

FINAL PLAT
STAMEY FARMS SUBDIVISION PHASE 3

AN ADDITION TO THE CITY OF CHAMPION

CHAMPAIGN COUNTY, ILLINOIS

A REPLAT OF LOTS 2011 AND 2012 OF A REPLAT OF LOT 201 STAMEY FARMS PHASE 2

AND A PART OF THE SW $\frac{1}{4}$ OF SECTION 36, T20N, R8E OF THE 3rd P.M.

OWNER/SUBDIVIDER
PROSPECT & INTERSTATE PARTNERS, LLC
201 SPEAR STREET, SUITE 1150
SAN FRANCISCO, CA 94105

OWNER
STAMEY FARMS I LIMITED PARTNERSHIP,
AN ARIZONA LIMITED PARTNERSHIP
MATTHEW J STAMEY
222 ARTHUR COURT
DANVILLE CA 94526-2830

SURVEYOR
M&A PROFESSIONAL SERVICES
201 W. SPRINGFIELD AVENUE
CHAMPAIGN, IL 61820

UNDEVELOPED

PUBLIC STREET
INTERSTATE DRIVE

TRUE POINT OF BEGINNING

CENTER OF
INGRESS/EGRESS EASEMENT
TO LOT 301

EAST LINE LOT 201

302
2,204 Ac
801 WEST INTERSTATE DRIVE

LOT 4
OF STAMEY SUBDIVISION
PRELIMINARY PLAT
(UNRECORDED)

LOT 5
OF STAMEY SUBDIVISION
PRELIMINARY PLAT
(UNRECORDED)

ACCESS DRIVE

EAST LINE LOT 101

SOUTHEAST CORNER
LOT 101 OF STAMEY FARMS SUBDIVISION PHASE 1

LOT 101
NORTHTOWN SUBD.
DOC NO. 2004R27724

* 20 FOOT WIDE EASEMENT BENEFITING LOT 302,
FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES
(INCLUDING WITHOUT LIMITATION STORM SEWER DRAIN
LINES AND RELATED IMPROVEMENTS) SERVICING LOT 502

LEGEND

- Found Iron Rod
- Set $\frac{1}{2}$ " x 30" Iron Rod
- Boundary of Subdivision
- - - Easement Line
- Existing Lot Line
- Access Control
- (100.51') Dimension of Record
- 205.50' Measured Dimension
- Existing Ingress / Egress Easement Area Per Stamey Farms Subdivision Phase 1
- Ingress/Egress Easement Area to Lot 301
- Utility easement area to be vacated upon recording of this plat
- City of Champaign Horizontal and Vertical Control Monument

KEYNOTE FOR COMMON LOT LINE
DIMENSIONS OF LOTS 2011/2012
OF REPLAT OF LOT 201 STAMEY FARMS
SUBDIVISION PHASE 2

- A (N 00°05'05" W 87.71')
- B (N 90°00'00" E 89.66')
- C (S 81°38'49" E 27.53')
- D (N 90°00'00" E 18.50')
- E (N 00°00'00" E 35.78')
- F (N 90°00'00" E 4.87')
- G (N 00°00'00" E 4.40')
- H (N 90°00'00" E 180.67')
- I (N 00°05'05" E 123.41')
- J (N 00°05'05" E 83.37')
- K (N 00°05'05" E 82.47')