P.I.N. 21-11-400-018
CAPITAL TOWNSHIP

COBBLESTONE ESTATES
TWENTY FIFTH ADDITION
FINAL PLAT

CERTIFICATES ATTACHED

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 1999 SPRINGFIELD CODE, AS AMENDED.

DATED : _____
SPRINGFIELD SANGAMON COUNTY
REGIONAL PLANNING COMMISSION

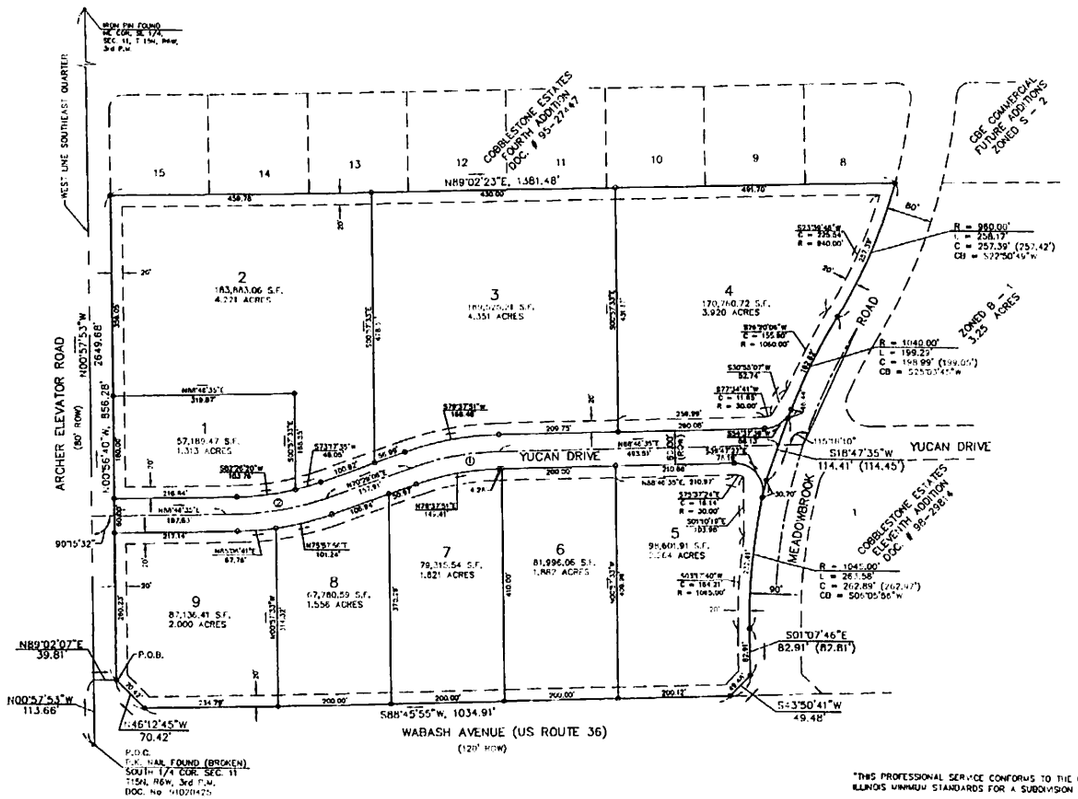
BY : _____
EXECUTIVE DIRECTOR

_____ _____
MAYOR, CITY OF SPRINGFIELD DATE

_____
ATTEST, CITY CLERK

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 11, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois



SCALE: 1" = 100'

APRIL 19, 2007

TOTAL AREA: ±24.992 ACRES

LEGEND

- ● - 5/8" IRON PIN FOUND
- ○ - 5/8" IRON PIN SET
- ▲ - FOUND PK NAIL
- (257.42') - PLATTED DISTANCE
- — — — - UTILITY, CATV AND/OR DRAINAGE EASEMENT

NOTES

1. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
2. SETBACKS ARE PER THE CITY OF SPRINGFIELD ZONING REGULATIONS, LATEST EDITION
3. NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. ALL CORNER RADIUS AT STREET INTERSECTIONS ARE 50 FEET UNLESS OTHERWISE NOTED.
5. BASIS OF BEARINGS IS NORTH 00°57'53" WEST ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 6 WEST.
6. THERE SHALL BE NO ACCESS ALLOWED ONTO ARCHER ELEVATOR ROAD, WABASH AVENUE, OR MEADOWBROOK ROAD.

OWNER/DEVELOPER

COBBLESTONE DEVELOPMENT CO.
P.O. BOX 7376
SPRINGFIELD, IL 62791
CONTACT: (217) 793-2244

ENGINEER & LAND SURVEYOR

MARTIN ENGINEERING COMPANY
3225 SOUTH MEADOWBROOK ROAD
SPRINGFIELD, IL 62711
CONTACT: STEVE WALKER
(217) 698-8900

℄ CURVE DATA

CURVE	Δ	D.O.C.	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING
1	18°-17'-30"	11°-27'-33"	500.00'	81.50'	159.87	S76°37'31"W
2	18°-17'-33"	11°-27'-33"	500.00'	81.50'	159.87	S76°37'32"W

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY."

I, BRENT A. WINDELL, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT IN THE MONTH OF APRIL, 2007, I MADE A SURVEY OF THE DESCRIBED PROPERTY AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.

BRENT A. WINDELL
3292
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SPRINGFIELD, ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3292

DATE SIGNED : 4-20-2007

LICENSE EXP. DATE : NOV. 30, 2008

MEC
MARTIN ENGINEERING COMPANY

CIVIL ENGINEERING • LAND DEVELOPMENT • SURVEYING
3225 S. MEADOWBROOK RD. SPRINGFIELD, ILLINOIS 62711
PH. (217) 698-8900 FAX (217) 698-8927

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