy, Illinois, this \_\_\_ day of \_\_\_\_\_, 2018.

Chair Person \_\_\_\_\_

The final plat entitled LIBERTY ON THE LAKE II PHASE 2 has received approval by the Board of Trustees of the VILLAGE OF SAVOY, ILLINOIS. This plat shall be recorded with the recorder of deeds, Champaign County, Illinois, within one (1) year of this date, otherwise this plat shall become void.

President, Board of Trustees \_\_\_\_\_ Date \_\_\_\_\_

Village Clerk \_\_\_\_\_ Date \_\_\_\_\_

### SURVEYOR'S CERTIFICATE - NEEDS REVISION

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

I, David E. Atchley, being Illinois Professional Land Surveyor Number 2950, do hereby certify that at the request of the owners, R.B. Savoy LLC, I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

A tract of land being part of the Southwest Quarter of Section 35, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Beginning at the Northwest corner of Section 35, proceed South 00° 18' 04" East 2645.67 feet on a local bearing along the West line of the Northwest Quarter of Section 35; thence South 89° 37' 59" East 1830.24 feet on a local bearing along the North line of the Southwest Quarter of Section 35 to a True Point of Beginning; thence South 89° 37' 59" East 806.95 feet on a local bearing along the North line of the Southwest quarter of Section 35 to the Northeast corner of the Southwest Quarter of Section 35; thence South 00° 25' 33" East 1793.45 feet on a local bearing along the East line of the Southwest Quarter of Section 35; thence North 89° 39' 09" West 297.43 feet; thence North 00° 14' 58" West 1490.08 feet; thence North 89° 39' 09" West 522.52 feet; thence North 00° 14' 58" West 120.01 feet; thence South 89° 39' 09" East 7.50 feet; thence North 00° 14' 58" West 183.57 feet to the True Point of Beginning, said tract encompassing 15.740 acres more or less in Champaign County, Illinois.

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 "Liberty on the Lake II Phase 2".

Signed and sealed this \_\_\_\_\_ day of March, 2018.

David E. Atchley  
Illinois Professional Land Surveyor No. 2950  
License Expires 11/30/19



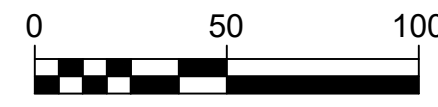
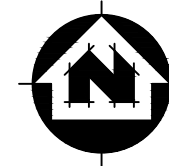
PROJECT NO.:	15924002	SCALE:	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:		DRAWN BY:	NWL				
F.B.:		CHECKED BY:	DEA				

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**LIBERTY ON THE LAKE II PHASE 2**  
R.B. SAVOY  
VILLAGE OF SAVOY, ILLINOIS

