

OWNER & SUBDIVIDER
 INB TRUST 01-010
 c/o Property Management
 Charles Robbins Realtor
 2144 South MacArthur Blvd.
 Springfield, IL 62704

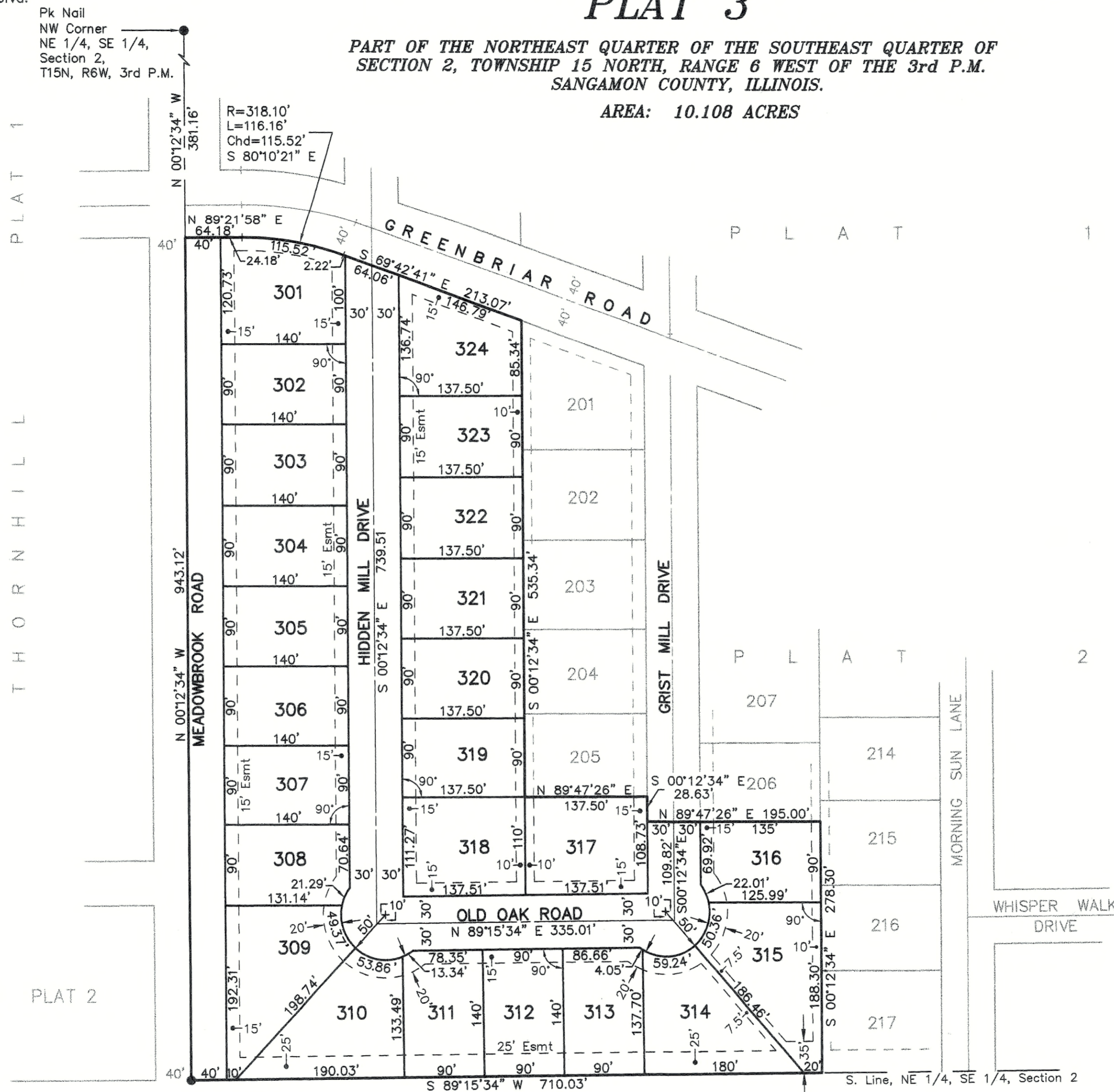
MILL CREEK ESTATES - PHASE 2 PLAT 3

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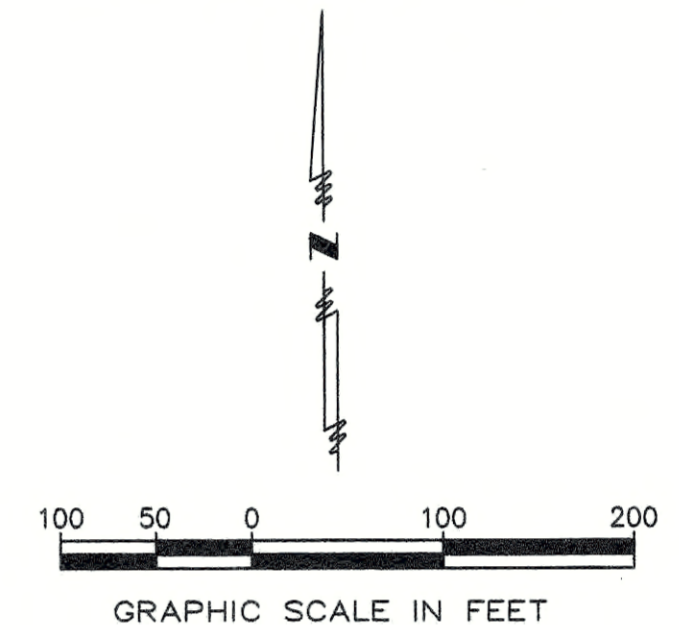
2004R27290
 06/02/2004 01:34PM
 SANGAMON COUNTY
 ILLINOIS
 \$70.00
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 DELLAI
 MARY ANN LAMM
 SANGAMON COUNTY RECORDER

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
 SECTION 2, TOWNSHIP 15 NORTH, RANGE 6 WEST OF THE 3rd P.M.
 SANGAMON COUNTY, ILLINOIS.

AREA: 10.108 ACRES



CAPITAL TOWNSHIP



The final plat of this subdivision is recommended to the City Council for approval by the Springfield-Sangamon County Regional Planning Commission, subject to the certifications set forth in Section 153.148 of the Code of the City of Springfield, Illinois, 1988, as amended.

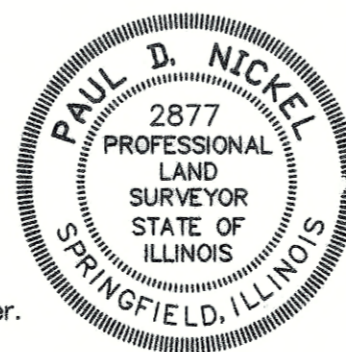
MAR 25 2004

Dated: _____
 Springfield-Sangamon County Regional Planning Commission
 By: *Haytt. Highin*
 Chairman
 Approved: *Timothy J. Davis*
 Mayor
 Attested: *Cecelia K. Lemm*
 City Clerk
 Dated: 5-26-04

CERTIFICATES ATTACHED

GENERAL NOTES

