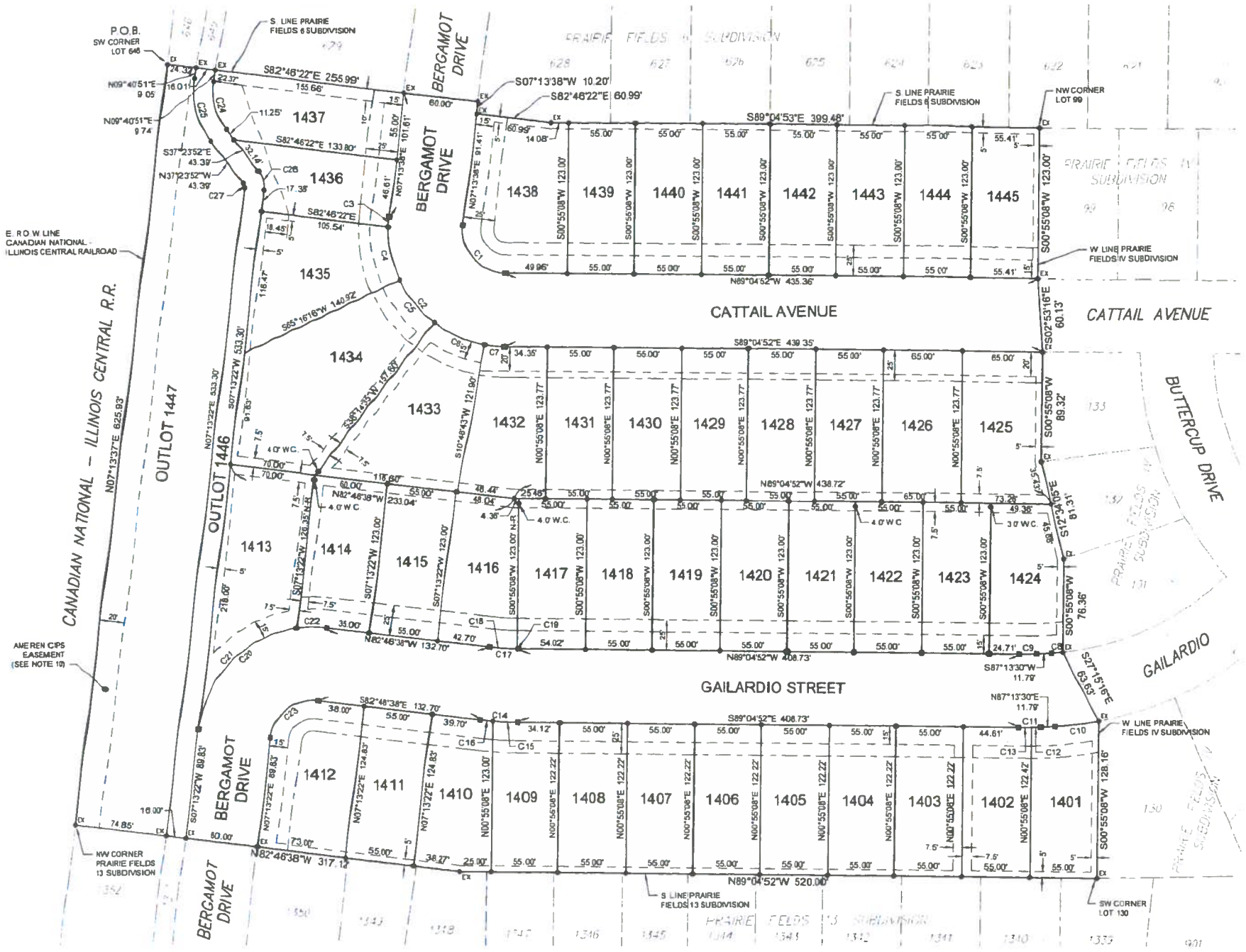
2016R16847
REC ON: 08/30/2016 2:29:01 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 106.00
PAGES 21
PLAT ACT: PLAT PAGE: 1

PRAIRIE FIELDS 14 SUBDIVISION

PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD P.M., CHAMPAIGN COUNTY, ILLINOIS



0 25 50 100
SCALE: 1"=50'

LEGEND

- SET OR FOUND 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- SET OR FOUND 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- BOUNDARY OF SUBDIVISION
- 25' FRONT BUILDING SETBACK LINE
- 5' GENERAL UTILITY AND DRAINAGE EASEMENT LIMITS LINE, UNLESS NOTED OTHERWISE
- EX EXISTING
- N-R NON-RADIAL
- 3.0' W.C. WITNESS CORNER AT SPECIFIED DISTANCE

SURVEYOR'S DECLARATION

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, S & I DEVELOPERS, LLC, I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT OF SUBDIVISION TO BE DRAWN UNDER MY DIRECT SUPERVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND.

A PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 646 IN PRAIRIE FIELDS 6 SUBDIVISION, RECORDED IN DOCUMENT NO. 2003R27890 IN THE OFFICE OF THE CHAMPAIGN COUNTY, RECORDER; FROM SAID POINT OF BEGINNING, THENCE SOUTH 82 DEGREES 46 MINUTES 22 SECONDS EAST 255.99 FEET ALONG THE SOUTH LINE OF SAID PRAIRIE FIELDS 6 SUBDIVISION; THENCE SOUTH 07 DEGREES 13 MINUTES 38 SECONDS WEST 10.20 FEET; ALONG THE SOUTH LINE OF SAID PRAIRIE FIELDS 6 SUBDIVISION; THENCE SOUTH 82 DEGREES 46 MINUTES 22 SECONDS EAST 60.99 FEET ALONG THE SOUTH LINE OF SAID PRAIRIE FIELDS 6 SUBDIVISION; THENCE SOUTH 89 DEGREES 04 MINUTES 53 SECONDS EAST 399.48 FEET ALONG THE SOUTH LINE OF SAID PRAIRIE FIELDS 6 SUBDIVISION TO THE NORTHWEST CORNER OF LOT 99 IN PRAIRIE FIELDS IV SUBDIVISION, RECORDED IN DOCUMENT NO. 99R32708 IN SAID RECORDER'S OFFICE, SAID CORNER BEING ON THE WEST LINE OF SAID PRAIRIE FIELDS IV SUBDIVISION; THENCE SOUTH 00 DEGREES 55 MINUTES 08 SECONDS WEST 123.00 FEET ALONG THE WEST LINE OF SAID PRAIRIE FIELDS IV SUBDIVISION; THENCE SOUTH 02 DEGREES 53 MINUTES 16 SECONDS EAST 60.13 FEET ALONG THE WEST LINE OF SAID PRAIRIE FIELDS IV SUBDIVISION; THENCE SOUTH 00 DEGREES 55 MINUTES 08 SECONDS WEST 89.32 FEET ALONG THE WEST LINE OF SAID PRAIRIE FIELDS IV SUBDIVISION; THENCE SOUTH 12 DEGREES 34 MINUTES 05 SECONDS EAST 81.31 FEET ALONG THE WEST LINE OF SAID PRAIRIE FIELDS IV SUBDIVISION; THENCE SOUTH 00 DEGREES 55 MINUTES 08 SECONDS WEST 76.36 FEET ALONG THE WEST LINE OF SAID PRAIRIE FIELDS IV SUBDIVISION; THENCE SOUTH 27 DEGREES 15 MINUTES 16 SECONDS EAST 63.63 FEET ALONG THE WEST LINE OF SAID PRAIRIE FIELDS IV SUBDIVISION; THENCE SOUTH 00 DEGREES 55 MINUTES 08 SECONDS WEST 128.16 FEET ALONG THE WEST LINE OF SAID PRAIRIE FIELDS IV SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 130 IN SAID PRAIRIE FIELDS IV SUBDIVISION, SAID CORNER BEING ON THE NORTH LINE OF PRAIRIE FIELDS 13 SUBDIVISION, RECORDED IN DOCUMENT NO. 2010R23486 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 04 MINUTES 52 SECONDS WEST 520.00 FEET ALONG THE NORTH LINE OF SAID PRAIRIE FIELDS 13 SUBDIVISION; THENCE NORTH 82 DEGREES 46 MINUTES 38 SECONDS WEST 317.12 FEET ALONG THE NORTH LINE OF SAID PRAIRIE FIELDS 13 SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 07 DEGREES 13 MINUTES 37 SECONDS EAST 625.93 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL-ILLINOIS CENTRAL RAILROAD TO THE POINT OF BEGINNING, CONTAINING 10.91 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 45 LOTS, NUMBERED 1401 THROUGH 1445, INCLUSIVE, OUTLOTS 1446 AND 1447, THE STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "PRAIRIE FIELDS 14 SUBDIVISION", VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS

THIS PROPERTY LIES WITHIN ZONE "X", AREAS OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17019C0450D FOR CHAMPAIGN COUNTY, ILLINOIS, AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.

WITNESS MY HAND AND SEAL THIS 16TH DAY OF AUGUST, 2016.

FARNSWORTH GROUP, INC
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821

BY: Chad E Wallace
CHAD E. WALLACE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3521

CHAD E. WALLACE 3521 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHAMPAIGN, ILLINOIS

DATE: 8/16/2016
EXP. DATE: 11-30-2016
DESIGN FIRM REGISTRATION NO. 184-001856

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

NOTES:

1. PRAIRIE FIELDS 14 SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS.
2. SEE VILLAGE OF SAVOY ZONING ORDINANCE FOR BUILDING SETBACK AND OTHER INFORMATION.
3. BEARINGS ARE REFERENCED TO THE ADJOINING PREVIOUS PHASES OF PRAIRIE FIELDS SUBDIVISION.
4. DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
5. LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL UNLESS NOTED OTHERWISE.
6. LOT LINES EXTENDING FROM STRAIGHT STREET LINES ARE PERPENDICULAR TO THE STREET, UNLESS NOTED OTHERWISE.
7. STORM WATER DETENTION FOR PRAIRIE FIELDS 14 SUBDIVISION WILL BE PROVIDED BY THE EXISTING DETENTION FACILITY LOCATION ON LOT 215 IN PRAIRIE FIELDS II SUBDIVISION AND LOT 745 IN PRAIRIE FIELDS 7 SUBDIVISION.
8. THE PROPERTY COVERED BY THIS PLAT IS NOT SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
9. OUTLOT 1446 IS HEREBY DEDICATED TO THE VILLAGE OF SAVOY FOR USE AS A PUBLIC WALKWAY AND/OR BIKE PATH AND UTILITY EASEMENT. OUTLOT 1447 IS FOR A BERM AND COMMONS AREA.
10. A PORTION OF AN EASEMENT IN FAVOR OF AMEREN CIPS, RECORDED AS DOCUMENT NO. 2004R13803, LIES ALONG THE WESTERN PORTION OF PRAIRIE FIELDS 14 SUBDIVISION. THIS EASEMENT IS FOR AN UNDERGROUND ELECTRIC TRANSMISSION LINE.

SW 1/4 & SE 1/4 SEC. 36, T19N, R8E, 3 P.M.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	58.83'	35.00'	52.15'	S40°55'37"E
C2	159.89'	95.00'	141.54'	S40°55'37"E
C3	8.40'	95.00'	8.40'	S04°41'36"W
C4	44.58'	95.00'	44.17'	S11°17'05"E
C5	44.81'	95.00'	44.40'	S38°14'36"E
C6	45.48'	95.00'	45.05'	S65°28'21"E
C7	16.40'	95.00'	16.38'	S84°08'06"E
C8	9.44'	220.00'	9.44'	S85°59'43"W
C9	14.18'	220.00'	14.18'	S89°04'19"W
C10	35.90'	280.00'	35.88'	S83°33'08"W
C11	18.05'	280.00'	18.05'	S89°04'19"W
C12	7.66'	280.00'	7.66'	N88°00'32"E
C13	10.39'	280.00'	10.39'	N89°51'21"E
C14	30.81'	280.00'	30.79'	N85°55'45"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C15	20.80'	280.00'	20.89'	S86°56'34"E
C16	9.91'	280.00'	9.91'	S83°47'27"E
C17	24.21'	220.00'	24.19'	N85°55'45"W
C18	23.23'	220.00'	23.21'	S85°48'05"E
C19	0.98'	220.00'	0.98'	S88°57'12"E
C20	149.23'	95.00'	134.35'	S52°13'22"W
C21	123.93'	95.00'	116.33'	S44°35'39"W
C22	25.30'	95.00'	25.22'	S89°35'39"W
C23	54.98'	35.00'	49.50'	S52°13'22"W
C24	41.06'	50.00'	39.94'	S13°51'30"E
C25	54.23'	66.00'	52.72'	S13°51'30"E
C26	16.35'	21.00'	15.94'	N15°05'15"W
C27	3.89'	5.00'	3.80'	N15°05'15"W

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE 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 PRAIRIE FIELDS 14 SUBDIVISION.

AGENT FOR S & I DEVELOPERS, LLC

Donald L Adams 8/16/16
DONALD L. ADAMS, I.R.P.E. No. 40157

DONALD L. ADAMS 040157 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

OWNER/DEVELOPER:
S & I DEVELOPERS, LLC
4120 BELMONT POINT
CHAMPAIGN, ILLINOIS 61822
(217) 355-1202

ENGINEER/SURVEYOR:
FARNSWORTH GROUP, INC
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408

FINAL PLAT APPROVAL

THE FINAL PLAT ENTITLED PRAIRIE FIELDS 14 SUBDIVISION HAS RECEIVED APPROVAL BY THE PLANNING COMMISSION OF THE VILLAGE OF SAVOY, ILLINOIS.

THIS 28th DAY OF July 2016
Bob Bash 7-25-16
CHAIRPERSON (DATE)

THE FINAL PLAT ENTITLED PRAIRIE FIELDS 14 SUBDIVISION HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SAVOY, ILLINOIS.

THIS 3rd DAY OF August 2016
PRESIDENT, VILLAGE BOARD OF TRUSTEES (DATE) 8-29-16
Billie J Krueger 8-24-16
VILLAGE CLERK (DATE)

CORPORATE SEAL OF THE VILLAGE OF SAVOY ILLINOIS

Farnsworth GROUP
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:

PROJECT:
S&I DEVELOPERS, LLC

PRAIRIE FIELDS 14 SUBDIVISION

VILLAGE OF SAVOY
CHAMPAIGN CO., ILLINOIS

Date:	07-06-16
Design/Drawn:	CEW
Reviewed:	WJM
Book No.:	125 Field: JL/RN

SHEET TITLE:
FINAL PLAT

SHEET NUMBER:
1

Project No.: 0151424.00