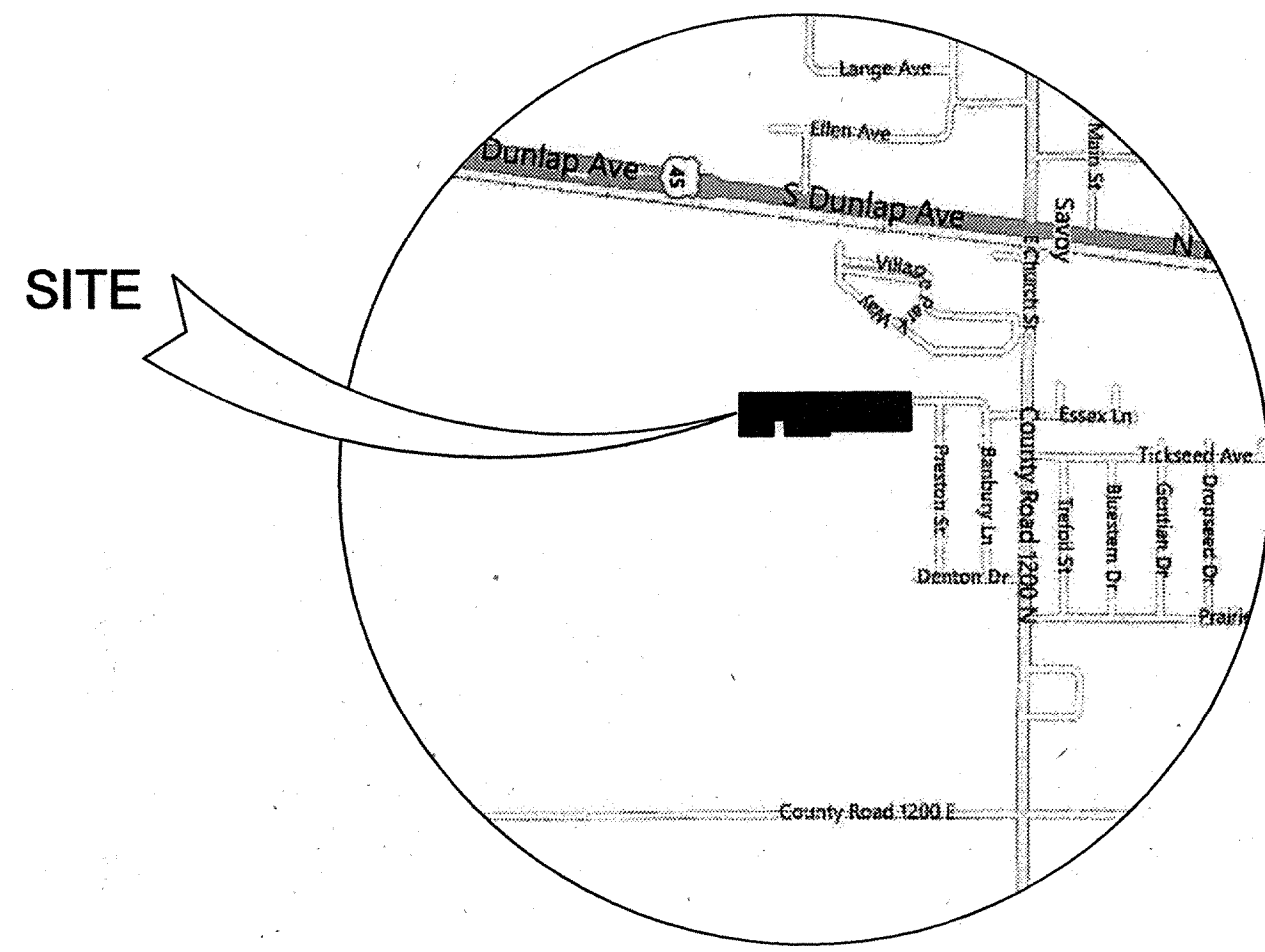


LEGEND

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



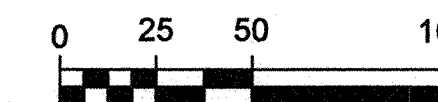
**FINAL PLAT
PRAIRIE MEADOWS SUBDIVISION PHASE III
AND A REPLAT OF LOT 200 OF
PRAIRIE MEADOWS SUBDIVISION PHASE II
VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS
A PART OF THE NE 1/4, SEC. 1, T 18N, R8E**

OWNER/DEVELOPER
SAVOY DEVELOPERS, INC.

