

**EAST URBANA DEVELOPMENT CORP.
1606 N. WILLOW VIEW RD. 1-A
URBANA, IL. 61802
217-328-2525
FAX 217-328-6558**

APRIL 8, 2002

TO: DOUG SHOOK

RE: PHASE 3 BERINGER COMMONS
REFUNDS

ADDRESSE'S CONDOS	LOT NUMBER
2901 E. RUTHERFORD DR.	LOT 1301
2903 E. RUTHERFORD DR.	LOT 1302
2905 E. RUTHERFORD DR.	LOT 1303
2907 E. RUTHERFORD DR.	LOT 1304
2909 E. RUTHERFORD DR.	LOT 1305
2911 E. RUTHERFORD DR.	LOT 1306

2911 ½ HOUSE METER FOR SPRINKLING SYSTEM

2913 E. RUTHERFORD DR.	LOT 1307
2915 E. RUTHERFORD DR.	LOT 1308
2917 E. RUTHERFORD DR.	LOT 1309
2919 E. RUTHERFORD DR.	LOT 1310
2921 E. RUTHERFORD DR.	LOT 1311
2923 E. RUTHERFORD DR.	LOT 1312

SINGLE UNITS	
2906 E. RUTHERFORD DR.	LOT 302
2910 E. RUTHERFORD DR.	LOT 303
2914 E. RUTHERFORD DR.	LOT 304
2918 E. RUTHERFORD DR.	LOT 305
2922 E. RUTHERFORD DR.	LOT 306

2924 E. RUTHERFORD DR.	LOT 454
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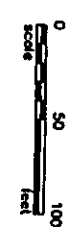
IF HAVE ANY QUESTIONS, PLEASE CONTACT ME AT THE ABOVE NUMBER.

THANKS
JEAN

BINGER COMMONS SUBDIVISION NO. 3

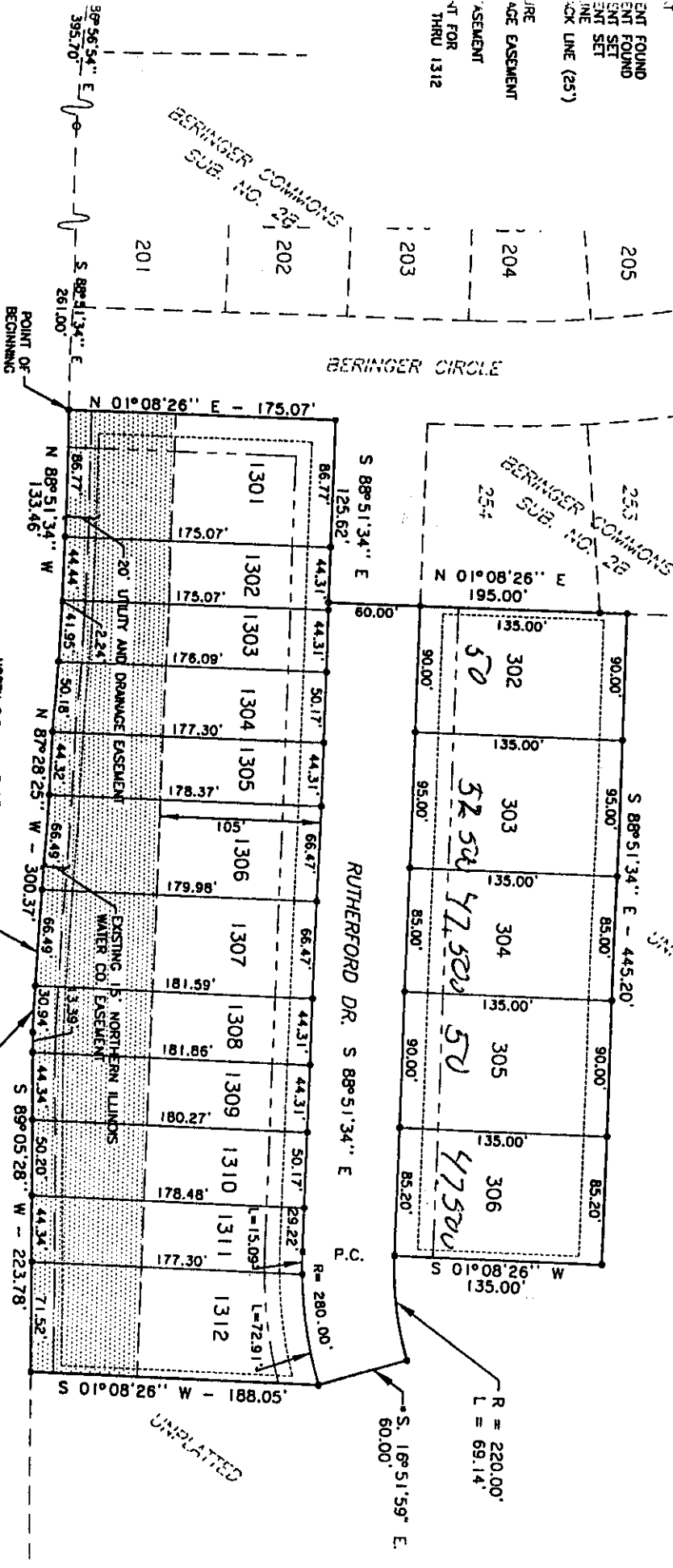
SE 1/4, SEC. 10, T.19N., R.9E. OF THE 3RD P.M.
RBANA AND URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS

Phase 3



ENT FOUND
ENT FOUND
ENT SET
ENT SET
LINE
LOCK LINE (25')

RE
AGE EASEMENT
ASEMENT
IT FOR
THRU 1312



39°56'54" E
395.70'

POINT OF BEGINNING

MAIN ST. (SPUR)

1. THE AREA OF THIS PLAT IS SUBJECT TO AN AMENDMENT AGREEMENT WITH THE CITY OF URBANA AS APPROVED BY COUNCIL BILL NO. 9192-20 ON AUGUST 5, 1991.

2. VARIANCES OR CHANGES TO THE CITY OF URBANA'S CODE OF ORDINANCES PERTAINING TO THE SUBDIVISION AND LAND DEVELOPMENT CODES ARE GRANTED AS A PART OF THE CITY OF URBANA'S APPROVAL OF RESUBDIVISIONS OF THIS PLAT IN ACCORDANCE WITH ORDINANCE NO. 9192-19, WHICH IS RECORDED IN THE CHAMPAIGN COUNTY RECORDERS OFFICE.

3. LOTS 1301 THROUGH 1312 ARE WITHIN THE CITY OF URBANA.

SOUTH R.O.W. OF U.S. ROUTE 150
(F.A. ROUTE 808) (S.B.L. ROUTE 10)

GENERAL NOTE:

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OR SURFACE VARIATES OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE VARIATES WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE VARIATES INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE VARIATES WILL BE MAINTAINED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO PREVENT THE ACCUMULATION OF WATER TO THE ADJOINING PROPERTY BECAUSE OF THE

US ROUTE 150

SEE NOTE 7

DRAINAGE STATEMENT