

LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	COLLINEAR BUILDING SETBACK AND GENERAL UTILITY AND DRAINAGE EASEMENT LINE
	FOUND IRON PIPE
	SET 1/2" IRON ROD WITH "MSA" CAP
	CHORD LENGTH
	POINT OF COMMENCEMENT
	TRUE POINT OF BEGINNING
	BOUNDARY DIMENSION
	MEASURED DIMENSION

FINAL PLAT
LAKE FALLS SUBDIVISION PHASE III
AND A REPLAT OF LOT 141 OF LAKE
FALLS SUBDIVISION PHASE I
PART OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 18 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN,
VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS

OWNERS/SUBDIVIDERS
 SAVOY DEVELOPERS, INC.
 4120 BELMONT POINT
 CHAMPAIGN, ILLINOIS 61820

SURVEYOR/ENGINEER
 MSA PROFESSIONAL SERVICES
 201 W. SPRINGFIELD AVE., SUITE 400
 CHAMPAIGN, ILLINOIS 61820

PRESENTED FOR RECORDING # 8 1 6 9 6 2 3
 Tx: 4067213

RETURN ORIGINAL TO:
 MSA PROFESSIONAL SERVICES
 201 W. SPRINGFIELD AVE., SUITE 400
 CHAMPAIGN, IL 61820

2016R04141
 REC ON: 03/14/2016 10:19:15 AM
 CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
 REC FEE: 112.00
 RHSPS Fee: 9.00
 PAGES 27
 PLAT ACT: PLAT PAGE: 1

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	94.88'	155.00'	93.22'	S71°20'50"W
C2	58.14'	95.00'	57.24'	S71°22'51"W
C3	12.08'	15.00'	11.75'	N88°01'04"W
C4	5.31'	15.00'	6.28'	S34°48'25"E
C5	116.75'	80.00'	98.18'	S80°24'30"E
C6	89.31'	80.00'	85.52'	N10°45'14"E
C7	108.16'	60.00'	94.11'	S73°59'33"E
C8	15.08'	25.00'	14.85'	S71°38'04"W
C9	94.87'	155.00'	93.39'	N71°22'51"E
C10	58.03'	95.00'	57.13'	N71°20'50"E

- SURVEYOR'S NOTES**
- This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
 - All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
 - All bearings are based on the Illinois State Plane East Coordinate System.
 - All lot corners are marked with 1/2"x3/8" long iron rod monuments.
 - All public utilities and storm water management to serve the property subdivided are existing.
 - The property subdivided encompasses 7.895 acres, more or less.
 - The property subdivided is within the corporate limits of the Village of Savoy.
 - The property subdivided lies within the Upper Embarras Basin Drainage District.
 - A portion of the property subdivided lies within 500 feet of a point on a water course which drains over 640 acres.
 - Storm water management and storm water detention is provided with Lake Falls Subdivision Phase I. All required public improvements including storm sewer, water main, streets, sidewalks and sanitary sewer systems will be constructed in accordance with the current edition of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction," the current edition of the "Standard Specifications for Water and Sewer Main Construction in Illinois," Illinois American Water Company Specifications, Urbana-Champaign Sanitary District Specifications, and the current Village of Savoy Ordinances.
 - The property subdivided is zoned R-2 (Single Family Residential) by the Village of Savoy, Illinois. Building restrictions and requirements for this zoning classification are:
 Front Yard Building Setback VARIES (SEE DRAWING)
 Side Yard Building Setback: 6'
 Rear Yard Building Setback: 20% of lot depth - max. req. 25'
 - Lot 310, labeled as a Commons Lot, is a non-buildable lot and a general utility easement in its entirety.

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF CHAMPAIGN) s.s.
 I, David E. Achley, being Illinois Professional Land Surveyor Number 2950, do hereby certify that at the request of the owner, 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 part of the Southeast Quarter of Section 1, Township 18 North, Range 8 East of the Third Principal Meridian, Champaign County Illinois being more particularly described as follows with bearings based on a local datum:

Commencing at the Southeast corner of the Southeast Quarter of said Section 1 proceed South 88° 54' 52" West 1309.26 feet along the South line of said Southeast Quarter to the Southwest corner of Lake Falls Subdivision Phase 1 recorded as document number 2007R03220 in the office of the Recorder of Deeds of Champaign County, Illinois, being the True Point of Beginning; thence continue South 88° 54' 52" West 943.00 feet along the said South line, thence North 01° 09' 10" West 351.15 feet; thence North 88° 50' 50" East 943.00 feet to the West line of Lake Falls Subdivision Phase 1 recorded as document number 2007R03220 in the office of the Recorder of Deeds of Champaign County, Illinois; thence South 01° 09' 10" East 352.27 feet to the True Point of Beginning, and also lot 141 of Lake Falls Subdivision Phase 1, encompassing 7.895 acres, more or less, all in Champaign County, Illinois.

For said owners who desire to facilitate the development of said land by subdividing it into lots which said plat to which this certificate is attached particularly describes and sets forth the lots into which said land has been so subdivided and have numbered the lots, which numbers are shown on said plat and have stated the precise dimensions of said lots and that reference has been made upon said plat that all dimensions are in feet and hundredths thereof, that all building setback lines shall be in accordance with applicable zoning ordinances, that all monuments are set as shown; and that this professional service conforms to the current Illinois Minimum Standards for boundary surveys.

