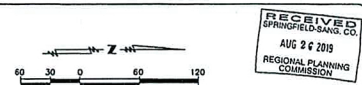


Iron Pin NW Corner
West Koke Mill Subdivision
Fifth Addition

KRESTON PLACE PLAT 7

PART OF THE EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER
OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 6 WEST OF THE 3RD P.M.
SANGAMON COUNTY, ILLINOIS.

TOTAL AREA = 9.582 ACRES
AREA IN GREENBRIAR DRIVE = 1.221 ACRES
AREA IN PLAT 7 = 8.341 ACRES



RECEIVED
SPRINGFIELD, ILL. AUG 26 2019
REGIONAL PLANNING
COMMISSION

BOUNDARY CORNER COORDINATES

Corner	North	East
A	1133594.9235	2422659.6483
B	1133545.0287	2422674.1788
C	1133542.8036	2422673.5657
D	1133490.8887	2422685.2668
E	1133469.3708	2423424.4044
F	1133469.2233	2423459.4053
G	1134104.2532	2423264.6815
H	1134099.6351	2422857.7077
I	1134099.6377	2422859.1616
J	1134025.4325	2422663.1741
K	1133796.9292	2422666.1301
L	1133719.4476	2422981.2693

COORDINATES ARE ASSUMED

LOT AREAS

LOT	AREA
701	11475 S.F.
702	11475 S.F.
703	12154 S.F.
704	11900 S.F.
705	9540 S.F.
706	9719 S.F.
707	12823 S.F.
708	14746 S.F.
709	14184 S.F.
710	14806 S.F.
711	10650 S.F.
712	10754 S.F.
713	9694 S.F.
714	29278 S.F.
715	20478 S.F.
716	17999 S.F.
717	17719 S.F.
718	15059 S.F.
719	11678 S.F.
720	17719 S.F.
1006	26182 S.F.

GENERAL NOTES

- All interior lot corners, angle points, and points of curvature will be monumented with 5/8" iron pins after public improvements are completed.
- All exterior boundary corners are monumented with 5/8" iron pins.
- Chord distances are shown on curves unless indicated otherwise.
- Easements are for drainage, public utilities and CATV, except as noted.
- All front yards have a 15' utility easements adjacent to the front lot line, unless indicated otherwise.
- No lot shall have direct access onto Koke Mill Road and Greenbriar Drive. Lots 714 and 715 shall only have access to Greenbriar Drive via the frontage drive
- The Right-of-Way shown hereon is hereby conveyed to the City of Springfield as per the Owner's Acknowledgment.
- Greenbriar Drive Right-of-Way was previously Recorded as Document Number 2017R20456.
- Ordinance Number 404-10-18 passed by the Springfield City Council on October 16, 2018 as Agenda Number 2018-429 approves a variance request to allow lots along Greenbriar Drive within Kreston Place Subdivision without requiring an additional 10 foot yard requirement over the minimum zoning yard for screen planting as required in Section 153.158(b)(4) of the 1988 City of Springfield Code of Ordinances as amended (Land Subdivision Ordinance).
- All lots shall participate in the Homeowner's Association for maintenance and upkeep of the open space and detention areas. See Covenants.
- Lot 1006 is for Landscaping and Open Space.

The final plot of this subdivision is approved by the Springfield-Sangamon County Regional Planning Commission and City Engineer, subject to certifications set forth in Section 153.148 of the 1988 Springfield Code, as amended.

SEP 25 2019

Dated: Springfield-Sangamon County Regional Planning Commission

By: *Nathan Bottom*
Executive Director

Nathan Bottom
City Engineer

STATE OF ILLINOIS
COUNTY OF SANGAMON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY NATHAN BOTTOM, CITY ENGINEER, BEFORE ME THIS 10 DAY OF August 2019
Charles H. Hartz
(NOTARY PUBLIC)

OFFICIAL SEAL
CRYSTAL G. TRENT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 08-30-2020

----- Easement Line
- - - - - Lot Line
⊙ - Indicates 5/8" Iron Pin set in Concrete

