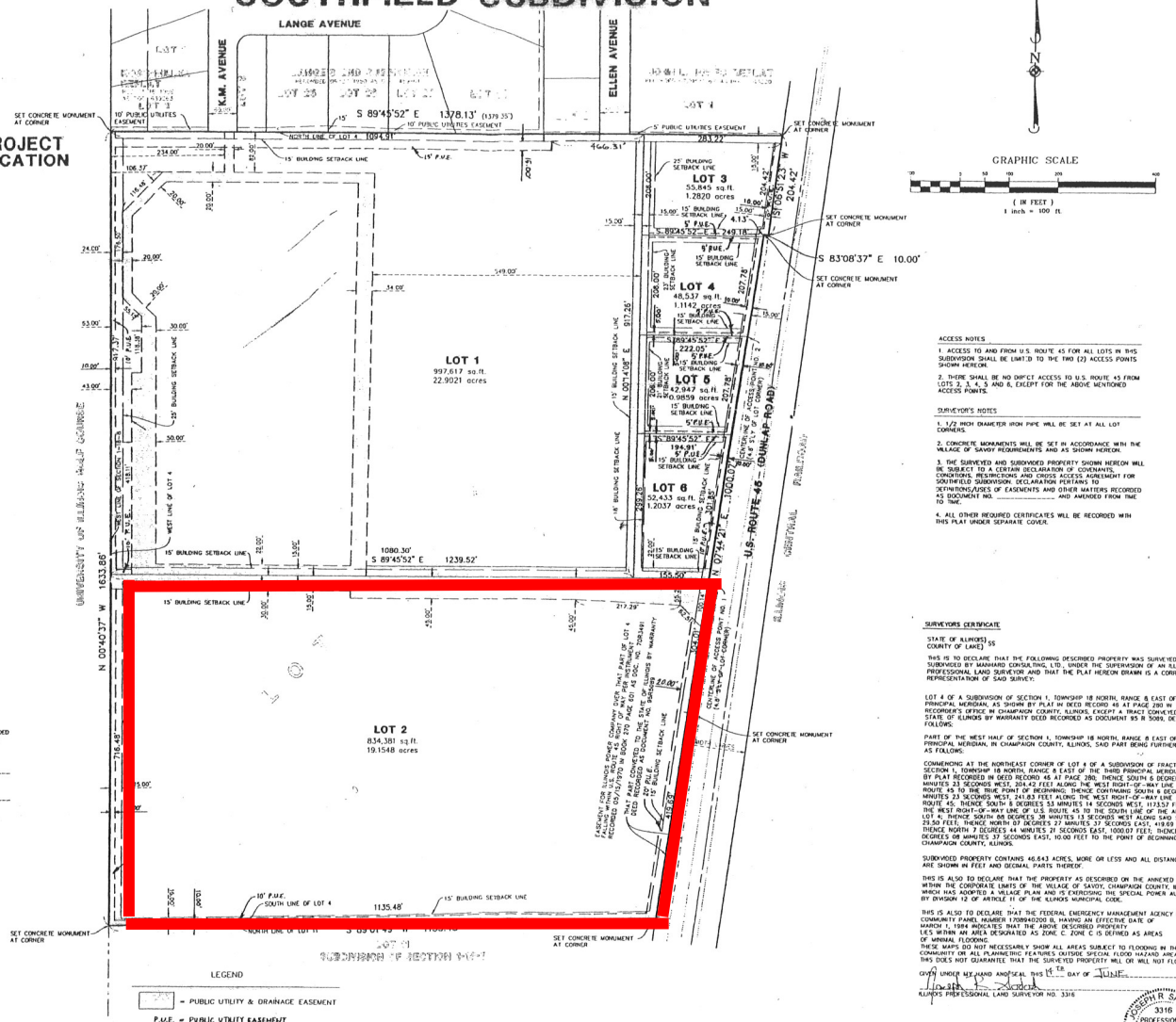
FINAL PLAT OF
SOUTHFIELD SUBDIVISION



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

CONTACTS

ENGINEER & SURVEYOR
MANHARD CONSULTING, LTD.
900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061
(847) 634-5550

OWNER
ESTATE OF GAIL R. FISHER, DECEASED
ROBERT E. FISHER, INDEPENDENT EXECUTOR
3321 SUFFOLK COURT WEST
SUITE 104
FORT WORTH, TX 76133-1151

OWNER
ESTATE OF RUTH F. FISHER, DECEASED
JOHN T. PHIPPS, INDEPENDENT EXECUTOR
JOHN T. PHIPPS LAW OFFICES, P.C.
44 MAIN STREET
P.O. BOX 1220
CHAMPAIGN, IL 61824-1220
(217) 359-2929

IDOT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS

THE FINAL PLAT ENTITLED SOUTHFIELD SUBDIVISION HAS RECEIVED A RECOMMENDATION FOR _____ BY THE PLANNING COMMISSION OF SAVOY, ILLINOIS, THIS _____ DAY OF _____, 2000.

