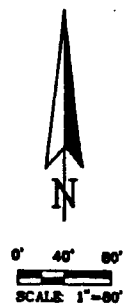


| NUMBER | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|--------|--------|------------|---------------|--------------|
| C1 | 990.00 | 239.03 | N 83°09'11" E | 238.45 |
| C2 | 990.00 | 495.21 | S 75°36'00" E | 490.06 |
| C3 | 220.00 | 30.00 | S 56°30'01" W | 29.98 |
| C4 | 830.00 | 86.36 | N 55°15'48" E | 86.32 |
| C5 | 830.00 | 140.91 | N 87°16'06" E | 140.74 |
| C6 | 830.00 | 113.81 | N 76°03'37" E | 113.72 |
| C7 | 830.00 | 114.02 | N 83°55'26" E | 113.93 |
| C8 | 830.00 | 32.02 | N 88°57'53" E | 32.02 |
| C9 | 830.00 | 103.80 | S 86°21'15" E | 103.53 |
| C10 | 830.00 | 110.23 | S 76°58'26" E | 110.15 |
| C11 | 830.00 | 30.00 | S 74°08'01" E | 30.00 |
| C12 | 830.00 | 110.23 | S 69°17'36" E | 110.15 |
| C13 | 830.00 | 81.11 | S 63°22'45" E | 81.10 |
| C14 | 770.00 | 72.32 | N 54°58'24" E | 72.29 |
| C15 | 770.00 | 127.14 | N 66°52'57" E | 127.00 |
| C16 | 770.00 | 169.35 | N 77°54'50" E | 169.01 |
| C17 | 770.00 | 78.89 | N 87°06'32" E | 78.86 |
| C18 | 770.00 | 77.69 | S 87°02'22" E | 77.68 |
| C19 | 770.00 | 136.50 | S 79°04'13" E | 136.32 |
| C20 | 770.00 | 20.00 | S 73°14'52" E | 20.00 |
| C21 | 770.00 | 138.27 | S 67°21'32" E | 138.09 |
| C22 | 770.00 | 12.70 | S 61°44'32" E | 12.70 |
| C23 | 220.00 | 11.24 | S 26°49'09" E | 11.24 |
| C24 | 220.00 | 188.73 | S 51°51'34" E | 183.00 |
| C25 | 220.00 | 51.82 | S 63°10'58" E | 51.70 |
| C26 | 220.00 | 143.91 | N 71°19'50" E | 141.36 |
| C27 | 280.00 | 15.41 | S 25°55'52" E | 15.40 |
| C28 | 280.00 | 110.23 | S 38°47'10" E | 109.52 |
| C29 | 280.00 | 194.82 | S 69°59'50" E | 190.91 |
| C30 | 280.00 | 144.95 | N 75°14'22" E | 143.34 |
| C31 | 990.00 | 84.83 | N 78°06'43" E | 84.82 |
| C32 | 990.00 | 136.00 | N 83°59'28" E | 135.89 |
| C33 | 990.00 | 38.20 | N 88°57'53" E | 38.19 |
| C34 | 990.00 | 123.57 | S 86°21'18" E | 123.49 |
| C35 | 990.00 | 134.37 | S 78°53'25" E | 134.27 |
| C36 | 990.00 | 30.00 | S 74°08'01" E | 30.00 |
| C37 | 990.00 | 134.38 | S 69°22'37" E | 134.27 |
| C38 | 990.00 | 72.89 | S 63°22'45" E | 72.88 |

