

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

COLONY WEST

A PLANNED UNIT DEVELOPMENT

CHAMPAIGN COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATE

I, JOHN P. HIGGINS, ILLINOIS REGISTERED LAND SURVEYOR NO. 1918, HEREBY CERTIFY THAT AT THE REQUEST OF JOHNNY BRUCE COMPANY, OWNER, I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT AND LEGAL DESCRIPTION PREPARED FOR A TRACT OF LAND DESCRIBED AS, PART OF THE W. 1/2 OF SECTION 24, T. 19 N., R. 8 E. OF THE 3RD P.M., CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

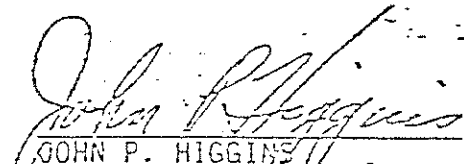
COMMENCING AT AN IRON PIPE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 46 OF AYRSHIRE, A SUBDIVISION IN CHAMPAIGN COUNTY, ILLINOIS, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF PROSPECT AVENUE; THENCE S 0° 24' 34" W., ALONG SAID EAST RIGHT-OF-WAY LINE, 15.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 88° 45' 36" E., 733.31 FEET TO A POINT ON THE EXTENDED WEST RIGHT OF WAY LINE OF PEACH STREET; THENCE N 0° 24' 34" E., ALONG SAID EXTENDED WEST RIGHT OF WAY LINE, 15.00 FEET TO THE SOUTHEAST CORNER OF LOT 42 OF AFOREMENTIONED AYRSHIRE SUBDIVISION; THENCE S 88° 45' 36" E., ALONG THE SOUTH LINE OF SAID AYRSHIRE SUBDIVISION, 60.01 FEET TO AN IRON PIPE MONUMENT FOUND ON THE EAST RIGHT-OF-WAY LINE OF PEACH STREET; THENCE N 0° 24' 34" E., ALONG SAID EAST RIGHT-OF-WAY LINE 97.97 FEET TO AN IRON PIPE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 29 OF AFOREMENTIONED AYRSHIRE SUBDIVISION; THENCE S 88° 45' 36" E., ALONG THE SOUTH LINE OF SAID AYRSHIRE SUBDIVISION, 639.63 FEET TO AN IRON PIPE MONUMENT FOUND AT THE SOUTHEAST CORNER OF LOT 23 OF SAID AYRSHIRE SUBDIVISION; THENCE S 4° 49' 58" W., 320.29 FEET; THENCE S 0° 29' 00" E., 312.42 FEET; THENCE S 1° 19' 02" W., 106.92 FEET TO A POINT ON THE NORTH LINE OF THE CHAMPAIGN PARK DISTRICT PROPERTY; THENCE N 87° 22' 26" W., ALONG THE NORTH LINE OF THE CHAMPAIGN PARK DISTRICT PROPERTY, 134.76 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG SAID NORTH LINE, WESTERLY AROUND A CURVE TO THE RIGHT, CONVEX TO THE SOUTH, HAVING A RADIUS OF 462.98 FEET, A DISTANCE OF 256.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE, CONTINUING ALONG SAID NORTH LINE, WESTERLY AROUND A CURVE TO THE LEFT, CONVEX TO THE NORTH, HAVING A RADIUS OF 541.22 FEET, A DISTANCE OF 300.07 FEET TO A POINT OF TANGENCY; THENCE, CONTINUING ALONG SAID NORTH LINE, N 87° 22' 26" W., 755.17 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PROSPECT AVENUE; THENCE, N 0° 28' 34" E., ALONG SAID EAST RIGHT OF WAY LINE, 388.35 FEET; THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 0° 24' 34" E., 52.89 FEET TO THE POINT OF BEGINNING; CONTAINING 17.907 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS,

AND ALSO THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 24, T. 19 N., R. 8 E. OF THE 3RD P.M.; THENCE N $0^{\circ} 28' 34''$ E., ALONG THE WEST LINE OF SAID SECTION 24, 1835.40 FEET; THENCE S $87^{\circ} 22' 26''$ E., 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PROSPECT AVENUE; THENCE N $0^{\circ} 28' 34''$ E., ALONG SAID EAST RIGHT OF WAY LINE, 234.31 FEET TO A POINT ON THE SOUTH LINE OF THE CHAMPAIGN PARK DISTRICT PROPERTY; THENCE S $87^{\circ} 22' 26''$ E., ALONG THE SOUTH LINE OF THE CHAMPAIGN PARK DISTRICT PROPERTY, 721.54 FEET; THENCE, CONTINUING SAID SOUTH LINE, S $71^{\circ} 29' 26''$ E., 283.52 FEET; THENCE S $1^{\circ} 24' 34''$ W., ALONG THE WEST LINE OF THE CHAMPAIGN PARK DISTRICT PROPERTY, 895.92 FEET TO AN IRON PIPE MONUMENT FOUND; THENCE, S $88^{\circ} 35' 26''$ E., ALONG THE SOUTH LINE OF THE CHAMPAIGN PARK DISTRICT PROPERTY, 631.57 FEET; THENCE S $1^{\circ} 24' 34''$ W., ALONG THE WEST LINE OF THE CHAMPAIGN PARK DISTRICT PROPERTY, 433.13 FEET TO A POINT ON THE NORTH LINE OF A TRACT CONVEYED TO WESTERN STAR LODGE NUMBER 240, ANCIENT, FREE AND ACCEPTED MASONS; THENCE N $88^{\circ} 35' 26''$ W., ALONG SAID NORTH LINE, 210.32 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID TRACT, WHICH POINT IS ALSO THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; THENCE N $88^{\circ} 35' 06''$ W., ALONG THE NORTH LINE OF THE SECOND MENTIONED TRACT, 340.32 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID TRACT; THENCE S $1^{\circ} 24' 34''$ W., ALONG THE WEST LINE OF SAID TRACT, 640.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 24; THENCE N $88^{\circ} 35' 06''$ W., ALONG SAID SOUTH LINE, 1079.58 FEET TO THE POINT OF BEGINNING; CONTAINING 55.000 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, WITH DIMENSIONS SHOWN ON THE PLAT IN FEET AND DECIMALS THEREOF WITH MONUMENTS PLACED AS SHOWN; AND THAT THIS IS A TRUE REPRESENTATION OF SAID SURVEY.

I, FURTHER CERTIFY THAT NO PART OF THIS PLAT IS WITHIN 500 FEET OF A WATER COURSE DRAINING 640 ACRES OR MORE.

SIGNED AND SEALED THIS 27TH DAY OF AUGUST, 1973.


JOHN P. HIGGINS
ILLINOIS REGISTERED LAND SURVEYOR
NO. 1918

