

**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

POB  
 S.W. CORNER LOT 331  
 (DOC. NO. 1996R43663)

STATE OF ILLINOIS    )  
 COUNTY OF SANGAMON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY NATHAN BOTTOM, CITY ENGINEER, BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

(NOTARY PUBLIC)

**NOTES**

1. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
2. ALL CORNER RADII ARE 25 UNLESS NOTED OTHERWISE.
3. ALL STREET R.O.W. SHALL BE 60 FEET UNLESS NOTED OTHERWISE.
4. ALL EASEMENTS ALONG STREET R.O.W. ARE 15 FEET UNLESS NOTED OTHERWISE.
5. ALL EASEMENTS ALONG LOT LINES ARE 15' AND SHALL BE CENTERED ON THE LOT LINES UNLESS NOTED OTHERWISE.
6. SETBACKS ARE PER THE CITY OF SPRINGFIELD ZONING REGULATIONS, LATEST EDITION.
7. NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0405F. (EFFECTIVE DATE: AUGUST 2, 2007).
8. THE RIGHT OF WAY SHOWN HEREON IS HEREBY CONVEYED TO THE CITY OF SPRINGFIELD AS PER THE OWNER'S ACKNOWLEDGEMENT.
9. ALL LOT OWNERS SHALL PARTICIPATE IN THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND UP KEEP OF THE OPEN SPACE AND STORM WATER MANAGEMENT AREAS, PANTHER CREEK WEST PLAT 6, SEE COVENANTS.

**ENGINEER & LAND SURVEYOR**

MARTIN ENGINEERING COMPANY  
 3695 S. 6TH ST. FRONTAGE RD. WEST  
 SPRINGFIELD, IL 62703  
 CONTACT: PHIL MARTIN  
 PHONE: (217) 698-8900

**OWNER & DEVELOPER**

J.C. DOWSON INC.  
 2356 WEST BOARMAN ROAD  
 DIVERNON, ILLINOIS 62530  
 CONTACT: DARREL THOMA  
 PHONE: (217) 628-9041

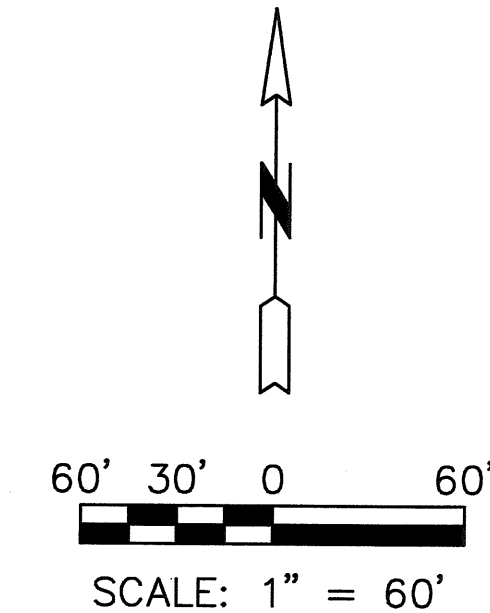
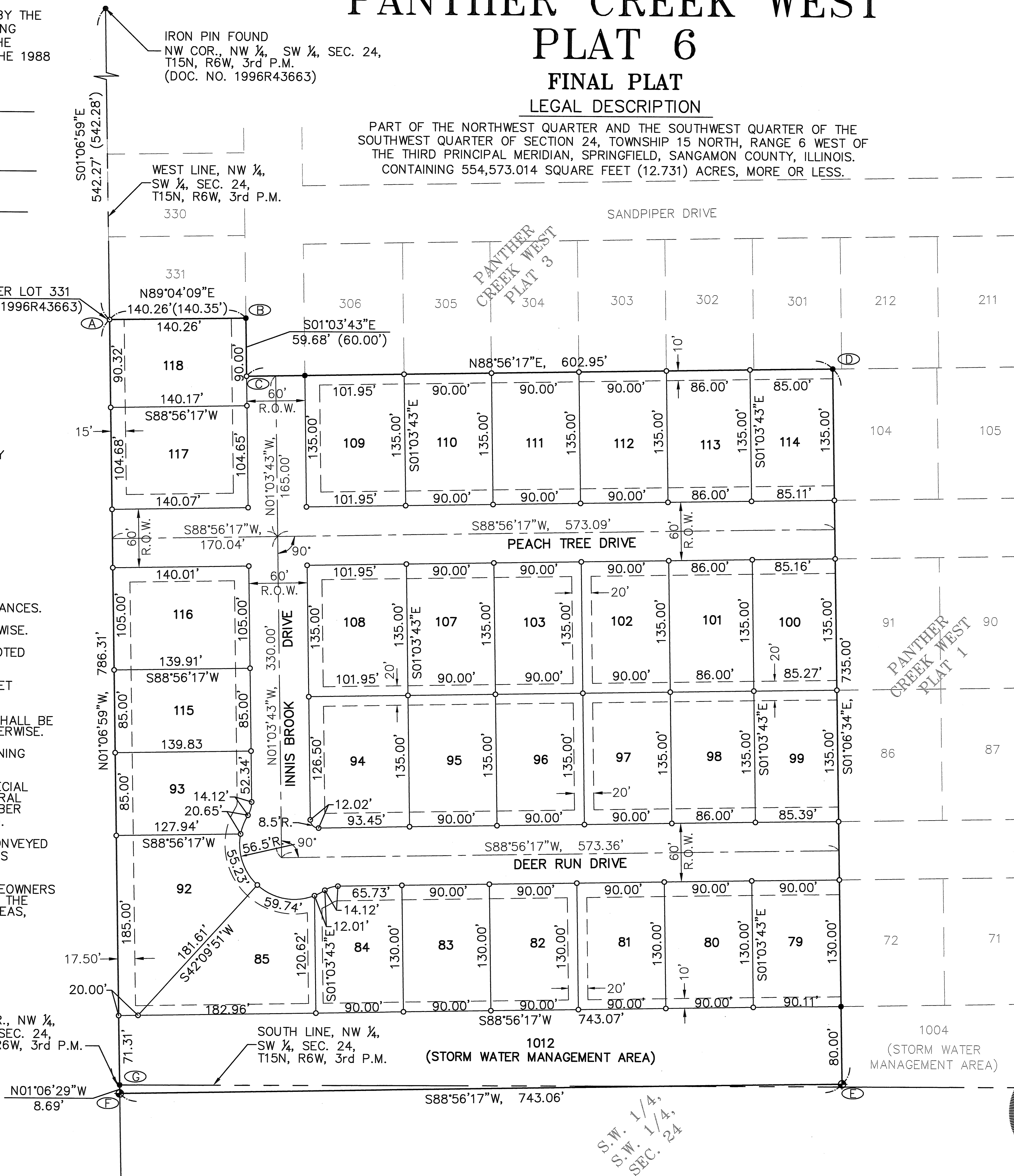
SW COR., NW ¼,  
 SW ¼, SEC. 24,  
 T15N, R6W, 3rd P.M.

