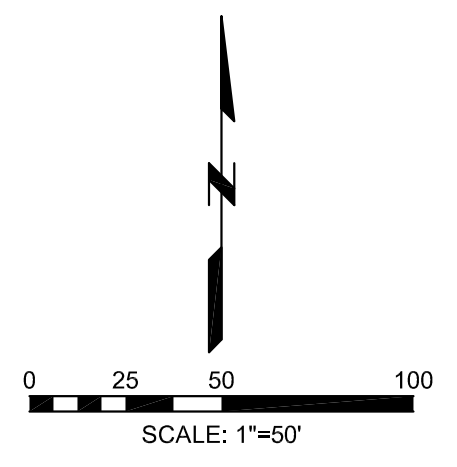
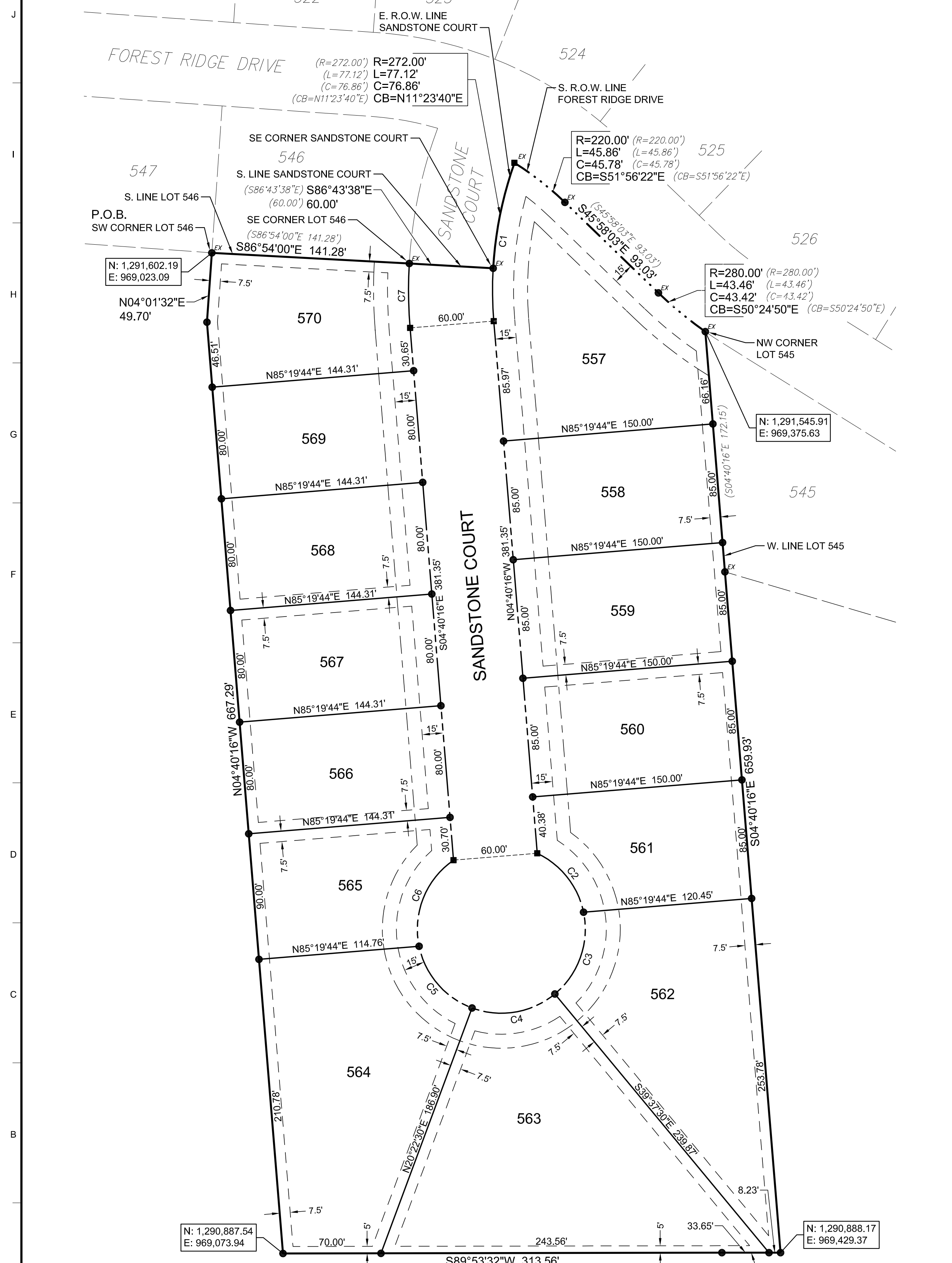


# FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS



### LEGEND

- 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- <sup>EX</sup> EXISTING IRON ROD
- ⊕<sup>EX</sup> EXISTING IRON ROD IN CONCRETE
- BOUNDARY OF SUBDIVISION
- - - PROPOSED RIGHT-OF-WAY LINE
- - - 25' FRONT YARD BUILDING SETBACK LINE, UNLESS NOTED OTHERWISE
- - - GENERAL UTILITY AND DRAINAGE EASEMENT LINE
- - - ADJOINING LOT LINE
- · - · - · VEHICULAR ACCESS CONTROL LINE

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	272.00'	114.83'	113.97'	S07°25'22"W
C2	60.00'	55.47'	53.52'	N38°11'04"W
C3	60.00'	65.00'	61.87'	N19°20'19"E
C4	60.00'	62.83'	60.00'	N80°22'30"E
C5	60.00'	60.66'	58.11'	S40°39'41"E
C6	60.00'	70.19'	66.26'	S21°48'56"W
C7	332.00'	46.03'	45.99'	S00°41'57"E

### FINAL PLAT APPROVAL:

THE FINAL PLAT ENTITLED "FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRPERSON \_\_\_\_\_

THE FINAL PLAT ENTITLED "FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2" HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET, 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 (SEAL) (DATE) \_\_\_\_\_

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

OWNER/DEVELOPER  
MAHOMET LAND COMPANY  
116 S. LOMBARD  
MAHOMET, ILLINOIS 61853

### NOTES:

1. THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2 IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.
2. BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 (2011).
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THIS FINAL PLAT AND OWNER'S CERTIFICATE.
4. THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2 LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 17019C029D FOR CHAMPAIGN COUNTY, ILLINOIS, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.
5. THIS PROPERTY IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
6. THERE SHALL BE NO VEHICULAR ACCESS FROM LOT 557 ONTO FOREST RIDGE DRIVE.
7. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
8. LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL UNLESS NOTED OTHERWISE.
9. DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
10. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 27, 2019.

### SURVEYOR'S DECLARATION:

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, MAHOMET LAND COMPANY, 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:

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 546 IN THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION, RECORDED IN DOCUMENT NO. 2016R11903, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE SOUTH 86 DEGREES 54 MINUTES 00 SECONDS EAST 141.28 FEET ALONG THE SOUTH LINE OF SAID LOT 546 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 86 DEGREES 43 MINUTES 38 SECONDS EAST 60.00 FEET ALONG THE SOUTH LINE OF SANDSTONE COURT IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEAST 77.12 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SANDSTONE COURT, BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 272.00 FEET AND THE 76.86 FOOT CHORD OF SAID ARC BEARS NORTH 11 DEGREES 23 MINUTES 40 SECONDS EAST TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST RIDGE DRIVE IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTHEAST 45.88 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FOREST RIDGE DRIVE, BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 220.00 FEET AND THE 45.78 FOOT CHORD OF SAID ARC BEARS SOUTH 51 DEGREES 56 MINUTES 22 SECONDS EAST; THENCE SOUTH 45 DEGREES 58 MINUTES 03 SECONDS EAST 93.03 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FOREST RIDGE DRIVE; THENCE SOUTHEAST 43.46 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FOREST RIDGE DRIVE, BEING THE ARC OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 280.00 FEET AND THE 43.42 FOOT CHORD OF SAID ARC BEARS SOUTH 50 DEGREES 24 MINUTES 50 SECONDS EAST TO THE NORTHWEST CORNER OF LOT 545 IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTH 04 DEGREES 40 MINUTES 16 SECONDS EAST 659.93 FEET ALONG THE WEST LINE OF SAID LOT 545 AND THE SOUTHERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS WEST 41.88 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 32 SECONDS WEST 313.56 FEET; THENCE NORTH 04 DEGREES 40 MINUTES 16 SECONDS WEST 667.29 FEET; THENCE NORTH 04 DEGREES 01 MINUTE 32 SECONDS EAST 49.70 FEET TO THE POINT OF BEGINNING, CONTAINING 5.83 ACRES, MORE OR LESS, SITUATED IN THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO THE LOTS, STREETS AND EASEMENTS AS SHOWN AND IRON PIN SURVEY MONUMENTS HAVE BEEN SET AT THE LOCATIONS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2", VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF MAY, 2019.

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



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

DATE: \_\_\_\_\_  
EXP. DATE: 11-30-2018  
DESIGN FIRM REGISTRATION NO. 184-001856

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

PRESENTED FOR RECORDING BY AND RETURN TO:  
BERNS, CLANCY & ASSOCIATES  
405 E. MAIN ST.  
URBANA, ILLINOIS 61802

**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:  
MAHOMET LAND COMPANY

## FIFTH ADDITION TO THORNEWOOD SUBDIVISION PHASE 2

DATE: 05-02-2019

DESIGN/DRAWN: CEW

REVIEWED: WJM

FIELD BOOK NO.: 128

SHEET TITLE:

## FINAL PLAT

SHEET NUMBER: