

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 _____, 2021.

(NOTARY PUBLIC)

BOUNDARY COORDINATE CHART

CORNER	NORTHING	EASTING
(A)	1137305.4006 ±	2415414.8784 ±
(B)	1137305.1029 ±	2415384.8799 ±
(C)	1137027.3052 ±	2415368.1335 ±
(D)	1139028.8354 ±	2416060.3797 ±
(E)	1137750.0356 ±	2416075.8024 ±
(F)	1137750.8908 ±	2416158.1373 ±
(G)	1137714.4147 ±	2416092.3362 ±
(H)	1137665.5603 ±	2416065.6596 ±
(I)	1137582.1417 ±	2416053.3805 ±
(J)	1137541.3303 ±	2416071.0436 ±
(K)	1137514.3068 ±	2416067.0790 ±
(L)	1137488.6170 ±	2416025.7734 ±
(M)	1137393.3476 ±	2415975.8987 ±
(N)	1137329.7087 ±	2416011.9457 ±
(O)	1137237.2573 ±	2416009.8905 ±
(P)	1137192.4533 ±	2415988.1952 ±
(Q)	1137176.1384 ±	2415875.1652 ±
(R)	1137134.5284 ±	2415758.7541 ±
(S)	1137064.7018 ±	2415688.1917 ±
(T)	1136971.2672 ±	2415419.6614 ±

LOT AREA CHART (THIS SHEET)

LOT	SQUARE FEET	ACRES
1	19,041.445 ±	0.437 ±
2	14,565.255 ±	0.334 ±
3	13,368.902 ±	0.307 ±
4	18,663.875 ±	0.428 ±
5	20,426.637 ±	0.469 ±
6	18,293.011 ±	0.420 ±
7	11,442.124 ±	0.263 ±
8	12,768.000 ±	0.293 ±
9	13,995.129 ±	0.321 ±
10	13,248.442 ±	0.304 ±
11	12,768.000 ±	0.293 ±
12	12,768.000 ±	0.293 ±
13	12,768.000 ±	0.293 ±
14	13,320.660 ±	0.306 ±
15	13,377.107 ±	0.307 ±
16	12,768.000 ±	0.293 ±
17	12,768.000 ±	0.293 ±
18	12,768.000 ±	0.293 ±
19	13,913.442 ±	0.304 ±
59	15,208.303 ±	0.349 ±
60	14,950.764 ±	0.343 ±
61	13,050.000 ±	0.300 ±
62	13,050.000 ±	0.300 ±
63	12,982.811 ±	0.298 ±
64	17,880.602 ±	0.410 ±
1001	3112.058 ±	0.071 ±

OWNER & SUBDIVIDER

COCHRAN DEVELOPMENT LLC
5824 HEDLEY ROAD
SPRINGFIELD, ILLINOIS 62711
CONTACT: ANDREW COCHRAN
PHONE: (217) 414-4690

ENGINEER & LAND SURVEYOR

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

SLOAN CROSSING FIRST ADDITION FINAL PLAT

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP
16 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN,
SANGAMON COUNTY, ILLINOIS.
CONTAINING 1,304,642.634 S.F. (29.950 ACRES), MORE OR LESS.

RETURN TO:

MEC
MARTIN ENGINEERING COMPANY
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 : mecmal@marteengineeringco.com



60' 30' 0 60'

SCALE : 1" = 60'

DATE: MARCH 31, 2021

LEGEND

- STONE FOUND
- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET
- IRON PIN SET IN CONCRETE
- - - UTILITY, CATV AND/OR DRAINAGE EASEMENT
- PREVIOUSLY CONVEYED RIGHT OF WAY LIMITS
- - - CENTERLINE

NOTES

- ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
- SETBACKS ARE THE MOST RESTRICTIVE OF EITHER THE CITY OF SPRINGFIELD ZONING REGULATIONS, LATEST EDITION, OR THE RECORDED COVENANTS.
- 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).
- ALL EASEMENTS ALONG STREET RIGHT OF WAY ARE 15 FEET UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ALONG LOT LINES ARE 15 FEET AND CENTERED ON THE LOT LINE UNLESS OTHERWISE NOTED.
- THE RIGHT OF WAY SHOWN HEREON IS HEREBY CONVEYED IN FEE SIMPLE TO THE CITY OF SPRINGFIELD AS PER THE OWNER'S ACKNOWLEDGEMENT.
- LOT 1000 SHALL BE USED FOR STORM WATER MANAGEMENT AND DETENTION, AND IS A STORM SEWER, DRAINAGE, UTILITY AND/OR CATV EASEMENT.
- LOT 1001 SHALL BE USED FOR SIGNAGE AND LANDSCAPING.
- NO LOT SHALL HAVE ACCESS ONTO OLD SALEM LANE.
- ALL R.O.W. RADII ENTERING CUL-DE-SACS ARE 25 FEET.
- ALL LOT OWNERS SHALL PARTICIPATE IN THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND UPKEEP OF LOT 1000 AND LOT 1001. (SEE COVENANTS FOR SPECIFICS)

FIELD WORK COMPLETED MARCH, 2021.

