

99R18555

DOC # _____
CHAMPAIGN COUNTY, ILL

29 JUN 22 PM 3 45

Barbara J. Price
RECORDER

Replat of lots 202 + 203 ^{at} ~~of~~ TRAILS OF
BRITTANY PHASE II

DATE 6/18/99

INSTRUMENT Replat

DESCRIPTION Lot 202 + 203 of TRAILS at Brittany
Phase II

RETURN TO: HDC 352-6976

FEE:
$$\begin{array}{r} 55.00 \\ 3.00 \\ \hline 58.00 \end{array}$$

ILS AT BRITTANY PHASE II

IT, SRD PM

99R18555

6

DOC # _____
CHAMPAIGN COUNTY, ILL

09 JUN 22 PM 3 45



VEYOR

SUITE 300
5140

Barbara A. Prasca

RECORDED

I, David E. Atchley, Illinois Professional Land Surveyor Number 2950, hereby certify that at the request of the Owner, Scamlinco Trust Company, as Trustee under Trust No. 030-379-485, 100 West University Avenue, Champaign, Illinois, I have caused a survey to be made of the following described tract:

A tract of ground being a part of the Northeast Quarter of Section 20, Township 19 North, Range 8 East of the Third Principal Meridian, the boundary of which is described as follows:

Lots 202 and 203 of "The Trails at Brittany Phase II", as recorded February 25, 1997 in Book CC, Page 244 as Document Number 97R03952, Champaign County, Illinois.

And also

Beginning at the Northwest corner of Lot 203 of said The Trails at Brittany Phase II, proceed along the Southeasterly line of Lot 203 and Lot 202 of said subdivision 248.00 feet on a recorded bearing of South 81° 18' 11" East to the Northeast corner of Lot 202; thence North 50° 14' 04" West 248.04 feet along the southerly line of Lot 83 of The Trails at Brittany Phase I, as recorded November 30, 1995 in Book CC, Page 132 as Document No. 95 R 26125, Champaign County, Illinois; thence South 28° 43' 49" West 4.48 feet to the Point of Beginning, said tract encompassing 0.013 acres in Champaign County, Illinois.

Said plot encompassing a total area of 0.667 acres in Champaign County, Illinois.

For the purpose of subdividing said tract into lots, survey markers have been placed at each corner of said lots and denoted on the attached plat setting forth exact dimensions in feet and decimals thereof. Said subdivision shall be known as "A REPLAT OF LOTS 202 AND 203 OF THE TRAILS AT BRITTANY PHASE II".

I further certify that no portion of the described tract is located within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency, Community Panel Number 170894 0175 B dated March 1, 1984, and Community Panel Number 170894 0180 B dated March 1, 1984.

Date of Preparation 6/12/99 *David E. Atchley*

David E. Atchley
Illinois Professional Land Surveyor Number 2950
Expiration Date: 11/30/2000



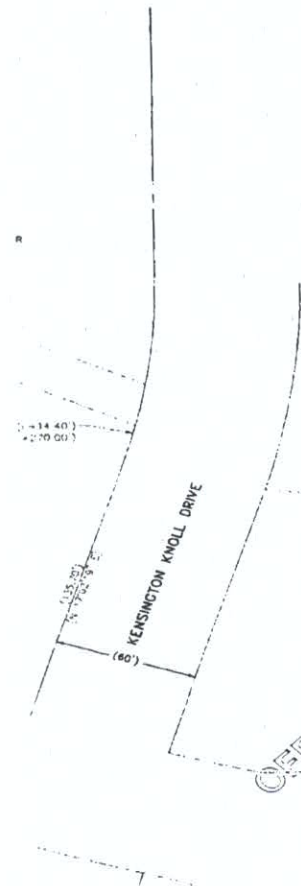
NOTES

- 1.) Subject tract subdivided lies within one and one-half (1-1/2) miles of the corporate limits of the City of Champaign.
- 2.) Subject site is not located within a special flood hazard area as determined by the Federal Emergency Management Agency, Community Panel No. 170894 0175 B dated March 1984 and No. 170026 0009 B dated Jan. 18, 1981. The area zone designation is zone "C", minimal flood.
- 3.) Subject site lies within the Fountain Head Drainage District.
- 4.) Tract is not within 500 feet of a point on a water course draining over 640 acres.
- 5.) All bearings are assumed local bearings.
- 6.) All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- 7.) All lot corners except those shown as concrete monuments are 1/2"x30" long iron rod monuments with cap stamped "HDC-ENG".
- 8.) Detention was provided as a part of the Trails at Brittany Phase I construction.

