

RIGHT-OF-WAY:

THE RIGHT-OF-WAY DEPICTED IS HEREBY DEDICATED AND RESERVED TO URBANA TOWNSHIP, ILLINOIS, OR TO THE GENERAL PUBLIC UNTIL THE SUBDIVISION IS ANNEXED INTO THE CITY OF

SIDEWALK DEFERRAL:

APPROVED BY:

ORDINANÉE/ NO:

APPROVED BY:

THE DEVELOPER(S) OR SUBSEQUENT OWNER(S) OF THE PROPERTY AFFECTED WILL CONSTRUCT THE SIDEWALK ALONG COTTONWOOD ROAD AND ANTHONY DRIVE AT THE DEVELOPER(S) OR SUBSEQUENT OWNER(S) EXPENSE WITHIN SIX (6) MONTHS OF A WRITTEN REQUEST BY THE URBANA CITY ENGINEER OR HIS/HER REPRESENTATIVE TO DO SO OR THE CITY OF URBANA WILL CONSTRUCT AND INVOICE THE THEN OWNER(S) AND/OR DEVELOPER(S) AS APPLICABLE.

PUBLIC SANITARY SEWER SERVICE:
IT IS PROVIDED, AGREED AND COVENANTED THAT WITHIN SIX
MONTHS OF A PUBLIC SANITARY SEWER SYSTEM BEING
AVAILABLE TO THE LOTS IN THIS SUBDIVISION THAT ALL BUILDINGS REQUIRING SANITARY SEWER SERVICE SHALL BE CONNECTED TO SAID PUBLIC SANITARY SEWER SYSTEM. THE LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND INSTALLATION OF SEWER CONNECTION AND SERVICE LINE AND PAYMENT OF ANY FEES. UNTIL A PUBLIC SANITARY SEWER SYSTEM IS AVAILABLE, THE LOT SHALL HAVE A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

PUBLIC WATER SERVICE:
IT IS FURTHER PROVIDED, AGREED AND COVENANTED THAT
WITHIN SIX MONTHS OF A PUBLIC WATER SYSTEM BEING
AVAILABLE TO A LOT IN THIS SUBDIVISION. THAT ALL BUILDINGS REQUIRING WATER SERVICE SHALL BE CONNECTED TO SAID PUBLIC WATER SYSTEM. EACH LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND INSTALLATION OF THE WATER CONNECTION AND SERVICE LINE AND PAYMENT OF ANY FEES: UNTIL A PUBLIC WATER SYSTEM IS AVAILABLE, EACH LOT SHALL HAVE A PRIVATE ON—SITE WATER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

APPROVED BY: THE CITY OF TURBANA JULINOIS, IN ACCORDANCE WITH

DISTRICT COMMISSIONER

FINAL PLAT

COUNTRY SIDE

SECOND SUBDIVISION,

URBANA TOWNSHIP.

URBANA PLAN COMMISSION OF THE CITY OF URBANA



2014R12115

REC ON: 07/10/2014 3:35:03 PM CHAMPAIGN COUNTY

BARBARA A. FRASCA, RECORDER

REC FEE: 92.00 RHSPS Fee: 9.00

PAGES 12

PLAT ACT: PLAT PAGE: 1

CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM

CAP STAMPED "ILS 2006 2207" 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED

"ILS 2006 2207" EXISTING IRON PIPE/PIN SURVEY

MONUMENT FOUND EXISTING CONCRETE MARKER FOUND

RECORD MEASUREMENT AND/OR DATA

DENOTES 90 DEGREE ANGLE

--- EXISTING UTILITY EASEMENT LINE

- EXISTING CENTERLINE

---- PROPOSED RIGHT-OF-WAY

---- PROPOSED UTILITY, DRAINAGE,

INGRESS/EGRESS EASEMENT LINE

- PROPOSED SANITARY EASEMENT LINE

---- PROPOSED STREET CENTERLINE

TILE LINE

19/2014

- PRE-EXISTING LOT LINE

LILLILL EXISTING BUILDING LINE

(LOT 8) PRE-EXISTING LOT NUMBER OF

COUNTRYSIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED JUNE 11, 1962

-AC- VEHICULAR ACCESS CONTROL

LOT 14 PROPOSED LOT NUMBER

CR LOT WITHIN COUNTY CONSERVATION RECREATION (CR) ZONING DISTRICT

AG-2 LOT WITHIN COUNTY AGRICULTURE (AG-2) ZONING DISTRICT

BERNS, CLANCY AND ASSOCIATES

ENGINEERS • SURVEYORS • PLANNERS 405 EAST MAIN STREET - POST OFFICE BOX 755 URBANA, ILLINOIS 61803-0755 PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 6598 DATE: SHEET 1 OF 2