



and also:  
 Tract 3  
 A part of Lot 216 of the Ponds of Windsor II, a subdivision recorded as Document Number 97R23708 at the Office of the Recorder of Deeds of Champaign County, Illinois, said subdivision also being a part of the Northwest Quarter of Section 26, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, the boundary of which is described as follows:

Commencing at the Northwest corner of said Lot 216, proceed South 88°43'39" East along the North line of said Lot 216, said North line also being the South right-of-way line of Windsor Road, 524.03 feet to the True Point of Beginning; thence continuing South 88°43'39" East, 122.97 feet; thence South 00°17'37" West, 45.00 feet to a Southerly corner of said Lot 216; thence South 49°19'49" West along the Southerly line of said Lot 216, a distance of 42.85 feet; thence South 30°19'07" West along the Southerly line of said Lot 216, a distance of 91.28 feet; thence South 46°22'25" West along said Southerly line, a distance of 120.00 feet; thence North 42°22'09" West, 64.59 feet; thence North 01°16'21" East, 41.30 feet; thence North 29°59'46" East, 171.05 feet to the True Point of Beginning, encompassing 0.619 acres, more or less, situated in Champaign County, Illinois.

For said Owner who desires to facilitate the sale of said Lot and structure by complying with the "Condominium Property Act" which said Plat to which this certificate is attached, particularly sets forth and describes all Units and other areas, of said Condominiums and have numbered the Units, which numbers are shown in larger size on said Plat and have stated the dimensions of said Units, horizontally in feet and decimals of feet and vertically by elevations based on "National Geodetic Vertical Datum of 1929."

- I further certify to the following:
- (1) The structures lie wholly within the boundary lines as shown on the Plat.
  - (2) The interior horizontal unit measurements are from inside face to inside face of drywall. The exterior building measurements are from foundation wall as shown on the Plat.
  - (3) The upper limit of unit elevation is the bottom of the ceiling drywall as shown on the Plat.
  - (4) The lower limit of unit elevation is the top of the subfloor as shown on the Plat.
  - (5) I have not made a separate search of the records for easements, covenants, servitude or other encumbrances on the above described tract of land.
  - (6) That the tract of land is located in Zone "C" on the Special Flood Hazard Area Identified for the County of Champaign, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel Number 170894 0180 B dated March 1, 1984.
  - (7) No utility service lines have been shown.
  - (8) That the tract of land is located in the Phinney Branch Drainage District.

October 24, 2000  
 Date of Preparation

David E. Atchley  
 Illinois Professional Land Surveyor No. 2950  
 (Expires 11/30/2002)  
 Champaign, Illinois

STATE OF ILLINOIS }  
 COUNTY OF CHAMPAIGN } s.s.  
 Surveyor's Certificate

I, David E. Atchley, Illinois Professional Land Surveyor No. 2950 hereby certify that at the request of Windsor Points West L.L.C., Owner, I have caused a survey to be made and a Plat of Condominium to be prepared under my direct supervision of the structure located on the following described tracts of land:

Tract 1:  
 Lot 217 and the following part of Lot 216 of the Ponds of Windsor II, a subdivision recorded as Document Number 97R23708 at the Champaign County Recorder's Office, the boundary of which is described as follows:

Beginning at the Northwest corner of said Lot 217, proceed North 11°34'27" East 179.56 feet along the Easterly right-of-way line of Windward Boulevard; thence around a circular arc of a curve concave to the Northwest, having a radius of 536.00 feet, a chord bearing of North 06°25'26" East, an arc length of 96.37 feet, and a chord distance of 96.23 feet to the Southerly right-of-way line of Windsor Road; thence South 88°43'39" East along said South right-of-way line of Windsor Road 176.35 feet; thence South 01°16'21" West 143.83 feet; thence South 16°59'54" West 58.27 feet; thence South 01°16'21" West 89.80 feet; thence South 72°13'32" West 36.23 feet to the Northeast corner of said Lot 217; thence North 78°52'01" West along the North line of said Lot 217 a distance of 169.19 feet to the Point of Beginning, encompassing a total of 1.537 acres more or less, situated in Champaign County, Illinois;

and also:  
 A part of Lot 216 of the Ponds of Windsor II, a subdivision recorded as Document Number 97R23708 at the Office of the Recorder of Deeds of Champaign County, Illinois, said subdivision also being a part of the Northwest Quarter of Section 26, Township 19 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois, the boundary of which is described as follows:

Commencing at the Northwest corner of said Lot 216, proceed South 88°43'39" East along the North line of said Lot 216, said North line also being the South right-of-way line of Windsor Road, 176.35 feet; thence South 01°16'21" West, 143.83 feet; thence South 16°59'54" West 58.27 feet to the True Point of Beginning; thence South 88°43'39" East, 267.42 feet; thence South 01°16'21" West, 41.30 feet; thence South 42°22'09" East, 64.59 feet to a Southerly corner of said Lot 216; thence South 86°58'08" West along the Southerly line of said Lot 216, a distance of 120.00 feet; thence South 84°28'56" West along said Southerly line, 120.00 feet; thence North 73°42'07" West along said Southerly line, 77.00 feet; thence South 72°13'32" West along said Southerly line, 24.47 feet; thence North 01°16'21" East, 89.80 feet; thence North 16°59'54" East, 51.77 feet to the Point of Beginning, encompassing 0.619 acres more or less, situated in Champaign County, Illinois.

- LEGEND
- BOUNDARY OF TRACT 3
  - - - SETBACK LINE
  - - - EASEMENT LINE
  - ACCESS CONTROL
  - (120.00') DIMENSION OF RECORD
  - 120.00' MEASURED DIMENSION

**BENCHMARK**  
 A PK NAIL SET APPROXIMATELY 1 FOOT ABOVE GRADE ON THE SOUTH FACE OF THE THIRD UTILITY POLE WEST OF THE NORTHEAST CORNER OF THE PONDS OF WINDSOR II AND LOCATED ON THE SOUTH SIDE OF WINDSOR ROAD. THE ELEVATION IS 737.28 U.S.G.S.

AFTER RECORDING DOCUMENT RETURN TO:  
 HDC ENGINEERING, INC.  
 ISSUED FOR RECORDING BY:  
 CHICAGO TITLE INSURANCE CO.