

FINAL PLAT

A Redivision of Lot 1 & Lot 2 of
Cobblestone Estates Tenth Addition

Part of the Southeast Quarter of Section 11, Township 15 North,
Range 6 West of the Third Principal Meridian, City of Springfield,
Sangamon County, Illinois.

47681
L-11-17

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 11, Township 15 North, Range 6 West of the Third Principal Meridian, City of Springfield, Sangamon County, Illinois, described as follows: From the Corner of said Section 11, thence S 02° 04' 18" E, on the Quarter-section line, 128,520 Feet, thence N 87° 51' 42" E, 31,350 Feet to the Point of Beginning, thence N 89° 51' 42" E, 48,102 Feet to a point on the West right-of-way line of Meadowbrook Road, said point also being a point on a curve concave to the Southwest having a radius of 120,000 Feet, thence Northwesterly on said curve and add West right-of-way a chord bearing of N 05° 13' 10" W, a chord distance of 88,475 Feet to the end of said curve, thence continuing on said West right-of-way N 13° 55' 52" W, 6,116 Feet, to the beginning of a curve concave to the Northwest having a radius of 37,900 Feet, thence Northwesterly on said curve and right-of-way a chord bearing of N 12° 12' 51" W, a chord distance of 222,841 Feet to the end of said curve and the beginning of another curve concave to the Southwest having a radius of 25,000 Feet, thence Northwesterly on said curve a chord bearing of N 5° 18' 46" W, a chord distance of 32,022 Feet to the end of said curve, add end of curve being a point on the South right-of-way line of Marrayat Drive, thence S 83° 51' 42" W, 244 Feet to the beginning of a curve concave to the North having a radius of 115,000 Feet, thence Northwesterly on said curve and right-of-way a chord bearing of N 87° 52' 17" E, a chord distance of 55,886 Feet to the end of said curve, thence N 17° 46' 48" W, a chord distance of 34,311 Feet to the beginning of another curve concave to the South having a radius of 125,000 Feet, thence Northwesterly on said curve and right-of-way a chord bearing of N 82° 57' 00" W, a chord distance of 39,920 Feet, thence S 87° 51' 42" W, 155,513 Feet, thence S 02° 04' 18" E, 530,000 Feet to the Point of Beginning, containing 500 acres, more or less.

LEGEND

- DENOTES UTILITY GATE, EASEMENT, AND BUILDING SETBACK LINE.
- DENOTES UTILITY AND DRAINAGE EASEMENT LINE.
- DENOTES FIRE FIGHT MONUMENT.
- DENOTES STONE MONUMENT.
- DENOTES LAND LINE.

NO PART OF THIS FINAL PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

The Final Plat of this Subdivision is incorporated in the City Council Ordinance of the City of Springfield, Sangamon County, Illinois, and is subject to the provisions and terms of said Ordinance for the use of said City.

Date: 11/11/2010
By: [Signature]

This Final Plat of Subdivision of Lot 1 and 2 of Cobblestone Estates Tenth Addition, approved by order of the City Council of the City of Springfield, Illinois, on 11/11/2010.

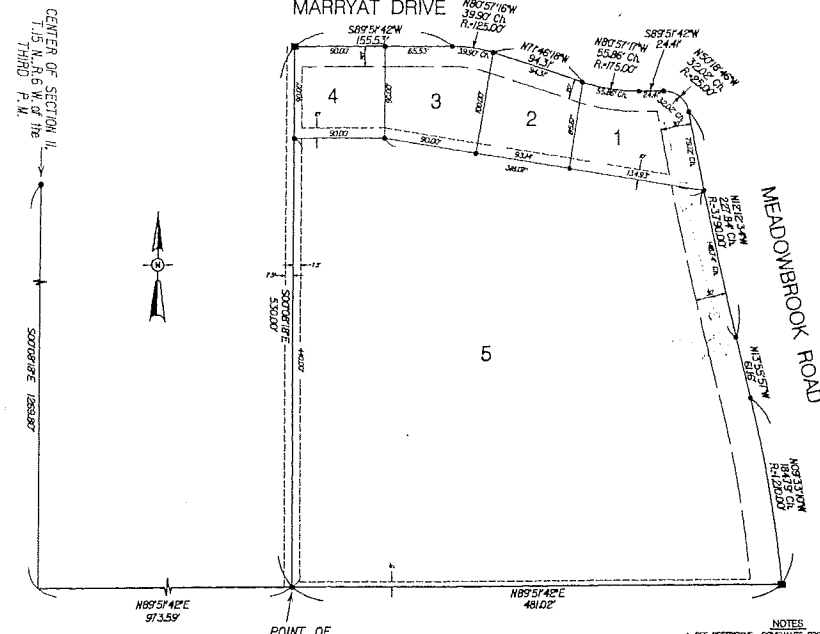
Approved: [Signature]
ILLINOIS PROFESSIONAL REGISTERED LAND SURVEYOR NO. 1000