**FINAL PLAT**

FILE NO. 15924002  
SHEET 1 OF 3

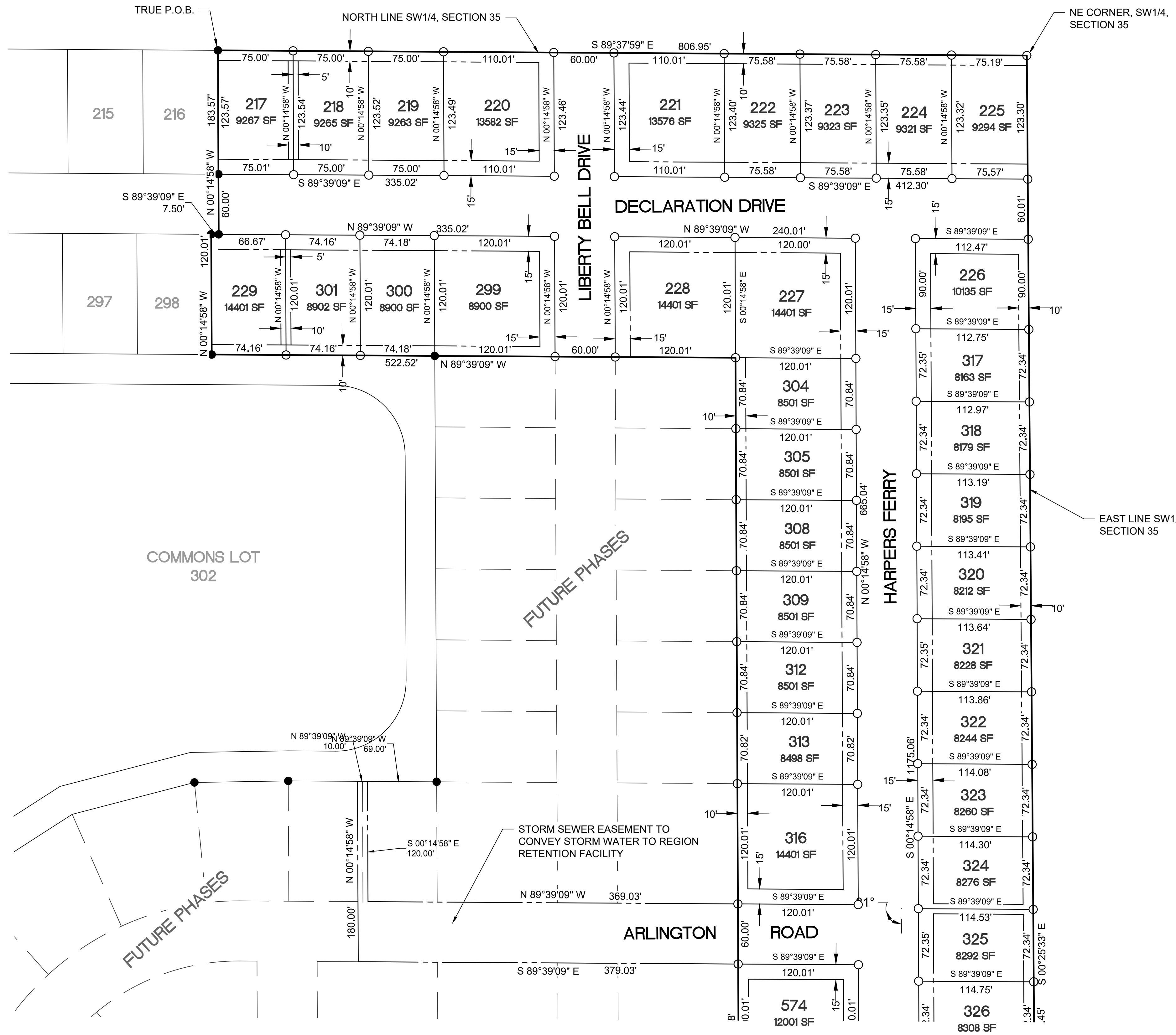


PRESENTED FOR RECORDING BY:

RETURN TO:

**LEGEND**

	BOUNDARY OF PLAT
	PROPOSED LOT LINE
	EASEMENT LINE
	FUTURE PROPERTY LINE
	P.O.B.
	203.06'
	(203.14')
	POINT OF BEGINNING
	SURVEYED DIMENSION
	DIMENSION OF RECORD
	SET 1/2" x 30" IRON WITH PLASTIC CAP "MSA"
	FOUND IRON ROD



SPACE RESERVED FOR RECORDER'S STAMP

PROJECT NO.:	15924002	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:		DRAWN BY:	NWL			
F.B.:		CHECKED BY:	DEA			
PLOT DATE: 4/19/18, P:\159008\159209\159241\15924002\CADD\Survey\Final Plat\15924002 Final Plat.dwg						



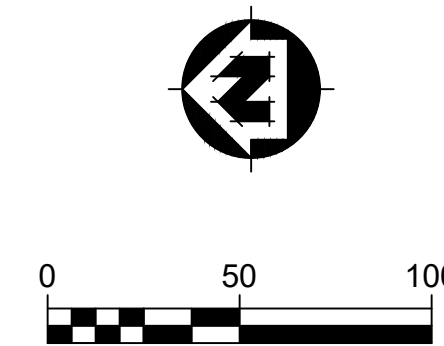
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**LIBERTY ON THE LAKE II PHASE 2**  
 R.B.SAVOY  
 VILLAGE OF SAVOY, ILLINOIS

