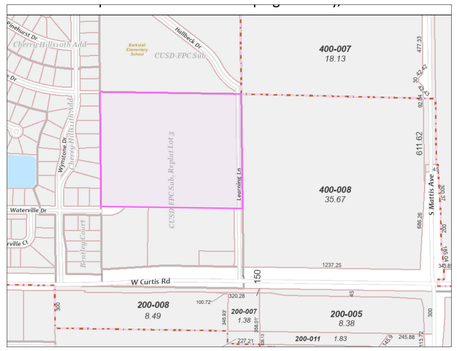
PRELIMINARY PLAT OF
WALNUT GROVE SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

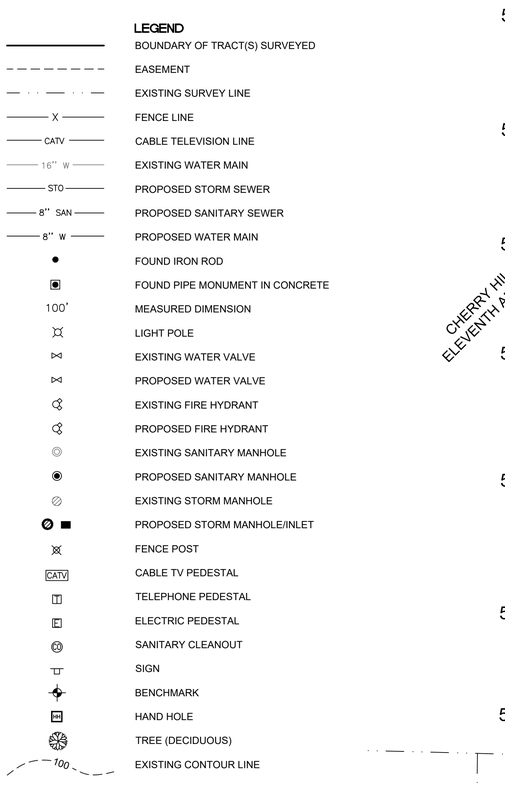
OWNER
FIRST PRESBYTERIAN CHURCH
302 W. CHURCH STREET
CHAMPAIGN, IL 618210-3514
PH. 217.356.7238

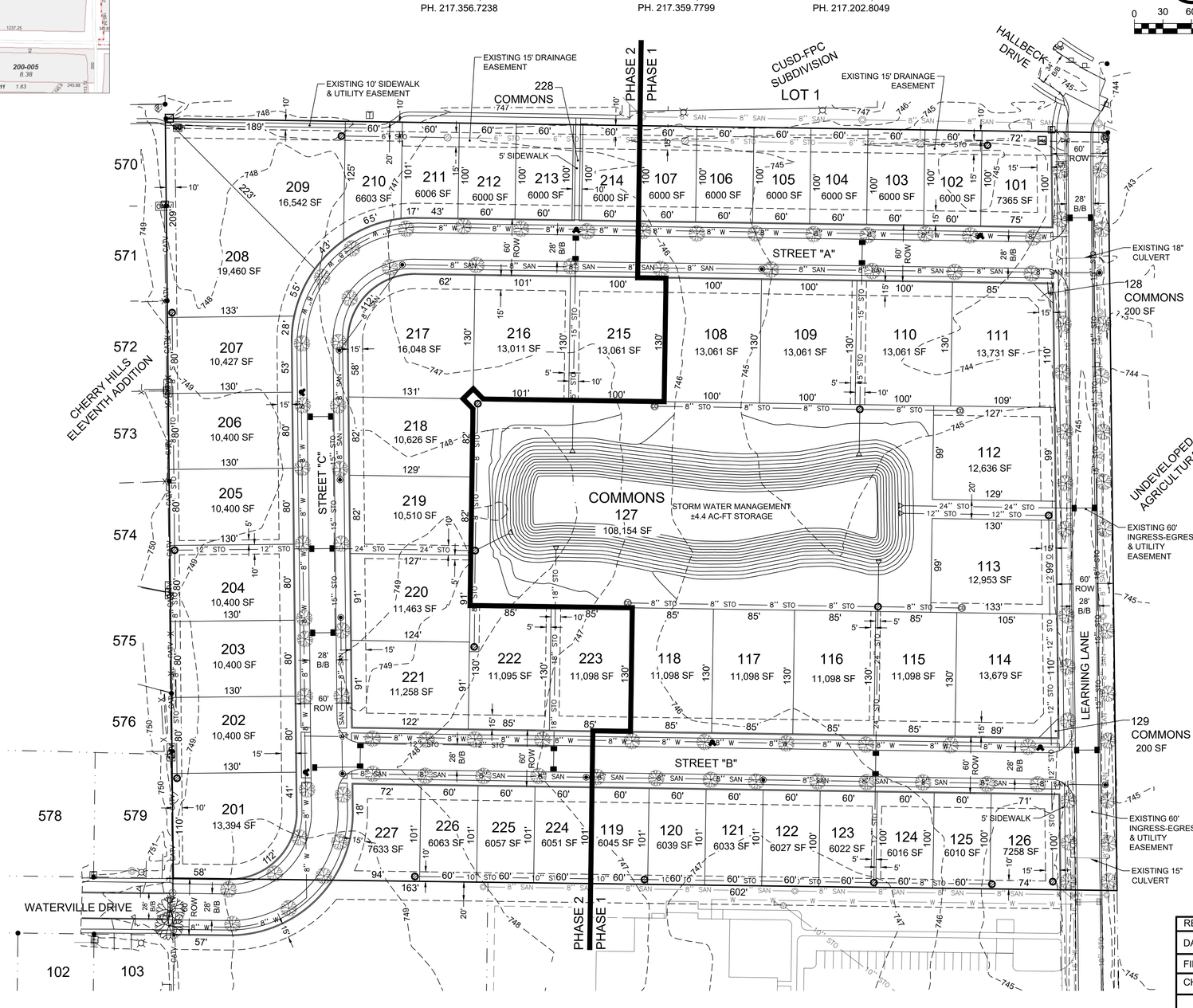
SUBDIVIDER
HALLBECK HOMES INC.
4112A FIELDSTONE ROAD
CHAMPAIGN, IL 61822
PH. 217.359.7799