DATE: Nov 11 2010



H-016
200783074
CAPITAL

SECTION	ACRES	APPROVED BY	DATE
1	1		
2	1		
3	1		
4	1		
5	1		



OWNER & DEVELOPER
HEURING PROPERTIES LLC
7592 SOUTHRIDGE DR.
NEW BERLIN, IL 62670
CONTACT PERSON: DAVID HEURING 68P1TH-
PHONE: 1 618 753 9325

COBBLESTONE ESTATES
4TH ADDITION

- NOTES
1. SEE RESTRICTIVE COVENANTS FOR BUILDING SET BACK REQUIREMENTS FOR INDIVIDUAL LOTS.
 2. ALL MEASUREMENTS ON CLAVES ARE CHORD DISTANCES.
 3. MARRAYAT STREET INTERSECTIONS ARE 25.00 FEET UNLESS NOTED OTHERWISE.
 4. LOT 1 WILL HAVE NO ACCESS TO MEADOWBROOK RD.
 5. LOT 5 WILL HAVE ONLY ONE (1) ACCESS TO MEADOWBROOK RD.
 6. THE CENTERLINE OF THE ACCESS FROM LOT 5 TO MEADOWBROOK ROAD SHALL LINE UP WITH THE CENTERLINE OF LEAN DRIVE.

p.o. 871

L-11-17 Cobblestone 10/11/2010

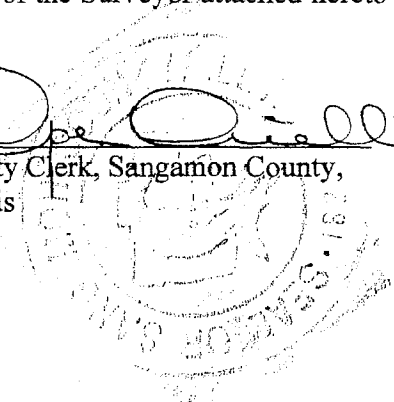
COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF SANGAMON) SS.

I, Joe Aiello, County Clerk of Sangamon County, State of Illinois, do hereby certify that on 24th day of June, 2003, there were no delinquent general taxes against the tract of land shown on the plat attached to this certificate and described in the certificate of the Surveyor attached hereto and to said plat.

2 #s
21-11-452-015
21-11-452-016


County Clerk, Sangamon County,
Illinois



TIP
MAIL
TO


HEURING PROPERTIES LLC
7592 SOUTHRIDGE DRIVE
NEW BERLIN, IL 62670

2003R53072

07/29/2003 11:23AM

SANGAMON COUNTY
ILLINOIS

\$75.00

7

CHRISTINE

MARY ANN LAMM
SANGAMON COUNTY RECORDER

000865

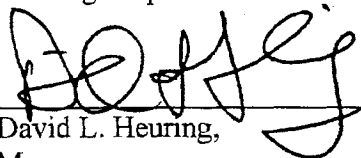
OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF SANGAMON) SS.

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, hereby certify that we are the owners of all of premises embodied in the attached Plat of A Redivision of Lot 1 & Lot 2 of Cobblestone Estates Tenth Addition to Sangamon County, and City of Springfield, Illinois, and that we have caused said plats to be made and that it is a true and correct Plat of A Redivision of Lot 1 & Lot 2 of Cobblestone Estates Tenth Addition to Sangamon County and Springfield, Illinois, as laid off into streets by ALBERS ENGINEERING, INC., Registered Illinois Land Surveyor Number 1869; and we, the undersigned, hereby dedicate to the City of Springfield, Sangamon County, Illinois and set apart for the use of the general public forever all of the streets and thoroughfares as indicated and shown in said Plat; and we further dedicate easements within the right-of-way of such streets and thoroughfares to the applicable public utility companies for those utility installations that are permitted by this and other resolutions and codes of the County to be installed in street or thoroughfare rights-of-ways.