CHAIRMAN

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS

THE FINAL PLAT ENTITLED SOUTHFIELD SUBDIVISION 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.

PRESIDENT, BOARD OF TRUSTEES — DATE

VILLAGE CLERK — DATE

NOTE: POTENTIALLY HIGH NOISE LEVELS DUE TO OPERATION OF AIRCRAFT TO AND FROM WILLARD AIRPORT MAY EXIST WITHIN THIS SUBDIVISION.

LEGEND

= PUBLIC UTILITY & DRAINAGE EASEMENT

P.U.E. = PUBLIC UTILITY EASEMENT

ACCESS NOTES

1. ACCESS TO AND FROM U.S. ROUTE 45 FOR ALL LOTS IN THIS SUBDIVISION SHALL BE LIMITED TO THE TWO (2) ACCESS POINTS SHOWN HEREON.

2. THERE SHALL BE NO DIRECT ACCESS TO U.S. ROUTE 45 FROM LOTS 2, 3, 4, 5 AND 6, EXCEPT FOR THE ABOVE MENTIONED ACCESS POINTS.

SURVEYOR'S NOTES

1. 1/2 INCH DIAMETER IRON PIPE WILL BE SET AT ALL LOT CORNERS.

2. CONCRETE MONUMENTS WILL BE SET IN ACCORDANCE WITH THE VILLAGE OF SAVOY REQUIREMENTS AND AS SHOWN HEREON.

3. THE SURVEYED AND SUBDIVIDED PROPERTY SHOWN HEREON WILL BE SUBJECT TO A CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS ACCESS AGREEMENT FOR SOUTHFIELD SUBDIVISION. DECLARATION PERTAINS TO DEFINITIONS/USES OF EASEMENTS AND OTHER MATTERS RECORDED AS DOCUMENT NO. _____ AND AMENDED FROM TIME TO TIME.

4. ALL OTHER REQUIRED CERTIFICATES WILL BE RECORDED WITH THIS PLAT UNDER SEPARATE COVER.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY:

LOT 4 OF A SUBDIVISION OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY PLAT IN DEED RECORD 46 AT PAGE 280 IN THE RECORDER'S OFFICE IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPT A TRACT CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED AS DOCUMENT 95 R 5089, DESCRIBED AS FOLLOWS:

PART OF THE WEST HALF OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, SAID PART BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF A SUBDIVISION OF FRACTIONAL SECTION 1, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN BY PLAT RECORDED IN DEED RECORD 46 AT PAGE 280; THENCE SOUTH 6 DEGREES 51 MINUTES 23 SECONDS WEST, 204.42 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 6 DEGREES 51 MINUTES 23 SECONDS WEST, 241.83 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45; THENCE SOUTH 8 DEGREES 53 MINUTES 14 SECONDS WEST, 1173.57 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45 TO THE SOUTH LINE OF THE AFORESAID LOT 4; THENCE SOUTH 88 DEGREES 38 MINUTES 13 SECONDS WEST ALONG SAID SOUTH LINE, 29.50 FEET; THENCE NORTH 07 DEGREES 27 MINUTES 37 SECONDS EAST, 419.69 FEET; THENCE NORTH 7 DEGREES 44 MINUTES 21 SECONDS EAST, 1000.07 FEET; THENCE NORTH 83 DEGREES 08 MINUTES 37 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 46.643 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17019940200 B, HAVING AN EFFECTIVE DATE OF MARCH 1, 1984 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE C. ZONE C IS DEFINED AS AREAS OF MINIMAL FLOODING.
THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF JUNE A.D. 2000.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3316

JOSEPH R. SAUSSY 3316 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

MANHARD CONSULTING LTD.
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SOUTHFIELD SUBDIVISION
CHAMPAIGN, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. ENG. S.W.
DRAWN BY F.A.
CHECKED BY J.R.S.
DATE 5/03/00
SCALE 1"=100'

SHEET 1 OF 1