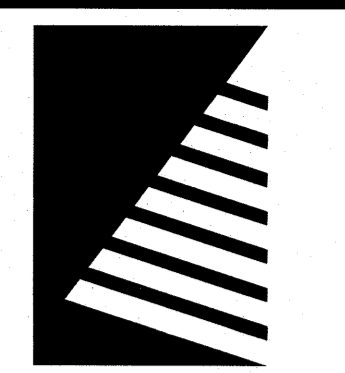


FIELDSTONE SUBDIVISION PHASE 3

PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE THIRD P.M.
VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS

2018R21175
REC DN: 12/12/2018 01:48:09 PM
CHAMPAIGN COUNTY
MARK SHELLEN
REC FEE: 98.00
RHS/PS FEE:
REV FEE:
PAGES 21
PLAT ACT: PLAT PAGE: 0

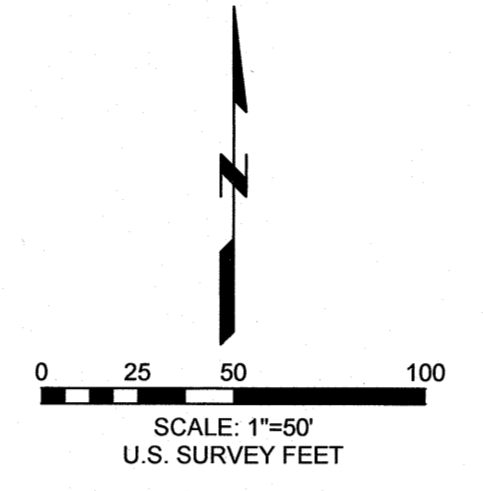
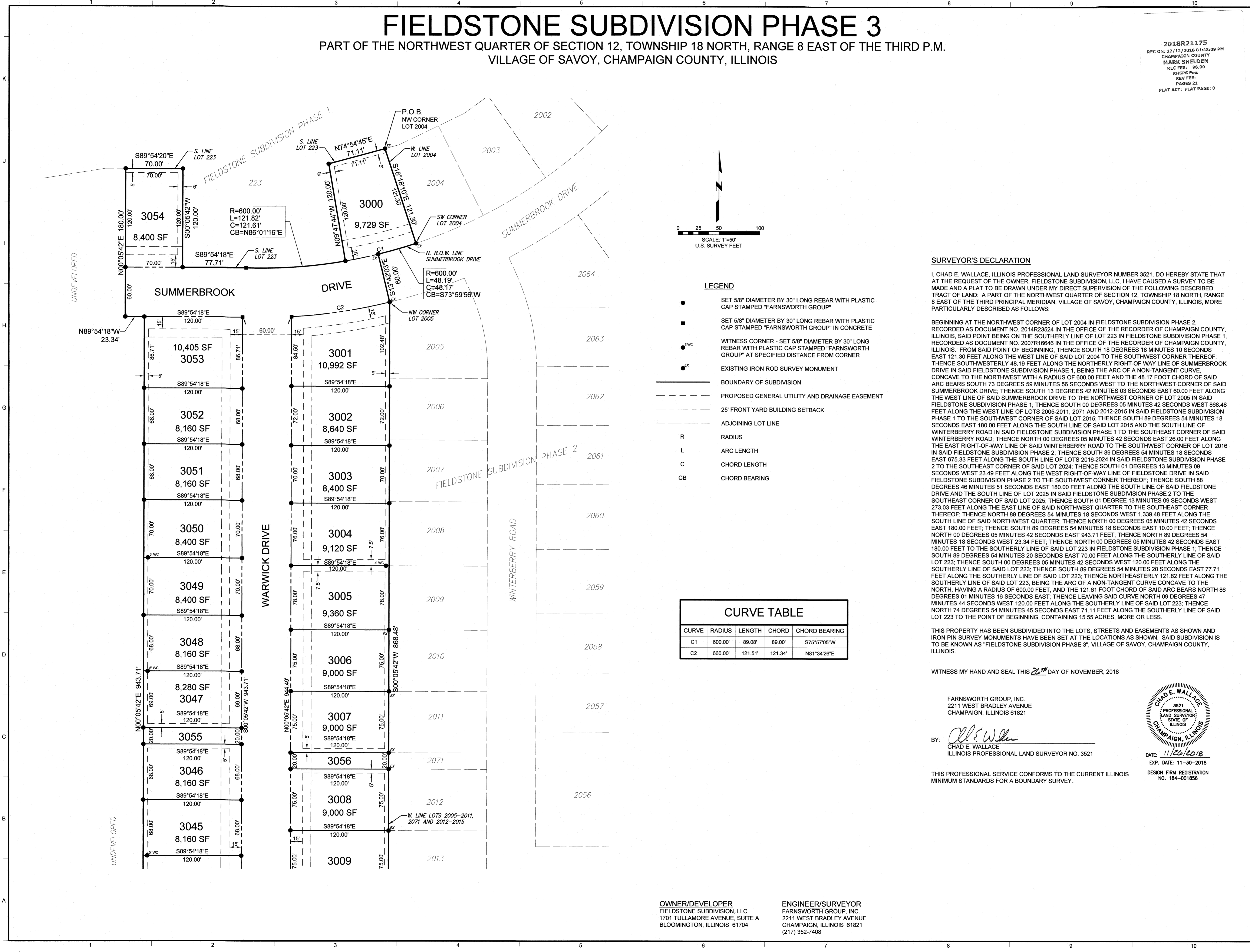