That said subdivision is to be known as "LAKE FALLS SUBDIVISION PHASE III."

Signed and Sealed this 22nd day of January, 2016.

David E. Achley
 David E. Achley
 Illinois Professional Land Surveyor No. 2950
 License Expires November 30, 2016



FLOOD ZONE CLASSIFICATION
 This tract of land is located in Zone "X," areas determined to be outside the 0.2% annual chance floodplain, identified for the Village of Savoy, Illinois by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map Number 17018C 0450D dated October 2, 2013.

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 subdivisor 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.

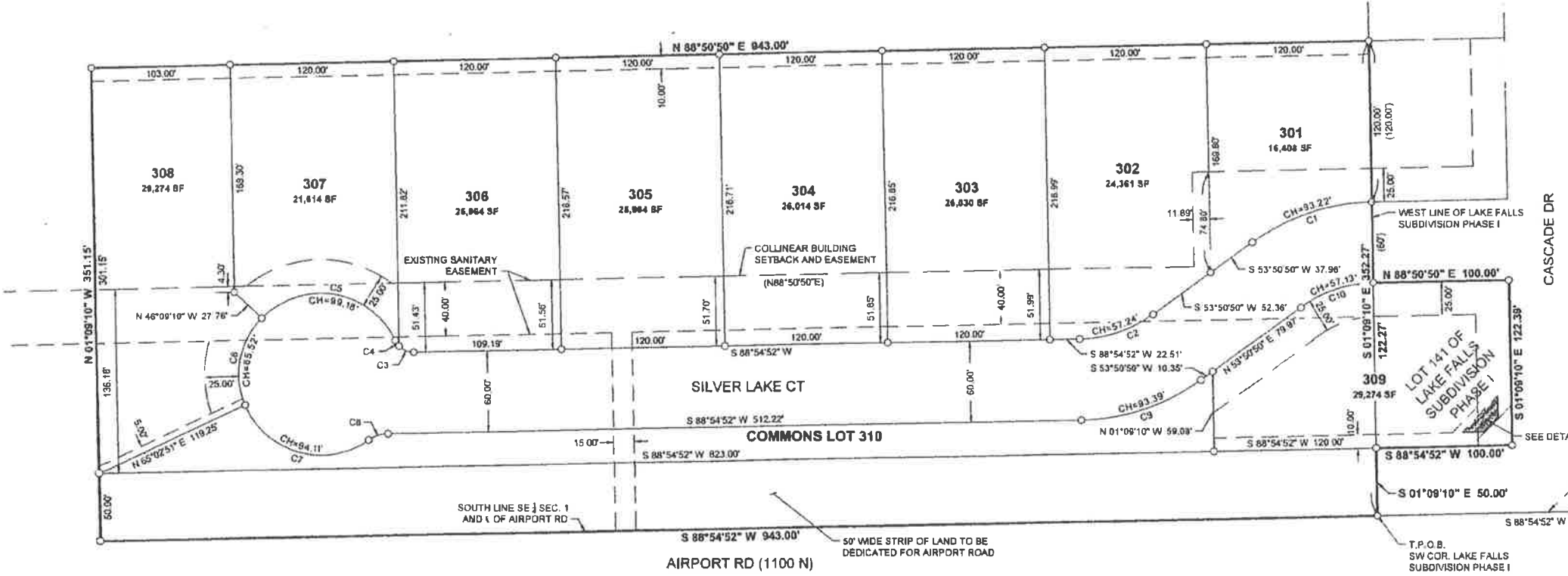
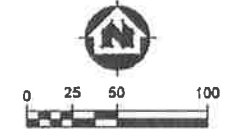
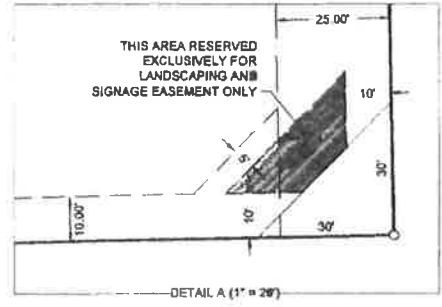
David E. Achley
 David E. Achley
 Illinois Licensed Professional Engineer No. 47257
 License Expires November 30, 2017



Savoy Developers, Inc.
 Owner/Subdivider:
 Savoy Developers, Inc.
 Date: 2/9/16

FINAL PLAT APPROVAL
 The final plat entitled "LAKE FALLS SUBDIVISION PHASE III" has received a recommendation for (approval) (disapproval) by the Planning Commission of Savoy, Illinois, this 22nd day of January, 2016.
Bob Bush
 Chair Person

The final plat entitled "LAKE FALLS 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 C. Moore 3-9-16
 President, Board of Trustees
Belle Krueger 3-9-16
 Village Clerk



PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
12814011	AS SHOWN					
PROJECT DATE:	2015/1/9	DRAWN BY:	CDP			
F.A.		CHECKED BY:	DEA			
PLAT DATE:	1/29/16	P:112500412810412814011CA0012814011	FINAL PLAT.dwg			

MSA
 TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
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 217-352-4078 Fax: 217-356-0570
 Web Address: www.msa-pl.com
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LAKE FALLS SUBDIVISION PHASE III
 SIGNATURE HOMES
 VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS

FINAL PLAT
 12814011
 SHEET
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