

OWNER & SUBDIVIDER
Town & Country Bank of Springfield
Trust No. 02-0504-7

HAPPY LANDING FARM PLAT 9

2002R34010

06-27-2002 1:46 PM
SANGAMON COUNTY
ILLINOIS

64.00
8 PATTY

MARY ANN LOHM
SANGAMON COUNTY RECORDER

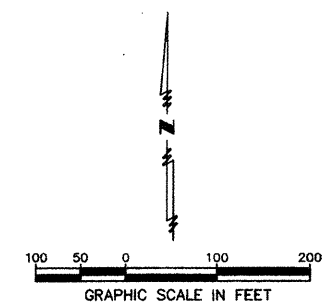
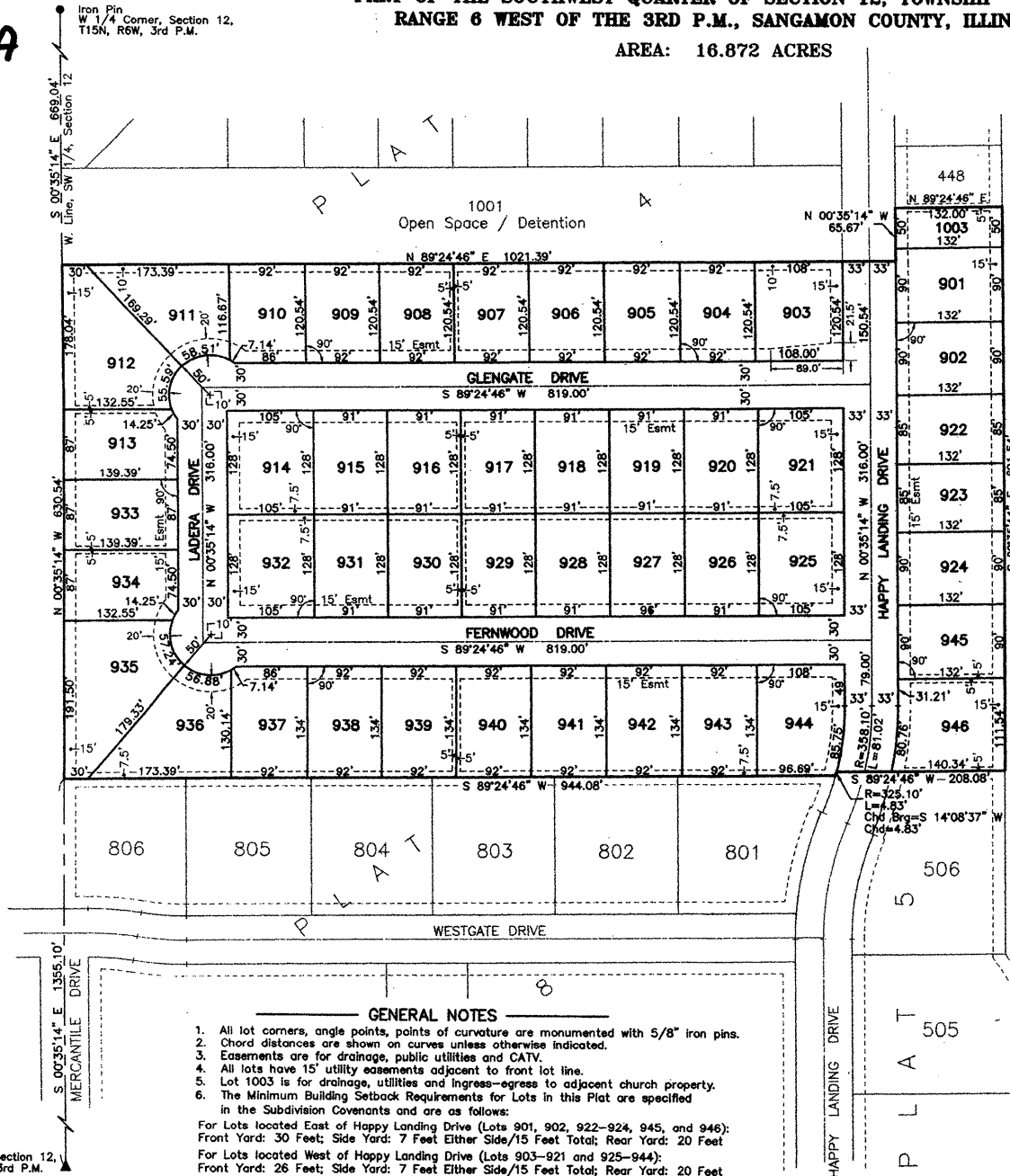
CURRAN TWP.

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 NORTH,
RANGE 6 WEST OF THE 3RD P.M., SANGAMON COUNTY, ILLINOIS.

AREA: 16.872 ACRES

H26A

COBBLESTONE ESTATES



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 Code of the City of Springfield, Illinois, 1988, as amended.

Dated: APR 29 2002
Springfield-Sangamon County Regional Planning Commission

By: Harold H. Hopkin
Chairman

Approved: Edmund N. Nunn 6/6/02
Mayor

Attested: Mary Ann Lohm
City Clerk

Dated: June 6, 2002

FIRST UNITED METHODIST CHURCH

CERTIFICATES ATTACHED

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.



Paul D. Nickel 4-25-02
Illinois Professional Land Surveyor #2877 Date
(License Expires 11-30-02)

- GENERAL NOTES**
- All lot corners, angle points, points of curvature are monumented with 5/8" iron pins.
 - Chord distances are shown on curves unless otherwise indicated.
 - Easements are for drainage, public utilities and CATV.
 - All lots have 15' utility easements adjacent to front lot line.
 - Lot 1003 is for drainage, utilities and ingress-egress to adjacent church property.
 - The Minimum Building Setback Requirements for Lots in this Plat are specified in the Subdivision Covenants and are as follows:
For Lots located East of Happy Landing Drive (Lots 901, 902, 922-924, 945, and 946):
Front Yard: 30 Feet; Side Yard: 7 Feet Either Side/15 Feet Total; Rear Yard: 20 Feet
For Lots located West of Happy Landing Drive (Lots 903-921 and 925-944):
Front Yard: 26 Feet; Side Yard: 7 Feet Either Side/15 Feet Total; Rear Yard: 20 Feet

SHEET TITLE HAPPY LANDING FARM PLAT 9		PROJECT NO. 9102A
PROJECT PT. SW 1/4, SECTION 12 T15N, R6W, 3RD P.M. SANGAMON COUNTY, ILLINOIS		SCALE 1"=100'
DATE MARCH 2002		DRAWN BY PDN
DESIGNED BY WJC		CHECKED BY WJC
DESIGNER COOMBE-BLOXDORF P.C. Engineers / Land Surveyors Springfield, Illinois Design Firm License No. 184-002703		PLAT NO. L-9
OF _____ SHTS		

PK Nail
SW Corner, Section 12,
T15N, R6W, 3rd P.M.