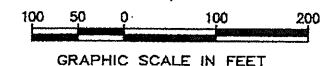


OWNER & SUBDIVIDER  
 MILL CREEK ESTATES, LLC.  
 c/o Property Management  
 Charles Robbins Realtor  
 2144 South MacArthur Blvd.  
 Springfield, IL 62704  
 (217) 525-2112

# MILL CREEK ESTATES - PHASE 2 PLAT 6

PART OF THE NW 1/4, SW 1/4, SECTION 1  
 TOWNSHIP 15 NORTH, RANGE 6 WEST OF THE 3rd P.M.  
 SANGAMON COUNTY, ILLINOIS.  
 AREA: 6.280 ACRES

2014R34415  
 12/30/2014 10:08AM  
 REC FEE: 70.00  
 RESP FEE: 9.00  
 TOTAL: \$79.00  
 PAGES: 6  
 DISK  
 JOSHUA A. LANGFELDER  
 SANGAMON COUNTY RECORDER



GRAPHIC SCALE IN FEET  
 Bearings are referenced to the previous  
 Final Plats of Mill Creek Estates - Phase 2  
 and are assumed.

LOT	AREA
601	14506 S.F.
602	11925 S.F.
603	11925 S.F.
604	11925 S.F.
605	11925 S.F.
606	11894 S.F.
607	20622 S.F.
608	12382 S.F.
609	11900 S.F.
610	14789 S.F.
611	12150 S.F.
612	12150 S.F.
613	12150 S.F.
614	12150 S.F.
615	17887 S.F.

⊙ - Indicates 5/8" Iron Pin set in Concrete  
 - - - - - Indicates Easement Line

BOUNDARY CORNER COORDINATES		
Corner	North	East
A	1132089.0690	2421709.3098
B	1132090.0410	2421384.3104
C	1132870.9228	2421381.4565
D	1132871.0722	2421392.9204
E	1132928.3833	2421558.5167
F	1133006.1317	2421660.0623
G	1132942.6124	2421708.6966
H	1132229.0649	2421711.3052
I	1132229.0684	2421709.7279

COORDINATES ARE ASSUMED

CURVE DATA						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHD LENGTH	CHORD BEARING
C1	278.31'	36°41'58"	178.27'	92.31'	175.23'	N 70°54'35" E
C2	318.31'	36°41'58"	203.89'	105.58'	200.42'	N 70°54'35" E

Iron Pin  
 SW Corner,  
 NW 1/4, SW 1/4,  
 Section 1,  
 T15N, R6W, 3rd P.M.

S. Line, NW 1/4, SW 1/4  
 N 89°49'43" W 682.07'

**GENERAL NOTES**

- All exterior boundary corners are monumented with 5/8" iron pins.
- All interior lot corners, angle points, and points of curvature will be monumented with 5/8" iron pins after public improvements are completed.
- Chord distances are shown on curves unless indicated otherwise.
- Easements are for drainage, public utilities and CATV, unless noted otherwise.
- All front yards have a 15.00' utility easements adjacent to the front lot line. Rear lot easements are for drainage only.
- No driveway access onto Greenbriar Road.
- The location of driveway access for lots 601 and 615 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.
- The Right-of-Way shown hereon is hereby conveyed to the City of Springfield as per the Owner's Acknowledgement.



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 professional service conforms to the current Illinois minimum standards for a boundary survey.  
 Paul D. Nickel 6-26-14  
 Illinois Professional Land Surveyor #2877 Date  
 License Expires 11-30-2014

Point of Commencement  
 Iron Pin  
 SE Corner,  
 NW 1/4, SW 1/4,  
 Section 1,  
 T15N, R6W, 3rd P.M.



Amy Yaris  
 (NOTARY PUBLIC)

STATE OF ILLINOIS }  
 COUNTY OF SANGAMON }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY  
 NATHAN BOTTOM, CITY ENGINEER, BEFORE ME  
 THIS 23 DAY OF December, 2014

Dated: JUL 16 2014  
 Springfield-Sangamon County Regional Planning Commission  
 By: *Nathan Bottom*  
 Executive Director  
 Nathan Bottom  
 City Engineer

**CERTIFICATES ATTACHED**

<b>MILL CREEK ESTATES - PHASE 2 PLAT 6</b>		PROJECT NO. 9401A
PART OF THE NW 1/4, SW 1/4, SECTION 1 TOWNSHIP 15 NORTH, RANGE 6 WEST, 3RD P.M. SANGAMON COUNTY, ILLINOIS.		SCALE 1"=100'
DATE 4-18-14		DRAWN BY PDN
CHECKED BY WJC		DURING NO.

**Coombes-Bloxdorf P.C.**  
 - CIVIL ENGINEERS -  
 - STRUCTURAL ENGINEERS -  
 - LAND SURVEYORS -  
 Phone: 217/544-8477  
 Design Firm License No. 184-002703  
 755 South Grand Ave. W, Springfield, IL 62704