

PART OF THE NE 1/4, SEC. 28, T.19N., R.8E., 3rd. P.M.

I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE OF, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND WITH THE ORDINANCES OF THE CITY OF CHAMPAIGN, FOR ROBEESON CROSSING, INC. OF PART OF THE NE 1/4 OF SECTION 28, T. 19 N., R. 8 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF SECTION 22, T. 19 N. R. 8 E. OF THE 3RD P.M.; THENCE
N. 89°53'37" E., ALONG THE NORTH LINE OF THE NE 1/4 OF
SMD SECTION 28 AND THE APPROPRIATE CENTERLINE OF WINDSOR
ROAD, A DISTANCE OF 1,237.93 FEET TO THE NORTHEAST CORNER
OF THE NORTHEAST 1/4 OF SECTION 28, T. 19 N. R. 8 E. OF THE
3RD P.M.; THENCE WEST SUBMERSON N.E. 1, RECORDED IN BOOK 88
OF PLACES AT PLACE 12, BEARING S. 89°53'37" E., ALONG THE
RECORDOR'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; THENCE
S. 01°06'25" W., ALONG THE EAST LINE OF SMD JOHNSON
MEADOWS WEST SUBMERSON N.E. 1, 383.71 FEET; THENCE
S. 11°04'54" E., ALONG SMD EAST LINE, 298.92 FEET; THENCE
S. 89°53'37" E., ALONG SMD EAST LINE, 3.38 FEET; THENCE
S. 19°33'40" E., ALONG SMD EAST LINE, 18.00 FEET; THENCE
S. 09°49'38" E., ALONG SMD EAST LINE, 218.74 FEET; THENCE
S. 01°06'25" W., ALONG SMD EAST LINE OF JOHNSON MEADOWS
WEST SUBMERSON N.E. 1, 154.6 FEET TO THE SOUTHEAST CORNER
THEREOF; SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE N. 89°53'37" E., ALONG SMD EAST LINE, 154.6 FEET;
N. 89°53'37" W., 15.11 FEET; THENCE S. 61°22'54" W.,
10.17 FEET; THENCE N. 89°53'37" W., 100.00 FEET; THENCE
S. 01°06'25" W., 20.00 FEET; THENCE N. 89°53'37" W.,
182.00 FEET; THENCE S. 01°06'25" W., 75.00 FEET; THENCE
N. 89°53'37" W., 12.99 FEET; THENCE S. 72°07'37" W.,
150.99 FEET; THENCE N. 89°53'37" W., 114.6 FEET; THENCE
S. 01°06'25" W., 321.73 FEET; THENCE N. 89°53'37" W.,
187.16 FEET TO THE EAST RIGHT-OF-WAY LINE OF FM ROUTE 57;
THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, A CURVE
TO THE LEFT, COMMENCING TO THE EAST WITH A RADIUS OF 17,313.14
FEET, BEARING N. 89°53'37" E., 114.6 FEET; THENCE
A DISTANCE OF 377.54 FEET TO THE EAST RIGHT-OF-WAY LINE,
N. 01°49'38" W., ALONG SAID EAST RIGHT-OF-WAY LINE, 10.67
FEET; THENCE N. 89°53'37" E., 192.3 FEET; THENCE
N. 01°06'25" W., 150.00 FEET; THENCE N. 47°48'45" E.,
70.00 FEET; THENCE N. 89°53'37" E., 114.6 FEET; THENCE
S. 01°06'25" W., 150.00 FEET TO THE SOUTHEAST CORNER OF
THE JOHNSON REBORN MEADOWS WEST SUBMERSON N.E. 1; THENCE
S. 89°53'37" E., ALONG THE SOUTH LINE OF SMD JOHNSON
MEADOWS WEST SUBMERSON N.E. 1, 376.49 FEET; THENCE
S. 47°33'37" E., ALONG SAID SOUTH LINE, 21.21 FEET; THENCE
S. 89°53'37" E., ALONG SAID SOUTH LINE, 133.73 FEET;
THENCE S. 01°49'38" W., ALONG SAID SOUTH LINE, 72.00 FEET
THENCE NORTHERLY, ALONG SAID SOUTH LINE OF SMD JOHNSON
MEADOWS WEST SUBMERSON N.E. 1, WITH A RADIUS OF 143.60 FEET
AN INITIAL TANGENT BEARING N. 01°50'15" W., A DISTANCE OF
17.50 FEET; THENCE N. 89°53'37" E., ALONG SAID SOUTH LINE,
10.00 FEET TO THE POINT OF BEGINNING, COMMENCING 10.00
ACRES MORE OR LESS, SITUATED IN THE CITY OF CHAMPAIGN,
CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170026 0010B EFFECTIVE DATE JANUARY 16, 1981.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PAR-0705 (THE
PLAY ACT) CHICAGO TITLE INSURANCE CO., INC. AS THE
CORPORATION THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE
COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN
MADE.
DATE NOVEMBER 11, 1994 Harold D. Jordan
THOMAS D. JORDAN

