

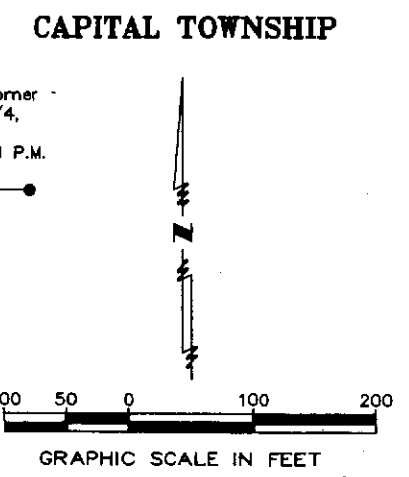
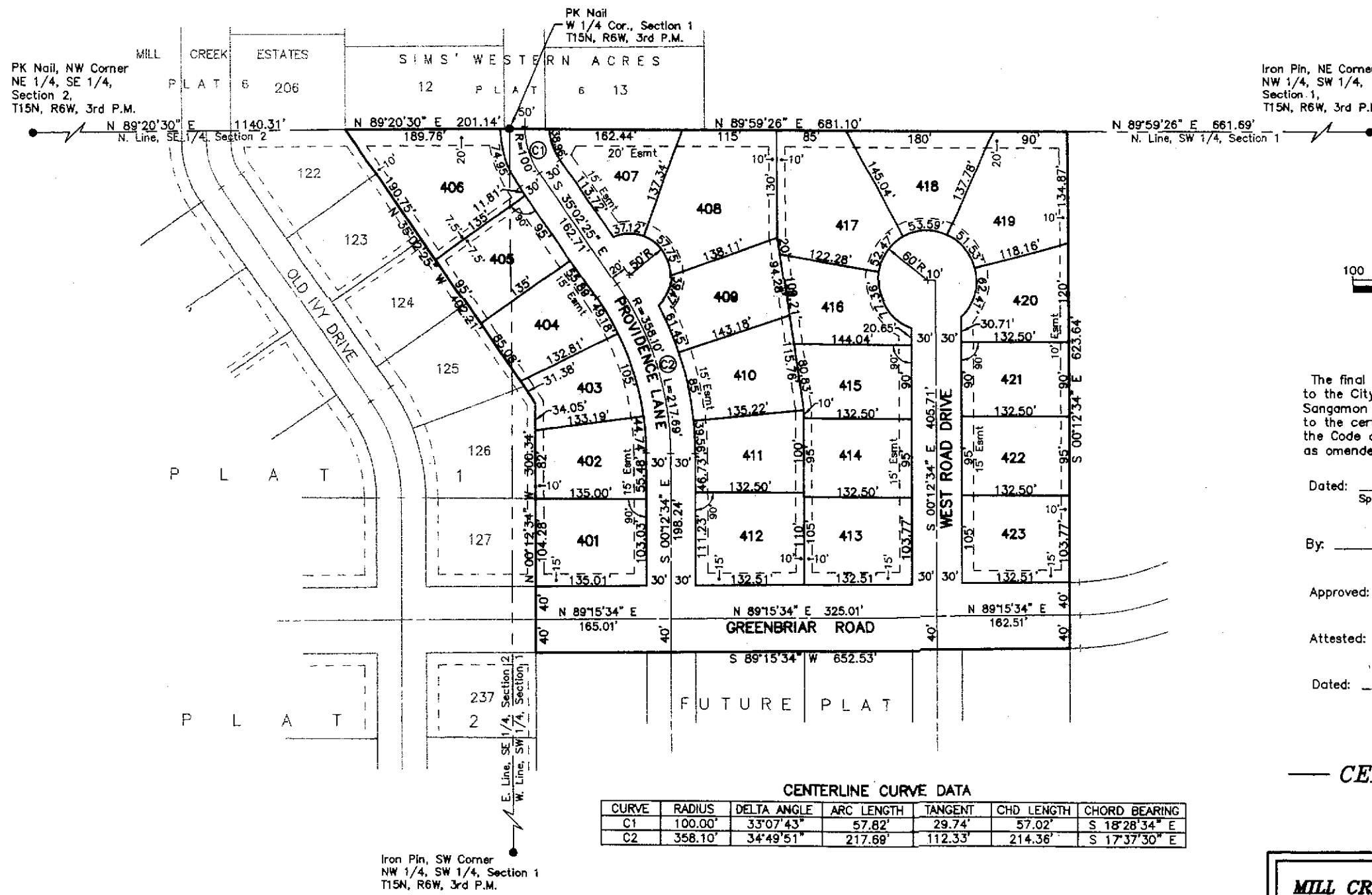
OWNER & SUBDIVIDER
 INB TRUST 01-010
 c/o Property Management
 Charles Robbins Realtor
 2144 South MacArthur Blvd.
 Springfield, IL 62704

MILL CREEK ESTATES - PHASE 2 ^{COPY} Cabinet F144

PLAT 4

2004R27295
 06/02/2004 01:52PM
 SANGAMON COUNTY
 ILLINOIS
 \$70.00
 7
 DELLAI
 MARY ANN LAMB
 SANGAMON COUNTY RECORDER

PART OF THE NW 1/4, SW 1/4, SECTION 1 AND PART OF THE NE 1/4, SE 1/4,
 SECTION 2, ALL IN TOWNSHIP 15 NORTH, RANGE 6 WEST OF THE 3rd P.M.
 SANGAMON COUNTY, ILLINOIS.
 AREA: 10.279 ACRES



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: [Signature]
 Chairman

Approved: [Signature]
 Mayor

Attested: [Signature]
 City Clerk

Dated: May 26, 2004

CENTERLINE CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHD LENGTH	CHORD BEARING
C1	100.00'	33°07'43"	57.82'	29.74'	57.02'	S 18°28'34" E
C2	358.10'	34°49'51"	217.69'	112.33'	214.36'	S 17°37'30" E

- 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 Greenbriar Road.
 - The location of driveway access for Lots 401, 412, 413, and 423 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

— CERTIFICATES ATTACHED —

MILL CREEK ESTATES - PHASE 2 PLAT 4		PROJECT NO. 9401A
PART OF THE NW 1/4, SW 1/4, SECTION 1 & PART OF THE NE 1/4, SE 1/4, SECTION 2, TOWNSHIP 15 NORTH, RANGE 6 WEST, 3RD P.M. SANGAMON COUNTY, ILLINOIS.		SCALE 1"=100'
COOMBE-BLOXDORF P.C. Engineers / Land Surveyors Springfield, Illinois 62704		DATE MARCH, 2004
		DRAWN BY PDN
		CHECKED BY FMC
		DRAWING NO.