Farnsworth GROUP

2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@f-w.com

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

ISSUE:
DATE: DESCRIPTION:



- LEGEND**
- SET 5/8" DIAMETER BY 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
 - SET 5/8" DIAMETER BY 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
 - W.C. WITNESS CORNER - SET 5/8" DIAMETER BY 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" AT SPECIFIED DISTANCE FROM CORNER
 - EX. EXISTING IRON ROD SURVEY MONUMENT
 - BOUNDARY OF SUBDIVISION
 - - - - PROPOSED GENERAL UTILITY AND DRAINAGE EASEMENT
 - - - - 25' FRONT YARD BUILDING SETBACK
 - - - - ADJOINING LOT LINE
 - R RADIUS
 - L ARC LENGTH
 - C CHORD LENGTH
 - CB CHORD BEARING

| CURVE | RADIUS | LENGTH | CHORD | CHORD BEARING |
|-------|---------|---------|---------|---------------|
| C1 | 600.00' | 89.08' | 89.00' | S75°57'05"W |
| C2 | 600.00' | 121.51' | 121.34' | N81°34'26"E |

SURVEYOR'S DECLARATION

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, FIELDSTONE SUBDIVISION, 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 PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2004 IN FIELDSTONE SUBDIVISION PHASE 2, RECORDED AS DOCUMENT NO. 2014R23524 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, SAID POINT BEING ON THE SOUTHERLY LINE OF LOT 223 IN FIELDSTONE SUBDIVISION PHASE 1, RECORDED AS DOCUMENT NO. 2007R16646 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE SOUTH 18 DEGREES 18 MINUTES 10 SECONDS EAST 121.30 FEET ALONG THE WEST LINE OF SAID LOT 2004 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY 48.19 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMERBROOK DRIVE IN SAID FIELDSTONE SUBDIVISION PHASE 1, BEING THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST WITH A RADIUS OF 600.00 FEET AND THE 48.17 FOOT CHORD OF SAID ARC BEARS SOUTH 73 DEGREES 59 MINUTES 56 SECONDS WEST TO THE NORTHWEST CORNER OF SAID SUMMERBROOK DRIVE; THENCE SOUTH 13 DEGREES 42 MINUTES 03 SECONDS EAST 60.00 FEET ALONG THE WEST LINE OF SAID SUMMERBROOK DRIVE TO THE NORTHWEST CORNER OF LOT 2005 IN SAID FIELDSTONE SUBDIVISION PHASE 1; THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS WEST 888.48 FEET ALONG THE WEST LINE OF LOTS 2005-2011, 2071 AND 2012-2015 IN SAID FIELDSTONE SUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF SAID LOT 2015; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS EAST 180.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2015 AND THE SOUTH LINE OF WINTERBERRY ROAD IN SAID FIELDSTONE SUBDIVISION PHASE 1 TO THE SOUTHEAST CORNER OF SAID WINTERBERRY ROAD; THENCE NORTH 00 DEGREES 05 MINUTES 42 SECONDS EAST 26.