

OWNER: CAGNONI DEVELOPMENT, LLC
 900 CHRISTOPHER LANE
 SUITE 2
 SPRINGFIELD, ILLINOIS 62712
 (217) 726-6633

CAPITAL TOWNSHIP
 PART OF P.I.N. 22-34-177-003

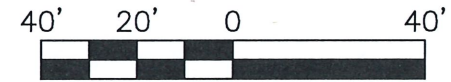
PLAT OF SURVEY

Lot 46 of Cheryl Estates recorded as Document Number 390392 in the Sangamon County Recorder's Office being Part of the Northwest Quarter of Section 34, Township 15 North, Range 5 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois, EXCEPT that part being more particularly described as follows:

Beginning at an iron pin found at the Southwest corner of Lot 45 of said Cheryl Estates; thence South 47 degrees 56 minutes 44 seconds East on the South line of said Lot 45, a distance of 243.00 feet to an iron pin found at the Southeast corner of said Lot 45; thence South 36 degrees 48 minutes 29 seconds West on the East line of said Lot 46, a distance of 35.17 feet to an iron pin set; thence North 45 degrees 56 minutes 36 seconds West, a distance of 245.90 feet to an iron pin set on the East right of way line of South Sixth Street Frontage Road East being the beginning of a curve concave to the Southeast having a radius of 1075.92 feet; thence Northeasterly on said curve right and said East right of way line, a chord bearing of North 41 degrees 02 minutes 05 seconds East, a chord distance of 26.43 feet to the point of beginning. Containing 30,045.099 square feet (0.690 acres), more or less.



MARTIN ENGINEERING COMPANY
 of Illinois
 CONSULTING ENGINEERS/LAND SURVEYORS
 (ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004556)
 3695 SOUTH 6TH STREET FRONTAGE ROAD WEST, SPRINGFIELD, ILLINOIS 62703
 Phone : (217) 698-8900, Fax : (217) 698-8922, E-Mail : mecmail@martinengineeringco.com



SCALE : 1" = 40'

DATE: MAY 27, 2022

AREA = 30,045.099 S.F.±
 0.690 ACRES±

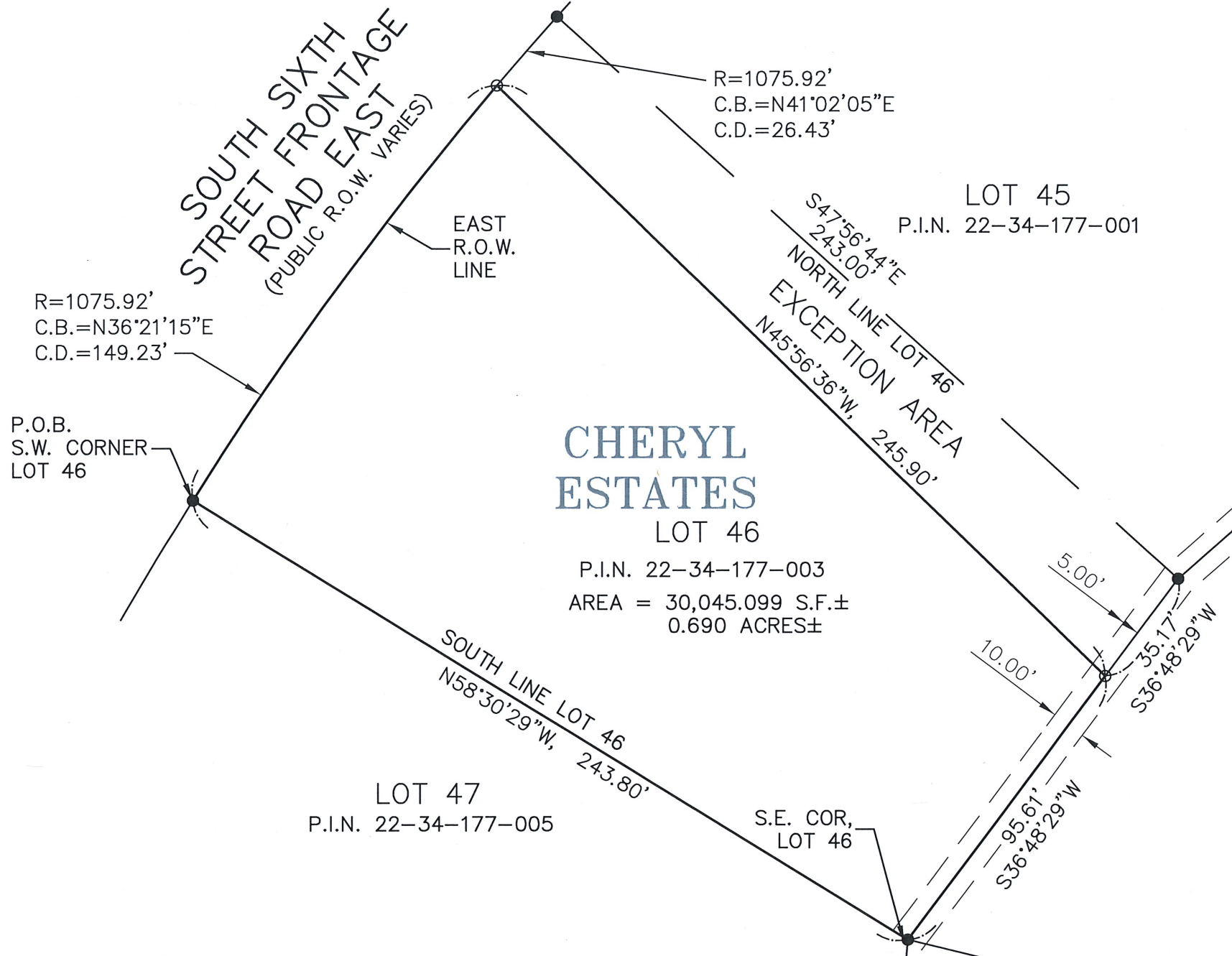


LEGEND

○ - SET 5/8" IRON PIN

● - FOUND IRON PIN

— — — — — EXISTING DRAINAGE AND UTILITY EASEMENT



FIELD WORK COMPLETED MAY, 2022.

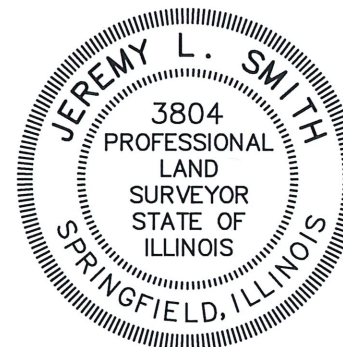
BASIS OF BEARING IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83 - WEST ZONE)

NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0410F, (EFFECTIVE DATE: AUGUST 2, 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 MAY, 2022, 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 27, 2022
 LICENSE EXP. DATE : NOV. 30, 2022