FINAL PLAT
BOULDER RIDGE SIXTH SUBDIVISION

AN ADDITION TO THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS
A PART THE SW 1/4 OF SEC. 4, T.19N., R.8E., 3rd. P.M.

LEGEND
- BOUNDARY OF PLAT
- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
- EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- 5/8" IRON PIN SET W/CAP 3738
- SET CONCRETE MONUMENT W/IRON PIN & CAP 3738
- FOUND 5/8" IRON PIN
- 0000 STREET ADDRESS
- (100') RECORDED DIMENSION

0 50 100 150
GRAPHIC SCALE

STATE OF ILLINOIS)
) S.S.
COUNTY OF CHAMPAIGN)

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF CAM PROPERTIES, LLC, I HAVE SURVEYED AND SUBDIVIDED THE HEREINAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREINAFTER TO BE KNOWN AS "BOULDER RIDGE SIXTH SUBDIVISION". THE SCALE ON THE PLAT IS AS INDICATED. ALL DISTANCES MARKED ON THE PLAT ARE IN FEET AND DECIMAL PARTS OF FEET. SUBDIVISION AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON ATTACHED PLAT. I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE PROPERTY TO BE SUBDIVIDED AND PLATTED IS DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 205 OF BOULDER RIDGE SECOND SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2004R53473N THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE S 89°15'24" E ALONG THE NORTH LINE OF SAID BOULDER RIDGE SECOND SUBDIVISION FOR A DISTANCE OF 571.45 FEET TO THE NORTHEAST CORNER OF LOT 211 OF SAID BOULDER RIDGE SECOND SUBDIVISION; THENCE N 14°35'16" W FOR A DISTANCE OF 279.96 FEET; THENCE N 89°15'24" W FOR A DISTANCE OF 357.43 FEET; THENCE N 0°44'36" E FOR A DISTANCE OF 10.00 FEET; THENCE N 89°15'24" W FOR A DISTANCE OF 880.00 FEET; THENCE N 0°44'36" E FOR A DISTANCE OF 14.62 FEET; THENCE N 89°15'24" W FOR A DISTANCE OF 170.00 FEET TO THE EAST LINE OF LOT 551 OF BOULDER RIDGE FIFTH SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2006R15967 IN THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE S 0°44'36" W ALONG SAID EAST LINE OF LOT 551 FOR A DISTANCE OF 120.00 FEET; THENCE S 89°15'24" E CONTINUING ALONG SAID EAST LINE OF LOT 551 FOR A DISTANCE OF 110.00 FEET; THENCE S 0°44'36" W CONTINUING ALONG SAID EAST LINE OF LOT 551 FOR A DISTANCE OF 174.62 FEET TO THE NORTH LINE OF SAID BOULDER FIFTH SUBDIVISION; THENCE S 89°15'24" E ALONG SAID NORTH LINE OF BOULDER FIFTH SUBDIVISION FOR A DISTANCE OF 800.00 FEET TO THE POINT BEGINNING CONTAINING, AN AREA OF 8.747 ACRES, MORE OR LESS.

SIGNED AND SEALED THIS DAY OF , 2016

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738

LICENSE EXPIRES
11/30/16

NOTES:
1. ALL BEARINGS ARE BASED ON THE NORTH LINE OF BOULDER RIDGE FIFTH SUBDIVISION.
2. THE SUBDIVISION IS LOCATED WITHIN THE FOUNTAIN HEAD DRAINAGE DISTRICT.
3. THE SUBDIVISION IS LOCATED WITHIN THE UNIT 4 SCHOOL DISTRICT.
4. THE PROPERTY SUBDIVIDED IS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN.
5. ALL BUILDING SETBACKS LINES SHALL BE IN ACCORDANCE WITH CHAMPAIGN, ILLINOIS ZONING ORDINANCES.
6. FIELD WORK FOR THIS PLAT OF SUBDIVISION WAS PERFORMED IN MAY 2016.
7. STORMWATER DETENTION FOR ALL LOTS IS PROVIDED ON LOT 616.
8. THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 17019C0293D, DATED 10/2/13).
9. NO PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
10. COMMONS LOT 616 SHALL BE A DRAINAGE AND PUBLIC UTILITY EASEMENT IN IT'S ENTIRETY.
11. NO STREET LIGHTS WILL BE PROVIDED FOR THIS SUBDIVISION. EACH LOT WILL BE REQUIRED TO PROVIDE A POLE YARD LIGHT IN ACCORDANCE WITH THE SUBDIVISION COVENANTS.