APPROVED

APPROVAL OF THIS MINOR SUBDIVISION PLAT IS HEREBY RECOMMENDED UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CHAMPAIGN.

DATE: 6/17/99 BY: *[Signature]*
 DATE: 6/19/99 BY: *W. Robert White*
 DATE: 6/18/99 BY: *[Signature]*
 DATE: 6-18-89 BY: *[Signature]*



See Easementary Clause Attached

PRESENTED FOR RECORDING BY: CHICAGO TITLE INSURANCE CO. 201 N. NIEL, CHAMPAIGN, ILLINOIS RETURN TO: HDC ENGINEERING

HDC NO. 98321 DRAWN: ALP DATE: 4/12/99 201 West Springfield, Suite 300, Champaign, Illinois 61824-0140 Phone No. 217-352-6976

HDC ENGINEERING, INC.

OFFICIAL COPY CHAMPAIGN ILLINOIS CITY RECORD INFORMATION PURPOSES/USAGE ONLY

Resubdivision Class Approved

MINOR REPLAT OF

A REPLAT OF LOTS 202 AND 203 OF THE TRAILS

A PART OF THE NORTHEAST QUARTER
OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 8 EAST,
CHAMPAIGN COUNTY, ILLINOIS

LEGEND	
—	BOUNDARY OF TRACT SUBDIVIDED
—	PROPOSED FRONT SETBACK PER OWNER'S CERTIFICATE 35'-FRONT YARD 35'-REAR YARD 12'-SIDE YARD
- - -	DRAINAGE & UTILITY EASEMENT, 15' UNLESS OTHERWISE NOTED
■	CONCRETE MONUMENT FOUND
(155.85')	RECORDED DIMENSION
57.41'	MEASURED DIMENSION
LOT 203A	LOT NUMBER
4210	ADDRESS