IN WITNESS WHEREOF, Heuring Properties LLC, has caused this instrument to be executed by David L. Heuring this 23 day of JUNE, 2003.

Heuring Properties LLC



David L. Heuring,
Manager

000866

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF SANGAMON) SS.

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that David L. Heuring manager in Heuring Properties LLC personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of Homestead, and also including the dedication of all streets and highways to the use of the general public forever, and including the grant of certain general utility easements to the applicable public utility companies.

Given under my hand and notarial seal this 23 day of JUNE, 2003.



Sharon K Gatton
Notary Public

000867

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF SANGAMON) SS.

I, Joseph G. Albers, a Registered Illinois Land Surveyor No. 1869, do hereby certify that I have surveyed in accordance with the laws and usages of the State of Illinois, and with the laws of Sangamon County, Illinois, for Heuring Properties, LLC, the following described property, to wit:

Part of the Southeast Quarter of Section 11, Township 15 North, Range 6 West of the Third Principal Meridian, City of Springfield, Sangamon County, Illinois, described as follows: From the Center of said Section 11, thence S.00°08'18"E., on the Quarter-section line, 1,269.80 feet; thence N.89°51'42"E., 973.59 feet to the Point of Beginning; thence N.89°51'42"E., 481.02 feet to a point on the West right-of-way line of Meadowbrook Road; said point also being a point on a curve concave to the Southwest having a radius of 1,210.00 feet; thence Northwesterly on said curve and said West right-of-way a chord bearing of N.09°33'10"W., a chord distance of 184.79 feet to the end of said curve; thence continuing on said West right-of-way N.13°55'57"W., 61.16 feet; to the beginning of a curve concave to the Northeast having a radius of 3,790.00 feet; thence Northwesterly on said curve and right-of-way a chord bearing of N.12°12'34"W., a chord distance of 227.84 feet to the end of said curve and the beginning of another curve concave to the Southwest having a radius of 25.00 feet; thence Northwesterly on said curve a chord bearing of N.50°18'46"W., a chord distance of 32.02 feet to the end of said curve; said end of curve being a point on the South right-of-way line of Marryat Drive; thence S.89°51'42"W., 24.41 feet to the beginning of a curve concave to the North having a radius of 175.00 feet; thence Northwesterly on said curve and right-of-way a chord bearing of N.80°57'17"W., a chord distance of 55.86 feet to the end of said curve; thence N.71°46'18"W., on said South right-of-way 94.31 feet to the beginning of another curve concave to the South having a radius of 125.00 feet; thence Northwesterly on said curve and right-of-way a chord bearing of N.80°57'16"W., a chord distance of 39.90 feet; thence S.89°51'42"W., 155.53 feet; thence S.00°08'18"E., 530.00 feet to the Point of Beginning, containing 5.10 acres, more or less.

I further certify that I have subdivided the same into 5 lots and streets as shown on the attached plat.

Iron reinforcement rods identify all corners as shown on said plat and all measurements are given in feet and decimals thereof. All streets and drives and easements designated on said plat are intended for public use.

Said subdivision is to be known as A Redivision of Lot 1 and Lot 2 of Cobblestone Estates Tenth Addition, Sangamon County, Illinois.

I further certify that the foregoing plat accompanying this certificate correctly represents the said premises as subdivided.



Joseph G. Albers

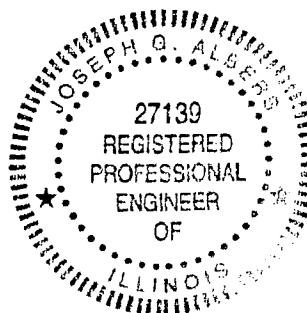
Registered Land Surveyor No. 1869,
Albers Engineering, Inc.

000868

A Redivision of Lot 1 & Lot 2 of Cobblestone Estates Tenth Addition

The undersigned, Joseph G. Albers, a registered professional engineer and Heuring Properties LLC, owner of the proposed subdivision, A Redivision of Lot 1 & Lot 2 of Cobblestone Estates Tenth Addition have filed the Topographical and Profile Studies along with the Plat of said subdivision with the City Council of the City of Springfield, Illinois, and do hereby certify that, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Dated this 23 day of JUNE, 2003



Joseph G. Albers
Illinois Registered Professional Engineer
No. 27139

Heuring Properties LLC.