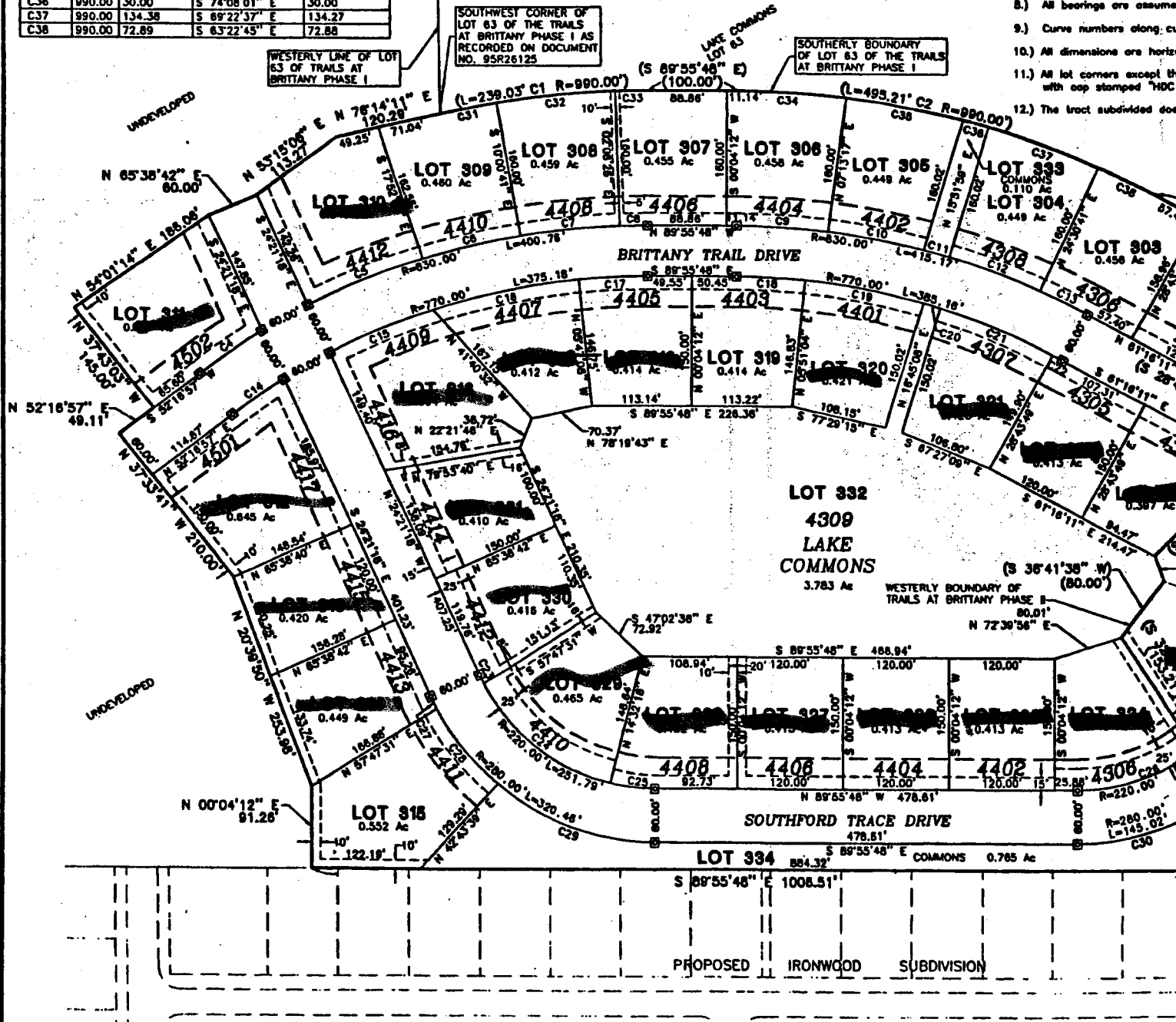
LEGEND

- 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 SET
- PK NAIL MONUMENT FOUND
- C12 CURVE NUMBER TO BE USED WITH CURVE CHART

