

RIGHT, CONVEX TO THE WEST, WITH A RADIUS OF 334.11 FEET, A DISTANCE OF 251.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING NORTHERLY ALONG A CURVE TO THE LEFT, CONVEX TO THE EAST, WITH A RADIUS OF 268.11 FEET, A DISTANCE OF 201.89 FEET; THENCE N. 89°20'52" W., 10.00 FEET; THENCE N. 00°39'08" E., 60.00 FEET; THENCE S. 89°20'52" E., 10.00 FEET; THENCE N. 00°39'08" E., 195.00 FEET TO THE POINT OF BEGINNING, CONTAINING 51.455 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

has caused the same to be surveyed by Thomas B. Jordan, Land Surveyor No. 2014, and has subdivided said real estate into lots, streets, and utility easement as indicated on the annexed plat, bearing the Certificate of the said Thomas B. Jordan under date of April 16, 1987, said subdivision to be known as THE ARBOUR MEADOWS SUBDIVISION NO 1, SAVOY, CHAMPAIGN COUNTY, ILLINOIS.

It is hereby provided that all conveyances of property hereafter made by the present or future owners of any of the lands described in the aforesaid Surveyor's Certificate shall, by adopting the above description of said platted lands, be taken and understood as if incorporating in all such conveyances without repeating the same the following restrictions as applicable:

DEFINITIONS

For the purpose of this declaration, certain words and terms are hereby defined.

Structure: Any building, planting, dwelling, fence, excavation or any other thing or work on the real estate (including, but not limited to, antenna systems).

Developer: The developer is Arbours Development Company, its heirs, successors, or assigns, having its principal office at 6 Dunlap Court, Savoy, Illinois.

Single Family Unit: A separate and detached main building designed and constructed for the residential use of one and only one household.

Accessory Building: Separate building or buildings or portions of the main building located on the same building site and which are incidental to the main building or to the main use of the premises.

Dwelling Unit: A structure or portion thereof designed and constructed for the residential use of one household.

Building Area: That portion of a building site within which the construction and maintenance of main buildings is permitted.

Building Site: A portion of the subdivision consisting of at least one entire lot as platted.

Dwelling: The main building or buildings on any building site in Lots 1 through 85 inclusive. The dwelling is to be designed for and is to be used exclusively for a residence.

Ground Floor Area: That portion of a dwelling which is built over a basement or foundations but not over any other portion of the dwelling.

Commons: The areas owned by the Arbour Meadows Homeowners' Association as defined by the Plat.

Architectural Control Committee: A designated body with the authority to approve or disallow the placement of any structure on a building site.

AREA OF APPLICATION

The covenants, in their entirety, shall apply to Lot 1 through Lot 89 inclusive of THE ARBOUR MEADOWS SUBDIVISION NO. 1, Champaign County, Illinois.

COVENANTS

1. Allowable Structures: No structure shall be erected, altered, placed or permitted to remain on any building site other than one detached single family unit on Lots 1 through 64 inclusive, and not more than two dwelling units on Lots 65 through 74 inclusive, and not more than six dwelling units on Lots 76 through 85 inclusive exclusive of Lot 78, and not more than four dwelling units on Lot 75, and not more than eight dwelling units on Lot 78 and Outlot A combined as a single building site, and structures not to exceed three stories in height above ground level at any point adjacent to the structure, a private garage for not more than three (3) cars per dwelling unit, and other accessory buildings incidental to residential use of the premises.

On Lots 86 through 89 inclusive, structures as allowed by current zoning may be erected, provided they do not have a deleterious effect on the values of nearby residential properties and that they have an architecturally harmonious design as approved by the Architectural Control Committee.

