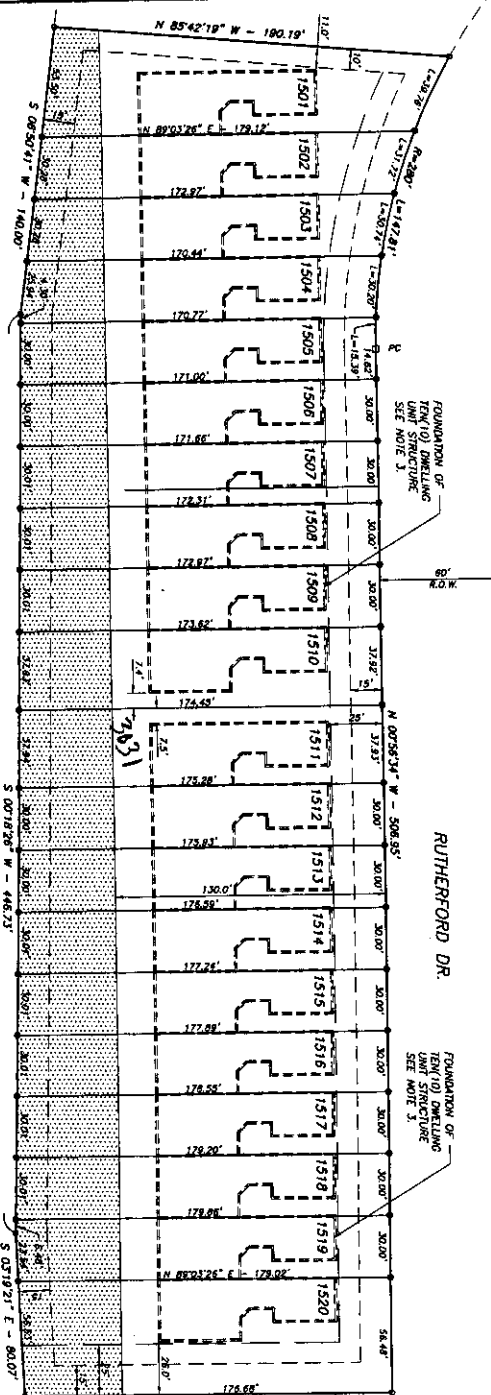
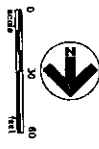


NEW UNITS (BRIAN'S BUILDING)
CONDO ADDRESS'S

UNITS STARTING AT SOUTH END GOING NORTH

LOT 1501
3001 E. RUTHERFORD DR.
LOT 1502
3003 E. RUTHERFORD DR.
LOT 1503
3005 E. RUTHERFORD DR.
LOT 1504
3007 E. RUTHERFORD DR.
LOT 1505
3009 E. RUTHERFORD DR.
LOT 1506
3011 E. RUTHERFORD DR.
LOT 1507
3013 E. RUTHERFORD DR.
LOT 1508
3015 E. RUTHERFORD DR.
LOT 1509
3017 E. RUTHERFORD DR.
LOT 1510
3019 E. RUTHERFORD DR.

REPLAT OF LOT 455
BERNGER COMMONS SUBDIVISION NO. 4
 PART OF THE SE 1/4, SEC. 10, T.19N., R.9E. OF THE 3RD P.M.
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



HIGH CROSS ROAD

EAST LINE, SE 1/4 SEC. 10

DATE: THOMAS B. JOHMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014

SURVEYOR'S CERTIFICATE

I, THOMAS B. JOHMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT AND THE LOTS THEREON WERE LAYED OUT AND THE CORNERS THEREON SET IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND CHAMPAIGN COUNTY, ILLINOIS, AND THE SUBDIVISION SHALL BE KNOWN AS REPLAT OF LOT 455, BERNGER COMMONS SUBDIVISION NO. 4, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF RESUBDIVIDING SAID LOT INTO TWENTY LOTS AS SHOWN ON THE ATTACHED PLAT, THE EASEMENTS DISCLOSED ON THE ATTACHED PLAT ARE HEREBY REAFFIRMED AND REINFORCED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS REPLAT OF LOT 455, BERNGER COMMONS SUBDIVISION NO. 4, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH P.A. 87-0702, THE PLAT ACT, CITY OF URBANA AS THE CORNER FROM WHICH THE PLAT HAS BEEN RETURNED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

LEGEND

- BOUNDARY OF PLAT
- LOT LINE MONUMENT FOUND
- ROW PILE MONUMENT SET
- CONCRETE MONUMENT FOUND
- UNLINED MONUMENT FOUND (3\"/>

PRESENTED FOR RECORDING BY:
 CITY OF URBANA
 400 S. WINE ST.
 URBANA, IL. 61821

LOT	AREA (SQ)
1501	8237
1502	5272
1503	5116
1504	5122
1505	5140
1506	5120
1507	5120
1508	5120
1509	5120
1510	5120
1511	5120
1512	5120
1513	5120
1514	5120
1515	5120
1516	5120
1517	5120
1518	5120
1519	5120
1520	5120
TOTAL	113,241

GENERAL NOTES

- THE AREA OF THIS PLAT IS SUBJECT TO AN AMENDATORY AGREEMENT TO THE PLAN AS APPROVED BY COUNCIL BILL NO. 9192-20 ON AUGUST 2, 1997, AND AMENDED BY COUNCIL BILL NO. 2001-08-0985 ON AUGUST 20, 2001.
- LOTS 1501 THROUGH 1520 ARE SUBJECT TO AN OWNER'S CERTIFICATE PROVIDING FOR AN APPROVED CONTRACT TO ESTABLISH AN AGREEMENT FOR THE PERFORMANCES OF UTILITIES OUTSIDE OF THE LOTS.
- LOTS 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519 ARE TO BE DEVELOPED UNDER THE COMMON-LOT-LINE PROVISIONS OF THE URBANA ZONING ORDINANCE WITH TEN (10) AND TWENTY (20) DWELLING UNIT STRUCTURES RESPECTIVELY ON THE 7.90 ACRES MENTIONED GROUPS OF LOTS.
- CITY OF URBANA HEREBY CONVEYS FOR THE SOUTHWEST CORNER OF THE PLAT A RAINFALL FIELD AGREEMENT WHICH IS INCLUDED IN A FIELD NAME TO THE URBANA SYSTEM BEHAVIOR SHOWN ON THE PLAT AND REFERENCED TO AS "FIELD NAME" IN THE PLAT. THE FIELD NAME IS TO BE LOCATED IN THE NORTHWEST CORNER OF THE PLAT AND SHALL BE APPROXIMATELY 150 FEET BY 150 FEET.
- VEHICULAR ACCESS TO AND FROM LOTS 1501 THROUGH 1520 TO HIGH CROSS ROAD SHALL BE PROHIBITED.

DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THE LOTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND REMOVAL OF SURFACE WATERS FROM THE LOTS AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES PREVALENT BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: JUNE 1, 2008
 JOHN A. DUBOWSKI, ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 42330
 OWNER & SUBDIVIDER
 PRESIDENT, EAST URBANA DEVELOPMENT CORP.

FINAL PLAT

DATE OF PREPARATION: MAY 3, 2008
 SHEET NO. 1
 OF 1 SHEETS