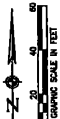
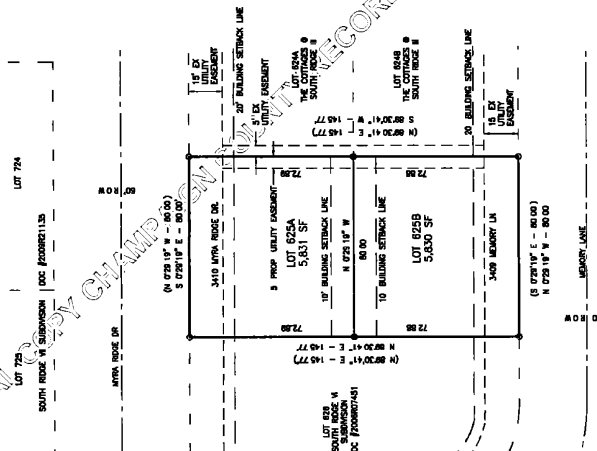


FINAL PLAT **THE COTTAGES @ SOUTH RIDGE IV** AN ADDITION TO THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS PART OF SE 1/4, SEC. 28, T. 19 N., R. 9 E., 3RD P.M.



- LEGEND**
- BOUNDARY OF PLAT
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK LINE
 - PUBLIC UTILITY AND DRAINAGE
 - EX. CONTINUATION
 - 1/2" RISE PER SET W/OH 3/28
 - 1/2" RISE PER ROAD W/OH 2/27
 - RECORD DRAWING / UNDERSOON

- NOTES**
1. ALL BUILDING ARE BASED ON THE WEST LINE OF LOT 625 OF SOUTH RIDGE IV SUBDIVISION.
 2. THE DISTANCE FROM THE WEST LINE OF LOT 625 TO THE EAST LINE OF LOT 625 IS 11.66 FEET.
 3. THE DISTANCE FROM THE WEST LINE OF LOT 625 TO THE EAST LINE OF LOT 625 IS 11.66 FEET.
 4. THE DISTANCE FROM THE WEST LINE OF LOT 625 TO THE EAST LINE OF LOT 625 IS 11.66 FEET.
 5. THE DISTANCE FROM THE WEST LINE OF LOT 625 TO THE EAST LINE OF LOT 625 IS 11.66 FEET.
 6. THE DISTANCE FROM THE WEST LINE OF LOT 625 TO THE EAST LINE OF LOT 625 IS 11.66 FEET.
 7. THE DISTANCE FROM THE WEST LINE OF LOT 625 TO THE EAST LINE OF LOT 625 IS 11.66 FEET.



PRESENTED FOR RECORDING BY
 CITY OF URBANA
 400 S. VINE ST.
 URBANA, ILLINOIS 61801

RETURN TO
 BNS ENGINEERING, INC.
 301 N. MAIN ST. SUITE 400
 URBANA, ILLINOIS 61801
 (317) 331-2511 FAX

DATE OF PREPARATION: MARCH 18, 2014

ENGINEER / SURVEYOR
 BNS ENGINEERING, INC.
 301 N. MAIN ST. SUITE 400
 URBANA, ILLINOIS 61801
 (317) 331-2511 FAX

CHAMPAIGN COUNTY, ILLINOIS
 REC'D ON 06/10/2014 12:40:41 PM
 BARBARA A. FRASCA, RECORDER
 REC FEE \$6.00
 RHP'S FEE \$9.00

PLAY ACT PLAT PAGE 1

STATE OF ILLINOIS
 COUNTY OF CHAMPAIGN

LOT 625 OF SOUTH RIDGE IV SUBDIVISION, AS SHOWN ON THE CHAMPAIGN COUNTY RECORDS AS DOCUMENT NUMBER 20080451 IN THE RECORDS OF THE CHAMPAIGN COUNTY CLERK'S OFFICE, CONTAINING 11.66 SQUARE FEET, MORE OR LESS.

SHOWN AND SEALED THIS 27th DAY OF MARCH 2014

NOTARIAL PUBLIC
 STATE OF ILLINOIS
 CHAMPAIGN COUNTY
 My Comm. Expires 11/24/15

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STATE OF ILLINOIS
 COUNTY OF CHAMPAIGN

4/1
STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

Prepared by: Carl E. Hill
2011 Trout Valley Drive
Champaign, IL 61822

OWNERS CERTIFICATE

The undersigned, BUSEY TRUST COMPANY, not personally but as Trustee under the provisions of a Trust Agreement dated July 6, 1976, and known as Trust No. 498, being the owner of the following described real estate situated in the County of Champaign and State of Illinois, to wit:

Lot 625 in South Ridge VI Subdivision, recorded as Document No. 2006R07451 in the records of the Champaign County, Illinois Recorder's Office.

The covenants below, in their entirety, shall apply to Lots 625A and 625B, as shown on the plat of the subdivision, THE COTTAGES @ SOUTH RIDGE IV.

