

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.

OAK PARK ESTATES SEVENTH ADDITION

FINAL PLAT

LEGAL DESCRIPTION

Part of the South Half of the Northwest Quarter of Fractional Section 2, Township 15 North, Range 6 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois. Containing 283,544.934 square feet (6.509 acres), more or less.

DATED : _____
SPRINGFIELD SANGAMON COUNTY REGIONAL PLANNING COMMISSION

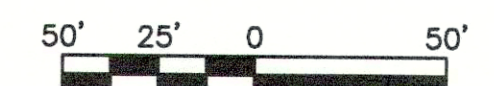
BY : _____
EXECUTIVE DIRECTOR

CITY ENGINEER

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 _____, 2021.

(NOTARY PUBLIC)



SCALE: 1" = 50'

DATE: MAY 20, 2021

TOTAL AREA = ±6.509 ACRES

CAPITAL TOWNSHIP

LEGEND

- - 5/8" IRON PIN FOUND
- - 5/8" IRON PIN SET
- ◆— - IRON PIN SET IN CONCRETE
- - - - UTILITY. CATV AND/OR DRAINAGE EASEMENT
- - - - CENTERLINE

NOTES

1. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
 2. ALL EASEMENTS ALONG STREET R.O.W. ARE 15 FEET UNLESS OTHERWISE NOTED.
 3. SETBACKS ARE PER THE CITY OF SPRINGFIELD ZONING REGULATIONS, LATEST EDITION.
 4. NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0240F, (EFFECTIVE DATE: AUGUST 2, 2007).
 5. THE RIGHT OF WAY SHOWN HEREON IS HEREBY CONVEYED TO THE CITY OF SPRINGFIELD AS PER THE OWNER'S ACKNOWLEDGEMENT.
 6. ALL CORNER RADII AT STREET INTERSECTIONS ARE 13.50 FEET UNLESS OTHERWISE NOTED.
 7. ALL LOT OWNERS SHALL PARTICIPATE IN THE HOMEOWNERS' ASSOCIATION FOR MAINTENANCE AND UPKEEP OF THE OPEN SPACE AND DETENTION AREAS.
 8. ENTIRE LOT 1004 SHALL BE A UTILITY, CATV AND/OR DRAINAGE EASEMENT.
- FIELD WORK COMPLETED MAY, 2021.

BASIS OF BEARING IS S39°18'57"W ON THE WEST RIGHT OF WAY LINE OF THE SANGAMON VALLEY TRAIL. (ASSUMED) (LOCAL DATUM)

