

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

F144

2017R28752
11/07/2017 10:34AM
REC FEE: 70.00
RNSP FEE: 9.00
TOTAL: \$79.00
PAGES: 6
"CHRISTINE"
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.

- -Indicates 5/8" Iron Pin set in Concrete
- Lot Line
- - - Easement Line
- Street Centerline

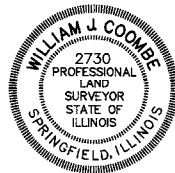
I hereby certify that the accompanying plat correctly represents the results of a survey made under my direction.

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.

William J. Coombe September 14, 2017
Illinois Professional Land Surveyor #2730 Date
License Expires 11-30-2018

Field Work Completed: August, 2017



LOTLINE DATA

- a: 43.41'
- b: 44.57'
- c: 44.69'
- d: 27.35'
- e: 55.26'
- f: 50.14'
- g: 65.61'
- h: 8.80'
- i: 15.23'
- j: 50.97'
- k: 33.08'
- l: 44.57'
- m: 54.32'
- n: 34.36'

GENERAL NOTES

1. Lot 2000 is reserved for purchase for public park in accordance with Section 153.158(d)(2) of the Springfield Code of Ordinances
2. All exterior boundary corners are monumented with 5/8" iron pins.
3. All interior lot corners, angle points, and points of curvature will be monumented with 5/8" iron pins after public improvements are completed.
4. Chord distances are shown on curves unless indicated otherwise.
5. Easements are for drainage, public utilities and CATV, unless noted otherwise.
6. All front yards have a 15' utility easements adjacent to the front lot line. Rear lot easements are for drainage only.
7. No driveway access onto Greenbriar Road.
8. The location of driveway access for lots 701 and 720 must be approved by the City Traffic Engineer.
9. Building setbacks are as specified by the Zoning Ordinance of the City of Springfield, except that the minimum sideyard setback shall be 7 feet.
10. The Right-of-Way shown hereon is hereby conveyed to the City of Springfield as per the Owner's Acknowledgement.

RECEIVED
SPRINGFIELD-SANG. CO.
SEP 14 2017
REGIONAL PLANNING
COMMISSION

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

18 19 20

Iron Pin NW Corner
West Koke Mill Subdivision
Fifth Addition

MILL CREEK ESTATES PHASE 2, PLAT 7

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: 13.240 ACRES

LOT AREAS

LOT	AREA
701	17731 S.F.
702	12150 S.F.
703	12150 S.F.
704	12150 S.F.
705	12150 S.F.
706	12150 S.F.
707	14911 S.F.
708	11900 S.F.
709	12288 S.F.
710	20883 S.F.
711	13061 S.F.
712	11696 S.F.
713	11707 S.F.
714	11718 S.F.
715	11729 S.F.
716	11740 S.F.
717	11751 S.F.
718	12454 S.F.
719	13321 S.F.
720	20969 S.F.
2000	212552 S.F.

BOUNDARY CORNER COORDINATES		
Corner	North	East
A	1132088.0681	2422044.0069
B	1132089.0690	2421709.3098
C	1132229.0684	2421709.7279
D	1132229.0649	2421711.3052
E	1132942.6124	2421708.6966
F	1133006.1317	2421660.0623
G	1132928.3833	2421558.5167
H	1132871.0722	2421392.9204
I	1132870.9228	2421381.4565
J	1133414.5571	2421379.4691
K	1133414.5839	2421535.0894
L	1133363.7189	2421535.3119
M	1133364.6660	2422041.2675
N	1133064.2042	2421801.7040
O	1132258.5719	2421876.1984
P	1132259.5588	2421546.1926

COORDINATES ARE ASSUMED

The final plat of this subdivision is approved by the Springfield-Sangamon County Regional Planning Commission and City Engineer, subject to certifications set forth in Section 153.148 of the 1988 Springfield Code, as amended.

SEP 15 2017

Dated: Springfield-Sangamon County Regional Planning Commission

By: *John S. ...*
Executive Director

Nath Bottom
City Engineer

STATE OF ILLINOIS
COUNTY OF SANGAMON

OFFICIAL SEAL
CRYSTAL G. TRENT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 08-22-2020

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY
NATHAN BOTTOM, CITY ENGINEER, BEFORE ME
THIS 16 DAY OF November, 2017

Crystal G. Trent
(NOTARY PUBLIC)

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHD LENGTH	CHD BEARING
C1	278.31'	36°41'58"	178.27'	175.23'	S 70°54'35" W
C2	358.10'	07°49'28"	48.90'	48.86'	N 48°38'52" E
C3	100.00'	37°13'50"	64.98'	63.84'	S 18°49'29" E

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

CAPITAL TOWNSHIP

CERTIFICATES ATTACHED

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

2080 WEST ILES AVE
SPRINGFIELD, IL 62704
(217) 544-8477

OWNER/DEVELOPER
MILL CREEK ESTATES, LLC
c/o PROPERTY MANAGEMENT
CHARLES REBBINS REALTOR
2144 S. MACARTHUR BLVD.
SPRINGFIELD, IL 62704

PROJECT AND LOCATION
MILL CREEK ESTATES
PHASE 2
SANGAMON COUNTY, ILLINOIS

DRAWN BY: JJT
APPROVED BY: WJC
DATE: 3/21/2017
SCALE: 1" = 100'

REV. NO.	REVISIONS	DATE

DRAWING:
FINAL PLAT
MILL CREEK ESTATES - PHASE 2

JOB NUMBER
9401
SHEET NUMBER
1 of 1