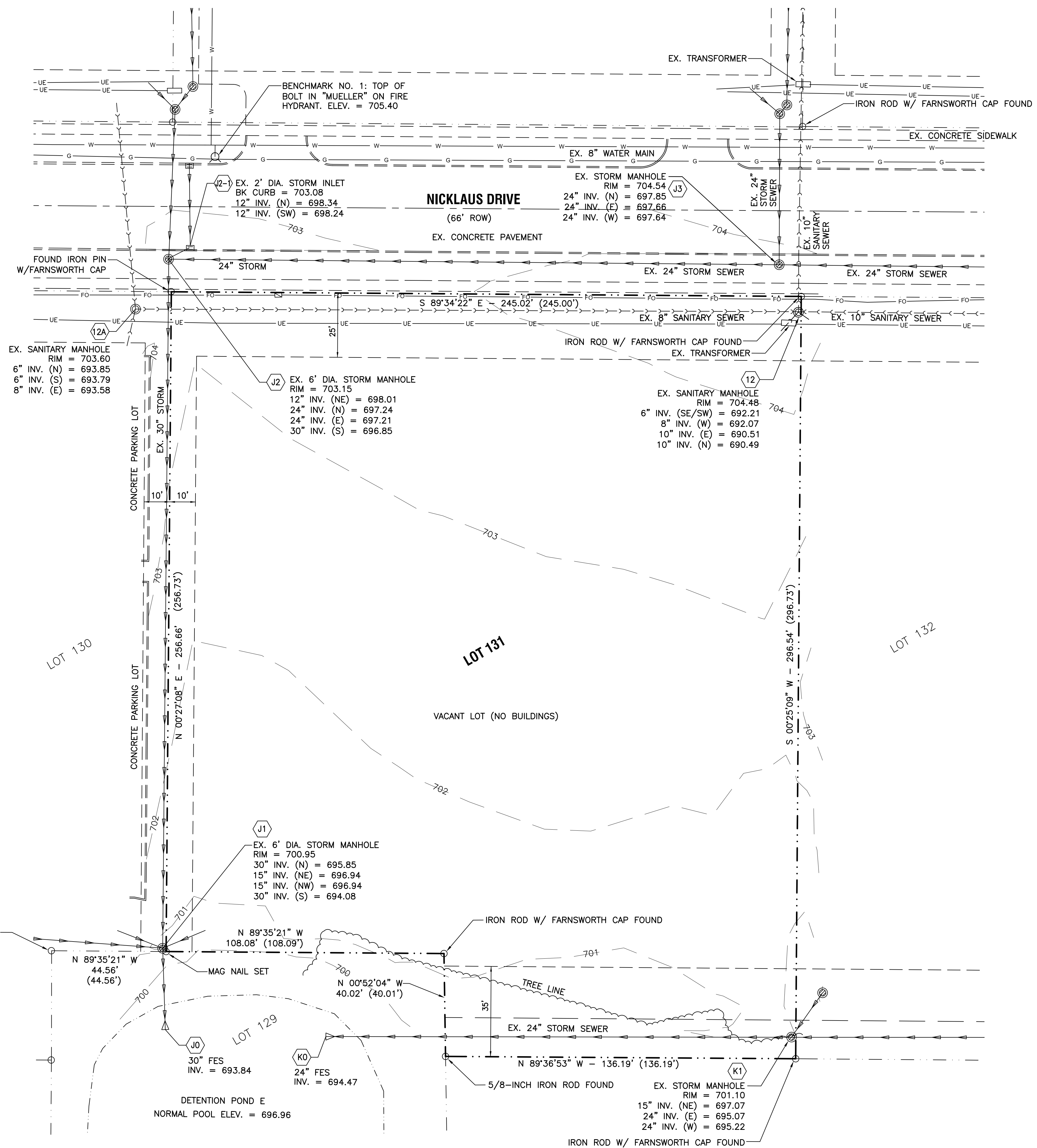


SHEET LEGEND

- BOUNDARY OF TRACT
- PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING FIBER OPTIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- (100.00') RECORD DIMENSION
- IRON PIPE / PIN FOUND
- ⊙ EXISTING MANHOLE
- ⊙ EXISTING STORM INLET / MANHOLE
- ⊙ EXISTING VAULT / HANDHOLE
- ⊙ EXISTING STORM CURB INLET

NOTES:

1. LEGAL DESCRIPTION:
LOT 131 OF THE LEGENDS OF CHAMPAIGN PHASE 1 RECORDED AS DOCUMENT NUMBER 2008R03385 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.
2. BEARINGS SHOWN ON THE PLAT ARE ON BASED ON ILLINOIS STATE PLANE (EAST) NAD 83. ALL ELEVATIONS ARE BASED ON NAVD 88.
3. THE SUBJECT TRACT ENCOMPASS 1.569 ACRES, MORE OR LESS.
4. THE CURRENT ZONING IS CN: COMMERCIAL NEIGHBORHOOD DISTRICT ACCORDING TO THE CHAMPAIGN COUNTY GIS WEBSITE.
5. BENCHMARK NO. 1: TOP OF BOLT IN "MUELLER" ON FIRE HYDRANT. ELEV. = 705.40 (NAVD 88).
BENCHMARK NO. 2: TOP OF BOLT LOCATED IN "MUELLER" ON FIRE HYDRANT LOCATED AT THE SOUTHWEST QUADRANT OF THE NICKLAUS DR. / SNEAD DR. INTERSECTION. ELEV. 705.03 (NAVD 88).
6. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED IN JULY 2025.
7. AN INDEPENDENT SEARCH FOR EASEMENTS WAS NOT PERFORMED.



STORMWATER DETENTION FOR LOT 131 PROVIDED FOR IN THE EXISTING DETENTION POND LOCATED IN LOT 129 OF THIS SUBDIVISION

NO.	DATE	DESCRIPTION

B K B
ENGINEERING

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CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

TOPOGRAPHIC / BOUNDARY SURVEY

4401 NICKLAUS DR.
CHAMPAIGN, ILLINOIS

PROJECT: 221-2501
DESIGN BY:
DRAWN BY: BKB
DATE: 7/18/25
SHEET: C1