Book 1000
AS TRUSTEE FOR
SOUTH TRUST
01877-465
6/8/99
TRUST OFFICER
BANKILLINOIS

OWNER/DEVELOPER

BANKILLINOIS TRUST COMPANY
AS TRUSTEE UNDER TRUST #030-379465
100 W UNIVERSITY AVE.
CHAMPAIGN, ILLINOIS 61820

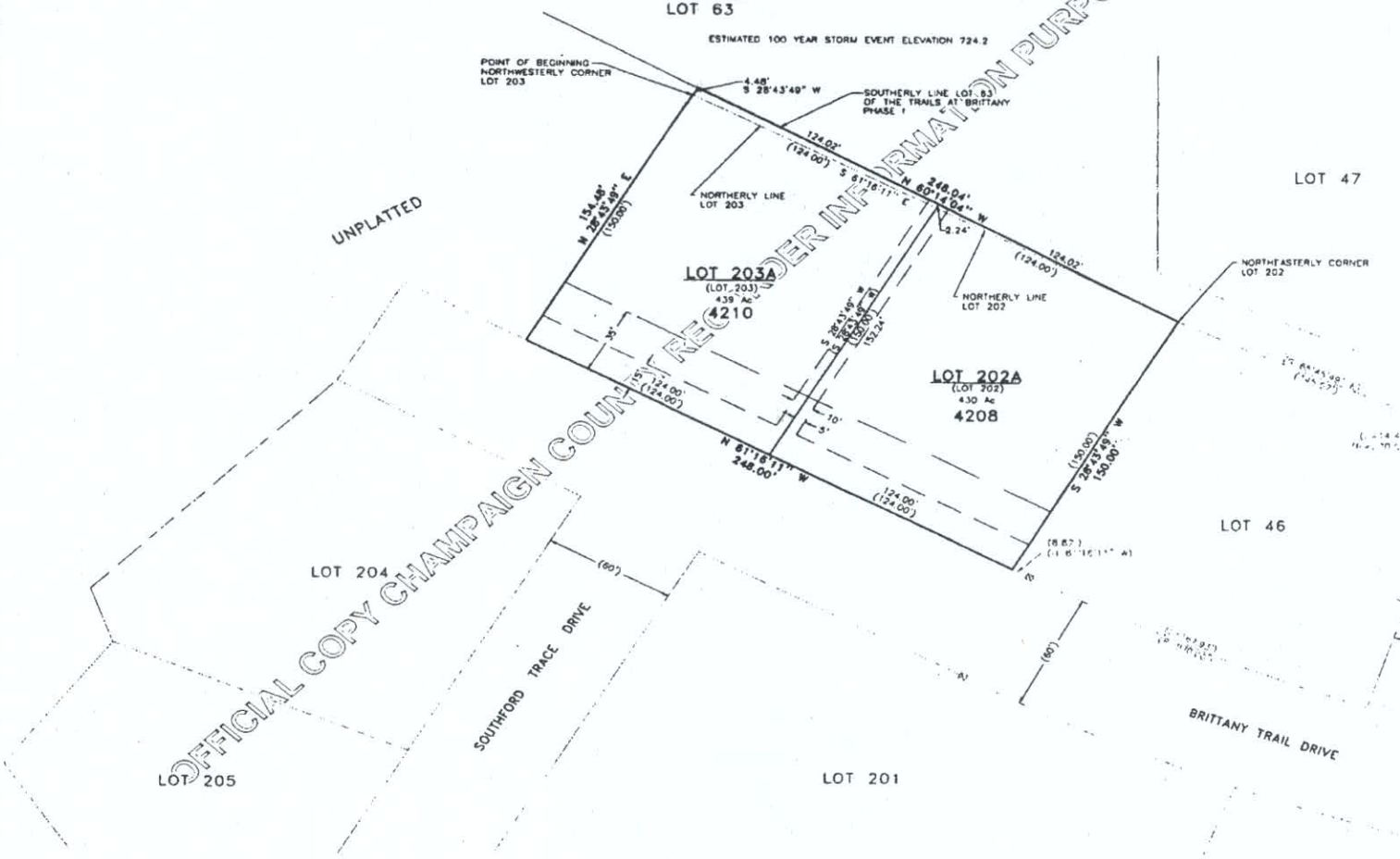
ENGINEER/SURVEYOR

HDC ENGINEERING, INC.
201 WEST SPRINGFIELD, SUITE
CHAMPAIGN, IL 61824-0140

LAKE COMMONS
LOT 63

ESTIMATED 100 YEAR STORM EVENT ELEVATION 724.2

POINT OF BEGINNING—
NORTHWESTERLY CORNER
LOT 203



LOT 47

LOT 46

LOT 204

LOT 205

LOT 201

SOUTHFORD TRACE DRIVE

BRITANNY TRAIL DRIVE

UNPLATTED

LOT 203A
(LOT 203)
439 Ac
4210

LOT 202A
(LOT 202)
430 Ac
4208

OFFICIAL COPY CHAMPAIGN COUNTY RECORDER INFORMATION PURPOSE ONLY

AS TRUSTEE FOR SOUTH TRUST # 01877-465
6/8/99
TRUST OFFICER
BANKILLINOIS

OWNER/DEVELOPER
BANKILLINOIS TRUST COMPANY
AS TRUSTEE UNDER TRUST #030-379465
100 W UNIVERSITY AVE.
CHAMPAIGN, ILLINOIS 61820

ENGINEER/SURVEYOR
HDC ENGINEERING, INC.
201 WEST SPRINGFIELD, SUITE
CHAMPAIGN, IL 61824-0140

School District Statement

Pursuant to 765 ILCS 205/1 the undersigned states that to the best of their knowledge the school district in which the premises lies is Champaign Unit 4.

IN WITNESS WHEREOF, the Owner's Certificate and Dedication has duly been executed this 16th day of June, 1999.

BANKILLINOIS, TRUSTEE UNDER TRUST NO. 030-379-465

BY: *[Signature]* VICE PRESIDENT

Exculpatory Provisions Limiting the Liability of BankIllinois Attached. Hereto are Expressly Made a Part Hereof.

State of Illinois)) SS. County of Champaign)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT ABOVE NAMED OFFICERS OF BANKILLINOIS TRUST COMPANY, are personally known to me to be the persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth; and the said officers did also then and there acknowledge that said officer as custodian of the corporate seal of said bank, did affix the said corporate seal of said bank to said instrument as said officer's own free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of JUNE, 1999.

