

REPLAT OF LOT 205 & 206 EASTGATE SUBDIVISION NO. 2

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21
TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

SUBMITTER INFORMATION
TAD COMMERCIAL, LLC
SERIES URBANA COMMERCIAL
3605 BELLEFLORE DRIVE
URBANA, IL 61802-8288
PH 217-207-2121

SURVEYOR INFORMATION
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 754
CHAMPAIGN, IL 61824-0754
PH 217-607-8189

LOCATION MAP NOT TO SCALE



LEGEND
BOUNDARY OF TRACT(S) SURVEYED
EXISTING SURVEY LINE
EASEMENT LINE
EASEMENT LINE EXISTING
FOUND IRON NAIL
SET 1/2" X 3/4" IRON ROD WITH PLASTIC CAP TIES 210/PLS 3507

205R/206R LOT NUMBER

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LOT 205R DATA
REQUIRED MAXIMUM FAR = 4.0
REQUIRED MINIMUM FAR = NONE
PAR = 0.28 ACRES AC = 9.12

- Field work was completed during the month of October 2020.
- This professional survey conforms to the current Illinois Minimum Standards for a Boundary Survey.
- I set or found the corner monuments as shown on this plat.
- Subsequent to the survey, the conditions were not examined or considered as a part of this survey.
- These words of land are located in Zone "B" - areas determined to be outside the 100-year annual chance floodplain on the Special Flood Hazard Data identified for the City of Urbana. When by the Federal Emergency Management Agency on the Flood Insurance Rate Map, New Number 1715C0101D, with an effective date of October 2, 2015.
- A copy of the plat is to be filed in the office of the Recorder of Deeds for Champaign County, Illinois, to be available to the public for a fee.
- All bearings of record shown are established from the recorded plat for Eastgate Subdivision No. 2, as shown on document No. 98433132 in the Office of the Recorder of Deeds for Champaign County, Illinois. Measured bearings are listed as follows (see plat):
- There has been no investigation or independent search for evidence of record, easements, restrictions, covenants, or other rights which may affect the plat and which are accurate and correct the search may disclose. There may be other documents of record which may affect this plat.
- There is no action taken for this plat as a part of the Eastgate Subdivision No. 2.
- The property subdivided is within the corporate limits of the City of Urbana.
- Local area is shown (if any) as follows:
Front Yard = 10'
Side Yard = 5'
Rear Yard = 10'

PRESENTED FOR RECORDING BY: CITY OF URBANA
RETURNING TO: PRECISION ENGINEERING GROUP, INC.



2020R24328

REC ON: 11/10/2020 05:07:39 PM

CHAMPAIGN COUNTY

MARK SHELTON

REC FEE: 98.00

RPS FEE: 9.00

REV FEE:

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PLAT ACT: PLAT PAGE: 1

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS

COUNTY OF CHAMPAIGN

I, Stephen J. Field, being duly Licensed Professional Land Surveyor No. 3175, do hereby certify that at the request of the owner, TAD Commercial, LLC, Series Urbana Commercial, 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 tract of land being part of the South Half of the Southeast Quarter of Section 21, Township 19 North, Range 9 East, of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Lot 205 and Lot 206 of Eastgate Subdivision No. 2 as recorded by document No. 98433132, in the Office of the Champaign Recorder.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street frontages and other areas into which said land may be subdivided, and have the plat and the plat with survey lines shown in larger scale and plat, and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas, and that information has been made upon said plat in permanent survey monuments, and have caused survey monuments to be shown on the plat, and the subdivision shall be shown as "Plat of Lot 205 & Lot 206 Eastgate Subdivision No. 2".

Dated and sealed this 10th day of October, 2020.

Stephen J. Field
Professional Land Surveyor No. 3175
License Expires 11/02/2025



DISCLAIMER STATEMENT

We hereby state that to the best of our knowledge and belief the drawings of surface waters in this plat will not be changed by the improvements of this subdivision or part thereof or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public streets or drains adjacent to the subdivision line and that such a surface water will be planned for in accordance with the generally accepted engineering practices as to the reduction of the likelihood of damage to the adjoining property because of the subdivision of the subdivision.

Mark A. Miller
Senior Licensed Professional Engineer No. 392088293
License Expires 11/02/2025



Owner: TAD Commercial, LLC, Series Urbana Commercial

APPROVALS

Approval of the owner subdivision plat is hereby accepted and under the authority of:

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

Date 11/10/20 by [Signature]

DATE	DESCRIPTION	SCALE	AS SHOWN	NO.	REVISIONS	BY
11/10/20	205R/206R	1"=40'	1"=40'	1	PER APPROVED REVISION	SM
11/10/20	205R/206R	1"=40'	1"=40'	2	AS PER APPROVED REVISION	SM
11/10/20	205R/206R	1"=40'	1"=40'	3	PER CITY OF URBANA (DATE 11/02/20)	SM

PRECISION ENGINEERING GROUP, INC.
P.O. BOX 754 CHAMPAIGN, IL 61824-0754
PHONE 217.607.8189
CIVIL ENGINEERING - LAND SURVEYING

PLAT OF SURVEY

EASTGATE SUBDIVISION NO. 2
205R/206R LOT 205 & 206
CHAMPAIGN COUNTY, ILLINOIS

FILE #
10713013
SHEET
1 OF 1