FINAL PLAT

FILE NO.  
**15924002**  
 SHEET  
**2 OF 3**

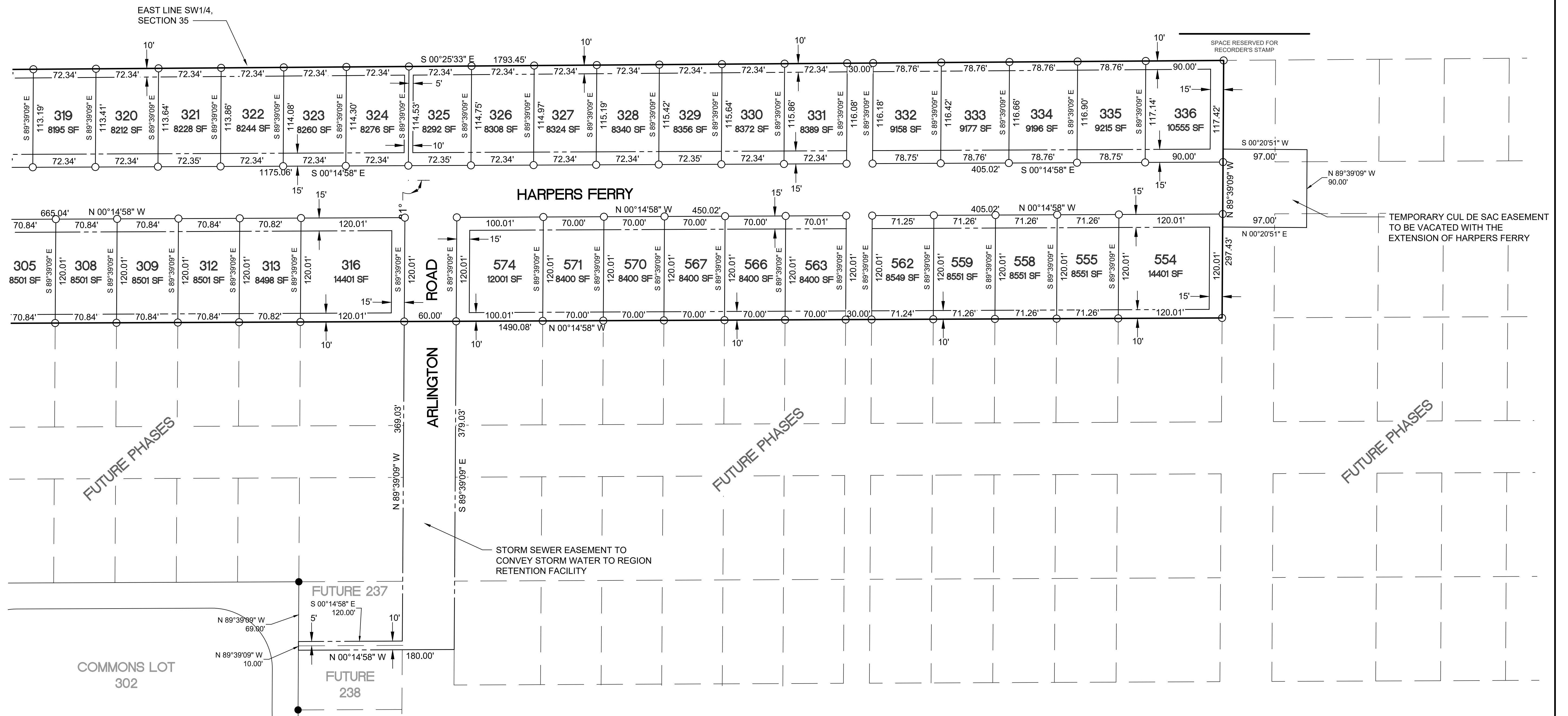
LEGEND



- BOUNDARY OF PLAT
- PROPOSED LOT LINE
- EASEMENT LINE
- FUTURE PROPERTY LINE
- P.O.B. POINT OF BEGINNING
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LIBERTY ON THE LAKE II PHASE 2  
 R.B.SAVOY  
 VILLAGE OF SAVOY, ILLINOIS

FINAL PLAT

FILE NO.  
 15924002  
 SHEET  
 2 OF 2