THOMAS B. JORDAN
IL. PROFESSIONAL LAND SURVEYOR NO. 201
CHAMPAIGN, ILLINOIS

N. LINE OF THE NE 1/4 OF SECTION 28 AND
APPROXIMATE CENTERLINE OF WINDSOR ROAD
NE CORNER
ROBESON MEADOWS WEST
SUDAMONSON NO. 1 S88°53'3

S 01°06'23" W - 393.71
NE CORNER, NE 1/4, SEC. 28.
T.19N., R.8E., 3rd P.M.
S 11°06'34" E - 209.92
S 76°26'20" W - 3.39
S 13°33'40" E - 60.00
S 09°59'36" E - 218.7

SOUTHEAST CORNER
ROBESON MEADOWS WEST
SUBDIVISION NO. 1
AND POINT OF BEGINNING

FUTURE AREA TO BE DEDICATED
TO THE CHAMPAIGN PARK DISTRICT
AS RIGHT-OF-WAY SOLELY
FOR PUBLIC PARK PURPOSES.
A UTILITY EASEMENT WILL BE
COMMENSURATE WITH THE LIMITS
OF THE RIGHT-OF-WAY.

AREA IS HEREBY DEDICATED TO THE CHAMPAIGN
PARK DISTRICT AS SIDEWALK RIGHT-OF-WAY SOLELY
FOR PUBLIC PARK PURPOSES. A UTILITY EASEMENT
IS COMMENSURATE WITH THE LIMITS OF THE
RIGHT-OF-WAY.

1. THE AREA WITHIN THIS PLAT IS A PART OF THE APPROVED PRELIMINARY PLAT FOR ROBESON MEADOWS WEST, APPROVED BY COUNCIL BILL NO. 92-144 ON MAY 19, 1992.
2. PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO AN ANNEXATION AGREEMENT WITH THE CITY OF CHAMPAIGN, APPROVED BY COUNCIL BILL NO. 90-247 ON SEPTEMBER 18, 1990.
3. SIDEYARD AND REARYARD SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHAMPAIGN.
4. THE WEST LINE OF LOT 224 IS AN ACCESS CONTROL LINE FOR I.A.L. ROUTE 52.

BRUCE HUTCHINGS
VICE PRESIDENT
ROBERTSON CROSS

RALPH SACCHET
SECRETARY/TREASURER
ROBESON CROSSMAN

IN ACCORDANCE WITH

ATTEST

3*186 FINAL PLAT

DA

LOT NO.	AREA (sq. ft.)	LOT NO.	AREA (sq. ft.)	LOT NO.	AREA (sq. ft.)
201	13,483	210	10,250	219	9,899
202	12,750	211	10,250	220	9,844
203	12,750	212	10,406	221	9,844
204	11,643	213	10,405	222	9,844
205	8,800	214	10,919	223	10,050
206	10,744	215	12,561	224	84,366
207	11,174	216	12,360	CPD(E)	4,655
208	9,633	217	9,901	CPD(W)	26,764
209	10,250	218	8,889		

UTILITY EASEMENTS		
DATE	UTILITY	NOTES
7-28-84	AMER.	AS REQUESTED
7-28-84	N.L.W.C.	NONE REQUESTED
7-21-84	U.P.C.	AS REQUESTED
7-28-84	CABLE	AS REQUESTED

^A Date of transmittal of assessment request from utility company

PRESENTED FOR RECORDING BY
CHICAGO TITLE INSURANCE CO.
201 N. MEX. ST.
CHAMPAIGN, ILL. 61820

Prepared by: **DAILY & ASSOCIATES, ENGINEERS, INC.** CHAMPAIGN & PYRONA, ILLINOIS

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Job No. 1210.13