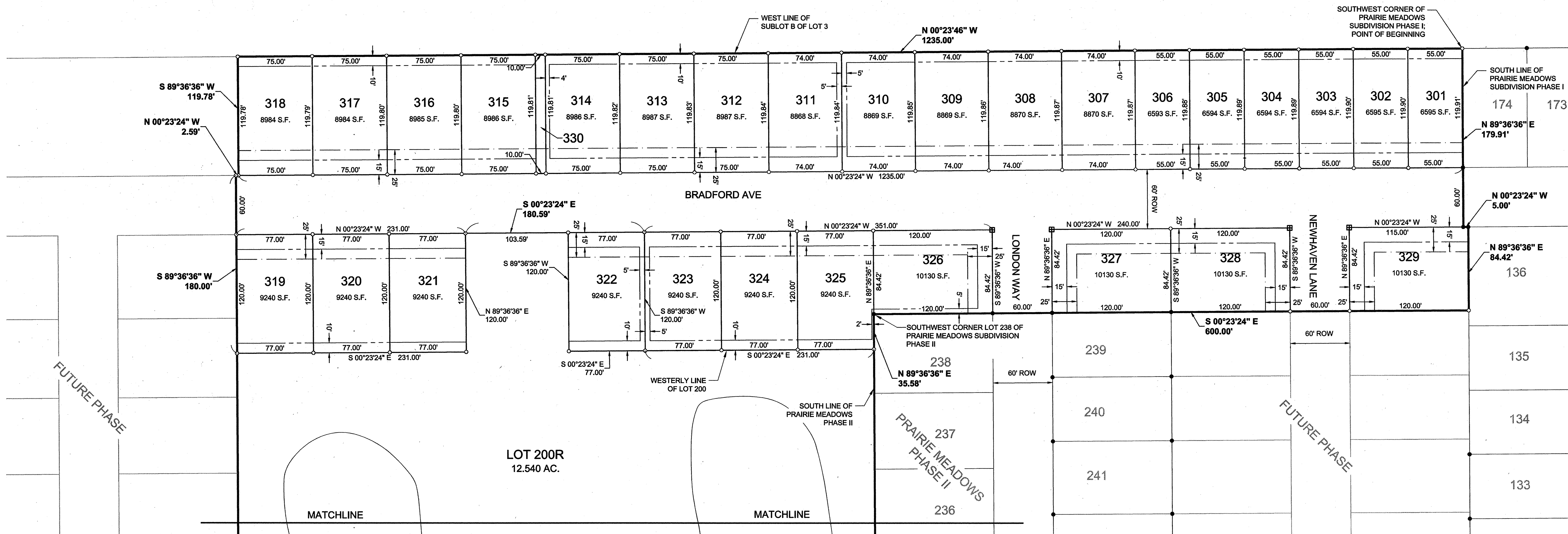
ENGINEERS/SURVEYORS
MSA PROFESSIONAL SERVICES
201 W. SPRINGFIELD AVE.
CHAMPAIGN, ILLINOIS 61820

PRESENTED FOR RECORDING BY:
RETURN TO:

SPACE RESERVED FOR
RECORDER'S STAMP



EXISTING DANA COLBERT
PARK STORM WATER BASIN



PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
12614012	AS SHOWN				
08/26/15	DRAWN BY: MAM				
CHECKED BY: DEA					

MSA
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
201 W. Springfield Ave. Champaign, IL 61820
217-352-6976 Fax: 217-356-0570
Web Address: www.msa-ps.com
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FINAL PLAT

PRAIRIE MEADOWS PHASE III
SIGNATURE HOMES
SAVOY, ILLINOIS

FILE NO.
12614012
SHEET
1 of 3

FINAL PLAT
PRAIRIE MEADOWS SUBDIVISION PHASE III
AND A REPLAT OF LOT 200 OF PRAIRIE MEADOWS SUBDIVISION PHASE II
 VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS
 A PART OF THE NE $\frac{1}{4}$, SEC. 1, T 18N, R8E

PRESENTED FOR RECORDING BY:

RETURN TO:

OWNER/DEVELOPER
 SAVOY DEVELOPERS, INC.

ENGINEERS/SURVEYORS
 MSA PROFESSIONAL SERVICES
 201 W. SPRINGFIELD AVE.
 CHAMPAIGN, ILLINOIS 61820

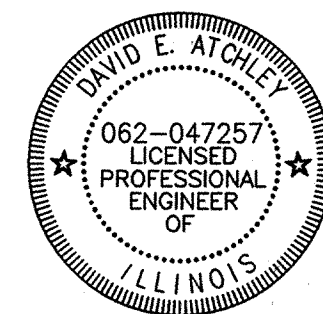
SURVEYOR'S NOTES - NEEDS REVISION

1. Field work was completed for this project on August 24, 2015.
2. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
3. The subdivision is located within the corporate limits of the Village of Savoy.
4. The subdivision is in the boundaries of the Upper Embarras Basin Drainage District.
5. Storm water management and storm water detention provided with Phase 1. Storm water detention shall be provided by the existing basin located within Lot 200. 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.
6. Current zoning for this subdivision is R-2.
7. Lots 200 and 330 are non-buildable lots to be designated as drainage and utility easements in their entirety.
8. 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'
9. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
10. 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 0450D with effective date October 2, 2013.
11. Tract does not 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.

