

PRESENTED FOR RECORDING BY:

RETURN TO:



SITE LOCATION

VICINITY MAP N.T.S.

SPACE RESERVED FOR RECORDER'S STAMP

FINAL PLAT LAKE FALLS SUBDIVISION PHASE 5 AN ADDITION TO THE VILLAGE OF SAVOY CHAMPAIGN COUNTY, ILLINOIS A PART OF THE S 1/2 OF SECTION 1, T18N, R8E OF THE 3rd P.M.

SUBDIVIDER/OWNER LAKE FALLS LLC 2301 VILLAGE GREEN PLACE SUITE C CHAMPAIGN, IL 61822 PH. 217-355-1202 SURVEYOR/ENGINEER PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PH. 217-202-8049

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, Lake Falls, LLC, 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 a part of the South Half of Section 1, Township 18 North, Range 8 East of the Third Principal Meridian, more particular described as follows:

Beginning at an iron rod monument found with cap number 3842 at the Southwest corner of Lot 415 in Lake Falls Subdivision Phase 4 as recorded on Lake Falls Subdivision Phase 4 at the Champaign County Recorder's Office as Document Number 2017R03129, also being on the southwestern boundary of a tract as described on Trustee's Deed as recorded at the Champaign County Recorder's Office on Document Number 2017R03129; thence along the southern boundary of said tract on Trustee's Deed on the following described courses: North 83° 17' 56" West, 58.00 feet to an iron rod monument set; North 89° 41' 29" West, 260.00 feet to an iron tubeco pipe monument with cap number 3842 found; North 80° 16' 23" West, 185.96 feet to an iron tubeco pipe monument with cap number 3842 found at the Southwest corner of said tract on Trustee's Deed; thence North 01° 46' 17" West, 1009.98 feet along the West line of said tract to an iron tubeco pipe monument with cap number 3842 found at the Northwest corner of said tract on Trustee's Deed; thence North 88° 13' 58" East, 776.70 feet along the North line of said tract on Trustee's Deed to an iron rod monument set; thence South 01° 46' 02" East, 120.00 feet to an iron rod monument set; thence North 88° 13' 58" East, 55.92 feet to an iron rod monument set; thence South 01° 46' 02" East, 287.24 feet to a 5/8" iron rod monument with cap number 3842 found at the Northern most corner of Lot 418 of said Lake Falls Subdivision Phase 4; thence along the Western boundary of Lake Falls Subdivision Phase 4 on the following described courses: South 42° 02' 07" West 462.45 feet to a 5/8" iron rod monument with cap number 3842 found at the Southwest corner of Lot 417 of said Lake Falls Subdivision Phase 4; South 69° 33' 35" East, 74.38 feet to a 5/8" iron rod monument with cap stamped 3842 found on the Southern line of Lot 417 of said Lake Falls Subdivision Phase 4; South 65° 14' 22" East, 101.14 feet to iron rod monument set at the Northwest corner of Lot 416 of said Lake Falls Subdivision Phase 4; South 34° 06' 54" West, 123.90 feet to a 5/8" iron rod monument with cap number 3842 found at the Southwest corner of Lot 416, being on the Northeastly right-of-way of Lake Falls Boulevard; South 34° 20' 22" West, 60.04 feet to a 5/8" iron rod monument with cap number 3842 found on the Southwesterly right-of-way of Lake Falls Boulevard; 16.61 feet along an arc to the right, concave to the Southwest with a radius of 223.00 feet and a chord bearing of South 54° 01' 51" East to a 5/8" iron rod monument with cap number 3842 found at the Northwest corner of Lot 415, also being on the southwestern right-of-way of Lake Falls Boulevard; South 38° 27' 32" West 120.03 feet along the Northwestern line of Lot 415 of said Lake Falls Subdivision Phase 4 to the point of beginning, encompassing 16.926 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 "Lake Falls Subdivision Phase 5".

Signed and sealed this \_\_\_ day of February, 2024.

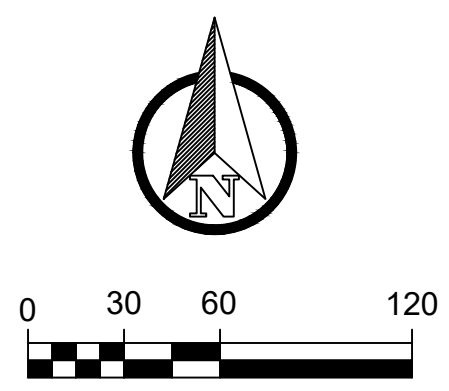
Merle E. Ingersoll, Jr. Illinois Professional Land Surveyor No. 035.003202 License Expires November 30, 2024



Table with 3 columns: REV. #, REV. DATE, REVISION MADE. Includes fields for DATE, SCALE, FIELD BOOK, DRAWN BY, CHECKED BY, and a section for the final plat title and sheet information.