BASIS OF BEARING IS THE ILLINOIS STATE PLANE
COORDINATE SYSTEM. (NAD 83 – ILLINOIS WEST ZONE)

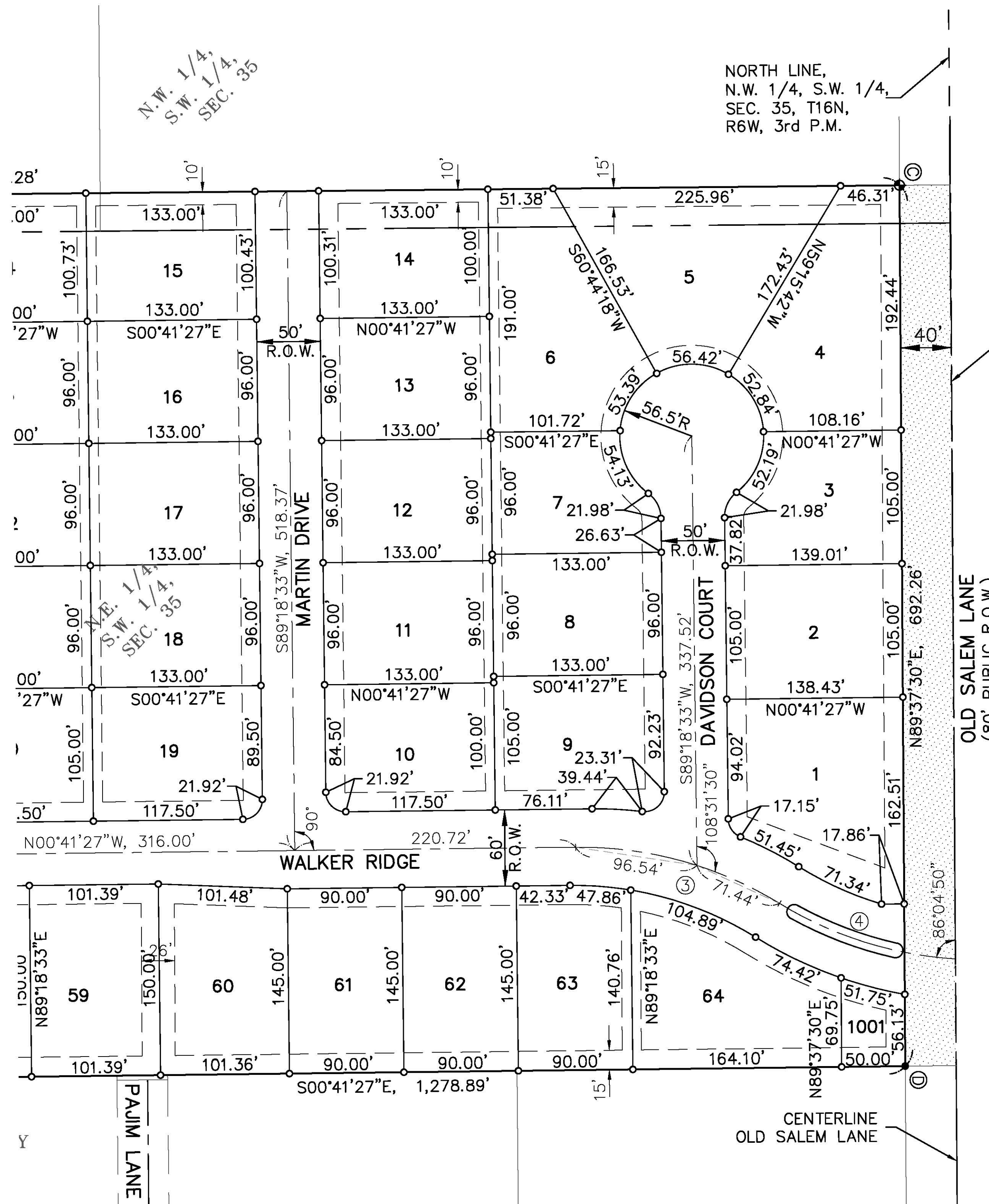
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

I HEREBY CERTIFY THAT, IN THE MONTH OF MARCH,
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 : _____

LICENSE EXP. DATE : NOV. 30, 2022



¢ CURVE DATA

CURVE	Δ	D.O.C.	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
1	31°-56'-46"	28°-38'-52"	200.00'	57.25'	111.51'	110.07'	N38°-39'-41"E
2	23°-22'-46"	12°-03'-44"	475.00'	98.28'	198.82'	192.48'	N10°-59'-55"E
3	32°-11'-40"	19°-05'-55"	300.00'	86.58'	168.57'	166.36'	N15°-24'-33"E
4	27°-57'-34"	19°-05'-55"	300.00'	74.69'	146.40'	144.95'	N17°-31'-25"E