CERTIFICATES ATTACHED
CAPITAL TOWNSHIP



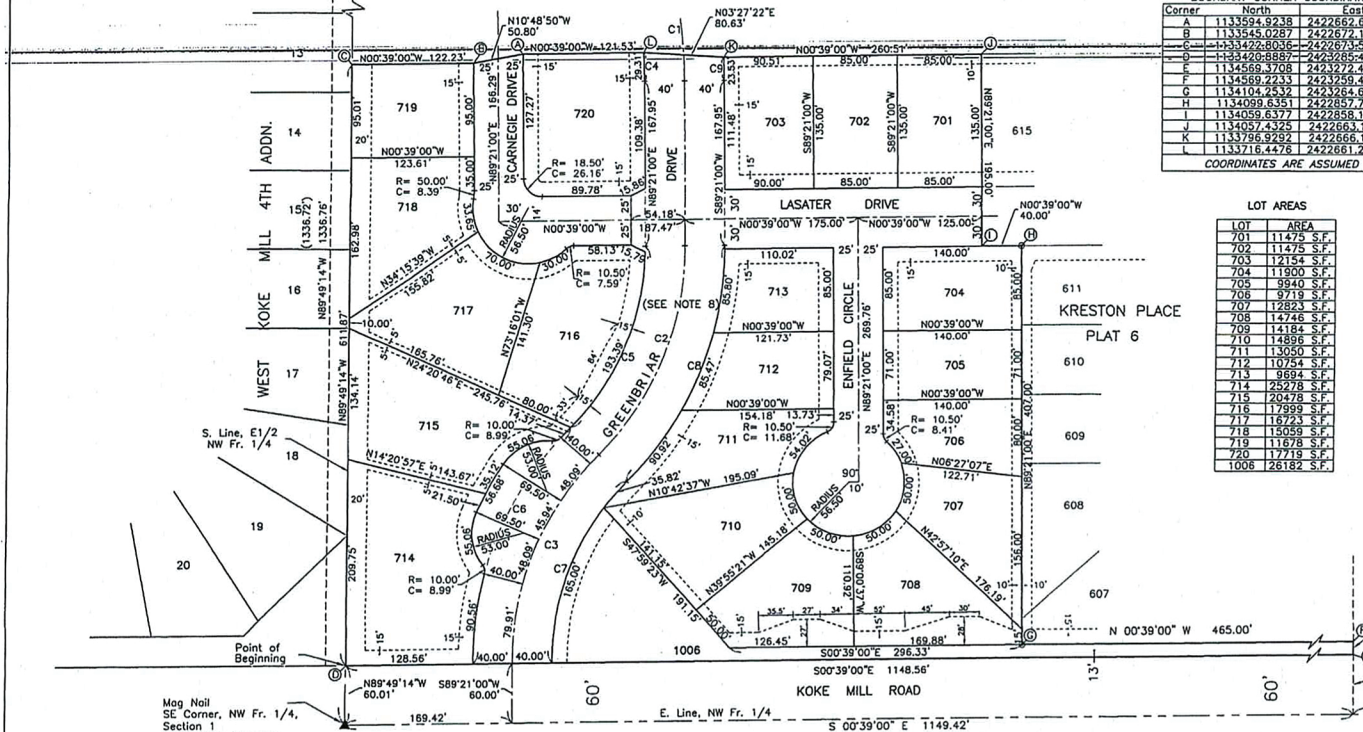
I hereby certify that the accompanying plot correctly represents the results of a survey made under my direction.

No part of this plat of subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency, Map Number 17167C0237F.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

William J. Comrie August 22, 2019
Illinois Professional Land Surveyor #2730 Date
License Expires 11-30-20

Field Work Completed: May 5, 2019



CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHD. BRG.
C1	500.00'	44°36'51"	389.33'	205.14'	379.57'	N 67°02'34" E
C2	300.00'	44°54'02"	235.10'	123.96'	229.13'	S 68°11'59" E
C3	300.00'	44°54'02"	235.10'	123.96'	229.13'	S 68°11'59" E
C4	450.00'	3°39'06"	29.32'	14.66'	29.31'	N 87°31'26" E
C5	260.00'	44°54'02"	203.75'	107.43'	198.58'	S 68°11'59" E
C6	340.00'	44°54'02"	266.44'	140.49'	258.68'	S 68°11'59" E
C7	260.00'	44°54'02"	203.75'	107.43'	198.58'	S 68°11'59" E
C8	340.00'	44°54'02"	266.44'	140.49'	258.68'	S 68°11'59" E
C9	540.00'	2°29'49"	23.53'	11.77'	23.53'	S 88°06'05" W

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL
1606 WEST ILES AVE. SPRINGFIELD, IL. 62704
PHONE (217) 544-8477

OWNER/DEVELOPER
ADAMS FAMILY LIFETIME TRUST
CHARLES ADAMS, TRUSTEE
SPRINGFIELD, IL
(217) 787-4488

PROJECT AND LOCATION:
KRESTON PLACE
SPRINGFIELD, ILLINOIS

DRAWN BY: JAL
APPROVED BY: WJC
DATE:
SCALE: 1" = 60'

REVISIONS

REV. NO.	DESCRIPTION	DATE

DRAWING: KRESTON PLACE PLAT 7
SET TYPE:

JOB NUMBER: 15-1000B (98014)
SHEET NUMBER: of