REPLAT OF LOT 20-G OF MATTIS COMMERCIAL PARK CHAMPAIGN, ILLINOIS

SURVEYOR'S CERTIFICATE I, David E. Atchley, Illinois Professional Land Surveyor No. 2950, hereby certify that at the request of the Owner, Banklllinois, as Trustee under Trust No. 1492, 100 W. University Ave., Champaign Illinois, I have caused a survey to be made of the following described tract: A tract of land being a part of the Northeast Quarter of Section 10, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows: CAMP DRIVE Lot 20-G of "Replat of Lot 20-E, Mattis Commercial Park, Champaign, Illinois. For the purpose of subdividing said tract into lots survey markers have been placed at each corner as denoted on the attached plat setting forth exact dimensions in feet and decimals thereof. Said subdivision shall be known as "Replat of Lot 20—G of Mattis Commercial Park," encompassing 2.428 acres in Champaign County, Illinois. I further certify that no part of the property covered by this plat is located within a special flood hazard area as determined by the Federal Emergency Management Agency. DATED: JANUARY 7, 1997 David E Atchley I.P.L.S. No. 2950 (Expires 11/30/97) Champaign, Illinois OWNER/DEVELOPER SIGNED: BankIllinois as Trustee under Trust No. 1492 Champaign, Illinois NOTES: 25' 1. All dimensions are horizontal distances and are between adjacent monuments unless otherwise 2. All bearings are local bearings. 3. All lot corners except those shown as concrete S 89'37'25" W monuments are marked with 1/2" diameter by 30" 300.00 long iron rod monuments. ---(45')--- 4. The property subdivided is within the corporate limits of the City of Champaign. - ORIGINAL NORTH LINE TRACT 20-G 5. Storm Water Management shall be designed and constructed in accordance with approved Subsidiary Drainage Plat for overall development, and Illinois Department of Transportation Permit © KRAFT DRIVE -COMMON CROSS 6. Dimensions along curves are arc lengths. EASEMENT FOR INGRESS/EGRESS 7. A portion of the property covered by this plat is situated within five hundred (500) feet of a surface drain or watercourse serving a tributary area of six hundred forty (640) acres or more. 20 - 1APPROVED: The City Council of the City of Champaign, Illinois in accordance with Council Bill No. N 89'19'48" E 300.24 20' 20-H N 89'19'48" E 300.43 <u>LEGEND</u> ORIGINAL SOUTH LINE TRACT 20-G SET IRON ROD FOUND IRON ROD SET CONCRETE MONUMENT FOUND CONCRETE MONUMENT BOUNDARY OF TRACT(S) SURVEYED N 89'19'48" E BUILDING SETBACK LINE 300.82 DRAINAGE OR UTILITY EASEMENT LINE ACCESS EASEMENT LINE RECORDED DIMENSION MEASURED DIMENSION CHORD CHORD BEARING NUMBER LENGTH RADIUS 80.00 | 191031.00 | 80.00 | N 00'30'53" W COURT 124.27 | 191031.00 | 124.27 | N 00°29'03'' W 204.27 | 191031.00 | 204.27 N 00°29'46'' W PARKLAND 28 SPRINGER DRIVE

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