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784
CHAMPAIGN, IL 61824-0784
PH. 217.202.8049



LOCATION MAP
NOT TO SCALE





ACREAGE:
PHASE 1 = 10.13 ACRES
PHASE 2 = 8.05 ACRES

BENCHMARK #1:
TOP OF RIGHT-OF-WAY MARKER NEAR THE NORTHEAST CORNER OF CURTIS ROAD AND LEARNING LANE.
ELEVATION=749.01'

Legal Description

A part of the Southeast Quarter of Section 27, Township 19 North, Range 8 East of the Third Principal Meridian, City of Champaign, Champaign County, Illinois being more particularly described as follows:

Lot 301 of the Replat of Lot 3 of CUSD-FPC Subdivision, as per Plat recorded as Document Number 2019R10240, situated in Champaign County, Illinois.

GENERAL NOTES

1. Lot 301 of the Replat of Lot 3 of CUSD-FPC Subdivision consists of 18.18 acres all situated in the corporate limits of the City of Champaign, Illinois.
2. The tract is current zoned SF1 - Single Family District.
3. Lots 127, 128, 129, and 228 are non-buildable lots to be designated a utility and drainage easements in their entirety.
4. The tract of land is located in Zone "X" (area of minimal flood hazard) on the Special Flood Hazard Area identified for the County of Champaign, Illinois (Community Number 170026) by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17019C0408D, effective date 10/02/2013.
5. Subject site lies within the Phinney Branch Mutual Drainage District.
6. All grading, storm sewer, sanitary sewer, watermain and pavement shall be constructed in accordance with "The Standard Specifications for Road and Bridge Construction in Illinois", "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois American Water Company Specifications, Urbana Champaign Sanitary District Specifications and the requirements of the City of Champaign.
7. Single Family Residential homes shall provide residential yard lights in compliance with Section 13.06 of the City of Champaign Manual of Practice.
8. All sidewalk on public right-of-way shall be 5' wide.

PRELIMINARY PLAT APPROVAL

Champaign Plan Commission:

Recommended to the City Council for preliminary approval, subject to such conditions and recommendations, if any as hereby attached.

_____
Date

_____
Secretary

PRELIMINARY PLAT APPROVAL

City Council:

Preliminary approval is hereby granted by the Champaign City Council subject to such conditions, if any, as may be set forth in Council Bill No. _____.

_____
Date

_____
Mayor

Attest: _____
City Clerk

REV. #	REV. DATE:	REVISION MADE:
DATE:	03/27/26	SCALE: AS SHOWN
FIELD BOOK:	--------	DRAWN BY: MAM
CHECKED BY:	MEI	

PRELIMINARY PLAT

PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784 CHAMPAIGN, IL 61824-0784
PHONE: 217.202.8049
CIVIL ENGINEERING - LAND SURVEYING
ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585

WALNUT GROVE SUBDIVISION
PART OF SEC. 27, T.19 N., R. 8 E., 3rd P.M.
CHAMPAIGN, ILLINOIS

FILE # 19925009
SHEET 1 OF 1

File Name: S:\000 Projects\199 Hallbeck\199250009 Walnut Grove Subdivision\CAD\Phasing east-west\1-29-26 lots\199250009 PP.dwg