COVENANTS and RESTRICTIONS

Covenants and Restriction for South Ridge VI Subdivision and Brashear Commons Home Owner's Association Easement and Operation Agreement (Document 2006R07451) presently in effect shall remain as recorded. The following Covenants and Restrictions shall apply to afore said lots 625A and 625B, to wit:

1. **Allowable Structures:** No structure shall be erected, altered, placed, or permitted to remain on any building site except one detached single family dwelling, a private garage for not more than three (3) cars, and no other accessory buildings.
2. **Home Design and Occupancy:** Homes in THE COTTAGES @ SOUTH RIDGE IV shall be designed for and occupied by persons aged 55 and older in accordance with FHAA and HOPA. Excepted from this age requirement are spouses, companions and caregivers of age qualified occupants. Also, persons with special physical needs or otherwise handicapped and needing special accessibility features may occupy homes on aforesaid lots.

(1)

(1)

IN WITNESS WHEREOF, Said Busey Trust Company, not personally, but as Trustee as aforesaid, has executed this instrument and caused its corporate seal to be hereto affixed, this 3rd day of June, AD 2014.

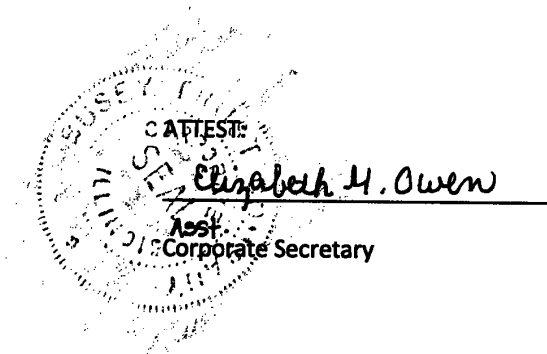
Busey Trust Company

Not personally but as aforesaid.

By Melissa M. Hindricks, VP

Trust Officer

Busey Trust Company



(2)

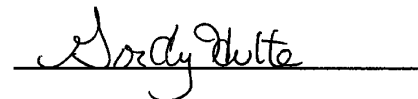
STATE OF ILLINOIS)
) SS
COUNTY OF ILLINOIS)

I, Gordy Hulten, County Clerk for the County of Champaign, State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes or delinquent special assessments against the following described tract of land, as appears from the records in my said office:

Lot 625 in South Ridge VI Subdivision, as per plat recorded March 29, 2006, as document 2006R07451, County of Champaign, State of Illinois.

Permanent Index No. 93-21-28-426-008

Given Under my hand and seal of said office this 3rd day of June, 2014.



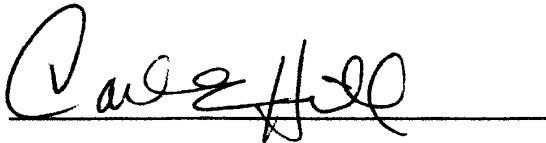
Gordy Hulten, County Clerk
Champaign County, Illinois

(SEAL)



STATEMENT OF PUBLIC SCHOOL DISTRICT

The undersigned hereby certify that they are owners and developers of South Ridge VI Subdivision, Urbana, Illinois and the subdivision lies within the Urbana School District #116.



Carl E. Hill

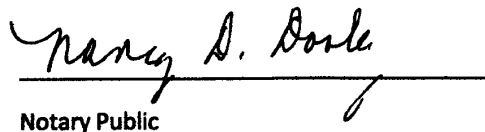


H. Allen Dooley

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a notary public, in and for said County and State aforesaid, do hereby certify that Carl E. Hill and H. Allen Dooley, the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein setforth.

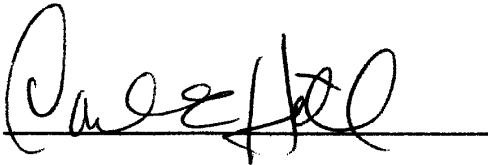
Given under my hand and Notary Seal, this 2nd day of June, 2014.



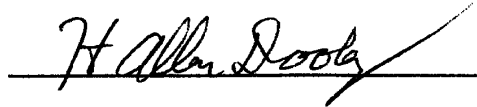
Notary Public

CERTIFICATE OF BENEFICIAL INTEREST

We hereby certify that we are the holders of the beneficial interest of Busey Trust Co. Trust No. 498 and hold equal shares.



Carl E. Hill



H. Allen Dooley

Affirmed by:



Busey Trust Co.



Date



2014R09679
REC ON: 06/10/2014 12:46:41 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 86.00
RHSPS Fee: 9.00
PAGES 6
PLAT ACT: PLAT PAGE: 1

**Recorder
Champaign County
Barbara A. Frasca**



The Cottages @ South Ridge IV
Subdivision Name

Date: June 5, 2014

Instrument: Plat

Owner: Trust # 498 Bussey Trust Co (trustee)

Surveyor: Bryan K. Bradshaw

Legal Description: Lt 625 of South Ridge IV
Doc # 2006 R07451

Return To: City of Urbana

Telephone Number: 384 2440