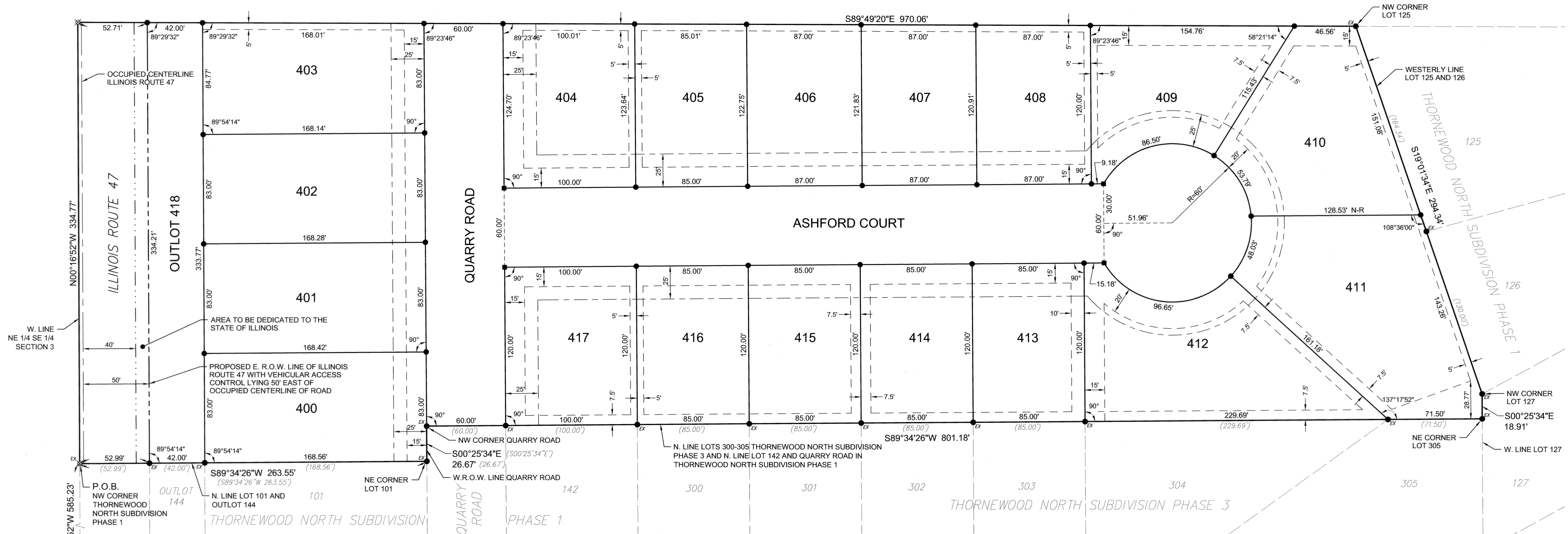


THORNEWOOD NORTH SUBDIVISION PHASE 4

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS



NOTES:

- THORNEWOOD NORTH SUBDIVISION PHASE 4 IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.
- BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83).
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE VILLAGE OF MAHOMET ZONING ORDINANCE REQUIREMENTS. CURRENT BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT - 25 FEET
SIDE - 10 FEET
REAR - 25 FEET
- THORNEWOOD NORTH SUBDIVISION PHASE 4 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 PANEL No. 170894 0100 C WITH A MAP REVISED DATE OF JANUARY 2, 2003.
- THIS PROPERTY IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
- 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 SEPTEMBER 4, 2013.
- OUTLOT 418 IS A NON-BUILDABLE OUTLOT AND COMMONS AREA TO BE USED AS A GENERAL UTILITY AND DRAINAGE EASEMENT IN ITS ENTIRETY.

FINAL PLAT APPROVAL:

THE FINAL PLAT ENTITLED "THORNEWOOD NORTH SUBDIVISION PHASE 4" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS.

THIS 4th DAY OF March, 2014.

Barry T. Hagan
CHAIRPERSON

THE FINAL PLAT ENTITLED "THORNEWOOD NORTH SUBDIVISION PHASE 4" 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.