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WINTERBERRY ROAD TO THE SOUTHWEST CORNER OF LOT 2016 IN SAID FIELDSTONE SUBDIVISION PHASE 2; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS EAST 675.33 FEET ALONG THE SOUTH LINE OF LOTS 2016-2024 IN SAID FIELDSTONE SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF SAID LOT 2024; THENCE SOUTH 01 DEGREES 13 MINUTES 09 SECONDS WEST 23.49 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF FIELDSTONE DRIVE IN SAID FIELDSTONE SUBDIVISION PHASE 2 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88 DEGREES 46 MINUTES 51 SECONDS EAST 180.00 FEET ALONG THE SOUTH LINE OF SAID FIELDSTONE DRIVE AND THE SOUTH LINE OF LOT 2025 IN SAID FIELDSTONE SUBDIVISION PHASE 2 TO THE SOUTHEAST CORNER OF SAID LOT 2025; THENCE SOUTH 01 DEGREE 13 MINUTES 09 SECONDS WEST 273.03 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST 1,339.48 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, THENCE NORTH 00 DEGREES 05 MINUTES 42 SECONDS EAST 180.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS EAST 10.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 42 SECONDS EAST 943.71 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST 23.34 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 42 SECONDS EAST 180.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 223 IN FIELDSTONE SUBDIVISION PHASE 1; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS EAST 70.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 223; THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS WEST 120.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 223; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS EAST 77.71 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 223; THENCE NORTHEASTERLY 121.82 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 223, BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 600.00 FEET, AND THE 121.61 FOOT CHORD OF SAID ARC BEARS NORTH 86 DEGREES 01 MINUTES 16 SECONDS EAST; THENCE LEAVING SAID CURVE NORTH 09 DEGREES 47 MINUTES 44 SECONDS WEST 120.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 223; THENCE NORTH 74 DEGREES 54 MINUTES 45 SECONDS EAST 71.11 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 223 TO THE POINT OF BEGINNING, CONTAINING 15.55 ACRES, MORE OR LESS.

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 "FIELDSTONE SUBDIVISION PHASE 3", VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS.

WITNESS MY HAND AND SEAL THIS 26TH DAY OF NOVEMBER, 2018

FARNSWORTH GROUP, INC.
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821

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



DATE: 11/26/2018
EXP. DATE: 11-30-2018
DESIGN FIRM REGISTRATION NO. 184-001856

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

OWNER/DEVELOPER
FIELDSTONE SUBDIVISION, LLC
1701 TULLAMORE AVENUE, SUITE A
BLOOMINGTON, ILLINOIS 61704

ENGINEER/SURVEYOR
FARNSWORTH GROUP, INC.
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408

Fieldstone Subdivision Phase 3

PROJECT:
Fieldstone Subdivision LLC

Village of Savoy,
Champaign County, Illinois

DATE: 11/26/2018
DESIGN/DRAWN: CEW
REVIEWED: WJM
FIELD BOOK NO.: 140

FINAL PLAT

SHEET NUMBER:

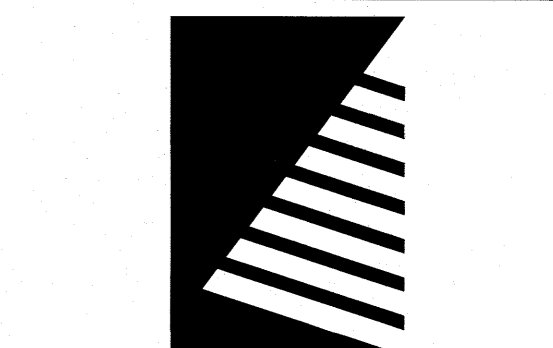
1
OF 2

PROJECT NO.: 0131480.00

FIELDSTONE SUBDIVISION PHASE 3

PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE THIRD P.M.
VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS

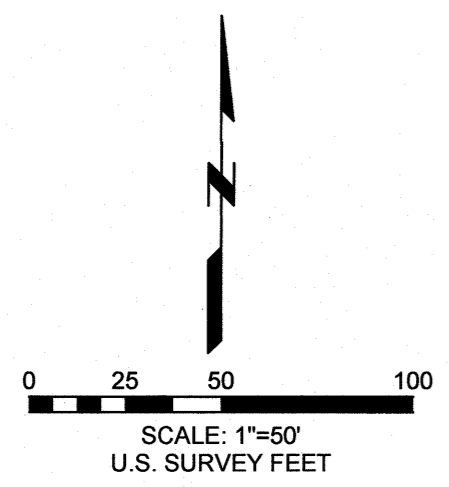
2018R21175
REC ON: 12/12/2018 01:48:09 PM
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- - - ADJOINING LOT LINE
- R RADIUS
- L ARC LENGTH
- C CHORD LENGTH
- CB CHORD BEARING

NOTES:

1. FIELDSTONE SUBDIVISION PHASE 3 IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SAVOY, CHAMPAIGN COUNTY, ILLINOIS.
2. SEE VILLAGE OF SAVOY ZONING ORDINANCE FOR BUILDING SETBACK AND OTHER INFORMATION.
3. DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
4. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
5. LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL, UNLESS NOTED OTHERWISE.
6. BEARINGS ARE REFERENCED TO THE FINAL PLAT OF FIELDSTONE SUBDIVISION PHASE 1, RECORDED IN DOCUMENT NO. 2007R16646
7. STORM WATER DETENTION FOR FIELDSTONE SUBDIVISION PHASE 3 WILL BE PROVIDED BY THE DETENTION BASIN LOCATED ON LOT 2068 IN FIELDSTONE SUBDIVISION PHASE 2.
8. THE PROPERTY COVERED BY THIS PLAT IS NOT SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
9. LOTS 3055 AND 3056 SHALL BE NON-BUILDABLE LOTS AND ARE TO BE CONSIDERED GENERAL UTILITY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
10. POTENTIAL HIGH NOISE LEVELS DUE TO OPERATION OF AIRCRAFT TO AND FROM WILLARD AIRPORT MAY EXIST WITHIN THIS SUBDIVISION.
11. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON SEPTEMBER 24, 2018.

FINAL PLAT APPROVAL

THE FINAL PLAT ENTITLED "FIELDSTONE SUBDIVISION PHASE 3" HAS RECEIVED APPROVAL BY THE PLANNING COMMISSION OF THE VILLAGE OF SAVOY, ILLINOIS.

THIS 25TH DAY OF June, 2018.
[Signature] 6-25-18
CHAIRPERSON (DATE)

THE FINAL PLAT ENTITLED "FIELDSTONE SUBDIVISION PHASE 3" HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SAVOY, ILLINOIS.

