KRESTON PLACE
PLAT 8

LEGAL DESCRIPTION

PART OF EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 15 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS. CONTAINING 284,359.192 S.F. (6.528 ACRES), MORE OR LESS.

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

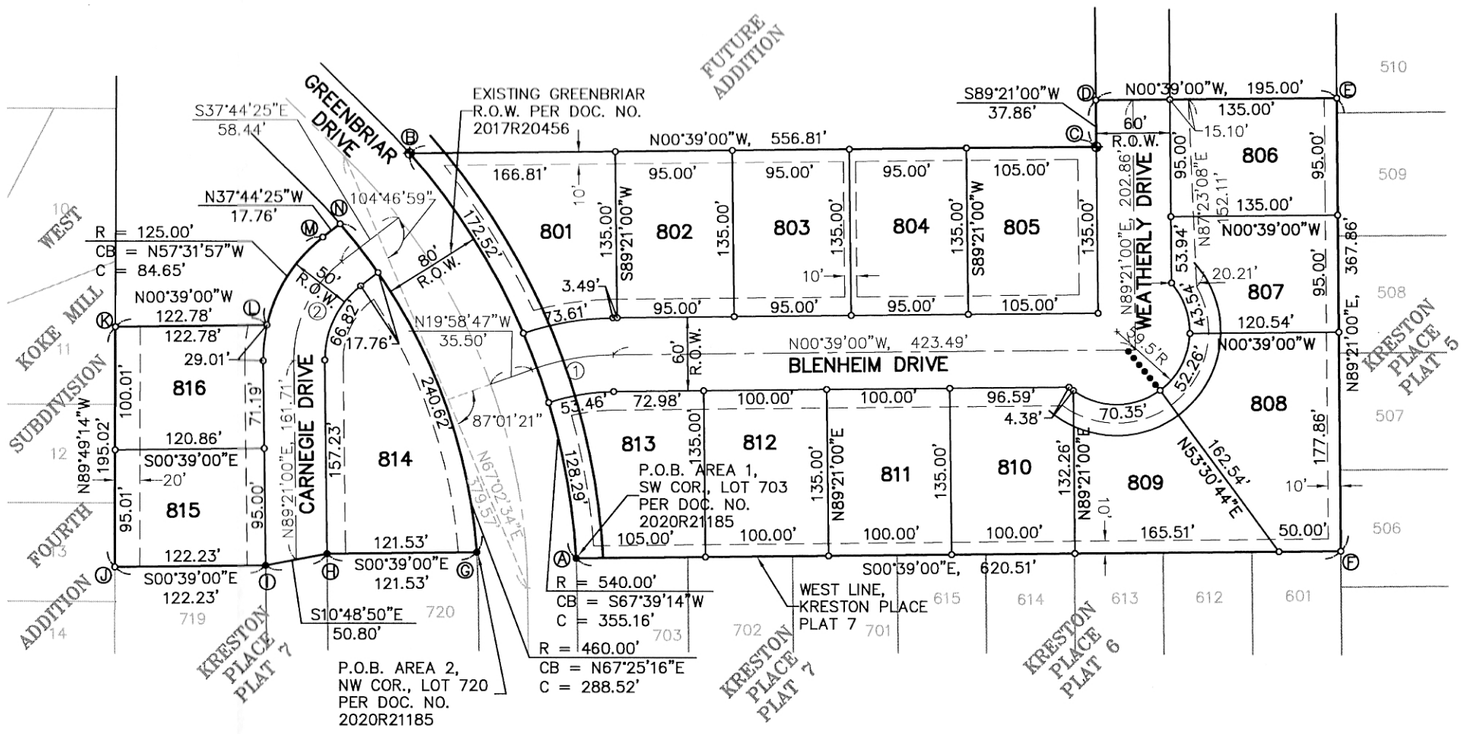
STATE OF ILLINOIS)
)
COUNTY OF SANGAMON)

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

THIS _____ DAY OF _____, 2022.