SOUTH LINE, NW ¼,  
 SW ¼, SEC. 24,  
 T15N, R6W, 3rd P.M.

N01°06'29"W  
 8.69'

# PANTHER CREEK WEST PLAT 6 FINAL PLAT LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, SPRINGFIELD, SANGAMON COUNTY, ILLINOIS. CONTAINING 554,573.014 SQUARE FEET (12.731) ACRES, MORE OR LESS.



DATE: MAY 1, 2017  
 TOTAL AREA = ±12.731 ACRES  
 CAPITAL TOWNSHIP

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

**BOUNDARY COORDINATE CHART**

CORNER	NORTHING	EASTING
A	1116496.1614±	2420956.5256±
B	1116948.4403±	2421096.7643±
C	1116888.7711±	2421097.8703±
D	1116899.9450±	2421700.7160±
E	1116165.0825±	2421714.9476±
F	1116151.3120±	2420972.0140±
G	1116159.9960±	2420971.8460±

**LOT AREA CHART**

LOT	SQUARE FEET	ACRES
79	11,707.020 ±	0.269 ±
80	11,700.000 ±	0.269 ±
81	11,700.000 ±	0.269 ±
82	11,700.000 ±	0.269 ±
83	11,700.000 ±	0.269 ±
84	11,608.318 ±	0.266 ±
85	15,292.925 ±	0.351 ±
92	17,790.290 ±	0.408 ±
93	11,700.832 ±	0.269 ±
94	13,747.643 ±	0.316 ±
95	12,150.000 ±	0.279 ±
96	12,150.000 ±	0.279 ±
97	12,150.000 ±	0.279 ±
98	11,610.000 ±	0.267 ±
99	11,519.578 ±	0.264 ±
100	11,504.438 ±	0.264 ±
101	11,610.000 ±	0.267 ±
102	12,150.000 ±	0.279 ±
103	12,150.000 ±	0.279 ±
107	12,150.000 ±	0.279 ±
108	13,763.148 ±	0.316 ±
109	13,763.148 ±	0.316 ±
110	12,150.000 ±	0.279 ±
111	12,150.000 ±	0.279 ±
112	12,150.000 ±	0.279 ±
113	11,610.000 ±	0.267 ±
114	11,482.570 ±	0.264 ±
115	11,889.269 ±	0.273 ±
116	14,696.239 ±	0.337 ±
117	14,667.797 ±	0.337 ±
118	12,641.711 ±	0.290 ±
1012	59,445.189 ±	1.365 ±

FIELD WORK COMPLETED MAY, 2017.  
 BASIS OF BEARING IS S 01°-06'-59" E ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24. (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, 2017, 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 1, 2017  
 LICENSE EXP. DATE : NOV. 30, 2018