LOT 307 LOT NUMBER
4208 ADDRESS
(155.65') RECORDED DIMENSION
57.41' MEASURED DIMENSION
R RADIUS
L LENGTH OF CURVE

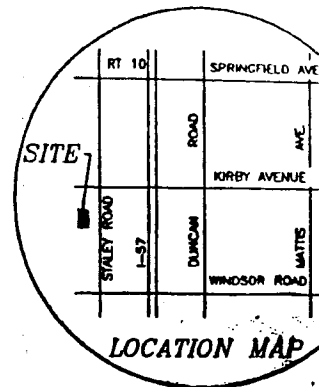


- NOTES:**
- 1.) Subject tract subdivided of Champaign.
 - 2.) Subject site is not local Management Agency, Co. dated Jan. 16, 1981.
 - 3.) Subject site lies within t
 - 4.) All public improvements shall be constructed in constructed within easem
 - 5.) Subject tract encompass
 - 6.) Tract is not within 500
 - 7.) Lot 332, 333 and 334 as an assessment for pub
 - 8.) All bearings are assumed
 - 9.) Curve numbers along curv
 - 10.) All dimensions are horiz
 - 11.) All lot corners except th with cop stamped "HDC
 - 12.) The tract subdivided doe



AL PLAT T BRITTANY PHASE III

THE NORTH ONE-HALF
P 19 NORTH, RANGE 8 EAST, 3rd PM
N COUNTY, ILLINOIS



within one and one-half (1 1/2) miles of the corporate limits of the City

within a special flood hazard area as determined by the Federal Emergency Community Panel No. 170894 D175 B dated March 1984 and No. 170026 0009 B area zone designation is zone "C", minimal flood.

Fountain Head Drainage District.

including storm sewer, storm water management and sanitary sewer systems accordance with the current City of Champaign standards and shall be as necessary.

22.70 acres more or less.

at of a point on a water course draining over 840 acres.

(commons) will not be buildable lots and are to be considered in their entirety utilities & drainage.

local bearings.

are to be used with curve data table.

al distances and are between adjacent monuments unless otherwise noted.

shown as concrete monuments are 1/2"x30" long iron rod monuments

not lie within the corporate limits of the City of Champaign.

SURVEYOR'S CERTIFICATE

I, Merle E. Ingersoll, Jr., Illinois Professional Land Surveyor No. 3202, hereby certify that at the request of the Owner, Bancillinois Trust Company, as Trustee under Trust no. 030-379-465, 100 West University Avenue, Champaign, Illinois, I have caused a survey to be 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:

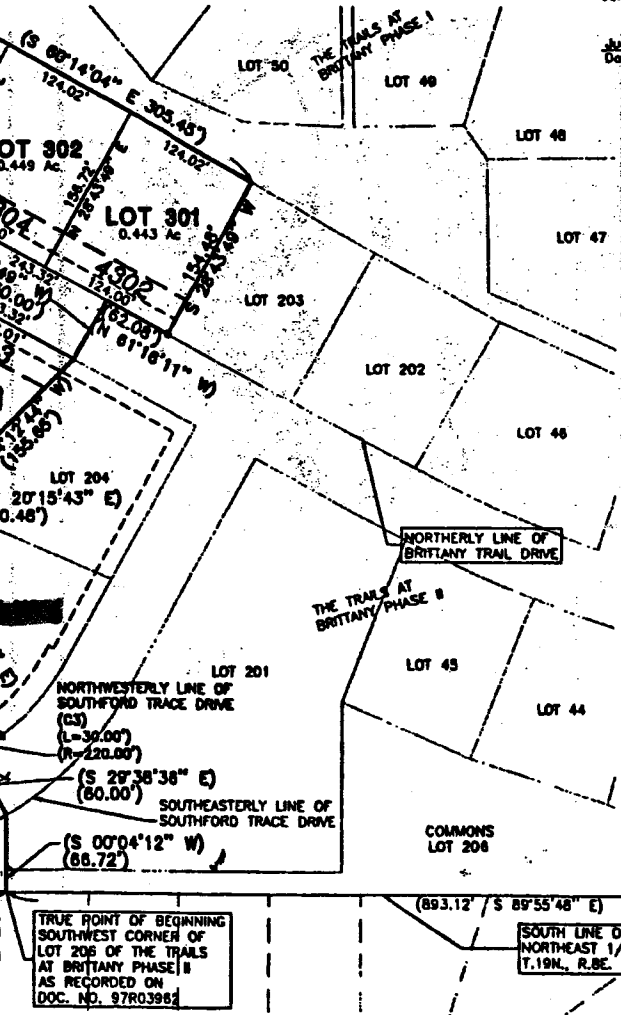
Beginning of the Southwest corner of Lot 206 of The Trails at Brittany Phase II and a Replot of Lots 45 & 67 of The Trails at Brittany Phase I as recorded in Book CC, Page 244 as Document No. 97R03962 in the Champaign County Recorder's Office, point also being the South line of the Northeast Quarter of Section 20, Township 19 North, Range 8 East of the Third Principal Meridian; thence an assumed bearing South 89° 55' 48" East, 1006.51 feet along said South line of the Northeast Quarter of Section 20; thence North 12° East, 91.26 feet; thence North 20° 39' 50" West, 253.98 feet; thence North 37° 33' 41" West, 210.00 feet; thence North 52° 12' East, 49.11 feet; thence North 37° 43' 03" West, 145.00 feet; thence North 54° 01' 14" East, 186.06 feet; thence North 85° 38' 4" East, 60.00 feet; thence North 53° 13' 06" East, 113.27 feet; thence North 78° 14' 11" East 120.29 feet to the Southwest corner of Lot 206 of The Trails at Brittany Phase I as recorded in Book CC, Page 132 as Document No. 95R26125 in the Champaign County Recorder's Office; thence along the Southerly boundary line of Lot 63 of said The Trails at Brittany Phase I on following described courses: 239.03 feet around a curve to the right, concave to the South, having a radius of 990.00 feet and a chord bearing of North 83° 09' 11" East 88° 55' 48" East, 100.00 feet; 495.21 feet around a curve to the right, concave to the South, having a radius of 990.00 feet and a chord bearing of South 75° 36' 00" East; South 60° 14' 04" East, 305.45 feet; thence South 28° 43' 49" West, 154.48 feet along Northwesterly line and extension thereof of Lot 203 of said The Trails at Brittany Phase I to the Northerly line of Brittany Trail Drive; thence along the Westerly boundary line of said The Trails at Brittany Phase I and a Replot of Lots 45 & 67 of The Trails at Brittany Phase I on the following described courses: North 81° 18' 11" West, 62.08 feet along said Northerly line of Brittany Trail Drive; South 49° West, 60.00 feet; South 44° 12' 44" West, 155.85 feet; South 20° 15' 43" East, 30.48 feet; South 36° 41' 38" West, 80.00 feet to the Northwest, having a radius of 220.00 feet and a chord bearing of South 56° 30' 01" West along said Northerly line of Southford Trace Drive; South 28° 38' 36" East, 80.00 feet to the Southeast; thence along the Southerly line of Southford Trace Drive; South 00° 04' 12" West 88.72 feet to the Point of Beginning, encompassing 22.70 acres, more or less, in Champaign County, Champaign Township, Illinois.

For the purpose of subdividing said tract into lots, survey markers have been placed at each corner of said lots and denoted on a attached plat setting forth exact dimensions in feet and decimals thereof. Said subdivision shall be known as The Trails at Brittany Phase III.

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 D175 B dated March 1, 1984; and Community Panel Number 170026 0009 I January 18, 1981.

June 24, 1999
Date of Preparation

Merle E. Ingersoll Jr.
Merle E. Ingersoll, Jr.
Illinois Professional Land Surveyor No. 3202
(Expires 11/30/2000)
201 W. Springfield Ave.
Suite 300
Champaign, Illinois



Bancillinois
AS TRUSTEE FOR
030-379-465
Collin E. ...
TRUST OFFICER
BANCILLINOIS

OWNER/DEVELOPER
BANCILLINOIS TRUST COMPANY
AS TRUSTEE UNDER TRUST #030-379-465
100 W. UNIVERSITY AVE.
CHAMPAIGN, ILLINOIS 61820
Collin E. ...
TRUST OFFICER
Champaign City Council

APPROVED:
The City Council of the City of Champaign, Illinois in accordance with Council Bill No. _____
Mayer: _____
Date: _____
Attest: _____ City Clerk

PRESENTED FOR REC'D
CHICAGO TITLE INSUR.
201 N. NEIL
CHAMPAIGN, ILLINOIS