2. Architectural Control:

- a. Committee Membership - The Architectural Control Committee shall initially be composed of three persons as follows:

Mr. E. Ronald Miles
6 Dunlap Court
Savoy, IL 61874

Mr. William T. Payne
6 Dunlap Court
Savoy, IL 61874

Mr. John Schrock
1208 North Dunlap
Savoy, IL 61874

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. At any time, the then record owner of 75% of the lots in The Arbour Meadows Subdivision No. 1 shall have the power by a duly recorded instrument to change the membership of the committee or to withdraw from or restore to the committee any of its powers and duties.

b. Powers: It is the purpose of Architectural Control to promote the residential development of The Arbour Meadows Subdivision No. 1 and to enhance property values; therefore, the Architectural Control Committee shall have the right and power to reject approval of plans submitted if they do not benefit and enhance the residential development of the area; such approval, however, shall not be unreasonably withheld.

The Architectural Committee shall have the power to reduce side-yard and front-yard requirements ~~in the same percentages as are allowed by the zoning ordinances of the Village of Savoy as amended from time to time.~~ ^{SUBJECT TO}

c. Procedures:

1. Building Plans, etc.: No building, planting, dwelling, fence or other structure (including, but not limited to, antenna systems) or excavation shall be erected, constructed, altered or maintained upon, under or above or moved upon any part of said subdivision unless the plans and specifications thereof, showing the proposed construction, nature, kind, shape, height, material, and color scheme thereof, and building elevations, and a plot plan showing lot lines, boundaries of the building site, distance from the boundaries of the building site to the buildings and the grading plan of the building site shall have been submitted in triplicate to and approved by the Architectural Committee, and until a copy of such plans and specifications, plot plan and grading plan as finally approved is deposited for permanent record with the Architectural Committee.

2. Approval by Architectural Committee: The Architectural Committee shall, upon request, and after satisfactory completion of improvements, issue its certificate of completion. If the committee fails to approve or reject any plan or matter requiring approval within fifteen (15) days after plans or specifications have been submitted to it, or in any event if no suit to enjoin construction has been commenced prior to the completion thereof, approval shall be conclusively presumed and the related covenants shall be deemed to have been fully complied with.

3. Right of Inspection: During any construction or alteration required to be approved by the Architectural Committee, any member of the Architectural Committee, or any agent of such committee, shall have the right to enter upon and inspect, during reasonable hours, any building site embraced within said subdivision, and the improvements thereon, for the purpose of ascertaining whether or not the provisions herein set forth have been and are being fully complied with and shall not be deemed guilty of trespass by reason thereof.

4. Waiver of Liability: The approval by the Architectural Committee of any plans and specifications, plot plan, grading, or any other plan or matter requiring approval as herein provided, shall not be deemed to be a waiver by the said committee of its right to withhold approval as to similar other features or elements embodied therein when subsequently submitted for approval in connection with the same building site or any other building site, neither the said committee nor any member thereof, nor the present owner of said real estate, shall be in any way responsible or liable for any loss or damage, for any error or defect which may or may not be shown on any plans and specifications or on any plot or grading plan, or planting or other plan, or any building or structure or work done in accordance with any other matter, whether or not the same has been approved by the said committee or any member thereof, or the present owner of said real estate.

5. Constructive Evidence of Action by Architectural Committee: Any title company or person certifying, guaranteeing, or insuring title to any building site, lot or parcel in such subdivision, or any lien thereon or interest therein, shall be fully justified in relying upon the contents of the certificate shall fully protect any purchaser or encumbrancer in good faith in acting thereon.

3. Minimum Dwelling - Quality and Size: No dwelling unit shall be permitted on any site unless it includes a carport or garage. The Architectural Committee, however, shall have the power to waive the requirement of a carport or garage. In Lots 1 through 64 inclusive, no one-story dwelling shall occupy a ground floor area of less than 1,800 square feet, and no dwelling having more than one story shall occupy a ground floor area of less than 1,000 square feet and a total floor area of less than 2,000 square feet. In Lots 65 through 74 inclusive, no one-story dwelling shall occupy a ground floor area of less than 1000 square feet, and no dwelling having more than one story shall occupy a ground floor area of less than 800 square feet, and a total floor area of less than 1,500 square feet. In Lots 75 through 85 inclusive, no one-story dwelling unit shall occupy a ground floor area of less than 900 square feet, and no dwelling unit having more than one story shall occupy a ground floor area of less than 700 square feet and a total floor area of less than 1,200 square feet. In computing the floor areas of a dwelling for the purpose of applying this restriction, one half of the area of attached enclosed garages shall be considered to be a part of a one-story dwelling.

