

94R27110

DOC # _____
CHAMPAIGN COUNTY, ILL
CC-44

'94 OCT 14 PM 3 03

Norman A. Gerblason
RECORDER

Replat of lots 700, 718, 719
of Robinson Meadows Sub No 7

Date 7-29-94

Instrument Replat

Description Sw 4
22-19-8

Return to: Chicago Title

5700
300
6000



CC-44

94R27110

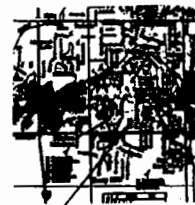
DOC # CHAMPAIGN COUNTY, ILL
CC-44

94 OCT 14 PM 3 09

RECORDER

REPLAT OF LOTS 700, 718, 719 OF ROBESON MEADOWS SUBDIVISION NO. 7

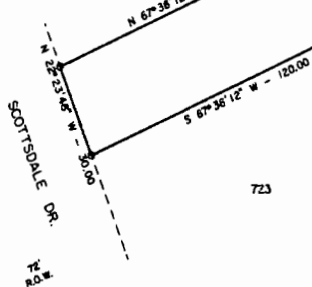
CITY OF CHAMPAIGN
CHAMPAIGN COUNTY, ILLINOIS
PART OF THE SW 1/4, SEC. 22, T.19N., R.8E., 3rd P.M.



LOCATION MAP

LOCATION OF SUBDIVISION

- LEGEND**
- BOUNDARY OF PLAT
 - LOT LINE
 - IRON PIPE MONUMENT FOUND
 - IRON PIPE MONUMENT SET
 - MONUMENT FOUND
 - RADIUS OF CURVE
 - L LENGTH OF CURVE
 - P.C. POINT OF CURVATURE
 - P.T.C. POINT OF REVERSE CURVATURE
 - P.T. POINT OF TANGENCY
 - - - UTILITY EASEMENT
 - - - STRUCTURAL SETBACK LINE



NOTE:
SIDEYARD SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHAMPAIGN

NOTE:
A DRAINAGE EASEMENT AND UTILITY EASEMENT IS COMMENSURATE WITH THE LIMITS OF LOT 700R

- NOTES:**
- BUILDING AND SITE IMPROVEMENTS ON LOTS 718 AND 719 ARE NOT SHOWN.
 - THERE ARE NO EASEMENTS TO BE VACATED BY THIS REPLAT. UTILITY EASEMENTS PLATTED WITH ROBESON MEADOWS SUBDIVISION NO. 7 ARE SHOWN HEREON.
 - ALL IRON PIPE MONUMENTS FOR THIS MONUMENTATION OF THE SIDE LOT LINE BETWEEN LOTS 718-719 AND REAR LOT LINES BETWEEN LOTS 718-700 AND 719-700 HAVE BEEN REMOVED.
 - THIS REPLAT IS SUBJECT TO THE SUBSIDIARY MAJOR PLAT OF ROBESON MEADOWS SUBDIVISION NO. 7.
 - ALL PUBLIC IMPROVEMENTS CONSTRUCTION HAS BEEN PERFORMED UNDER EXISTING ENGINEERING DRAWINGS APPROVED BY THE CITY ENGINEER ON NOV. 21, 1991.
 - LOT 700R IS OWNED BY THE CHAMPAIGN PARK DISTRICT AND IS TO BE USED SOLELY FOR PUBLIC PARK PURPOSES.
 - AREA OF LOT 700R IS 31,181 SQUARE FEET.
 - AREA OF LOT 718R IS 28,371 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT AT THE REQUEST OF DEAN M. AND BARBARA A. KATSAKOS AND THE CHAMPAIGN PARK DISTRICT, I HAVE CAUSED A SURVEY TO BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND WITH THE ORDINANCES OF THE CITY OF CHAMPAIGN, AS PART OF THE SOUTHWEST 1/4 OF SECTION 22, T.19 N., R. 8 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 700, 718, AND 719 OF ROBESON MEADOWS SUBDIVISION NO. 7, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS, RECORDED AS DOCUMENT NO. 889 12187 IN PLAT BOOK 80 AT PAGE 168 IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS, CONTAINING 1.184 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, AND WITHIN THE LIMITS OF THE CITY OF CHAMPAIGN.

