8-1

A RESOLUTION APPROVING THE FINAL PLAT OF JERRY L. JONES MINOR SUBDIVISION

WHEREAS, the Land Subdivision Committee of the Springfield-Sangamon County Regional Planning Commission has found all requirements of the 2001 Sangamon County Land Subdivision Regulations have been met and has recommended approval of the Final Plat of Jerry L. Jones Minor Subdivision as prepared by Jeremy L. Smith, Professional Land Surveyor.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY BOARD OF SANGAMON COUNTY, ILLINOIS:

Section 1: The Final Plat of Jerry L. Jones Minor Subdivision is hereby approved by the County Board of Sangamon County, Illinois.

Section 2: The Chairman of the Sangamon County Board is authorized to sign and the County Clerk to attest approval of said plat for and in the name of Sangamon County, Illinois.

Section 3: The resolution shall become effective immediately upon its passage.

RECOMMENDED BY: _____
TIM MOORE
COUNTY BOARD MEMBER

PASSED: _____ 2012 SIGNED: _____ 2012

ATTEST: _____ _____
COUNTY CLERK CHAIRMAN

RECEIVED
NOV 16 2012
Paul Palazzolo
SANGAMON COUNTY AUDITOR

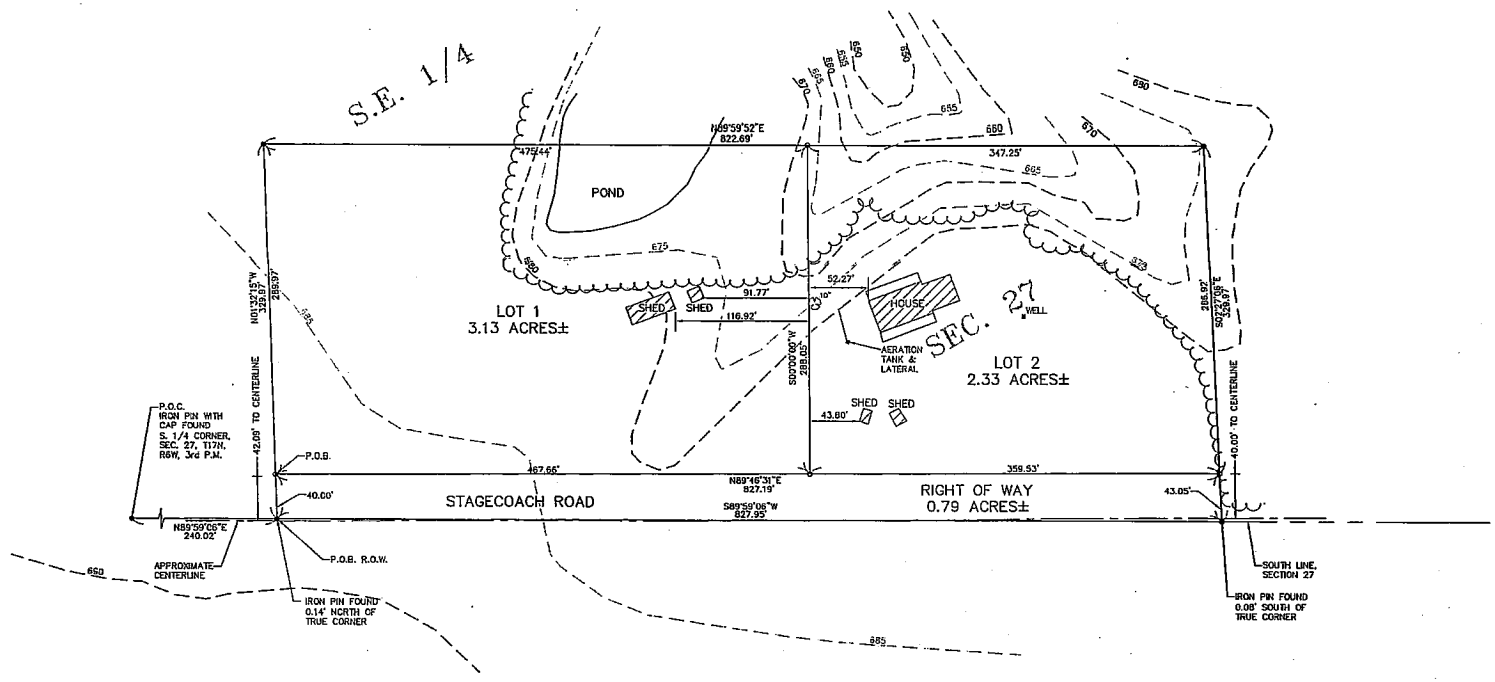
FILED
NOV 16 2012
Sangamon County Clerk

GARDNER TOWNSHIP
P.I.N. 05-27-400-012
ZONING: LOT 1 – R-1 SINGLE-FAMILY RESIDENCE
LOT 2 – AGRICULTURAL (A) DISTRICT WITH A VARIANCE

FINAL PLAT
JERRY L. JONES MINOR SUBDIVISION

Part of the Southeast Quarter of Section 27, Township 17 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois.