LEGEND

- BOUNDARY OF TRACTS SURVEYED
PROPOSED LOT LINE
EXISTING LOT LINE
EASEMENT LINE
SETBACK LINE
DIMENSION OF RECORD
MEASURED DIMENSION
FOUND IRON ROD
SET 1/2" x 30" IRON ROD WITH PLASTIC CAP "PRECISION"
CONCRETE MONUMENT SET
LOT ADDRESS
POINT OF BEGINNING



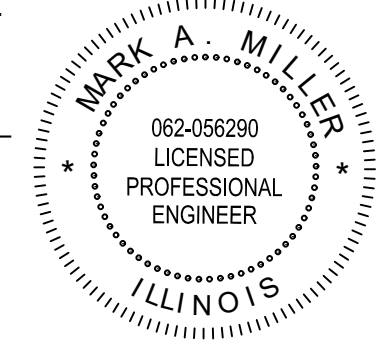
SURVEYOR'S NOTES

- 1. Field work was completed for this project on February 20, 2024.
2. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
3. I set or found the corner monuments as shown on the Plat.
4. Subsurface and environmental conditions were not examined or considered as a part of this survey.
5. These tracts of land are located in Zone "X" (area of minimal flood hazard) on the Special Flood Hazard Area identified for the Village of Savoy, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17019C0450D, effective date October 2, 2013.
6. The subdivision is located with the corporate limits of the Village of Savoy.
7. The subdivision is in the boundaries of the Upper Embarras Basin Drainage District.
8. Current zoning for this subdivision is R-2.
9. Storm water management and storm water detention provided with Lake Falls Subdivision Phase 1.
10. Building setback lines for this subdivision shall be per annexation agreement as follows:
11. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.

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 11/30/25



Owner/Subdivider: Lake Falls LLC

FINAL PLAT APPROVAL

The final plat entitled Lake Falls Subdivision Phase 5 has received a recommendation for approval by the Planning Commission of Savoy, Illinois this \_\_\_ day of \_\_\_, 2024.

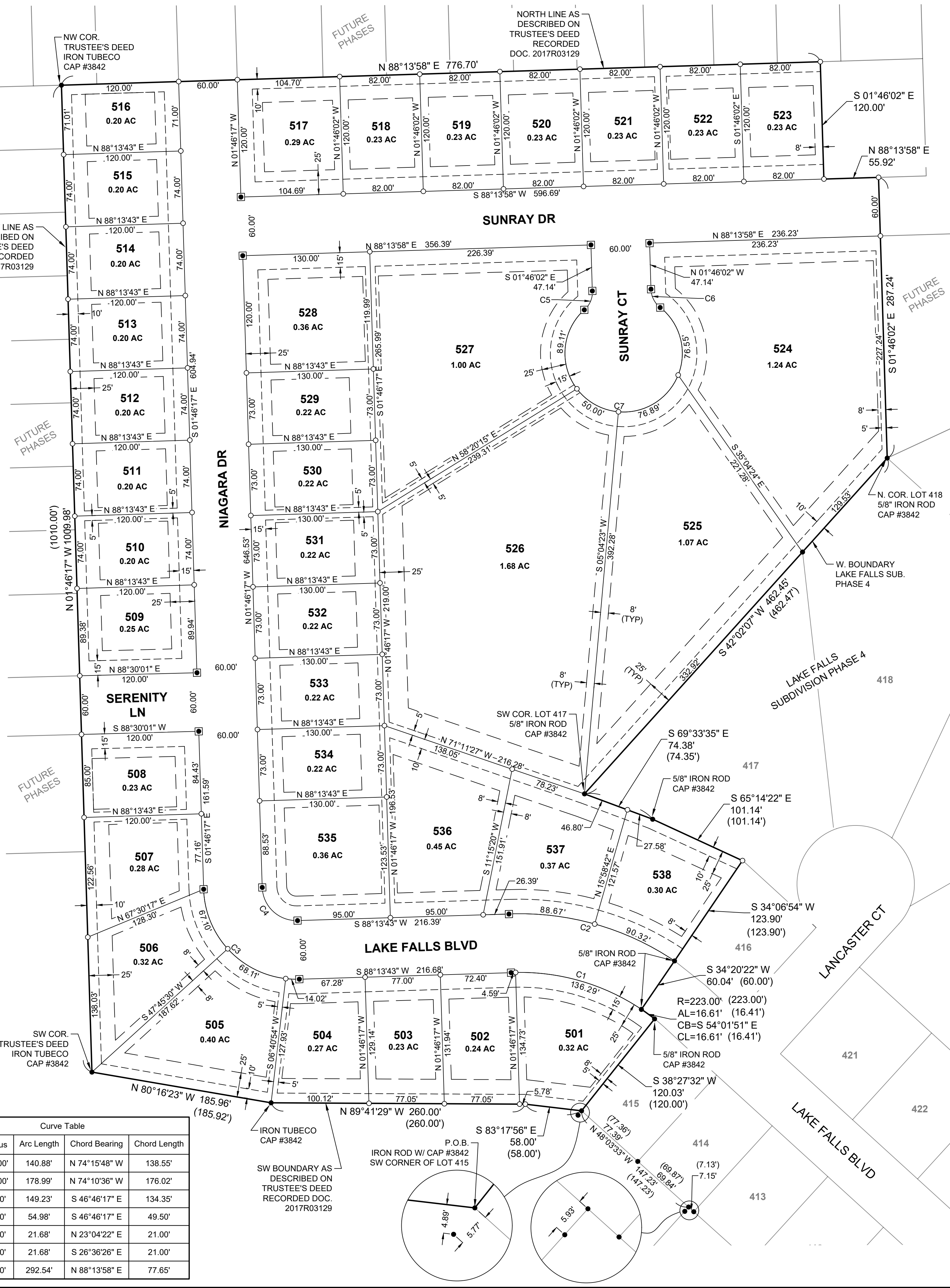
Chairperson

The final plat entitled Lake Falls Subdivision Phase 5 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 becomes void.

President, Board of Trustees

Village Clerk

Curve Table with columns: Curve #, Radius, Arc Length, Chord Bearing, Chord Length. Lists curves C1 through C7 with their respective dimensions.



File Name: S:\000 Projects\147 Signature Homes\14722004 Lake Falls Sub. 9\CAD\14722004 PLAT.dwg