_____

(NOTARY PUBLIC)



LOT AREA CHART

LOT	SQUARE FEET	ACRES
801	16,416.994 ±	0.377 ±
802	12,825.000 ±	0.294 ±
803	12,825.000 ±	0.294 ±
804	12,825.000 ±	0.294 ±
805	14,175.000 ±	0.325 ±
806	12,825.000 ±	0.294 ±
807	12,407.466 ±	0.285 ±
808	18,768.783 ±	0.431 ±
809	15,005.285 ±	0.344 ±
810	13,495.206 ±	0.310 ±
811	13,500.000 ±	0.310 ±
812	13,500.000 ±	0.310 ±
813	15,190.844 ±	0.349 ±
814	20,489.675 ±	0.470 ±
815	11,546.804 ±	0.265 ±
816	12,045.519 ±	0.277 ±

BOUNDARY COORDINATE CHART

CORNER	NORTHING	EASTING
Ⓐ	3300.4488 ±	8015.0589 ±
Ⓑ	3165.4170 ±	7686.5699 ±
Ⓒ	3722.1897 ±	7680.2520 ±
Ⓓ	3721.7601 ±	7642.3944 ±
Ⓔ	3916.7475 ±	7640.1818 ±
Ⓕ	3920.9215 ±	8008.0181 ±
Ⓖ	3219.9672 ±	8010.1981 ±
Ⓗ	3098.4434 ±	8011.5771 ±
Ⓘ	3048.5483 ±	8021.1076 ±
Ⓙ	2926.3232 ±	8022.4945 ±
Ⓚ	2926.9335 ±	7827.4750 ±
Ⓛ	3049.7010 ±	7826.0819 ±
Ⓜ	3095.1441 ±	7754.6613 ±
Ⓝ	3109.1881 ±	7743.7911 ±

AREAS

AREA 1	226,663.927 S.F.± = 5.203 AC.±
AREA 2	57,695.265 S.F.± = 1.325 AC.±
TOTAL	284,359.192 S.F.± = 6.528 AC.±

℄ CURVE DATA

CURVE	Δ	D.O.C.	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
1	19°–19'–47"	28°–38'–52"	200.00'	34.06'	67.47'	67.15'	N10°–18'–54"W
2	52°–54'–35"	57°–17'–45"	100.00'	49.76'	92.35'	89.10'	N64°–11'–43"W
EXISTING	44°–36'–51"	11°–27'–33"	500.00'	205.14'	389.33'	379.57'	N67°–02'–34"E

NOTE: AT CENTERLINE INTERSECTIONS, THE DEFLECTION ANGLE NOTED IS FROM THE INTERSECTING CENTERLINE TO THE CHORD BEARING OF CURVE.

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
3695 S. 6th ST. FRONTAGE RD. WEST
SPRINGFIELD, ILLINOIS 62703
CONTACT: STEVE WALKER (217) 698–8900

RETURN TO:

MEC
MARTIN ENGINEERING COMPANY of Illinois
CONSULTING ENGINEERS/LAND SURVEYORS
(ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004556)
3695 SOUTH SIXTH STREET FRONTAGE ROAD WEST, SPRINGFIELD, ILLINOIS 62703
Phone : (217) 698-8900, Fax : (217) 698-8922, E-Mail : mecmail@martinengineeringco.com

60' 30' 0 60'

SCALE : 1" = 60'

DATE: MARCH 24, 2023

LEGEND

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

NOTES

1. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
2. SETBACKS ARE THE MOST RESTRICTIVE OF EITHER THE CITY OF SPRINGFIELD ZONING REGULATIONS, LATEST EDITION, OR THE RECORDED COVENANTS.
3. 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).
4. ALL EASEMENTS ALONG STREET RIGHT OF WAY ARE 15 FEET UNLESS OTHERWISE NOTED.
5. THE RIGHT OF WAY SHOWN HEREON IS HEREBY CONVEYED IN FEE SIMPLE TO THE CITY OF SPRINGFIELD AS PER THE OWNER'S ACKNOWLEDGEMENT.
6. NO LOT SHALL HAVE ACCESS ONTO GREENBRIAR DRIVE.
7. ALL LOT OWNERS SHALL PARTICIPATE IN THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND UPKEEP OF COMMON AREAS. (SEE COVENANTS FOR SPECIFICS)
8. THERE SHALL BE AN ADDITIONAL 10–FOOT YARD REQUIREMENT OVER THE MINIMUM ZONING YARD REQUIREMENT FOR SCREEN PLANTING ON LOTS 801, 813 AND 814 ALONG GREENBRIAR DRIVE.

FIELD WORK COMPLETED MARCH, 2023.

BASIS OF BEARING IS S00°–39'–00"E ON THE WEST LINE OF KRESTON PLACE PLAT 7. (ASSUMED LOCAL DATUM)

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

I HEREBY CERTIFY THAT, IN THE MONTH OF MARCH, 2023, I MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.

JEREMY L. SMITH 3804 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SPRINGFIELD, ILLINOIS

_____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3804

DATE SIGNED : _____

LICENSE EXP. DATE : NOV. 30, 2024

G:\jobs\2020\20136\V-PLAT-FINAL-8TH.dwg, FINAL PLAT