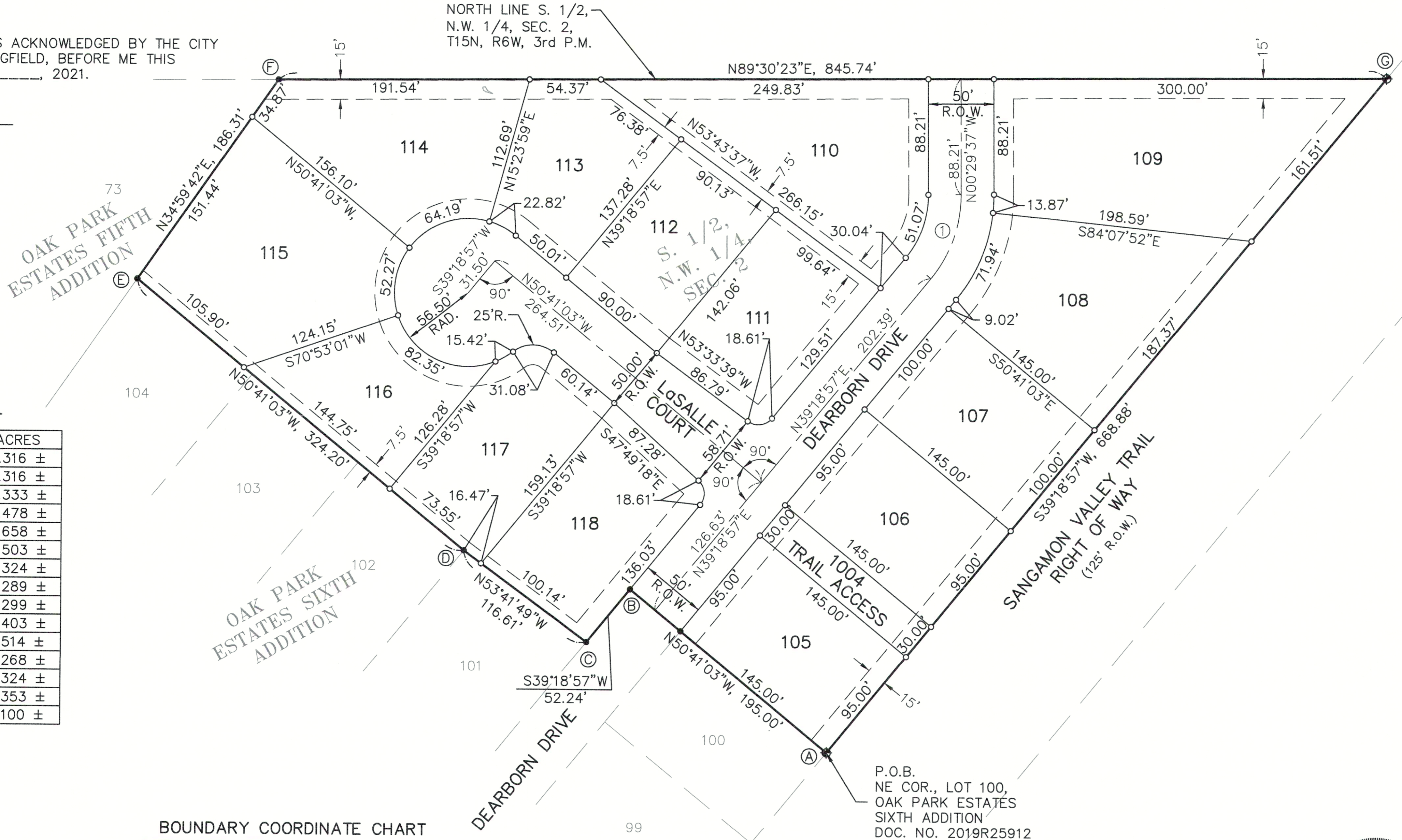
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

I HEREBY CERTIFY THAT, IN THE MONTH OF MAY, 2021, 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 : MAY 20, 2021

LICENSE EXP. DATE : NOV. 30, 2022



LOT AREA CHART

LOT	SQUARE FEET	ACRES
105	13,774.954 ±	0.316 ±
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107	14,499.952 ±	0.333 ±
108	20,824.437 ±	0.478 ±
109	28,654.775 ±	0.658 ±
110	21,929.291 ±	0.503 ±
111	14,114.447 ±	0.324 ±
112	12,570.000 ±	0.289 ±
113	13,044.292 ±	0.299 ±
114	17,566.833 ±	0.403 ±
115	22,410.971 ±	0.514 ±
116	11,677.565 ±	0.268 ±
117	14,120.849 ±	0.324 ±
118	15,365.508 ±	0.353 ±
1004	4,349.986 ±	0.100 ±

BOUNDARY COORDINATE CHART

CORNER	NORTHING	EASTING
A	13436.2363 ±	14446.9876 ±
B	13559.7869 ±	14296.1232 ±
C	13519.3697 ±	14263.0235 ±
D	13588.4075 ±	14169.0505 ±
E	13793.8177 ±	13918.2298 ±
F	13946.4400 ±	14025.0775 ±
G	13953.7263 ±	14870.7869 ±

⊙ CURVE DATA

CURVE	Δ	D.O.C.	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
1	39°-48'-34"	57'-17'-45"	100.00'	36.21'	69.48'	68.09'	N19°-24'-40"E