

CERTIFICATES ATTACHED

THE FINAL PLAT OF THIS SUBDIVISION IS APPROVED BY THE SPRINGFIELD - SANGAMON COUNTY REGIONAL PLANNING COMMISSION AND THE CITY ENGINEER, SUBJECT TO THE CERTIFICATIONS SET FORTH IN SECTION 153.148 OF THE 1988 SPRINGFIELD CODE, AS AMENDED.

DATED : _____
 SPRINGFIELD SANGAMON COUNTY
 REGIONAL PLANNING COMMISSION

BY : _____
 EXECUTIVE DIRECTOR

CITY ENGINEER _____ DATE _____

STATE OF ILLINOIS }
 COUNTY OF SANGAMON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY THE CITY ENGINEER OF THE CITY OF SPRINGFIELD, BEFORE ME

THIS _____ DAY OF _____, 2024.

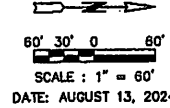
(NOTARY PUBLIC)

KRESTON PLACE PLAT 9

LEGAL DESCRIPTION

PART OF EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 15 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, CONTAINING 319,960.092 S.F. (7.345 ACRES), MORE OR LESS.

RETURN TO:



LEGEND

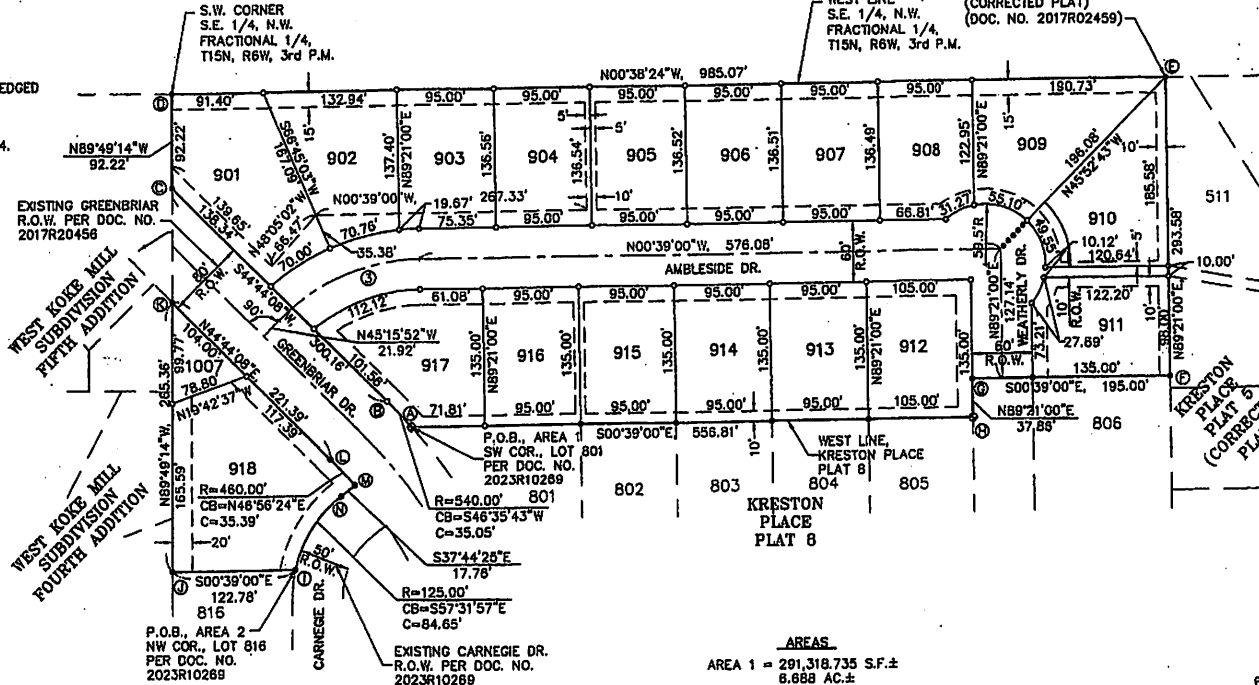
- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET
- IRON PIN FOUND IN CONCRETE
- UTILITY, CATV AND/OR DRAINAGE EASEMENT
- CENTERLINE
- ***** - STREET NAME CHANGE