MEC
MARTIN ENGINEERING COMPANY
CONSULTING ENGINEERS AND SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004500
3223 S. MEADOWBROOK RD., SPRINGFIELD, ILLINOIS 62711
Phone: (217) 698-8900, Fax: (217) 698-8922, E-Mail: [illegible]



N

50' 25' 0 50'

SCALE : 1" = 50'
DATE: NOVEMBER 12, 2012
AREA = 6.25 ACRES±

LEGEND

- o – SET 5/8" IRON PIN
- • – FOUND IRON PIN
- – TREE LINE
- – DECIDUOUS TREE (SIZE ")
- – LIMITS OF BUILDING
- 703 – EXISTING CONTOUR, 1' INTERVAL
- 700 – EXISTING CONTOUR, 5' INTERVAL
- WELL – EXISTING WELL

NOTES

1. IN ORDER TO ALLOW FREE ACCESS TO THE PRIVATE SEWAGE DISPOSAL SYSTEM FOR MAINTENANCE, SERVICING, OR PROPER OPERATION, THE AREA RESERVED FOR A PRIVATE SEWAGE DISPOSAL SYSTEM SHALL BE MAINTAINED SO THAT IT IS FREE FROM TREES, DRIVEWAYS, OUT BUILDINGS, SWIMMING POOLS, PARKING AREAS, BURIED LAWN SPRINKLING SYSTEMS, UNDERGROUND UTILITIES, PATIOS, SLABS, ADDITIONS TO THE STRUCTURE, OR ANY OTHER STRUCTURE.
2. APPROVAL OF THIS FINAL PLAT BY SANGAMON COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT WELL WATER IS OF ADEQUATE QUANTITY OR QUALITY FOR RESIDENTIAL NEEDS OR THAT A SUITABLE SEWAGE DISPOSAL SYSTEM CAN BE CONSTRUCTED ON EACH LOT.
3. ANY NEW ENTRANCES WILL NEED TOWNSHIP ROAD COMMISSIONER APPROVAL.
4. NO SEPTIC OR SUMP OUTLET SHALL BE PLACED WITHIN THE RIGHT OF WAY.
5. SEPARATION BETWEEN DWELLING STRUCTURES SHALL BE 100' MINIMUM.

FIELD WORK COMPLETED NOVEMBER, 2012

BASIS OF BEARINGS IS N89°57'07"E ON THE SOUTH LINE OF SEC. 27, T17N, R6W, 3rd P.M. (ASSUMED)

NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0050F, (EFFECTIVE DATE: AUGUST 02, 2007).

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

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT, IN THE MONTH OF NOVEMBER, 2012, 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 : NOVEMBER 12, 2012

LICENSE EXP. DATE : NOV. 30, 2012

LEGAL DESCRIPTIONS

LOTS 1 & 2

Part of the Southeast Quarter of Section 27, Township 17 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:
Commencing at an iron pin found at the South Quarter corner of said Section 27; thence North 89 degrees 59 minutes 06 seconds East on the South line of said Section 27, a distance of 240.02 feet to a point; thence North 01 degrees 32 minutes 15 seconds West, a distance of 40.00 feet to an iron pin set at the point of beginning.
From said point of beginning; thence continuing North 01 degrees 32 minutes 15 seconds West, a distance of 289.97 feet to an iron pin found; thence North 89 degrees 59 minutes 52 seconds East, a distance of 822.69 feet to an iron pin found; thence South 02 degrees 27 minutes 06 seconds East, a distance of 286.92 feet to an iron pin set; thence South 89 degrees 46 minutes 31 seconds West, a distance of 827.19 feet to the point of beginning. Containing (237,813.89 s.f.) 5.46 acres, more or less.

RIGHT OF WAY

Part of the Southeast Quarter of Section 27, Township 17 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:
Commencing at an iron pin found at the South Quarter corner of said Section 27; thence North 89 degrees 59 minutes 06 seconds East on the South line of said Section 27, a distance of 240.02 feet to the point of beginning.
From said point of beginning; thence North 01 degrees 32 minutes 15 seconds West, a distance of 40.00 feet to an iron pin set; thence North 89 degrees 46 minutes 31 seconds East, a distance of 827.19 feet to an iron pin set; thence South 02 degrees 27 minutes 06 seconds East, a distance of 43.05 feet to a point on said South line; thence South 89 degrees 59 minutes 05 seconds West on said South line, a distance of 827.95 feet to the point of beginning. Containing (34,345.436 s.f.) 0.79 acres, more or less.

*TO BE CONVEYED AS RIGHT OF WAY TO GARDNER TOWNSHIP

CERTIFICATES ATTACHED

"THE PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE SANGAMON COUNTY BOARD FOR APPROVAL BY THE SPRINGFIELD-SANGAMON REGIONAL PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS SET FORTH IN SECTION 16.12.040 OF THE 2001 LAND SUBDIVISION REGULATION OF SANGAMON COUNTY."