4. Building Location: No building shall be located on any lot except

within the building lines as shown upon the recorded plat; and in accordance with the zoning ordinance of the Village of Savoy, unless said building is constructed on two or more lots.

5. Easements: Easements for the installation and maintenance of utilities and drainage facilities whether above or below ground are reserved as noted on the recorded plat. No structure shall be erected, placed or allowed to remain over areas reserved for easements which would damage or interfere with the construction or maintenance of said utilities. All connections to utility services shall be made underground. Any required above ground appurtenances to the underground utility system shall be located within six feet of said lot lines.

6. Percentage of Lot Coverage: All buildings on a building site, including accessory buildings, shall not cover more than thirty-five percent (35%) of the building site on Lots 1 through 64 inclusive. If local zoning requires a lesser lot coverage ratio, local zoning will prevail.

7. Permissible Building - Order of Construction: All buildings erected on any building site shall be constructed of material of quality suitably adapted for use in the construction of residences, and no building or buildings shall be moved to and placed upon said premises. Accessory buildings shall not be erected, constructed or maintained prior to the erection of construction of the dwelling. The provisions herein shall not apply to temporary buildings and structures erected by builders in connection with the construction of any dwelling or accessory building and which are promptly removed upon completion of such dwelling or accessory building.

8. Non-Occupancy and Diligence during Construction: The work of construction of any building or structure shall be prosecuted diligently and continuously from the time of commencement until the exterior construction shall be fully completed and the interior construction is substantially completed, and no such building or structure shall be occupied during the course of original exterior construction or until made to comply with the restrictions and conditions set forth herein. No excavation except as is necessary for the construction of improvements shall be permitted.

9. Temporary Structures: No structure of a temporary character, trailer, basement, shack, garage, barn or other out-building shall be used on any lot at any time either temporarily or permanently.

10. Signs: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period. This restriction is not applicable to lots 86 through 89, inclusive, so long as the sign is attached to the main structure and the sign's placement on the structure is approved by the Architectural Control Committee.

11. Oil and Mining Operations: No oil drilling, oil development operations, oil refining, quarrying, soil stripping, or mining operations of any kind shall be permitted upon or in any lot, and no oil wells, tanks, tunnels, mineral excavations or shafts shall be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

12. Livestock and Poultry: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that no more than two dogs, cats, or other common household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

13. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and stored in a manner either inside a garage or other building or below ground so as not to be visible from other property.

14. Storage: No building material of any kind or character shall be placed or stored upon a building site until the owner is ready to commence improvements in compliance with an approved architectural plan and then such materials shall be placed within the property lines of the building site upon which improvements are to be erected.

15. Street Sight Line Obstruction: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street property lines, or in the case of a rounded property corner from the intersection of the street property lines extended. Further, none of the above described obstructions shall be placed or permitted to remain in the triangular area formed by a street property line, either edge of any driveway, and a line connecting a point thirty (30) feet on the street property line outward from the edge of the driveway and a point on the edge of the driveway ten (10) feet from the street property line.

16. Sewerage System: No individual sewage disposal systems shall be installed or maintained on any lot if a public sewerage system is available to serve the site. If an individual system is used pending availability of public sewerage system, said individual system shall be discontinued as soon as the public sewerage system is available for use.

17. Off-Street Parking: All property owners shall provide and use at all times off-street parking for the number of automobiles in use by the owner or resident on the property. All property owners or residents in The Arbour Meadows Subdivision No. 1 owning or possessing trucks which they desire to park in the subdivision shall provide and use for storage an enclosed garage for the storage of such truck or trucks when not in use.

