

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

CAB I-38A



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

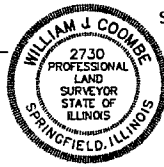
I hereby certify that the accompanying plot correctly
represents the results of a survey made under my

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. Coome November 13, 2019
Illinois Professional Land Surveyor #2730 Date
License Expires 11-30-2020

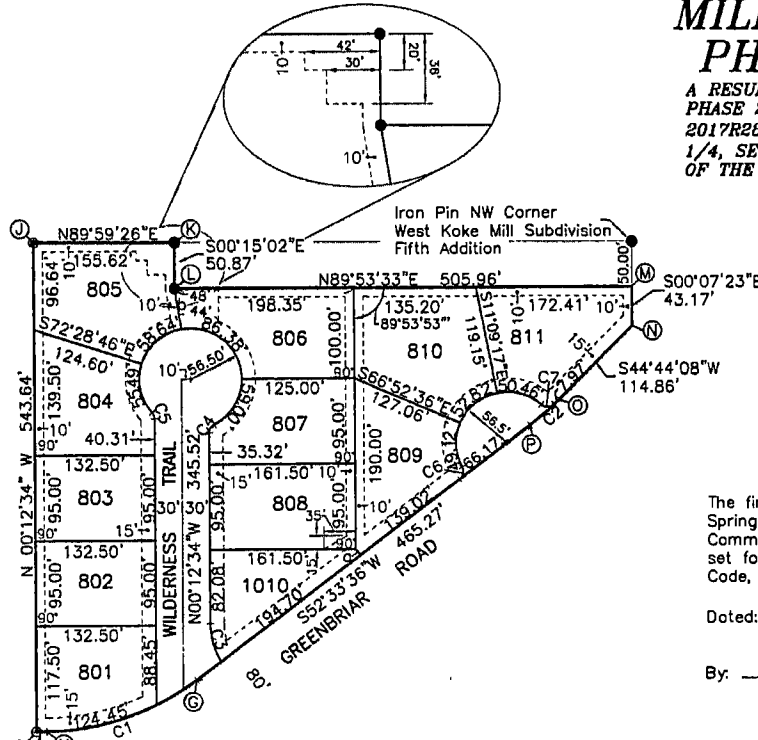
Field Work Completed: August, 2019



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' utility easements adjacent to the front lot line. Rear lot easements are for drainage only except lot 805 which includes electric.
- No driveway access onto Greenbriar Road or Rachel Lane. Lots 809, 810 and 811 shall only have access to Greenbriar Road via the frontage drive.
- 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.
- All Lots shall participate in the Homeowner's Association for maintenance and upkeep of open space and detention areas. See Covenants.
- Lot 1010 is for storm water detention and open space.

S89°15'34"W
11.46'



MILL CREEK ESTATES
PHASE 2, PLAT 8

A RESURVEY OF LOT 200 OF MILL CREEK ESTATES
PHASE 2 PLAT 7 RECORDED AS DOCUMENT NUMBER
2017R28752 AND BEING A 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: 4.880 ACRES

BOUNDARY CORNER COORDINATES		
Corner	North	East
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	1133321.5016	2422041.3602
O	1133239.9118	2421960.5197
P	1133211.2336	2421927.9360

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.

Dated: NOV 14 2019
Springfield-Sangamon County Regional Planning Commission

By: *Marilyn J. Bottom*
Executive Director

Tim Bottom
City Engineer

STATE OF ILLINOIS
COUNTY OF SANGAMON



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY
NATHAN BOTTOM, CITY ENGINEER, BEFORE ME
THIS 30th DAY OF December, 2019

Darlene K. Pinnowler
(NOTARY PUBLIC)

LOTLINE DATA
a: 8.56' N37°19'12"W
b: 45.29' S09°27'25"E

LOT	AREA
801	14,389 S.F.
802	12,587 S.F.
803	12,587 S.F.
804	14,983 S.F.
805	17,920 S.F.
806	16,259 S.F.
807	13,932 S.F.
808	15,342 S.F.
809	15,186 S.F.
810	18,528 S.F.
811	16,553 S.F.
1010	11,465 S.F.

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

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	318.10'	07°49'28"	43.44'	43.41'	N 48°38'52" E
C3	83.50'	30°38'15"	44.65'	44.12'	N 15°31'41" W
C4	10.50'	62°55'14"	11.53'	10.96'	N 31°15'03" E
C5	10.50'	41°05'07"	7.53'	7.37'	N 20°45'08" E
C6	10.50'	80°59'01"	14.84'	13.64'	N 12°04'06" E
C7	10.50'	85°42'52"	15.71'	14.28'	S 89°01'41" W

CAPITAL TOWNSHIP
CERTIFICATES ATTACHED

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL ILLINOIS LICENSE #181-000000	2060 WEST ILES AVE SPRINGFIELD, IL 62704 (217) 544-8477	OWNER/DEVELOPER: MILL CREEK ESTATES, LLC c/o PROPERTY MANAGEMENT CHARLES ROBBINS REALTOR 2144 S. MACARTHUR BLVD. SPRINGFIELD, IL 62704	PROJECT AND LOCATION: MILL CREEK ESTATES PHASE 2 SANGAMON COUNTY, ILLINOIS	DRAWN BY: JAL APPROVED BY: W.J.C. DATE: 9/12/2018 SCALE: 1" = 100'	REVISIONS <table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. NO.	DESCRIPTION	DATE				DRAWING: FINAL PLAT MILL CREEK ESTATES - PHASE 2 PLAT 8	JOB NUMBER: 9401 SHEET NUMBER: 1 of 1
	REV. NO.	DESCRIPTION	DATE										
PLOT DATE: 11/12/19 © 2019 FEHR GRAHAM													