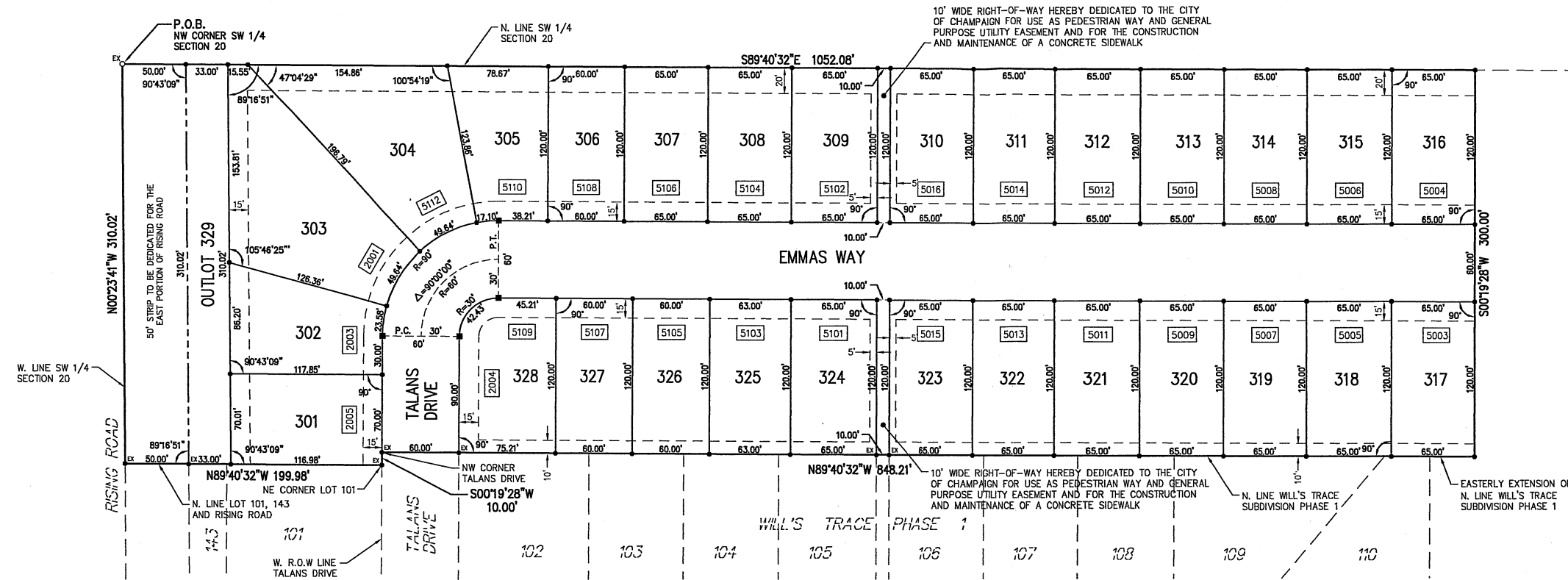
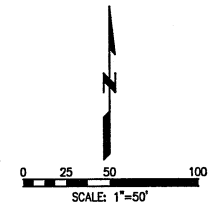


WILL'S TRACE SUBDIVISION PHASE 3

A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20,
TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS

2012R21261
REC ON: 08/23/2012 10:18:00 AM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 74.00
RHSPS FEE: 10.00
PAGES 12
PLAT ACT: PLAT PAGE: 1



- LEGEND**
- SET OR RECOVERED 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
 - SET 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
 - RECOVERED #4 REBAR WITH ALUMINUM CAP STAMPED "WESLEY J. MEYERS, IPLS 2803"
 - ⊗ EXISTING
 - PHASE BOUNDARY
 - - - GENERAL UTILITY AND DRAINAGE EASEMENT LIMITS LINE
 - - - VEHICULAR ACCESS CONTROL LINE
 - 5102 STREET ADDRESS AS ASSIGNED BY THE CITY OF CHAMPAIGN ENGINEERING DEPARTMENT

SURVEYOR'S DECLARATION:

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, WILL'S TRACE, 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 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20. FROM SAID POINT OF BEGINNING, THENCE SOUTH 89°40'32" EAST 1,052.08 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°19'28" WEST 300.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF WILL'S TRACE SUBDIVISION PHASE 1, RECORDED IN DOCUMENT NUMBER 2006R05279 IN THE OFFICE OF THE CHAMPAIGN COUNTY, ILLINOIS, RECORDER; THENCE NORTH 89°40'32" WEST 848.21 FEET ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF SAID WILL'S TRACE SUBDIVISION PHASE 1 TO THE NORTHWEST CORNER OF TALANS DRIVE IN SAID WILL'S TRACE SUBDIVISION PHASE 1; THENCE SOUTH 00°19'28" WEST 10.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID TALANS DRIVE TO THE NORTHWEST CORNER OF LOT 101 IN SAID WILL'S TRACE SUBDIVISION PHASE 1; THENCE NORTH 89°40'32" WEST 199.98 FEET ALONG THE NORTH LINE OF SAID LOT 101 AND THE NORTH LINE OF LOT 143 AND THE NORTH LINE OF RISING ROAD TO THE NORTHWEST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°23'41" WEST 310.02 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 7.28 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 29 LOTS NUMBERED 301 THROUGH 329 INCLUSIVE, THE STREETS AND EASEMENTS AS SHOWN AND IRON SURVEY MONUMENTS HAVE BEEN SET AT THE LOCATIONS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "WILL'S TRACE SUBDIVISION PHASE 3", CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

THIS PROPERTY LIES WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CHAMPAIGN COUNTY, ILLINOIS, COMMUNITY PANEL No. 170894 0175 B WITH AN EFFECTIVE DATE OF MARCH 1, 1984.

WITNESS MY HAND AND SEAL THIS 18 DAY OF MAY, 2012.

FARNSWORTH GROUP, INC.
1819 SOUTH NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820

BY: *Chad E. Wallace*
CHAD E. WALLACE
PROFESSIONAL LAND SURVEYOR No. 3521



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

NOTES:

1. DISTANCES SHOWN ON CURVED STREET LINES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
2. LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL UNLESS NOTED OTHERWISE.
3. THE PROPERTY SUBDIVIDED IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.
4. THIS PROPERTY DOES NOT LIE WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
5. THIS PROPERTY IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
6. THIS SUBDIVISION IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND THE OWNERS.
7. SEE THE CITY OF CHAMPAIGN ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
8. STORMWATER DETENTION FOR THIS SUBDIVISION IS TO BE PROVIDED BY THE DETENTION BASIN LOCATED ON LOT 200 OF WILL'S TRACE SUBDIVISION PHASE 2.
9. OUTLOT 329 IS A NON-BUILDABLE OUTLOT AND COMMONS AREAS TO BE USED AS A GENERAL UTILITY AND DRAINAGE EASEMENT IN ITS ENTIRETY.

APPROVED:
THE CITY COUNCIL OF THE CITY OF CHAMPAIGN,
ILLINOIS IN ACCORDANCE WITH COUNCIL
BILL NO. 2012-089
DATE: 6-15-12
BY: *[Signature]*
ATTEST: *Marilyn L. Banks*
(CITY CLERK)



OWNER/DEVELOPER:
WILL'S TRACE, LLC
4120 BELMONT POINT
CHAMPAIGN, ILLINOIS 61822
(217) 355-8922

ENGINEER/SURVEYOR:
FARNSWORTH GROUP, INC.
1819 SOUTH NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408

Farnsworth GROUP
1819 S. NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408 / (217) 352-7409 Fax
www.f-w.com

FINAL PLAT
WILL'S TRACE SUBDIVISION
PHASE 3
CHAMPAIGN, ILLINOIS

Drawn: CEW Date: 05-18-12 Sheet No.: 1 OF 1
Checked: WJM Book No.: - Project No.: 0090543.00

FILED: P:\2009\0090543.00-wills trace ill\map\WILLS TRACE 3 FINAL PLATING | DATE: 07/13/2011 | TIME: 08:37 |