FOR THE PURPOSE OF SUBDIVIDING SAID LOTS INTO LOTS 700R AND 718R, WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, ALL EASEMENTS, EXCEPT COMMON AREA EASEMENTS, DESIGNATED ON SAID PLAT ARE DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS PART OF LOTS 700, 718, AND 719 OF ROBESON MEADOWS SUBDIVISION NO. 7, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

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

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PAR. 0706 (THE PLAT ACT), CHICAGO TITLE INSURANCE CO., INC. AS THE CORPORATION THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

THOMAS B. JORDAN
11 PROFESSIONAL LAND SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS

APPROVAL:

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

DATE: 8/2/94 BY: *Emilia K. St.* PLANNING DIRECTOR
DATE: 8/6/94 BY: *JM Smith* CITY ENGINEER OR DEPUTY
DATE: 8/19/94 BY: *Samuel J. Callahan* MAYOR
DATE: 8/19/94 BY: *Marilyn J. Barbes* CITY CLERK

OWNER & SUBDIVIDER: *Dean M. Katsakos*
PRESIDENTIAL BOARD OF COMMISSIONS
CHAMPAIGN PARK DISTRICT

ATTEST: *Frank J. ...*
SECRETARY

OWNER & SUBDIVIDER: *Dean M. Katsakos*
DEAN M. KATSAKOS

OWNER & SUBDIVIDER: *Barbara A. Katsakos*
BARBARA A. KATSAKOS

LEGAL DESCRIPTION OF THAT PART OF LOT 700 OWNED TO DEAN M. AND BARBARA KATSAKOS IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY: IN BOOK 80 AT PAGE 168 IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 718 OF SAID ROBESON MEADOWS SUBDIVISION NO. 7; THENCE S. 80°45'04" N., ALONG THE NORTH LINE OF SAID LOT 718, 48.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 80°45'04" N., ALONG SAID NORTH LINE, 80.00 FEET; THENCE N. 01°14'56" E., 12.50 FEET; THENCE S. 80°45'04" E., 80.00 FEET; THENCE S. 01°14'56" N., 12.50 FEET TO THE POINT OF BEGINNING, CONTAINING 780.00 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION OF THAT PART OF LOTS 718 AND 719 OWNED TO THE CHAMPAIGN PARK DISTRICT IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY: IN BOOK 80 AT PAGE 168 IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 718 OF SAID ROBESON MEADOWS SUBDIVISION NO. 7; THENCE N. 80°45'04" N., ALONG THE SOUTH LINE OF SAID LOT 718, 111.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 80°45'04" N., ALONG SAID SOUTH LINE OF LOT 718, 8.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N. 00°00'28" N., ALONG THE WEST LINES OF LOTS 718 AND 719, 148.00 FEET; THENCE N. 44°00'22" E., ALONG THE WEST LINE OF LOT 719, 7.44 FEET; THENCE S. 00°00'28" E., 148.38 FEET TO THE POINT OF BEGINNING, CONTAINING 718.00 SQUARE FEET, MORE OR LESS.



FINAL PLAT
JOB NO. 4502-98

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS

CERTIFICATE OF OWNERS
REPLAT OF LOTS 700, 718 AND 719 OF ROBESON MEADOWS SUBDIVISION NO. 7
In the City of Champaign, Champaign County, Illinois

Owners Certificate of Dedication and Restrictive Covenants

Dean Katsaros and the Champaign Park District being the legal owners and subdividers of the premises situated in Champaign County, Illinois, described as follows:

All of Lots 700, 718 and 719 of Robeson Meadows Subdivision No. 7 as recorded in Plat Book BB, Page 168, Document #92R 13167 in the Champaign County Recorders Office.

and having previously decided to subdivide and lay out the same into lots, and having previously dedicated to the public the easements and rights of way for public use within said subdivision, designated as Robeson Meadows Subdivision No. 7 on the plat prepared by Thomas B. Jordan, Illinois Registered Land Surveyor No. 2014, dated May 5, 1992, does hereby designate this as the Replat of Lots 700, 718 and 719 of Robeson Meadows Subdivision No. 7, City of Champaign, Champaign County, Illinois, and designates this as it's Owners Certificate and Restrictive Covenants. Conveyances of the lots situated in the replatted area shall without repeating the same be deemed to include the following restrictions which shall constitute covenants running with the land and shall be binding upon the grantees named in the various conveyances of lots situated in the replat, to the end that the owners of lots in the replatted area shall be assured of a controlled program of building and development, and of land usage on the replatted lots and adjoining property, which restrictions are as follows:

- 1) That all covenants approved in the Robeson Meadows Subdivision No. 7 are hereby reaffirmed.
- 2) That the additional covenant be attached as Exhibit "A" included with the previously mentioned covenants running with the land.