- All lot corners, angle points, points of curvature are monumented with 5/8" iron pins.
- Chord distances are shown on curves unless otherwise indicated.
- Easements are for drainage, public utilities and CATV.
- All front yards have 15' utility easements adjacent to front lot line, unless indicated otherwise.
- No driveway access to Meadowbrook Road or Greenbriar Road.
- The location of driveway access for Lots 301 and 324 must be approved by the City Traffic Engineer.
- Building setbacks are as specified by the Zoning Ordinance of the City of Springfield, except that the minimum sideyard setback shall be 7 feet, as specified in the subdivision covenants.



I hereby certify that the accompanying plat correctly represents the results of a survey made under my direction.
 No part of this plat of subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency.
 This plat of survey conforms to the current Illinois minimum standards for a boundary survey.

Paul D. Nickel 3-24-04
 Illinois Professional Land Surveyor #2877 Date
 License Expires 11-30-04

SHEET TITLE MILL CREEK ESTATES - PHASE 2 PLAT 3	PROJECT NO. 9401A
	SCALE 1"=100'
	DATE MARCH, 2004
	DRAWN BY PDN
	CHECKED BY FMC
DRAWING NO.	
COOMBE-BLOXDORF P.C. Engineers / Land Surveyors Springfield, Illinois 62704 Design Firm License No. 184-002703	