BY: _____
EXECUTIVE DIRECTOR
SPRINGFIELD-SANGAMON COUNTY
REGIONAL PLANNING COMMISSION

DATE: NOV 13 2012

WE, THE UNDERSIGNED, Terral W. Jones, Jennifer L. Brennan, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT OF SURVEY AND DOES HEREBY CONVEY IN FEE SIMPLE THE RIGHT-OF-WAY AS SHOWN TO GARDNER TOWNSHIP

OWNERS: _____

ATTEST: _____

ITS Notary Public

DATE SIGNED: 11-12-12

OFFICIAL SEAL
Nicki Bowden
Notary Public, State of Illinois
My Commission Expires 03/05/15

Date _____ Chairman of the Sangamon County Board

ATTEST: _____
County Clerk

ENGINEER/LAND SURVEYOR

MARTIN ENGINEERING COMPANY
3223 SOUTH MEADOWBROOK ROAD
SPRINGFIELD, ILLINOIS 62711
(217)698-8900

OWNERS

JENNIFER L. BRENNAN &
TERRAL W. JONES
6008 STAGECOACH ROAD
PLEASANT PLAINS, IL 62677
(217)341-7326

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

SHEET 1 OF 2 SHEETS

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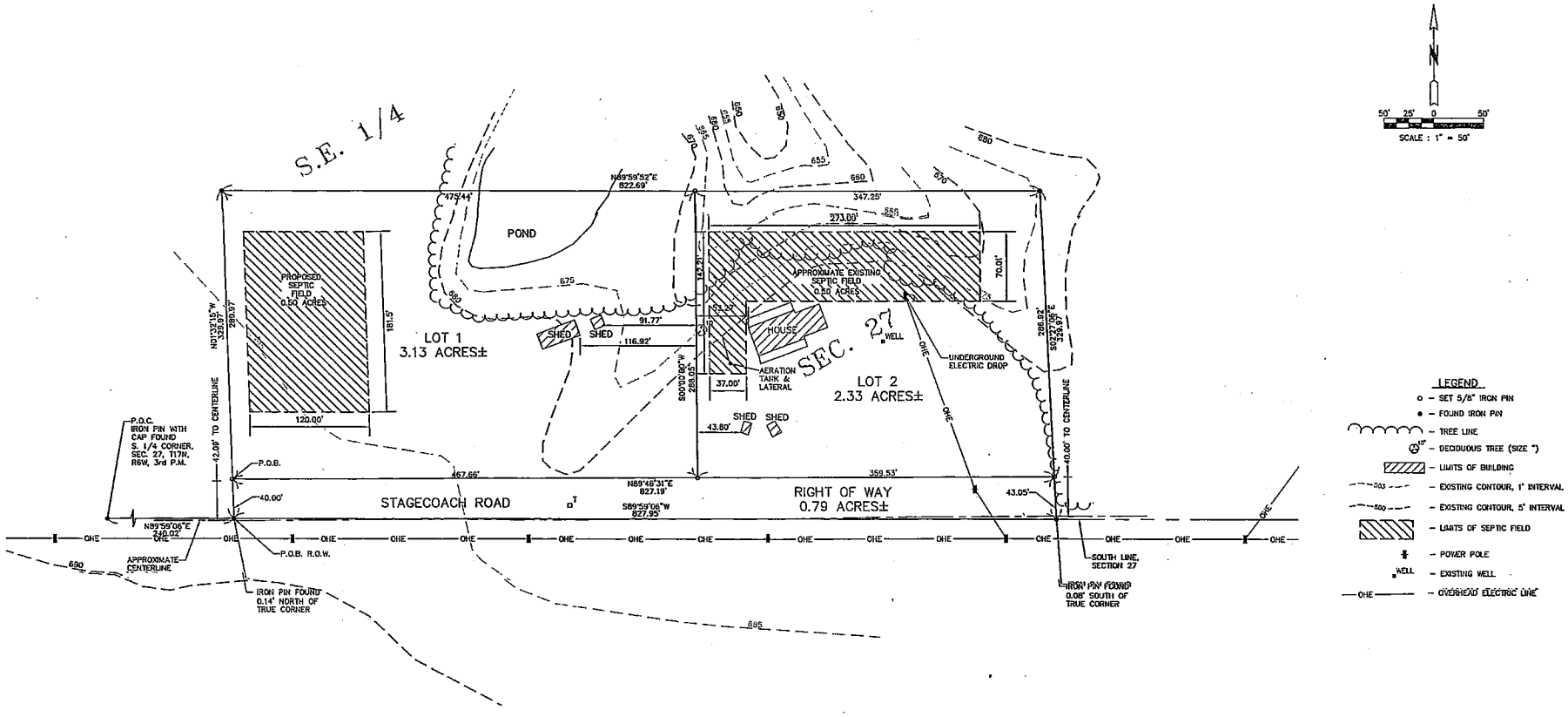
SEPTIC FIELD EXHIBIT
JERRY L. JONES MINOR SUBDIVISION



SHEET 2 OF 2 SHEETS

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