

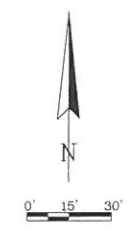
PRELIMINARY/FINAL PLAT
 912 ANTHONY DRIVE SUBDIVISION
 PART OF SECTION 2
 TOWNSHIP 19 NORTH, RANGE 8 EAST
 OF THE 3RD PRINCIPAL MERIDIAN
 CHAMPAIGN COUNTY, ILLINOIS

OWNERS/SUBDIVIDERS
 Champaign Venture LLC
 201 W. Springfield Ave.
 Champaign, IL 61820

ENGINEER/SURVEYOR
 MSA Professional Services
 201 W. Springfield Ave.
 Champaign, Illinois 61820

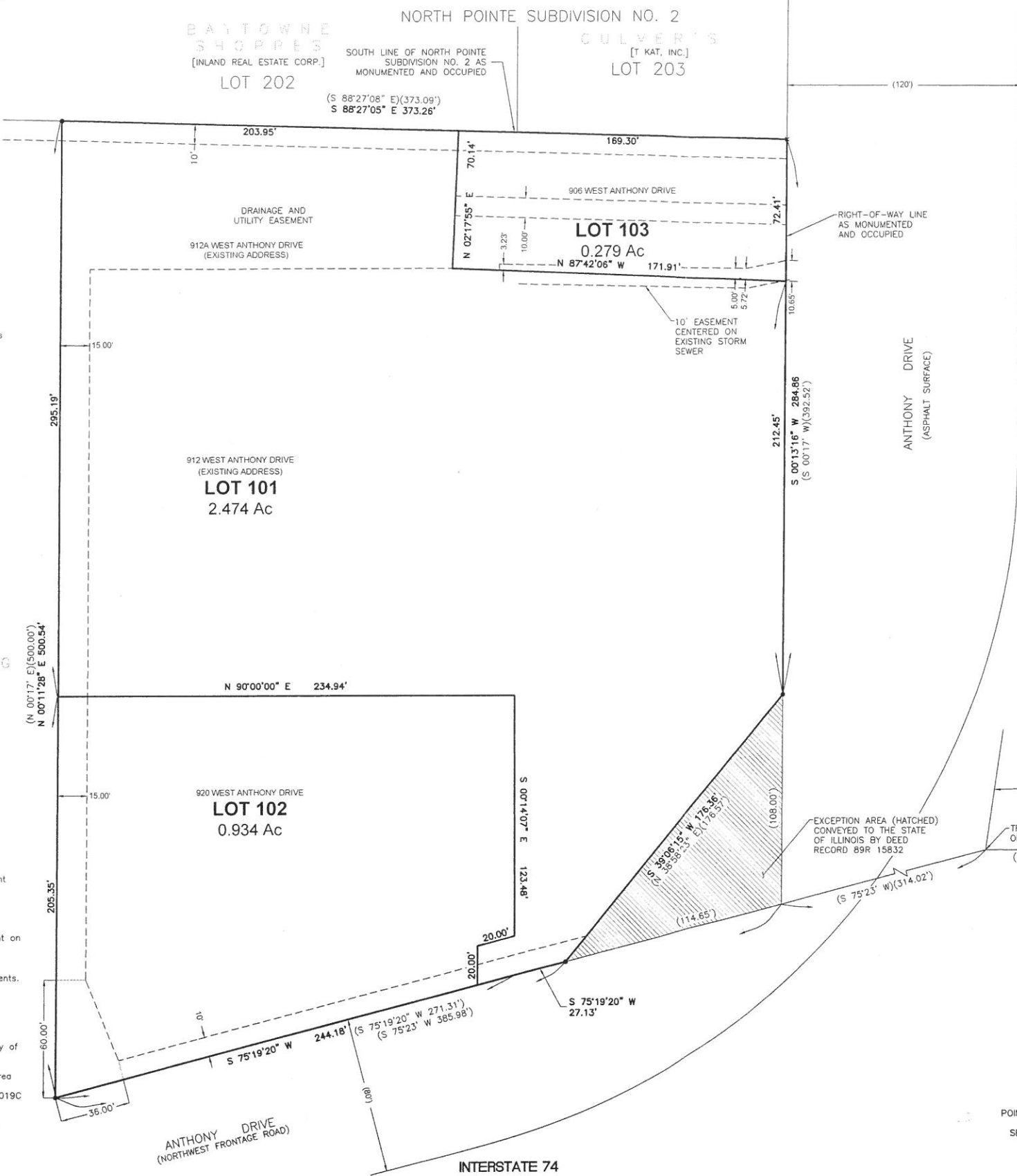
LEGEND

- N 90°00'00" E 345.67' Dimension as measured
- (N 90°00'00" E)(345.67') Dimension of record
- Boundary of Lot
- OE — Overhead utility line
- T — Telephone line
- GAS — Gas line
- STO — Storm sewer with inlet/manhole
- SAN — Sanitary sewer with manhole
- Easement line
- W — Water line
- Iron pin found (stamping on cap)
- ✕ Chiseled "X" in concrete
- Existing Parking lot light
- Proposed light pole
- Proposed tree
- Utility pole
- Guy anchor
- Sign
- Telephone pedestal
- Metal flared end section
- Fire hydrant
- Water valve
- Storm curb inlet
- Sanitary clean out
- Electric meter
- Gas meter
- Utility located by utility map or by information provided by utility company



2015R08225
 REC ON: 05/18/2015 12:51:08 PM
 CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
 REC FEE: 97.00
 RHSPS Fee: 9.00
 PAGES 17
 PLAT ACT: PLAT PAGE: 1

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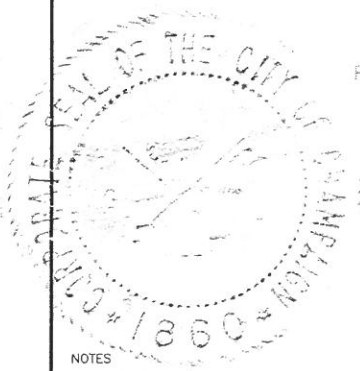


Champaign Plan Commission:
 Recommended to the City Council of Champaign for Preliminary approval, subject to such conditions and recommendations, if any as hereby attached.

Date: 4/28/15
 Secret: [Signature]

Champaign City Council:
 Preliminary approval is hereby granted by the City Council of Champaign subject to such conditions, if any, as may be set forth by Council Bill No. 15-046

Date: 4-14-15
 Mayor: [Signature]
 ATTEST: [Signature]
 CITY CLERK



FLOORING DEPOT
 [MEYER ULRICH]

- NOTES**
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted. Dimensions along curves are arc lengths.
 - All bearings are based on a local datum.
 - No portion of the described tract lies within 500 feet of a point on a water course which drains over 640 acres.
 - All lot corners are marked with 1/2"x30" long iron rod monuments.
 - All public utilities and storm water management to serve this subdivision are existing.
 - The subject tract encompasses 3.688 acres, more or less.
 - The property subdivided is within the corporate limits of the City of Champaign.
 - This tract of land is not located in the Special Flood Hazard Area identified for the City of Champaign, Illinois by the Federal Management Agency on Flood Insurance Rate Map Panel No. 17019C 0294D, dated October 2, 2013.
 - Subject site lies within the City of Champaign Drainage District.

STATE OF ILLINOIS)
 COUNTY OF CHAMPAIGN) s.s.

I, William E. Sheridan, being Illinois Professional Land Surveyor Number 2031, do hereby certify that at the request of the owner, Champaign Venture 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:

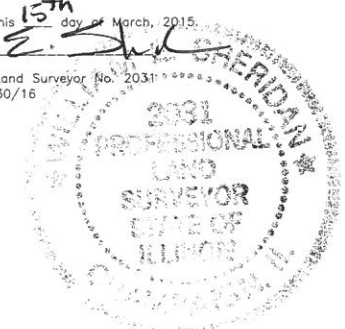
A parcel of land in Section 2, Township 19 North, Range 8 East of the Third Principal Meridian, in the City of Champaign, Champaign County, Illinois, more particularly described as follows:

Commencing at a monument casting of the Southeast corner of Section 2, Township 19 North, Range 8 East of the Third Principal Meridian, said monument casting being also the center line of Prospect Avenue in the City of Champaign, Champaign County, Illinois; thence North 0 degrees 17 minutes 00 seconds East along the center line of said Prospect Avenue a distance of 3476.16 feet; thence North 89 degrees 43 minutes 00 seconds West a distance of 80.00 feet to a point, being at the right-of-way marker on the West right-of-way line of Prospect Avenue, said point being 80.00 feet left of Station 3+77 on the center line of Prospect Avenue extension as recorded in Book 528 at page 307 in the Office of the Recorder, Champaign County, Illinois; thence South 75 degrees 23 minutes West a distance of 314.02 feet along the North right-of-way of the Northwest frontage road to a point, being the true point of beginning; thence South 75 degrees 23 minutes West a distance of 385.98 feet along the North right-of-way line of the Northwest frontage road to a point; thence North 0 degrees 17 minutes East a distance of 500.00 feet to a point; thence South 88 degrees 27 minutes 08 seconds East a distance of 373.09 feet to a point; thence South 0 degrees 17 minutes West a distance of 392.52 feet to the true point of beginning, EXCEPT that part conveyed to the State of Illinois by deed recorded as Document Number 89R 15832, in Champaign County, Illinois.

to the True Point of Beginning, encompassing 3.688 acres, more or less.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways and other areas into which said lands have been so subdivided; and have numbered the lots which numbers are shown in larger size on said plat; and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas; and that reference has been made upon said plat to permanent survey monuments; and have placed survey monuments as shown on the plat; and the Subdivision shall be known as "912 Anthony Subdivision".

Signed and sealed this 15th day of March, 2015
 William E. Sheridan
 Illinois Professional Land Surveyor No. 2031
 License Expires 11/30/16



Owner: [Signature]
 Date: 4/15/15
 Champaign Venture, LLC
 Timothy P. Harrington, Manager

WESTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE

TRUE POINT OF BEGINNING

(N 89°43'00" W)(80.00')

STA. 3+77 PROSPECT AVE.

POINT OF COMMENCEMENT MONUMENT CASTING SE CORNER SECTION 2 T.19N. R.8E. 3rd PM

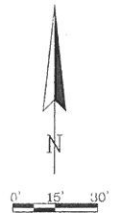


PROJECT #: 12626004
 TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
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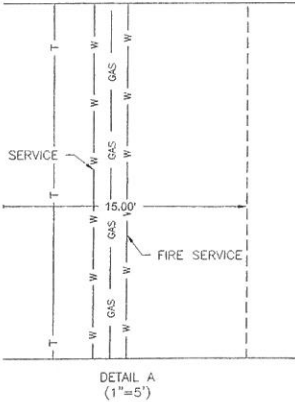
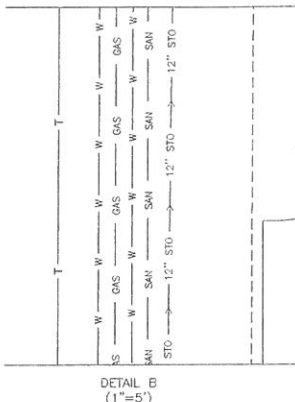
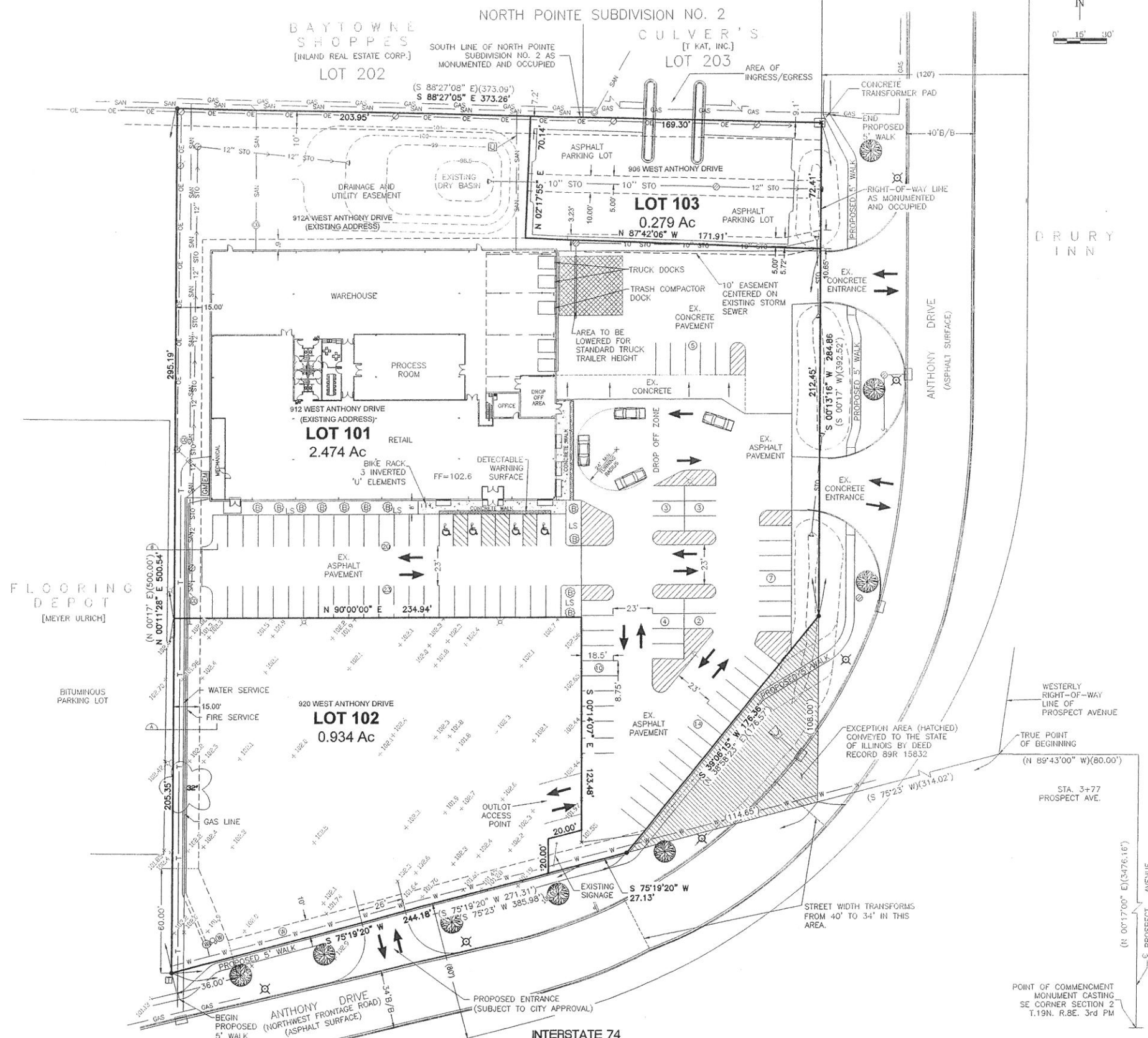
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