NOTES

- ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
- SETBACKS ARE THE MOST RESTRICTIVE OF EITHER THE CITY OF SPRINGFIELD ZONING REGULATIONS, LATEST EDITION, OR THE RECORDED COVENANTS.
- NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBERS 17167C0239F AND 17167C0240F, (EFFECTIVE DATE: AUGUST 2, 2007).
- ALL EASEMENTS ALONG STREET RIGHT OF WAY ARE 15 FEET UNLESS OTHERWISE NOTED.
- THE RIGHT OF WAY SHOWN HEREON IS HEREBY CONVEYED IN FEE SIMPLE TO THE CITY OF SPRINGFIELD AS PER THE OWNER'S ACKNOWLEDGEMENT.
- NO LOT SHALL HAVE ACCESS ONTO GREENBRIAR DRIVE.
- ALL LOT OWNERS SHALL PARTICIPATE IN THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND UPKEEP OF COMMON AREAS. (SEE COVENANTS FOR SPECIFICS)
- ALL OF LOT 1007 SHALL BE AN EASEMENT FOR LANDSCAPING, OPEN SPACE UTILITIES, CATV AND/OR DRAINAGE.

LOT AREA CHART

LOT	SQUARE FEET	ACRES
901	18,914.451 ±	0.434 ±
902	14,845.272 ±	0.341 ±
903	12,978.555 ±	0.298 ±
904	12,972.253 ±	0.298 ±
905	12,970.653 ±	0.298 ±
906	12,969.054 ±	0.298 ±
907	12,987.454 ±	0.298 ±
908	12,731.451 ±	0.292 ±
909	16,261.745 ±	0.373 ±
910	13,431.403 ±	0.304 ±
911	13,040.511 ±	0.299 ±
912	14,175.000 ±	0.325 ±
913	12,825.000 ±	0.294 ±
914	12,825.000 ±	0.294 ±
915	12,825.000 ±	0.294 ±
916	12,825.000 ±	0.294 ±
917	18,568.858 ±	0.380 ±
918	24,944.773 ±	0.573 ±
1007	3,696.584 ±	0.085 ±



AREAS

AREA 1 = 291,318.735 S.F. ±
 6.688 AC. ±

AREA 2 = 28,641.357 S.F. ±
 0.657 AC. ±

TOTAL AREA = 319,960.092 S.F. ±
 7.345 AC. ±

BOUNDARY COORDINATE CHART

CORNER	NORTHING	EASTING
①	3165.4170 ±	7888.5899 ±
②	3141.3351 ±	7661.1082 ±
③	2928.1154 ±	7449.8469 ±
④	2928.4040 ±	7357.6230 ±
⑤	3913.4164 ±	7346.6202 ±
⑥	3916.7475 ±	7640.1818 ±
⑦	3721.7601 ±	7642.3944 ±
⑧	3722.1897 ±	7680.2520 ±
⑨	3049.7010 ±	7826.0819 ±
⑩	2926.9335 ±	7827.4750 ±
⑪	2927.7640 ±	7562.1174 ±
⑫	3085.0281 ±	7717.9371 ±
⑬	3109.1881 ±	7743.7911 ±
⑭	3095.1441 ±	7754.6613 ±

CURVE	Δ	D.O.C.	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
3	44°-36'-51"	28°-38'-52"	200.00'	82.06'	155.73'	151.83'	N21°-57'-26"W
EXISTING	44°-36'-51"	11°-27'-33"	500.00'	205.14'	389.33'	379.57'	N87°-02'-34"E

OWNER & SUBDIVIDER

ADAMS FAMILY LIFETIME TRUST
 CHARLES W. ADAMS, TRUSTEE
 3048 SPRING MILL DR., SUITE A
 SPRINGFIELD, ILLINOIS 62704
 CONTACT: CHARLES ADAMS
 PHONE: (217) 787-4488

ENGINEER & LAND SURVEYOR

MARTIN ENGINEERING COMPANY
 3895 S. 6th ST. FRONTAGE RD. WEST
 SPRINGFIELD, ILLINOIS 62703
 CONTACT: STEVE WALKER (217) 698-8900



I HEREBY CERTIFY THAT, IN THE MONTH OF AUGUST, 2024, I MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804
 DATE SIGNED : AUGUST 13, 2024
 LICENSE EXP. DATE : NOV. 30, 2024