Patricia M... 3/25/14
PRESIDENT, BOARD OF TRUSTEES (DATE)

Clayton... 3/25/14
VILLAGE CLERK (DATE)



SURVEYOR'S DECLARATION

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, THORNEWOOD NORTH PARTNERS, 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: PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 16 MINUTES 52 SECONDS WEST 585.23 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF THORNEWOOD NORTH SUBDIVISION PHASE 1, RECORDED AS DOCUMENT NUMBER 2007R07653 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, TO THE NORTHWEST CORNER OF SAID THORNEWOOD NORTH SUBDIVISION PHASE 1 AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE NORTH 00 DEGREES 16 MINUTES 52 SECONDS WEST 334.77 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS EAST 970.06 FEET, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF LOT 125 IN SAID THORNEWOOD NORTH SUBDIVISION PHASE 1; THENCE SOUTH 19 DEGREES 01 MINUTE 34 SECONDS EAST 294.34 FEET ALONG THE WESTERLY LINE OF SAID LOT 125 AND 126 IN SAID THORNEWOOD NORTH SUBDIVISION PHASE 1 TO THE NORTHWEST CORNER OF LOT 127 IN SAID THORNEWOOD NORTH SUBDIVISION PHASE 1; THENCE SOUTH 00 DEGREES 25 MINUTES 34 SECONDS EAST 18.91 FEET ALONG THE WEST LINE OF SAID LOT 127 TO THE NORTHEAST CORNER OF LOT 305 IN THORNEWOOD NORTH SUBDIVISION PHASE 3, RECORDED AS DOCUMENT NUMBER 2013R22935, IN SAID RECORDER'S OFFICE, THENCE SOUTH 89 DEGREES 34 MINUTES 26 SECONDS WEST 801.18 FEET ALONG THE NORTH LINE OF LOTS 305, 304, 303, 302, 301 AND 300 IN SAID THORNEWOOD NORTH SUBDIVISION PHASE 3 AND ALONG THE NORTH LINE OF LOT 142 AND THE NORTH LINE OF QUARRY ROAD IN SAID THORNEWOOD NORTH SUBDIVISION PHASE 1 TO THE NORTHWEST CORNER OF SAID QUARRY ROAD; THENCE SOUTH 00 DEGREES 25 MINUTES 34 SECONDS EAST 26.67 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID QUARRY ROAD TO THE NORTHEAST CORNER OF LOT 101 IN SAID THORNEWOOD NORTH SUBDIVISION PHASE 1; THENCE SOUTH 89 DEGREES 34 MINUTES 26 SECONDS WEST 263.55 FEET ALONG THE NORTH LINE OF SAID LOT 101, THE NORTH LINE OF OUTLOT 144 AND ITS WESTERLY EXTENSION TO THE POINT OF BEGINNING, CONTAINING 7.25 ACRES, MORE OR LESS, SITUATED IN THE VILLAGE OF MAHOMET, 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 "THORNEWOOD NORTH SUBDIVISION PHASE 4", VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

WITNESS MY HAND AND SEAL THIS 7th DAY OF AUGUST, 2014.

FARNSWORTH GROUP, INC.
1819 SOUTH NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820

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

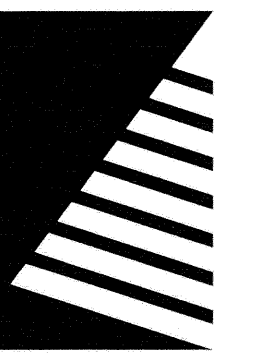


THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

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

ENGINEER/SURVEYOR
FARNSWORTH GROUP, INC.
1819 SOUTH NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408

OWNER/DEVELOPER
THORNEWOOD NORTH PARTNERS, LLC
P.O. BOX 110
MAHOMET, ILLINOIS 61853



Farnsworth
GROUP

1819 S. NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408 / info@f-w.com

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

ISSUE:

#	Date:	Description:
1	01-23-14	CUL-DE-SAC EASEMENT
2	01-31-14	VILLAGE REVIEW

2014R15586

REC ON: 08/25/2014 1:36:17 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 99.00
RHSPS Fee: 9.00
PAGES: 19
PLAT ACT: PLAT PAGE: 1

PROJECT:

THORNEWOOD NORTH
PARTNERS LLC

THORNEWOOD NORTH SUBDIVISION PHASE 4

VILLAGE OF MAHOMET
CHAMPAIGN CO., ILLINOIS

Date: 08-07-14

Design/Drawn: CEW

Reviewed: WJM

Book No.: 64 Field: -

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1

Project No.: 0130798.00