Dated this 29 day of July, 1994.

Dean Katsaros

Dean Katsaros

President, Board of
Commissions, Champaign Park
District

[Signature]
Attest: [Signature]
Secretary

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 Dean Katsaros known personally to me to be the same person who signed the foregoing instrument as Owner, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 11th day of October, 1994.



[Signature]
Notary Public

My commission expires: 12-8-96

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 D.F. Bresnan and French L. Fraker, known personally to me to be the President and Secretary, respectively, of Champaign Park District and also known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, respectively, they signed, sealed and delivered said instrument as the free and voluntary act of said Champaign Park District for the uses and purposes therein set forth and that they were duly authorized to execute the same by the Board of Commissioners, of said Park District.

Given under my hand and Notarial Seal, this 11th day of October, 1994.



Thomas E. Gilbert
Notary Public

My commission expires: 12-8-96

EXHIBIT "A"

COVENANT RUNNING WITH THE LAND

THIS Covenant made this 6 day of January, 1994 by
DEAN KATSAROS, residing at 2305 FIRESTONE CHAMPAIGN IL
Champaign, in Champaign County, Illinois (hereafter "GRANTOR").

WITNESSETH:

WHEREAS, GRANTOR constructed a driveway and retaining wall and has installed landscaping along the north side of Lot 719 and the adjacent side of Lot 700 of Robeson Meadows Subdivision No. 7 (hereafter "Lot 700" and "Lot 719", respectively); and

WHEREAS, at the time the driveway and retaining wall were constructed on the south 12.5 feet of the part of Lot 700 adjacent to the north side of Lot 719, it was owned by the Champaign Park District, not GRANTOR, and was constructed without permission of the Park District or other persons with an interest in the easements on the property; and

WHEREAS, GRANTOR subsequently traded property with the owners of Lot 700 to allow all improvements referenced above to be located on the replatted Lot 719; and

WHEREAS, a storm sewer originally constructed on Lot 700 in an easement is now located under the driveway and retaining wall and landscaping referenced above; and

WHEREAS, the storm sewer is now located on Lot 719 as replatted and still located in a public utility easement; and

NOW, THEREFORE, in consideration of the settlement of disputes between GRANTOR and the City of Champaign, owner of the storm sewer referenced above, GRANTOR covenants and agrees as follows:

1. GRANTOR agrees that should the City find it necessary or appropriate to perform any work on the storm sewer located on Lot 719 as replatted, originally located on Lot 700, GRANTOR and GRANTOR's successors in interests to said lot shall reimburse the City for all costs the City incurs in removing or extra costs incurred by the City in avoiding

removing the driveway pavement, retaining wall, landscaping and any other obstruction to the easement installed by the lot owner. Replacement of such items shall be the responsibility of lot owner. Owner shall pay the City such costs of removal within thirty (30) days of the City sending a bill to GRANTOR for the same. The City shall be entitled to attorney's fees and court costs, including but not limited to all reasonable litigation expenses, it may incur in enforcing this Covenant.

2. This Covenant shall run with the land and is intended to bind all subsequent owners. This Covenant is enforceable by the City of Champaign, Illinois. A waiver by the City of its rights at any time shall not affect its right to enforce this Covenant at any other time.

IN WITNESS WHEREOF, GRANTOR has executed this Covenant the day and year first above written.

DEAN KATSAROS
GRANTOR
D. Katsaros
(Signature)

STATE OF Illinois)
COUNTY OF Champaign) ss.

The above instrument was acknowledged before me by Dean Katsaros
this 04th day of January, 1994. Marcia Lynn Meriedth
Notary Public

My commission expires: 9/11/94



STATE IS ILLINOIS)
COUNTY OF CHAMPAIGN) SS

I, the undersigned, Dennis Bing, County Clerk of Champaign County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the tract of land described as follows:

Replat of Lots 700, 718 and 719 of Robeson Meadows Subdivision No. 7

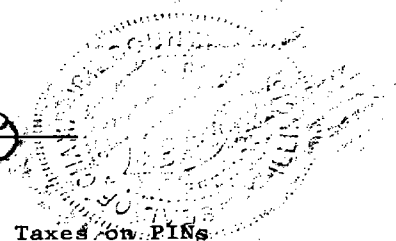
A tract of land being all of Lots 700, 718 and 719 of Robeson Meadows Subdivision No. 7 as recorded in Plat Book BB, Page 168, Document #92R 13167 on May 6, 1992, being part of the Southwest Quarter of Section 22, Township 19 North, Range 8 East of the 3rd P.M. in the City of Champaign County, Illinois, Commonly Known as:

2307 Firethorn Lane
2305 Firethorn Lane
2303 Firethorn Lane

Permanent Tax Numbers: 45-20-22-367-005
45-20-22-367-006
45-20-22-367-010

Dated this 2 day of AUGUST, 1994.