David E. Atchley Date: 10/15/15
 David E. Atchley
 Illinois Licensed Professional Engineer No. 47257
 License Expires 11-30-15



[Signature] Date: 10/16/15
 Owner & Subdivider:
 SAVOY DEVELOPERS, INC.

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, Savoy Developers, Inc., 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 Northeast Quarter of Section 1, Township 18 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Beginning at the Southwest Corner of Prairie Meadows Subdivision, Phase I, a subdivision as recorded at the Champaign County Recorder's Office; proceed North 89° 36' 36" East 179.91 feet along the South Line of said subdivision; thence North 00° 23' 24" West 5.00 feet along the East Right of Way Line of Bradford Avenue; thence North 89° 36' 36" East 84.42 feet along the said South Line of Prairie Meadows Subdivision, Phase I; thence South 00° 23' 24" East 600.00 feet to the Southwest Corner of Lot 238 of Prairie Meadows Subdivision Phase II; thence North 89° 36' 36" East 35.58 feet along the said South Line; thence South 00° 23' 24" East 231.00 feet; thence South 89° 36' 36" West 120.00 feet; thence South 00° 23' 24" East 180.59 feet; thence North 89° 36' 36" East 120.00 feet; thence South 00° 23' 24" East 231.00 feet; thence South 89° 36' 36" West 180.00 feet; thence North 00° 23' 24" West 2.59 feet; thence South 89° 36' 36" West 119.78 feet to the West Line of Sublot B of Lot 3 as shown on the Plat of Survey recorded in Plat Book B at page 180 in the office of the Recorder of Champaign County; thence North 00° 23' 46" West 1235.00 feet along the said West Line to the Point of Beginning encompassing 7.538 acres, more or less in Champaign County, Illinois.

AND ALSO

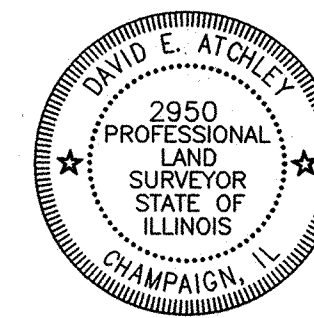
Lot 200 of Prairie Meadows Subdivision Phase 2, a subdivision recorded at the Champaign County Recorder's Office as Document 2013R03769 encompassing 12.752 acres more or less in Champaign County, Illinois.

Total area equals 20.290 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 "Prairie Meadows Subdivision Phase III".

Signed and sealed this 15 day of October, 2015.

David E. Atchley
 David E. Atchley
 Illinois Professional Land Surveyor No. 2950
 License Expires 11/30/16



FINAL PLAT APPROVAL

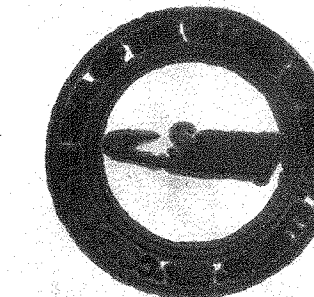
The final plat entitled PRAIRIE MEADOWS SUBDIVISION PHASE III has received a recommendation for (approval) (disapproval) by the Planning Commission of Savoy, Illinois, this 26th day of Oct, 2015.

Bob Bush
 Bob Bush
 Chair Person

The final plat entitled PRAIRIE MEADOWS SUBDIVISION PHASE III 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.

Robert McCarty 11-4-15
 Robert McCarty
 President, Board of Trustees Date

Billie J. Krueger 11-4-15
 Billie J. Krueger
 Village Clerk Date



SPACE RESERVED FOR
 RECORDER'S STAMP

PROJECT NO.: 12614012	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE: 08/26/15	DRAWN BY: MAM	-	-	-	-
CHECKED BY: DEA	-	-	-	-	-
PLOT DATE: 10/15/15, \technas2\projects\12600s\12610s\12614\12614012\CADD\C3D\12614012 design.dwg					

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 201 W. Springfield Ave. Champaign, IL 61820
 217-352-6976 Fax: 217-356-0570
 Web Address: www.msa-ps.com
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FINAL PLAT

PRAIRIE MEADOWS PHASE III
 SIGNATURE HOMES
 SAVOY, ILLINOIS

FILE NO.
 12614012
 SHEET
 3 of 3