David L. Heuring
David L. Heuring
Manager

000869

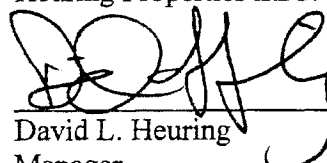
A Redivision of Lot 1 & Lot 2 of Cobblestone Estates Tenth Addition

SCHOOL DISTRICT

The undersigned, the Owner of the land shown on the attached plat, entitled A Redivision of Lot 1 & Lot 2 of Cobblestone Estates Tenth Addition, does hereby certify and state to the best of their knowledge and belief the property is within SPRINGFIELD SCHOOL DISTRICT 186.

Dated this 23 day of JUNE A.D., 2003.

Heuring Properties LLC.



David L. Heuring
Manager

000870

NOTICE

DOCUMENT # 2003R53072

DESCRIPTION: FINAL PLAT- A REDIVISION
OF LOT 1 & LOT 2 OF COBBLESTONE
ESTATES TENTH ADDITION. PT.
SE 1/4 SEC. 11, T15N, R6W OF THE
3RD Pm.

DATE: 7 - 29 - 03

CABINET: H01. B

DOC # 2000R21901

★★★

000871

AMENDED FINAL PLAT

A Redivision of Lot 1 & Lot 2 of
 Cobblestone Estates Tenth Addition
 Part of the Southeast Quarter of Section 11, Township 15 North,
 Range 6 West of the Third Principal Meridian, City of Springfield,
 Sangamon County, Illinois.

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 11, Township 15 North, Range 6 West of the Third Principal Meridian, City of Springfield, Sangamon County, Illinois, is divided as follows: From the Center of said Section 11, thence S.89°51'42"E., 171.55 feet to the Point of Beginning, thence N.87°51'42"E., 481.02 feet to a point on the West right-of-way line of Meadowbrook Road, said point also being a point on a curve concave to the Southwest having a radius of 120.00 feet, thence Northwesterly on said curve and said West right-of-way a chord bearing of N.09°31'00"W., a chord distance of 184.75 feet to the end of said curve, thence Northwesterly on a curve concave to the Southwest having a radius of 227.84 feet to the end of said curve and a chord bearing of N.12°12'34"W., 227.84 feet, thence Northwesterly on a curve concave to the Southwest having a radius of 175.00 feet, thence Northwesterly on a curve concave to the South having a chord bearing of N.07°16'16"W., a chord distance of 154.86 feet to the end of said curve, thence Northwesterly on a curve concave to the South having a radius of 125.00 feet, thence Northwesterly on a curve and a right-of-way a chord bearing of N.87°51'42"W., a chord distance of 365.92 feet, thence S.87°51'42"W., 55.53 feet, thence S.00°08'18"E., 530.00 feet to the Point of Beginning, containing 5.10 acres, more or less.

LEGEND

- DENOTES UTILITY, CANY, EASEMENT, AND BUILDING SETBACK LINE
- DENOTES UTILITY AND DRAINAGE EASEMENT LINE
- DENOTES HIGH-RID MONUMENT
- DENOTES STONE MONUMENT
- DENOTES LAND LINE