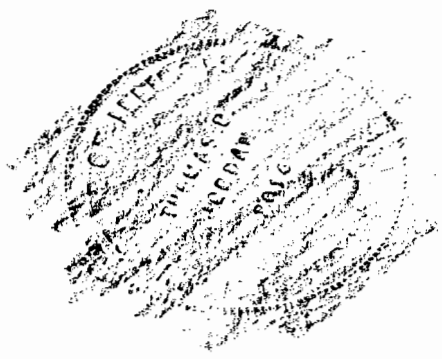
Dennis R. Bing
Dennis R. Bing
County Clerk
Champaign, Illinois



The second installment of RY 1993 Real Estate Taxes on PINs 45-20-22-367-005 and 45-20-22-367-006 are due and payable but not yet delinquent.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PAB7-0705 (THE PLAT ACT) CHICAGO TITLE SERVICE, INC. AS THE CORPORATION THAT MAY RECORD THE REPLAT OF LOTS 700, 718, 719 OF ROBESON MEADOWS SUBDIVISION NO. 7, OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

8-9-77 Thomas B. Jordan
DATE THOMAS B. JORDAN
IL PROFESSIONAL LAND SURVEYOR
NO. 2014
CHAMPAIGN, ILLINOIS



94 R 27110

DOC # _____
CHAMPAIGN COUNTY, ILL
CC-44

'94 OCT 14 PM 3 09

James D. Gilchrist
RECORDER

94R27110

REPLAT OF LOTS 700, 718, 719 OF ROBESON MEADOWS SUBDIVISION NO. 7

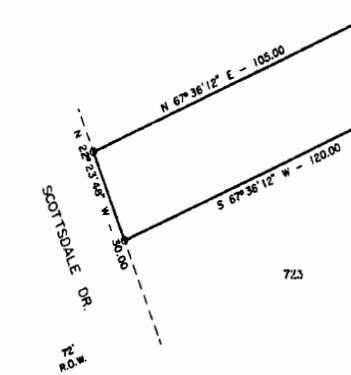
CITY OF CHAMPAIGN
CHAMPAIGN COUNTY, ILLINOIS
PART OF THE SW 1/4, SEC. 22, T.19N., R.8E., 3rd P.M.

DOC #
CHAMPAIGN COUNTY, ILL.
CC-44

94 OCT 14 PM 3 09

RECORDER

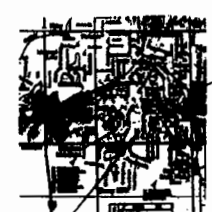
- LEGEND**
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 - P.C. POINT OF CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.L. POINT OF TANGENCY
 - UTILITY EASEMENT
 - STRUCTURAL SETBACK LINE



NOTE:
SIDEYARD SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHAMPAIGN

NOTE:
A DRAINAGE EASEMENT AND UTILITY EASEMENT IS COMMENSURATE WITH THE LIMITS OF LOT 700R

- NOTES:**
- BUILDING AND SITE IMPROVEMENTS ON LOTS 718 AND 719 ARE NOT SHOWN.
 - THERE ARE NO EASEMENTS TO BE VACATED BY THIS REPLAT. UTILITY EASEMENTS PLATTED WITH ROBESON MEADOWS SUBDIVISION NO. 7 ARE SHOWN HEREON.
 - ALL IRON PIPE MONUMENTS FOR THIS MONUMENTATION OF THE SIDE LOT LINE BETWEEN LOTS 718-719 AND REAR LOT LINES BETWEEN LOTS 718-700 AND 719-700 HAVE BEEN REMOVED.
 - THIS REPLAT IS SUBJECT TO THE SUBSIDIARY DRAINAGE PLAT OF ROBESON MEADOWS SUBDIVISION NO. 7.
 - ALL PUBLIC IMPROVEMENTS CONSTRUCTION HAS BEEN REPAIRED UNDER EXISTING ENGINEERING DRAWINGS APPROVED BY THE CITY ENGINEER ON NOV. 21, 1991.
 - LOT 700R IS OWNED BY THE CHAMPAIGN PARK DISTRICT AND IS TO BE USED SOLELY FOR PUBLIC PARK PURPOSES.
 - AREA OF LOT 700R IS 31,181 SQUARE FEET.
 - AREA OF LOT 718R IS 29,371 SQUARE FEET.



