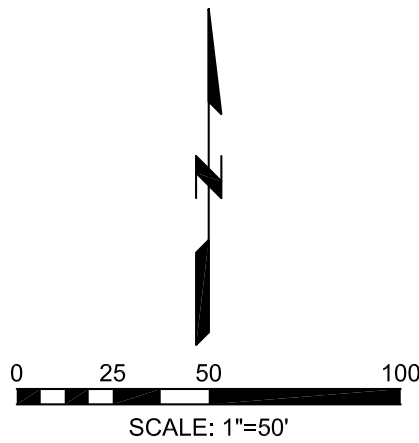


PRAIRIE CROSSING FIFTH SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST
OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

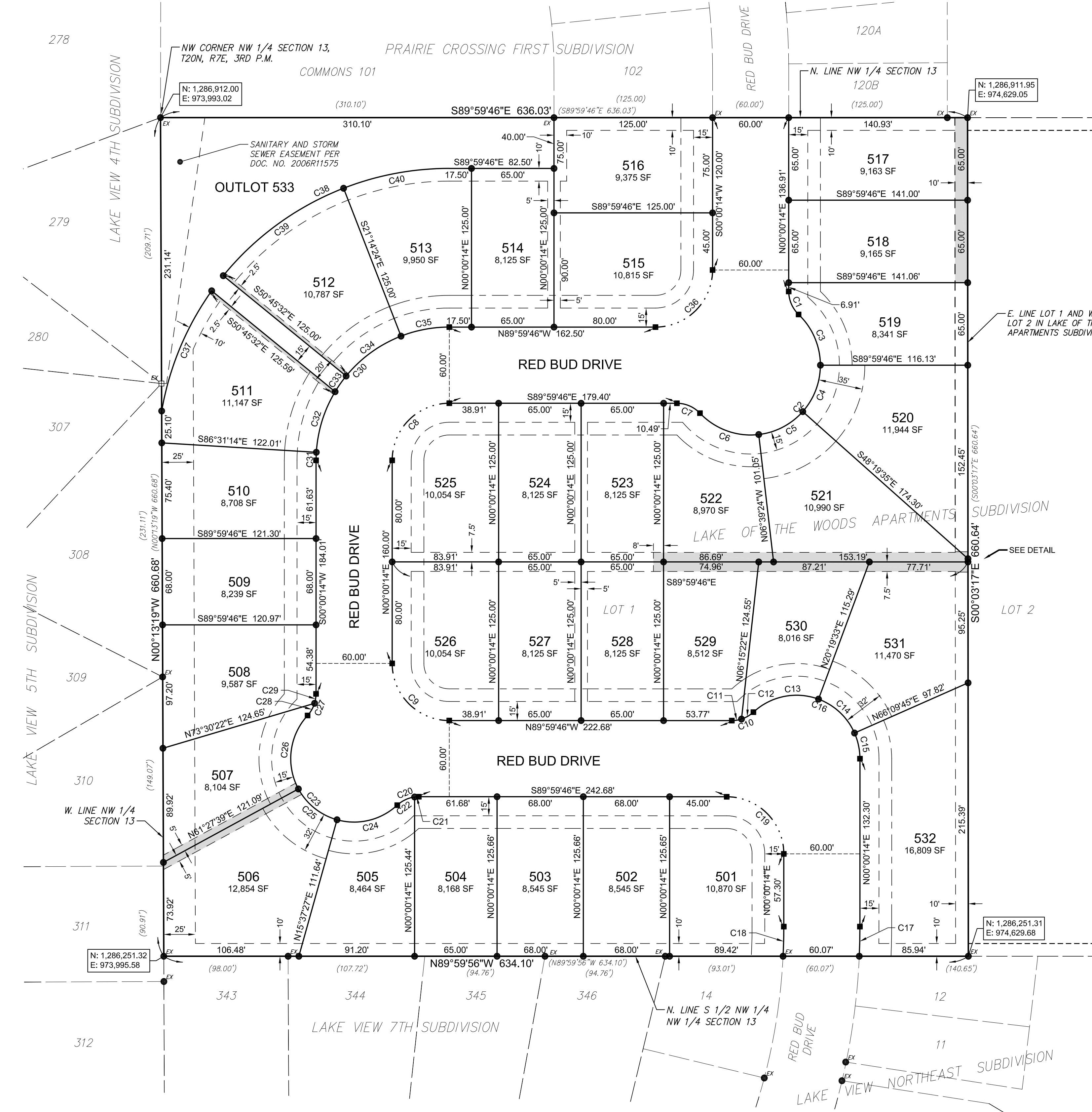
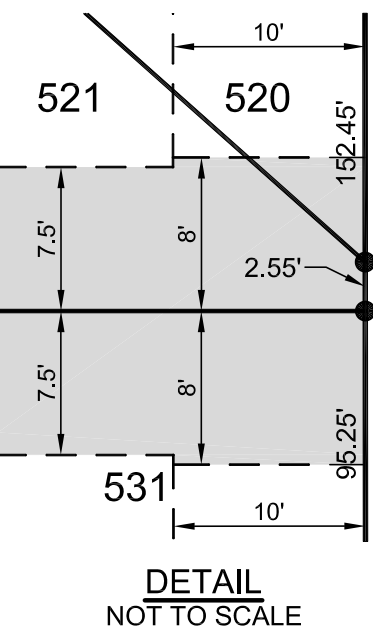


LEGEND

- 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
- EX EXISTING IRON ROD
- EX EXISTING IRON ROD IN CONCRETE
- BOUNDARY OF SUBDIVISION
- - - 25' FRONT YARD BUILDING SETBACK LINE, UNLESS NOTED OTHERWISE
- - - GENERAL UTILITY AND DRAINAGE EASEMENT LINE
- ▨ GENERAL UTILITY, DRAINAGE AND ACCESS EASEMENT LINE WITH FENCE, PLANTING AND GRADING RESTRICTIONS
- - - ADJOINING LOT LINE
- . - . - VEHICULAR ACCESS CONTROL LINE

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	25.00'	20.32'	19.76'	N23°16'47"W
C2	55.00'	175.80'	109.96'	N45°00'14"E
C3	55.00'	44.70'	43.48'	N23°16'47"W
C4	55.00'	40.00'	39.12'	N20°50'20"E
C5	55.00'	40.00'	39.12'	N62°30'30"E
C6	55.00'	51.10'	49.28'	S70°02'34"E
C7	25.00'	20.32'	19.76'	S66°42'44"E
C8	45.00'	70.69'	63.64'	N45°00'14"E
C9	45.00'	70.69'	63.64'	N44°59'46"W
C10	25.00'	18.69'	18.26'	N68°35'14"E
C11	25.00'	7.75'	7.72'	S81°07'32"W
C12	25.00'	10.94'	10.85'	S59°42'32"W
C13	50.00'	55.11'	52.37'	S78°44'53"W
C14	50.00'	40.00'	38.94'	N46°45'21"W
C15	50.00'	20.81'	20.66'	N11°55'01"W
C16	50.00'	115.92'	91.65'	N66°24'46"W
C17	530.00'	23.35'	23.35'	N01°15'59"E
C18	470.00'	23.36'	23.36'	S01°25'40"W
C19	45.00'	70.69'	63.64'	S44°59'46"E
C20	25.00'	18.69'	18.26'	N68°35'14"E

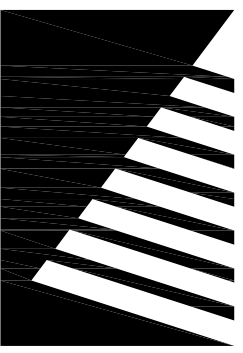
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C21	25.00'	3.33'	3.32'	N86°11'35"E
C22	25.00'	15.36'	15.12'	N64°46'35"E
C23	50.00'	153.30'	99.93'	S44°59'46"E
C24	50.00'	51.01'	48.83'	N76°23'50"E
C25	50.00'	40.00'	38.94'	S51°27'27"E
C26	50.00'	62.29'	58.34'	S07°08'57"W
C27	25.00'	18.69'	18.26'	S21°25'14"W
C28	25.00'	11.15'	11.06'	S30°03'21"W
C29	25.00'	7.54'	7.51'	S08°38'20"W
C30	105.00'	164.93'	148.49'	S45°00'14"W
C31	105.00'	6.37'	6.37'	S01°44'30"W
C32	105.00'	50.48'	50.00'	S17°15'13"W
C33	105.00'	15.05'	15.04'	S35°08'04"W
C34	105.00'	54.10'	53.50'	S54°00'02"W
C35	105.00'	38.93'	38.71'	S79°22'55"W
C36	45.00'	70.69'	63.64'	S45°00'14"W
C37	230.00'	103.45'	102.58'	S22°37'00"W
C38	230.00'	203.78'	197.18'	S64°37'21"W
C39	230.00'	118.50'	117.19'	S54°00'02"W
C40	230.00'	85.28'	84.79'	S79°22'55"W



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

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

OWNER/DEVELOPER
MRDF, LLC
1709 TULLAMORE AVE, SUITE B
BLOOMINGTON, IL 61704
(309) 585-2812



Farnsworth
GROUP

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CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:		
#	DATE:	DESCRIPTION:
1	06/07/2018	VILLAGE REVIEW COMMENTS
2	09/06/2018	VILLAGE REVIEW COMMENTS

PROJECT:
MRDF, LLC

PRAIRIE CROSSING
FIFTH SUBDIVISION

VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS

DATE:	05/18/2018
DESIGN/DRAWN:	CEW
REVIEWED:	WJM
FIELD BOOK NO.:	108

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1

OF 2

PROJECT NO.: 0171768.00

I:\work\cadd\2017\01171768\00 - Prairie Crossing 5th Subdivision\Survey\07 Drawings\Prairie Crossing 5 Final Plat.dwg | 11/26/2015 11:44 AM |

PRAIRIE CROSSING FIFTH SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST
OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

NOTES:

- PRAIRIE CROSSING FIFTH SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.
- BEARINGS ARE REFERENCED TO THE FINAL PLAT OF PRAIRIE CROSSING FIRST SUBDIVISION, RECORDED IN DOCUMENT NO. 2006R08755.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE VILLAGE OF MAHOMET ZONING ORDINANCE REQUIREMENTS. LOTS 506, 520, 521 AND 531 HAVE SPECIAL SETBACKS. THE MORE RESTRICTIVE SETBACK APPLIES.
- THERE IS AN EXISTING 5 FOOT WIDE EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY ALONG THE SOUTH AND WEST SIDES OF THIS SUBDIVISION. THIS EASEMENT IS NOW LOCATED WITHIN A NEW, WIDER EASEMENT AND IS NOT SHOWN.
- PRAIRIE CROSSING FIFTH SUBDIVISION LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CHAMPAIGN COUNTY, ILLINOIS, COMMUNITY MAP NO. 17019C0280D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.
- NO PART OF THIS PROPERTY IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- OUTLOT 533 IS A NON-BUILDABLE OUTLOT AND IS A GENERAL UTILITY AND DRAINAGE EASEMENT IN ITS ENTIRETY.
- THERE SHALL BE NO VEHICULAR ACCESS ONTO RED BUD DRIVE FROM THE CURVED PORTION OF LOTS 501, 515, 525 AND 526.
- LOTS 506, 507, 517, 518, 521-523, AND 528-531 ARE SUBJECT TO EASEMENTS IN SIDE YARDS AND REAR YARDS THAT REQUIRE THE MAINTENANCE OF THE SUBDIVISION DESIGN GRADING PLAN, MAY ONLY CONTAIN GRASS GROUND COVER AND MUST REMAIN FREE OF FENCING AND ACCESSORY STRUCTURES.
- LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL, UNLESS NOTED OTHERWISE.
- DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 2018.

FINAL PLAT APPROVAL:

THE FINAL PLAT ENTITLED "PRAIRIE CROSSING FIFTH SUBDIVISION" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS.

THIS ____ DAY OF _____, 2018.

CHAIRPERSON

THE FINAL PLAT ENTITLED "PRAIRIE CROSSING FIFTH SUBDIVISION" 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)

SURVEYOR'S DECLARATION:

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

LOT 1 OF LAKE OF THE WOODS APARTMENTS SUBDIVISION, AS PER PLAT RECORDED APRIL 9, 2018 AS DOCUMENT NUMBER 2018R05350, SITUATED IN 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 "PRAIRIE CROSSING FIFTH SUBDIVISION", VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, AND CONTAINS 9.63 ACRES, MORE OR LESS.

WITNESS MY HAND AND SEAL THIS ____ DAY OF SEPTEMBER, 2018.

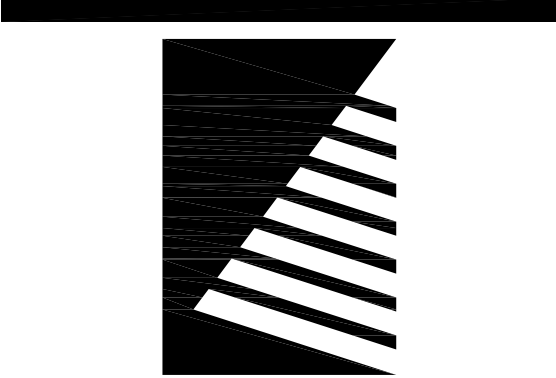
FARNSWORTH GROUP, INC.
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821

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

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



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



Farnsworth
GROUP

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CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

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PROJECT:
MRDF, LLC

PRAIRIE CROSSING FIFTH SUBDIVISION

VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS

DATE: 05/18/2018

DESIGN/DRAWN: CEW

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FINAL PLAT

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OF 2

PROJECT NO.: 0171768.00