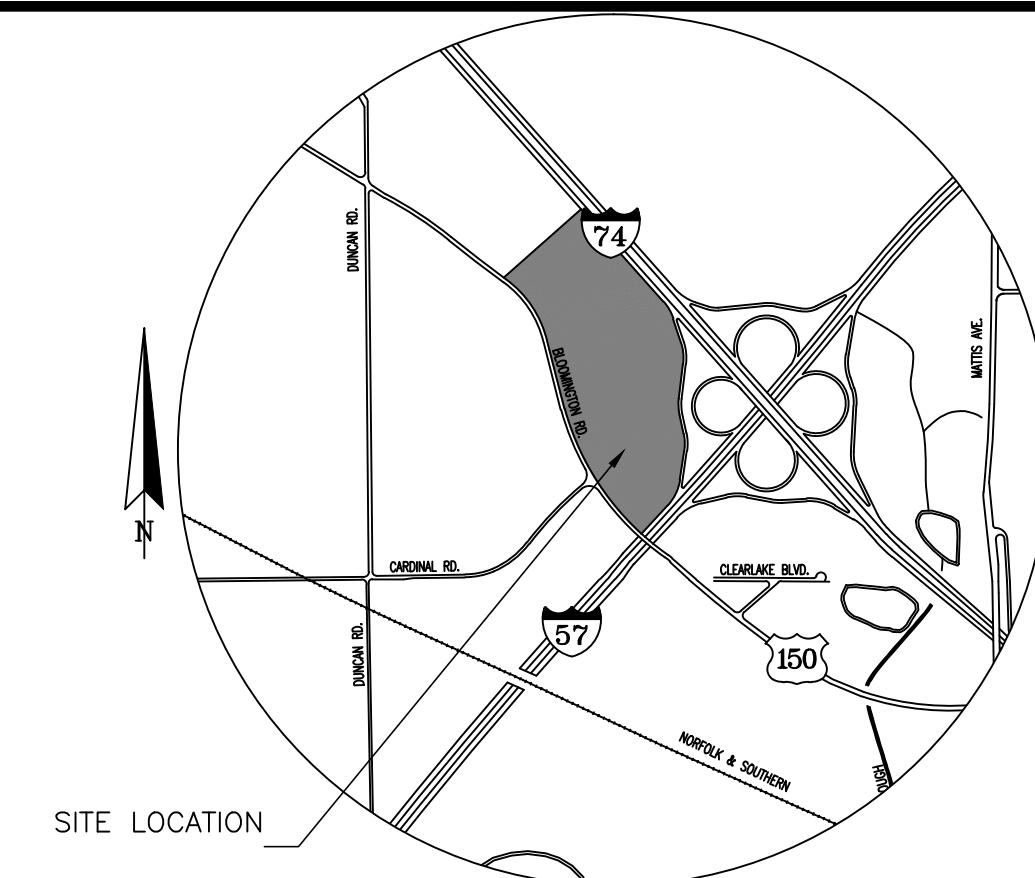


PRELIMINARY PLAT ATKINS 150 SUBDIVISION CHAMPAIGN COUNTY, ILLINOIS

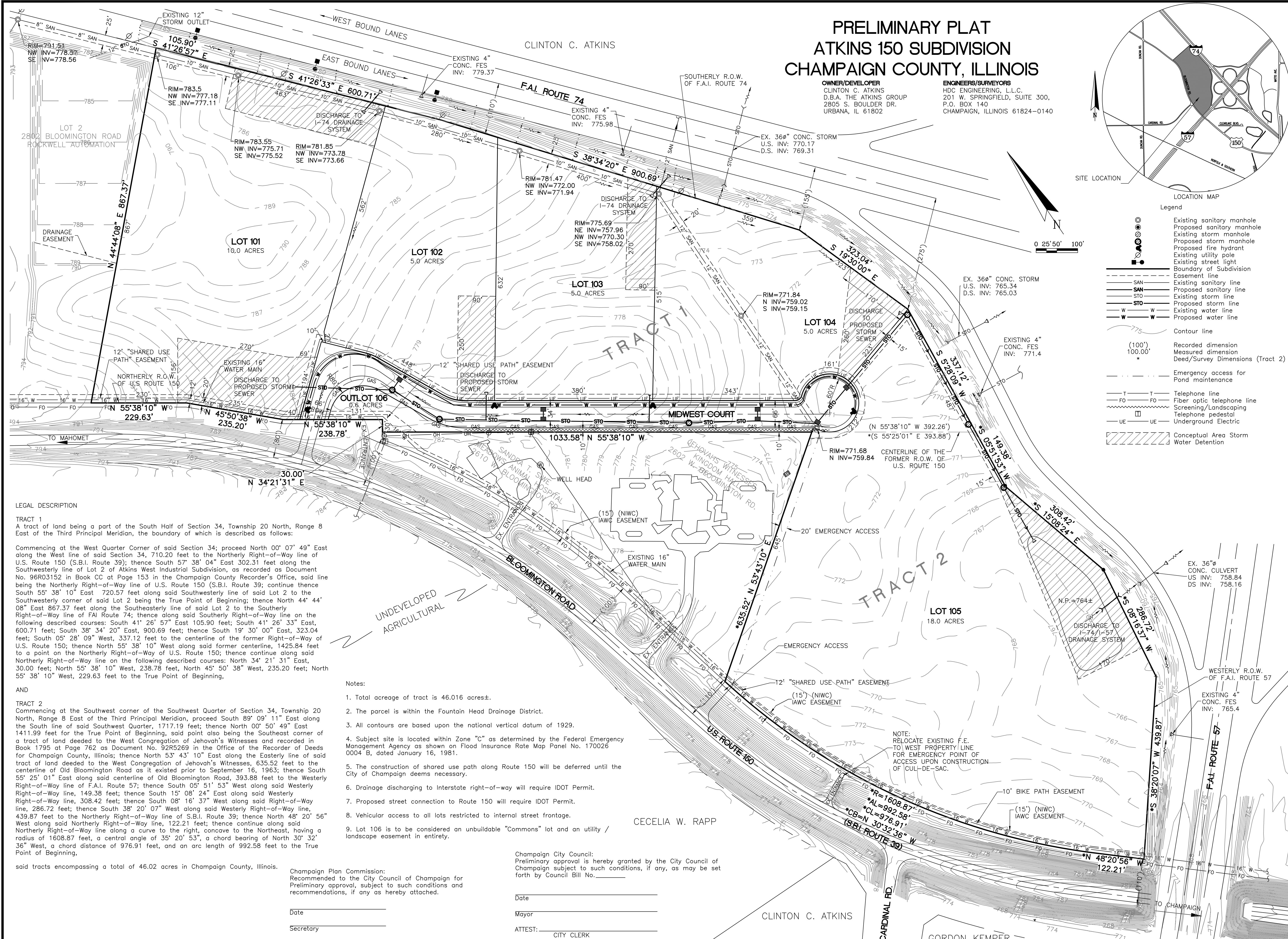
OWNER/DEVELOPER
CLINTON C. ATKINS
D.B.A. THE ATKINS GROUP
2805 S. BOULDER DR.
URBANA, IL 61802

ENGINEERS/SURVEYORS
HDC ENGINEERING, L.L.C.
201 W. SPRINGFIELD, SUITE 300,
P.O. BOX 140
CHAMPAIGN, ILLINOIS 61824-0140



Legend

	Existing sanitary manhole
	Proposed sanitary manhole
	Existing storm manhole
	Proposed storm manhole
	Proposed fire hydrant
	Existing utility pole
	Existing street light
	Boundary of Subdivision
	Easement line
	Existing sanitary line
	Proposed sanitary line
	Existing storm line
	Proposed storm line
	Existing water line
	Proposed water line
	Contour line
	Recorded dimension
	Measured dimension
	Deed/Survey Dimensions (Tract 2)
	Emergency access for Pond maintenance
	Telephone line
	Fiber optic telephone line
	Screening/Landscaping
	Telephone pedestal
	Underground Electric
	Conceptual Area Storm Water Detention



LEGAL DESCRIPTION

TRACT 1
A tract of land being a part of the South Half of Section 34, Township 20 North, Range 8 East of the Third Principal Meridian, the boundary of which is described as follows:

Commencing at the West Quarter Corner of said Section 34; proceed North 00° 07' 49" East along the West line of said Section 34, 710.20 feet to the Northerly Right-of-Way line of U.S. Route 150 (S.B.I. Route 39); thence South 57° 38' 04" East 302.31 feet along the Southwesterly line of Lot 2 of Atkins West Industrial Subdivision, as recorded as Document No. 96R03152 in Book CC at Page 153 in the Champaign County Recorder's Office, said line being the Northerly Right-of-Way line of U.S. Route 150 (S.B.I. Route 39); continue thence South 55° 38' 10" East 720.57 feet along said Southwesterly line of said Lot 2 to the Southwesterly corner of said Lot 2 being the True Point of Beginning; thence North 44° 44' 08" East 867.37 feet along the Southeasterly line of said Lot 2 to the Southerly Right-of-Way line of F.A.I. Route 74; thence along said Southerly Right-of-Way line on the following described courses: South 41° 26' 57" East 105.90 feet; South 41° 26' 33" East, 600.71 feet; South 38° 34' 20" East, 900.69 feet; thence South 19° 30' 00" East, 323.04 feet; South 05° 28' 09" West, 337.12 feet to the centerline of the former Right-of-Way of U.S. Route 150; thence North 55° 38' 10" West along said former centerline, 1425.84 feet to a point on the Northerly Right-of-Way of U.S. Route 150; thence continue along said Northerly Right-of-Way line on the following described courses: North 34° 21' 31" East, 30.00 feet; North 55° 38' 10" West, 238.78 feet, North 45° 50' 38" West, 235.20 feet; North 55° 38' 10" West, 229.63 feet to the True Point of Beginning,

AND

TRACT 2
Commencing at the Southwest corner of the Southwest Quarter of Section 34, Township 20 North, Range 8 East of the Third Principal Meridian, proceed South 89° 09' 11" East along the South line of said Southwest Quarter, 1717.19 feet; thence North 00° 50' 49" East 1411.99 feet for the True Point of Beginning, said point also being the Southeast corner of a tract of land deeded to the West Congregation of Jehovah's Witnesses and recorded in Book 1795 at Page 762 as Document No. 92R5269 in the Office of the Recorder of Deeds for Champaign County, Illinois; thence North 53° 43' 10" East along the Easterly line of said tract of land deeded to the West Congregation of Jehovah's Witnesses, 635.52 feet to the centerline of Old Bloomington Road as it existed prior to September 16, 1963; thence South 55° 25' 01" East along said centerline of Old Bloomington Road, 393.88 feet to the Westerly Right-of-Way line of F.A.I. Route 57; thence South 05° 51' 53" West along said Westerly Right-of-Way line, 149.38 feet; thence South 15° 08' 24" East along said Westerly Right-of-Way line, 308.42 feet; thence South 08° 16' 37" West along said Right-of-Way line, 286.72 feet; thence South 38° 20' 07" West along said Westerly Right-of-Way line, 439.87 feet to the Northerly Right-of-Way line of S.B.I. Route 39; thence North 48° 20' 56" West along said Northerly Right-of-Way line, 122.21 feet; thence continue along said Northerly Right-of-Way line along a curve to the right, concave to the Northeast, having a radius of 1608.87 feet, a central angle of 35° 20' 53", a chord bearing of North 30° 32' 36" West, a chord distance of 976.91 feet, and an arc length of 992.58 feet to the True Point of Beginning,

said tracts encompassing a total of 46.02 acres in Champaign County, Illinois.

Notes:

- Total acreage of tract is 46.016 acres±.
- The parcel is within the Fountain Head Drainage District.
- All contours are based upon the national vertical datum of 1929.
- Subject site is located within Zone "C" as determined by the Federal Emergency Management Agency as shown on Flood Insurance Rate Map Panel No. 170026 0004 B, dated January 16, 1981.
- The construction of shared use path along Route 150 will be deferred until the City of Champaign deems necessary.
- Drainage discharging to Interstate right-of-way will require IDOT Permit.
- Proposed street connection to Route 150 will require IDOT Permit.
- Vehicular access to all lots restricted to internal street frontage.
- Lot 106 is to be considered an unbuildable "Commons" lot and an utility / landscape easement in entirety.

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 _____
Secretary _____

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. _____

Date _____
Mayor _____
ATTEST: _____
CITY CLERK _____

HDC ENGINEERING

Professional Design Firm License No. 184-003223 Expires: 04/30/2007
201 West Springfield, Suite 300, P.O. Box 140, Champaign, Illinois 61824-0140
217-552-6976 217-556-0563 FAX 217-556-0570

PRELIMINARY PLAT ATKINS 150 SUBDIVISION CHAMPAIGN COUNTY, ILLINOIS

PROJECT NO. 06080	DATE: 3/29/06	DRAWN BY: ALP/CAM	CHECKED: WFS
NO.	DATE	BY	REMARKS
1	4/11/06	ENC.	ADDITIONAL TOPO DATA
2	04/17/06	CAM	1ST REVIEW COMMENTS
3	04/26/06	CAM	ADDITIONAL REVIEW COMMENTS
4	04/26/06	ALP	SHARED USE PATH, DRAINAGE