18. Sidewalks and Driveways: Each property owner shall repair and maintain in good condition any sidewalk provided for his respective lot until such time as the responsibility for repair and maintenance has been accepted by public authorities. Until such acceptance by public authorities, any defective sidewalk which requires repair or replacement shall be repaired or replaced in accordance with the construction plans prepared by Daily & Associates, Engineers, Inc. for Arbour Meadows Subdivision No. 1. Driveways to the street shall be constructed of concrete, asphalt, or brick materials unless otherwise approved by the Architectural Committee.

19. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood; weeds on vacant lots shall be cut between May 1 and May 15, June 15 and June 30, and again between September 1 and September 15 in each year. If the lot owner fails to do so, the Architectural Committee may cause weeds to be cut and a lien may be filed against the property for weed mowing, not to exceed the actual cost of completion plus 20% of the cost for handling charges.

20. Waiver: The failure of the Architectural Committee, any building site owner, or the present owner of said subdivision to enforce any of the restrictions, conditions, covenants, reservations, liens or charges to which said property, or any part thereof, is subject, shall in no event be deemed a waiver of the right to do so thereafter or to enforce any other restrictions, condition, covenant, reservation, lien, or charge.

21. Dedication: Trustee hereby grants and dedicates for the use of the public as streets, driveways, and courts all of the streets, driveways, and courts shown on said plat, and each of said streets, driveways, and courts shall be hereafter known by the respective names designated thereon, reserving, however, unto Champaign National Bank Trust No. 030 101 000, its successors and assigns, permanent easements as set forth above and also across or under all streets, driveways, and courts shown on said plat for the installation of storm drains, sanitary sewers, tile, water and gas mains, and electric and telephone lines. No person or member of the public shall at any time in the future use any part of the streets, driveways, commons, and courts for the purpose of running any sewer or sanitary tile on, under, or across said streets without the written permission of the Trustee, its successors and assigns. Such connection and use shall not adversely affect the use of such storm drains and sanitary sewers by the lot owners in said subdivision. To avail itself of this right, the Trustee, its successor, and assigns, shall be privileged to go upon the public utility easements as shown on said plat. Subject to said reservation, the Trustee does hereby dedicate all easements to the Village of Savoy, applicable utility companies, and also to lot owners (as applicable) for repair and maintenance of private sanitary sewer service owned by lot owners. The Trustee may, at its sole discretion, charge and receive fees for the right to connect to and use any storm drains and sanitary sewers within the Arbour Meadows Subdivision No. 1.

22. Term: Except as provided in Paragraph 25, these covenants are to run with the land and shall be binding upon all parties and all persons under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of lots in the Arbour Meadows Subdivision No. 1 has been recorded, agreeing to change said covenants in whole or in part.

23. Enforcement: Enforcement shall be by proceedings at law or in equity against any person or person(s) violating or attempting to violate any covenant, either to restrain violation or to recover damages.

24. Authority of Release Rights: The owners of legal title to record of seventy-five percent (75%) of the building sites in The Arbour Meadows Subdivisions shall have the authority at any time to release all or from time to time any part of the restrictions, conditions, covenants, reservations, liens, or charges herein set forth applicable to such area and upon the recording of such waiver or release in the Recorder's Office of Champaign County, Illinois, such restrictions, conditions, covenants, reservations, liens, or charges shall no longer be required under the provisions herein set forth.

25. Homeowners' Association: It is understood that the Arbour Meadows Homeowners' Association has been incorporated and that the developer will pay to said Homeowners' Association the sum of One Hundred and Fifty Dollars (\$150.00) for each lot that is sold as the initial first year membership in the Homeowners' Association for the new lot owner. All subsequent payments will be made by the lot owner. All lot owners in the Arbour Meadows Subdivision No. 1 and any other subdivisions which join the Association agree to accept membership in said Association and to be bound by the rules and regulations of said Association and to maintain membership therein so long as such ownership is retained. A primary purpose of said Association will be to provide for the development and maintenance and upkeep of the common areas of the subdivision. Each lot owner shall be subject to and share equally in the payment of an annual assessment for annual dues to the Association in such amounts and at such times as determined by the Board of Directors.

and
detention
basins

The Arbour Meadows Homeowners' Association is hereby granted the authority to place assessment liens against any lot for any unpaid assessments and granted the authority to recover reasonable attorney's fees in the enforcement of these covenants.

The common areas developed in The Arbour Meaodws Subdivisions shall be subject to the rules and regulations established by The Arbour Meadows Homeowners' Association and the use of common areas and common facilities which may be provided by the developer from time to time shall be subject to the rules and regulations established by said Homeowners' Association.

The Homeowners' Association shall have the power to make agreements with park districts, not-for-profit corporations, or any other municipal government

for the maintenance of any common areas and shall have the power to convey any said common areas to said municipal government or park district subject to a vote of the majority of the Homeowners' Association.

The Homeowners' Association shall establish a publicly listed telephone number and post office box in the municipality to which the subdivisions are annexed, both to be maintained and monitored by the President of the Association at the Association's expense, until such time as the purpose of the Homeowners' Association shall no longer exist.

26. Construction: If it shall at any time be held that any of the restrictions, conditions, covenants, reservations, liens, or charges herein provided, or any part thereof, is invalid or for any reason becomes unenforceable, no other restrictions, conditions, covenants, reservations, liens or charges herein provided, or any part thereof, is invalid or for any reason become unenforceable, no other restrictions, conditions, covenants, reservations, liens, or charges, or any part thereof, shall be thereby affected or impaired.

IN WITNESS WHEREOF, this instrument has been executed on this 9th day of July A.D. 1987 at Savoy, Illinois.

See Exculpatory Clause Attached
CHAMPAIGN NATIONAL BANK TRUSTEE OF
TRUST NO. 030 101 000

By Chad A. [Signature]
Vice President

By: Rhea A. [Signature]
Trust Officer



This document prepared by:


David C. Eades
Arbours Development Company
6 Dunlap Court
Savoy Illinois 61874

SUBSCRIBED and SWORN to before me

this 10th day of July, 1987.

State of Illinois,
County of Champaign

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Charles A. Kulaw, is personally known to me to be the Vice President of THE CHAMPAIGN NATIONAL BANK, TRUSTEE, and Rhea A. Lawrence personally known to me to be the ^{Trust Officer} ~~Secretary~~ of said Corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such and Secretary, they signed and delivered and said instrument of writing as Vice President and Secretary of said Corporation, and caused the Corporate Seal of said Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation, as their free and voluntary act, and as the free and voluntary act and deed of such Corporation, for the uses and purposes therein set forth. Given under my hand and seal this 10th day of July, 1987.

Delores 

The notary seal is circular with a scalloped outer edge. The text around the inner border reads "DELORES WILSON" at the top and "NOTARY PUBLIC" at the bottom. In the center, there is a smaller circle containing the number "0". The seal is stamped over the signature line.

RIDER ATTACHED TO AND MADE A PART OF THE

*Restriction Covenants and Owner's
Certificate for Arbour* DATED *July 9, 1987*
Meadows Subdivision No. 1
UNDER TRUST NO. 030-101-000

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trust or for the purpose or with the intention of binding said Trustee personally by are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the CHAMPAIGN NATIONAL BANK on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

LEGAL DESCRIPTION

ARBOUR MEADOWS SUBDIVISION NO. 1

PART OF THE W 1/2 OF SECTION 36, T. 19 N., R. 8 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 36, T. 19 N., R. 8 E. OF THE 3RD P.M.; THENCE S. 89°20'52" E., ALONG THE NORTH LINE OF SAID SECTION 36 AND CENTERLINE OF CURTIS ROAD, 767.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S. 89°20'52" E., ALONG SAID NORTH LINE, 66.00 FEET; THENCE S. 00°39'08" W., 195.00 FEET; THENCE S. 89°20'52" E., 10.00 FEET; THENCE S. 00°39'08" W., 60.00 FEET; THENCE N. 89°20'52" W., 10.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, CONVEX TO THE EAST, WITH A RADIUS OF 334.11 FEET AND AN INITIAL TANGENT BEARING S. 00°39'08" W., A DISTANCE OF 208.46 FEET; THENCE S. 42°08'15" E., 156.52 FEET; THENCE N. 90°00'00" E., 330.00 FEET; THENCE S. 72°17'03" E., 377.92 FEET; THENCE N. 90°00'00" E., 149.70 FEET; THENCE S. 03°46'14" W., 191.63 FEET; THENCE S. 89°20'52" E., 414.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45 (S.B.I. RTE 25); THENCE S. 07°01'24" W., ALONG SAID RIGHT-OF-WAY, 65.40 FEET; THENCE N. 89°20'52" W., 498.57 FEET; THENCE S. 03°50'08" W., 551.37 FEET; THENCE S. 86°31'54" E., 177.70 FEET; THENCE S. 01°46'48" W., 6.67 FEET TO THE NORTH CORNER OF PARADISE INN SUBDIVISION RECORDED IN PLAT BOOK Z, PAGE 197, IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS; THENCE S. 01°46'48" W., ALONG THE WEST LINE OF SAID PARADISE INN SUBDIVISION, 85.25 FEET; THENCE N. 88°13'12" W., ALONG THE NORTH LINE OF SAID PARADISE INN SUBDIVISION, 190.00 FEET; THENCE S. 01°47'06" W., ALONG THE WEST LINE OF SAID PARADISE INN SUBDIVISION, 589.40 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S. 88°00'12" E., ALONG THE SOUTH LINE OF SAID PARADISE INN SUBDIVISION, 502.27 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL GULF RAILROAD, SAID POINT BEING 100 FEET AT RIGHT ANGLE MEASUREMENT WEST OF THE CENTERLINE OF THE SOUTHBOUND TRACKS OF SAID RAILROAD; THENCE S. 06°59'48" W., ALONG SAID WEST RIGHT-OF-WAY LINE, 150.57 FEET TO THE NORTHEAST CORNER OF TOMARAS FARM SUBDIVISION NO. 1, RECORDED IN PLAT BOOK Z, PAGE 258, IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS; THENCE N. 88°00'12" W., ALONG THE NORTH LINE OF SAID TOMARAS FARM SUBDIVISION NO. 1, 389.44 FEET; THENCE S. 01°59'48" W., ALONG THE WEST LINE OF SAID TOMARAS FARM SUBDIVISION NO. 1, 216.00 FEET; THENCE N. 88°00'12" W., ALONG THE NORTH LINE OF SAID TOMARAS FARM SUBDIVISION NO. 1, 670.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N. 62°48'42" W., 93.97 FEET; THENCE N. 88°00'12" W., 373.00 FEET; THENCE N. 01°59'48" E., 1017.12 FEET; THENCE S. 64°39'25" W., 51.61 FEET; THENCE N. 12°47'36" W., 249.21 FEET; THENCE N. 09°44'40" E., 195.18 FEET; THENCE N. 00°39'08" E., 160.00 FEET; THENCE S. 89°20'52" E., 130.00 FEET; THENCE N. 00°39'08" E., 209.18 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, CONVEX TO THE WEST, WITH A RADIUS OF 334.11 FEET, A DISTANCE

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BEGINNING, CONTAINING 51.455 ACRES, MORE OR LESS, ALL SITUATED IN
CHAMPAIGN COUNTY, ILLINOIS,

Prepared by: Daily and Associates, Engineers, Inc.
May 19, 1987
Kenneth E. Jensen - Thomas B. Jordan

87R29280

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CHAMPAIGN COUNTY, ILL
BOOK AA PAGE 168

'87 OCT 23 PM 2 32

James M. DeBacco

RECORDER

INDEXED

65.00

67.00

~~Albert J. Little~~
Berna & Nancy



ARBOUR MEADOWS