PRESENTED FOR RECORDING BY:

CHICAGO TITLE COMPANY
301 NORTH NEIL STREET, SUITE 304
CHAMPAIGN, IL 61820
(217) 356-0501

RETURN TO:

BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ENGINEER:

BRYAN K. BRADSHAW, P.E.
BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX

DATE

LICENSE EXPIRES
11/30/17

OWNER/DEVELOPER/SUBDIVIDER:

GREG A. MILLAGE
CAM PROPERTIES, LLC
1606 SANDPIPER CT.
CHAMPAIGN, IL 61821
(217) 202-4913

DATE

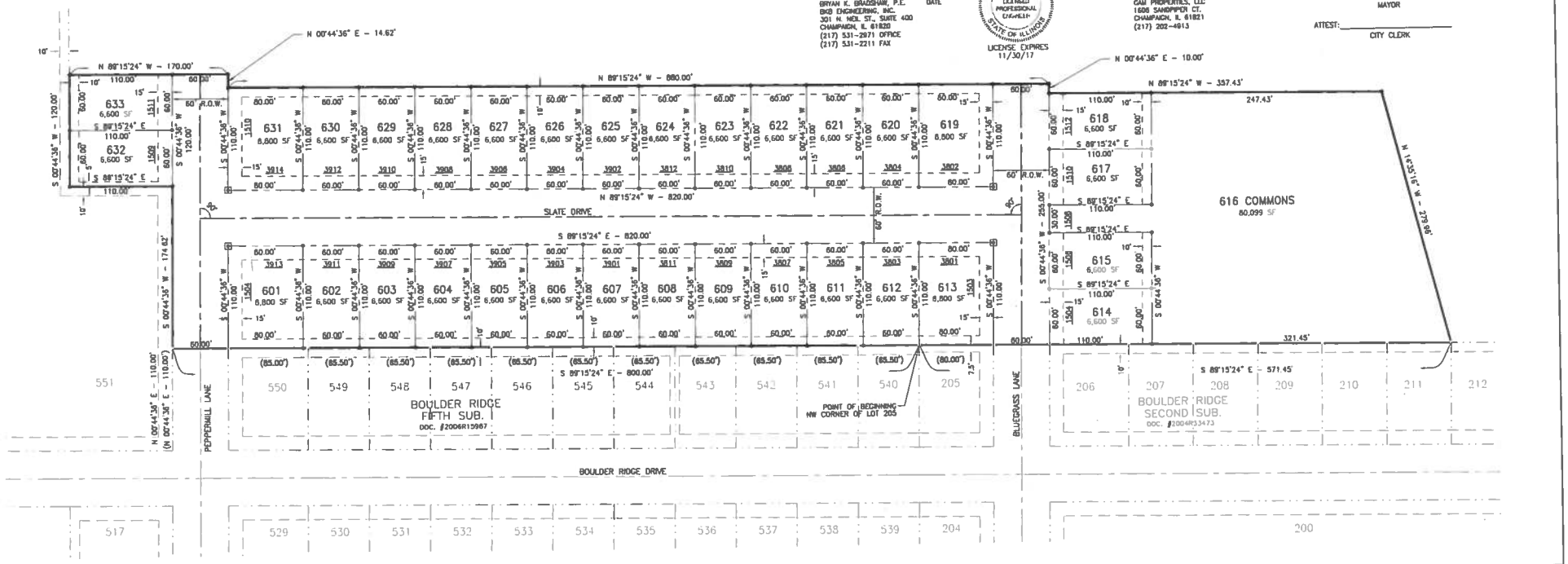
APPROVED:

THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS IN ACCORDANCE WITH COUNCIL BILL NO. _____

DATE: _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK



DATE OF PREPARATION: AUGUST 2, 2016