LOCATION MAP
LOCATION OF SUBDIVISION

SURVEYOR'S CERTIFICATE

I, THOMAS B. JOHNSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 8014, HEREBY CERTIFY THAT AT THE REQUEST OF DEAN M. AND BARBARA A. KATSBROS AND THE CHAMPAIGN PARK DISTRICT I HAVE CAUSED A SURVEY TO BE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND WITH THE ORDINANCES OF THE CITY OF CHAMPAIGN, OF THE PART OF THE SOUTHWEST 1/4 OF SECTION 22, T. 19 N., R. 8 E., OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 700, 718, AND 719 OF ROBESON MEADOWS SUBDIVISION NO. 7, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS, RECORDED AS DOCUMENT NO. 626 19167 IN PLAT BOOK 80 AT PAGE 108 IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS, CONTAINING 1.184 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, AND WITHIN THE LIMITS OF THE CITY OF CHAMPAIGN,

FOR THE PURPOSE OF SUBDIVIDING SAID LOTS INTO LOTS 700R AND 718R, WITH DIMENSIONS IN FEET AND DECIMALS THEREOF. ALL EASEMENTS, EXCEPT COMMON AREA EASEMENTS, DESIGNATED OR SAID PLAT ARE DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS REPLAT OF LOTS 700, 718, AND 719 OF ROBESON MEADOWS SUBDIVISION NO. 7, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

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

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PART-0700 (THE PLAT ACT), CHICAGO TITLE INSURANCE CO., INC. AS THE CORPORATION THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

DATE: September 11 1994
BY: Thomas B. Johnson
THOMAS B. JOHNSON
ILL. PROFESSIONAL LAND SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS

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

DATE: 8/2/94 BY: Em A. K. St
PLANNING DIRECTOR
DATE: 8/6/94 BY: JM Smik
CITY ENGINEER OR DEPUTY
DATE: 8/9/94 BY: Deanna Collins
MAYOR
DATE: 8/9/94 BY: Marilyn L. Parks
CITY CLERK

OWNER & SUBDIVIDER: Dean M. Katsbros
MEMBER BOARD OF COMMISSIONERS
CHAMPAIGN PARK DISTRICT

ATTEST: Frank L. ...
SECRETARY

OWNER & SUBDIVIDER: Dean M. Katsbros
DEAN M. KATSBROS

OWNER & SUBDIVIDER: Barbara A. Katsbros
BARBARA A. KATSBROS

LEGAL DESCRIPTION OF THAT PART OF LOT 700 DECEDED TO DEAN M. AND BARBARA KATSBROS IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY: IN BOOK 80 AT PAGE 108 IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 718 OF SAID ROBESON MEADOWS SUBDIVISION NO. 7; THENCE N. 89°45'04" W., ALONG THE NORTH LINE OF SAID LOT 718, 48.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N. 89°45'04" W., ALONG SAID NORTH LINE, 60.00 FEET; THENCE S. 01°14'56" E., 12.50 FEET; THENCE S. 08°45'04" E., 60.00 FEET; THENCE S. 01°14'56" W., 12.50 FEET TO THE POINT OF BEGINNING, CONTAINING 700.00 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION OF THAT PART OF LOTS 718 AND 719 DECEDED TO THE CHAMPAIGN PARK DISTRICT IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY: IN BOOK 80 AT PAGE 108 IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 718 OF SAID ROBESON MEADOWS SUBDIVISION NO. 7; THENCE S. 89°45'04" W., ALONG THE SOUTH LINE OF SAID LOT 718, 111.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 89°45'04" W., ALONG SAID SOUTH LINE OF LOT 718, 8.86 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N. 00°00'28" E., ALONG THE WEST LINES OF LOTS 718 AND 719, 140.00 FEET; THENCE N. 44°00'28" E., ALONG THE WEST LINE OF LOT 719, 7.44 FEET; THENCE S. 00°00'28" E., 148.38 FEET TO THE POINT OF BEGINNING, CONTAINING 700.00 SQUARE FEET, MORE OR LESS.



DATE OF PREPARATION: APRIL 9, 1993
FINAL PLAT
JOB NO. 4502 88