[Signature]
Notary Public

Revenue Stamps Here

This Instrument Prepared By:
Daniel G. Harrington
HARRINGTON, PORTER, ERMENTROUT & TOCK
201 W. Springfield Ave, Suite 601
P.O. Box 1550
Champaign, IL 61824-1550
(217) 352-4167
99REALEST/TRAILSCO



JUN 22 PM 3 45

David E. Atchley
SURVEYOR

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

**MINOR REPLAT OF LOTS 202 and 203
OF THE TRAILS AT BRITTANY PHASE II
OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,
BANKILLINOIS, Trustee under Trust No. 030-379-465, the owner of
the following described real estate:

Lots 202 and 203 of "The Trails At Brittany Phase
II", as recorded February 25, 1997 in Book CC, Page
244 as Document Number 97 R 03962, Champaign County,
Illinois,

and also,

Beginning at the Northwesterly corner of Lot 203 of
said The Trails At Brittany Phase II, proceed along
the Southeasterly line of Lot 203 and Lot 202 of said
subdivision 248.00 feet on a recorded bearing of
South 61°16'11" East to the Northeasterly corner of
Lot 202; thence North 60°14'04" West 248.04 feet
along the southerly line of Lot 63 of the Trails At
Brittany Phase I, As recorded November 30, 1995 in
Book CC, Page 132 as Document No. 95 R 26125,
Champaign County, Illinois, thence South 28°43'49"
West 4.48 feet to the Point of Beginning, said tract
encompassing 0.013 acres in Champaign County,
Illinois.

shown in the annexed plat and described in the Surveyor's
Certificate thereunto attached has caused the said described real
estate to be surveyed and platted by David E. Atchley, Illinois
Land Surveyor No. 2950, Champaign, Illinois, in the manner shown
on said Plat, as a subdivision to be perpetually known as Minor
Replat of Lots 202 and 203 of The Trails At Brittany Phase II.

See Exculpatory Clause Attached

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

I, MARK SHELDEN, County Clerk in and for the County of Champaign, State of Illinois, and keeper of the records and files of said office, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments, or unpaid current special assessments, against the following tract of land:

Lots 202 and 203 of "The Trails At Brittany Phase II", as recorded February 25, 1997 in Book CC, Page 244 as Document Number 97 R 03962, Champaign County, Illinois,

and also,

Beginning at the Northwesterly corner of Lot 203 of said The Trails At Brittany Phase II, proceed along the Southeasterly line of Lot 203 and Lot 202 of said subdivision 248.00 feet on a recorded bearing of South 61°16'11" East to the Northeasterly corner of Lot 202; thence North 60°14'04" West 248.04 feet along the southerly line of Lot 63 of the Trails At Brittany Phase I, As recorded November 30, 1995 in Book CC, Page 132 as Document No. 95 R 26125, Champaign County, Illinois, thence South 28°43'49" West 4.48 feet to the Point of Beginning, said tract encompassing 0.013 acres in Champaign County, Illinois.

Given under my hand and seal of said county, at Urbana,

Illinois, this 17th day of June, 1999.

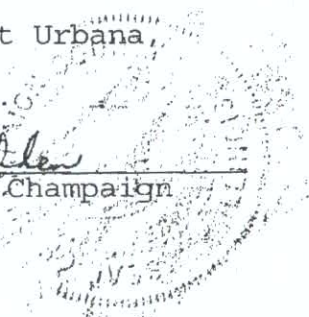
Mark Shelden
County Clerk of Champaign
County Illinois.

Tax ID No.: ⁰³⁻ 20-20-227-054

03-20-20-227-059 } 1998

03-20-20-200-011 (1996 + 1997)

03-20-20-200-006 (1995)



Rider Attached To And Made A Part Of
 The MINOR REPLAT OF LOTS 202-203
OF THE TRAILS AT BRITTANY PHASE II OWNERS
DATED JUNE 16-1999 Under Trust No. #030-379-465
CERTIFICATE

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trust or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Bank Illinois Trust & Investments Division due to any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee contained in this instrument, either expressed or implied; all such personal liability, if any, being expressly waived and released.