NO PART OF THIS FINAL PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

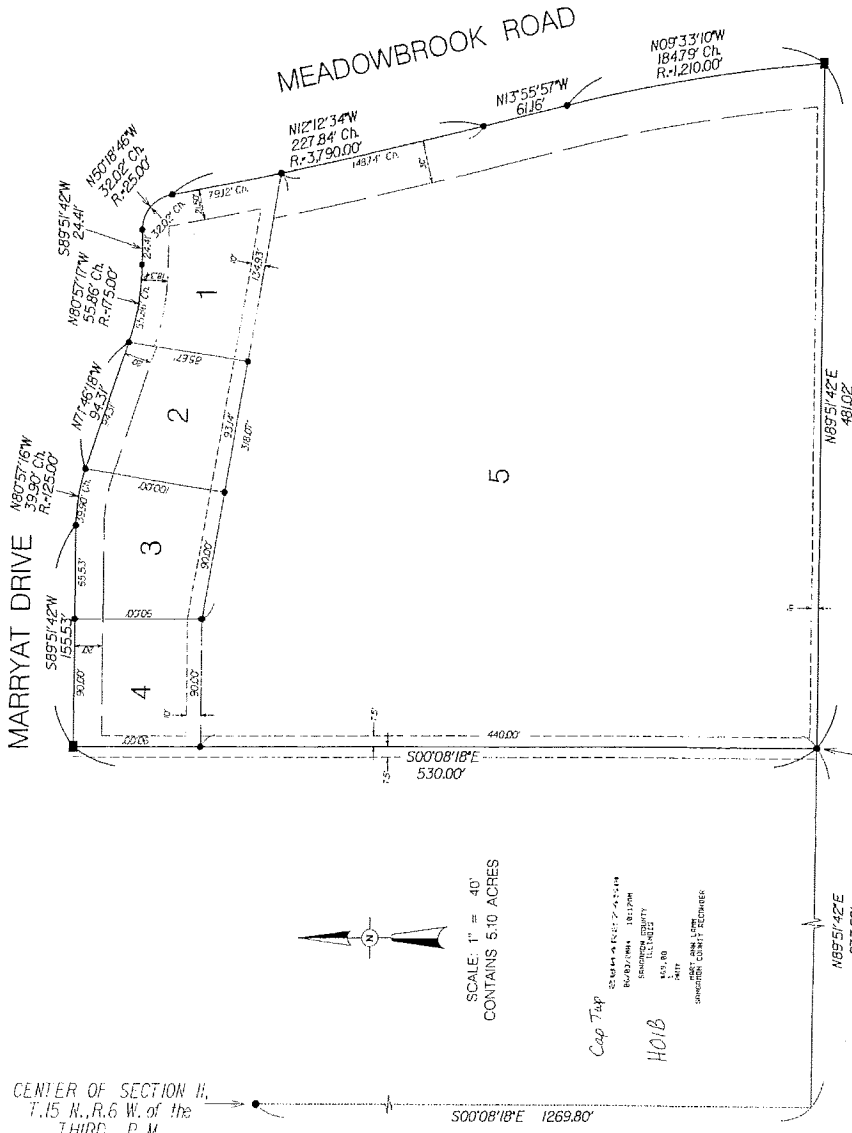
The following plat has been filed in accordance with the Illinois Land Surveying Act, Chapter 120, Illinois Compiled Statutes (605 ILCS 120), and the Illinois Surveying Code, as amended.

Dated: APR 20, 2011
 By: *[Signature]*
 Surveyor: *[Signature]*
 State: ILLINOIS

ILLINOIS PROFESSIONAL REGISTERED LAND SURVEYOR NO. 1869
 DATE: MARCH, 2011



REVISIONS			A REDIVISION OF LOT 1 & LOT 2 OF COBBLESTONE ESTATES TENTH ADDITION, SCALE: 1" = 40' AMENDED FINAL PLAT DRAWN BY: MAS CHECKED BY: JAK DATE: 03/20/11 SHEET NO. 1 OF 1 TOTAL
NO.	DATE		
1	MAR 10, 2011		



- ### NOTES
- SEE RESTRICTIVE COVENANTS FOR BUILDING SET BACK REQUIREMENTS FOR INDIVIDUAL LOTS
 - ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES
 - PACED AT STREET INTERSECTIONS ARE PAVED FEET UNLESS NOTED OTHERWISE
 - LOT 1 WILL HAVE NO ACCESS TO MEADOWBROOK RD.
 - LOT 5 WILL HAVE ONLY ONE (1) ACCESS TO MEADOWBROOK RD.

COBBLESTONE ESTATES
 4TH ADDITION

OWNER & DEVELOPER
 HEURING PROPERTIES LLC
 7592 SOUTHRIDGE DR.
 NEW BERN, ILL. 62670
 CONTACT: 618-759-9359
 PHONE: 618-759-9359

CENTER OF SECTION 11,
 T.15 N., R.6 W. of the
 THIRD P.M.
 500'08'18"E 1269.80'

SCALE: 1" = 40'
 CONTAINS 5.10 ACRES

Cap Twp
 H01B
 100' RB
 100' RB
 SURVEYOR'S CORNER RECORDS

NOTICE

DOCUMENT# 2004 R 27450

DESCRIPTION: AMENDED FINAL

PLAT: A Redivision of Lot 1

and Lot 2 of Cobblestone

Estates TENTH Addition; Pt of the

SE 1/4 of Sec 11, T15N R6W of the 3rd PM

DATE: 6 - 3 - 2004

CABINET: H - OIB

6-9-2000
2000 R 21901

000456