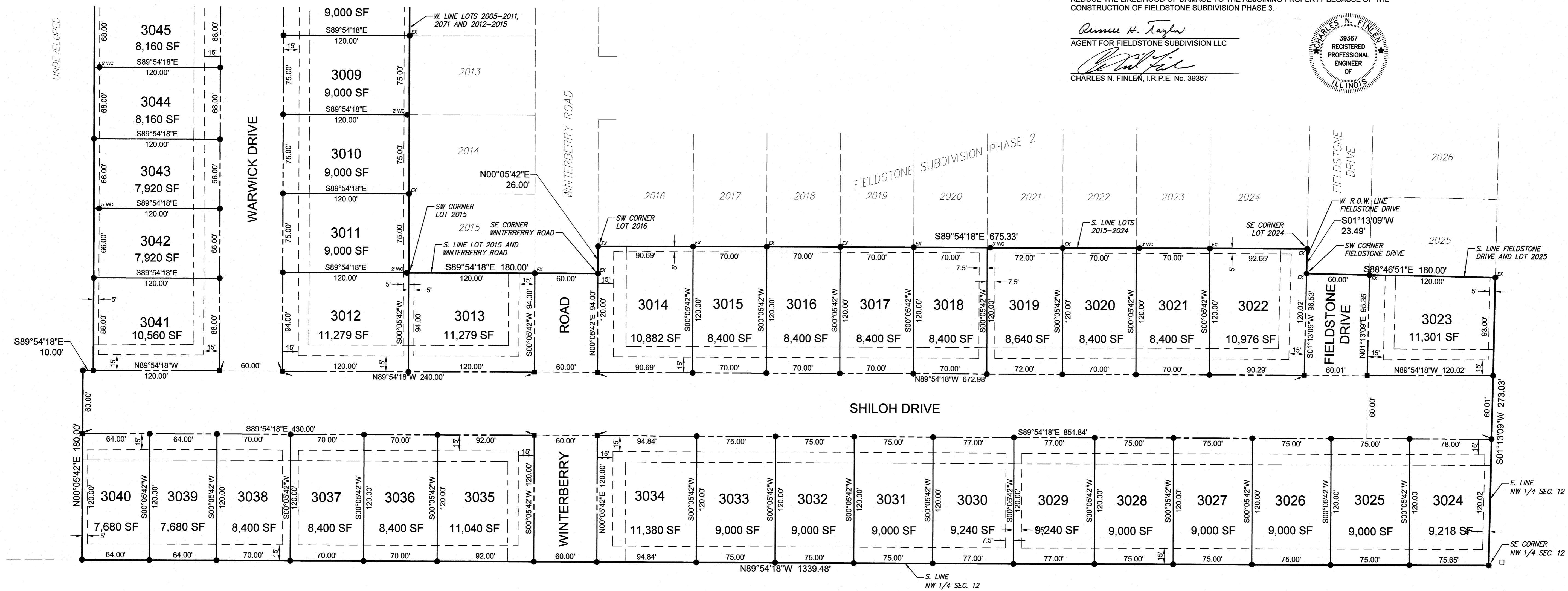
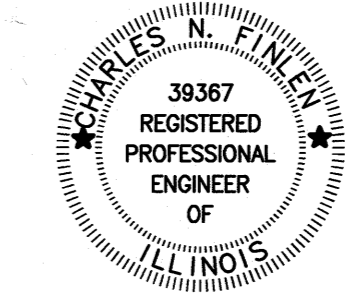
THIS 11TH DAY OF July, 2018.
[Signature] 7-11-18
PRESIDENT, VILLAGE BOARD OF TRUSTEES (DATE)
[Signature] 7-11-18
VILLAGE CLERK (DATE)



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 THE 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 FIELDSTONE SUBDIVISION PHASE 3.

[Signature]
AGENT FOR FIELDSTONE SUBDIVISION LLC
[Signature]
CHARLES N. FINLEN, I.R.P.E. No. 39367



PROJECT:
Fieldstone Subdivision LLC

Fieldstone Subdivision Phase 3

Village of Savoy,
Champaign County, Illinois

DATE: 11/26/2018
DESIGN/DRAWN: CEW
REVIEWED: WJM
FIELD BOOK NO.: 140

FINAL PLAT

SHEET NUMBER:

2
OF 2

PROJECT NO.: 0131480.01

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