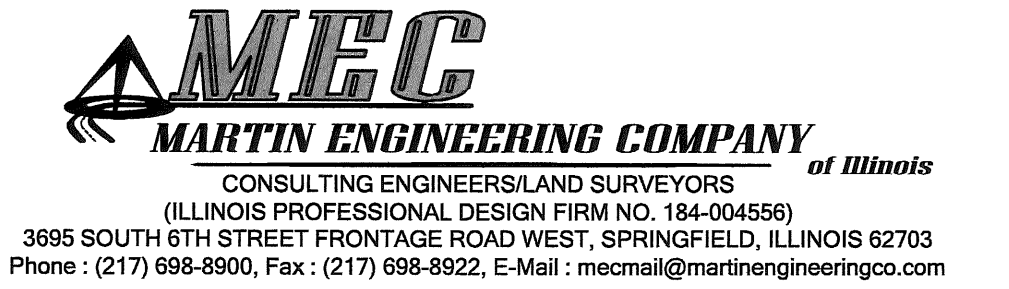


OLD TIPTON ESTATES FOURTH ADDITION

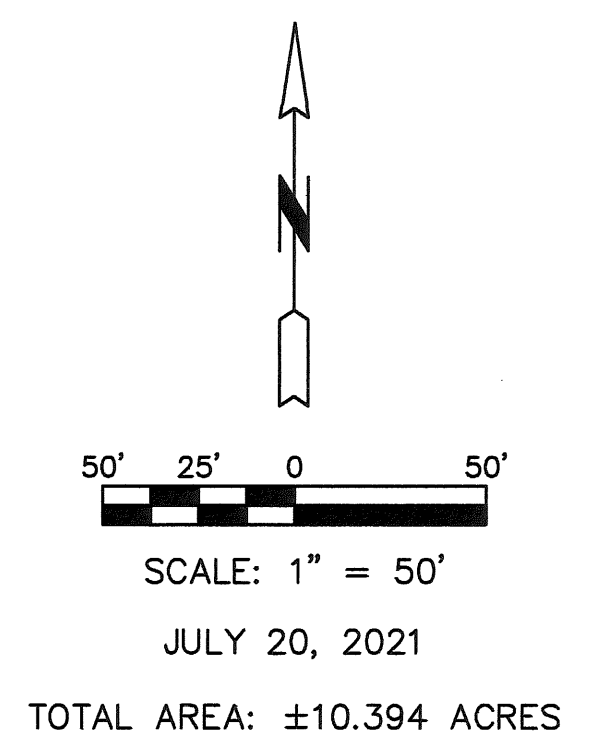
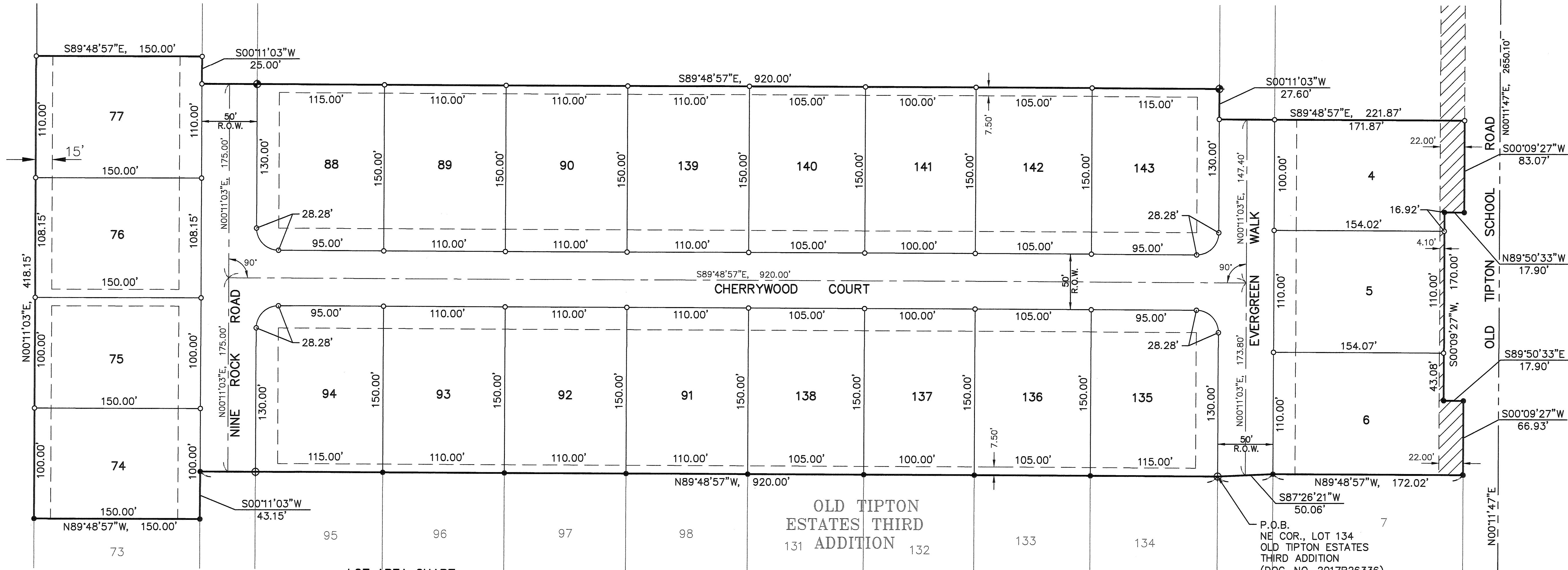
SHERMAN, ILLINOIS
FINAL PLAT



THE FINAL PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE VILLAGE BOARD FOR APPROVAL SUBJECT TO THE CERTIFICATIONS SET FORTH IN SECTION 11-3D-2 AND SUBSECTION 11-3D-4B OF THE SUBDIVISION ORDINANCE OF THE VILLAGE CODE OF SHERMAN, ILLINOIS, 1985, AS AMENDED.

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SHERMAN, SANGAMON COUNTY, ILLINOIS. CONTAINING (452,762.461 SQ. FT.) 10.394 ACRES, MORE OR LESS.

DATED : _____
BY : _____
VILLAGE ENGINEER
APPROVED: _____
PRESIDENT, VILLAGE OF SHERMAN BOARD OF TRUSTEES
ATTEST: _____
VILLAGE CLERK



LOT AREA CHART

LOT	SQUARE FEET	ACRES
4	16,886.519 ±	0.388 ±
5	16,945.179 ±	0.389 ±
6	18,148.500 ±	0.417 ±
74	15,000.000 ±	0.344 ±
75	15,000.000 ±	0.344 ±
76	16,222.327 ±	0.372 ±
77	16,500.000 ±	0.379 ±
88	17,164.159 ±	0.394 ±
89	16,499.977 ±	0.379 ±
90	16,500.023 ±	0.379 ±
91	16,500.000 ±	0.379 ±
92	16,500.023 ±	0.379 ±
93	16,499.977 ±	0.379 ±
94	17,164.159 ±	0.394 ±
135	17,164.159 ±	0.394 ±
136	15,750.000 ±	0.362 ±
137	15,000.000 ±	0.344 ±
138	15,750.000 ±	0.362 ±
139	16,500.000 ±	0.379 ±
140	15,750.000 ±	0.362 ±
141	15,000.000 ±	0.344 ±
142	15,750.000 ±	0.362 ±
143	17,164.159 ±	0.394 ±

NOTES

- ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.
- ALL CORNER RADII AT STREET INTERSECTIONS ARE 20 FEET UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ALONG STREET RIGHT OF WAY ARE 20 FEET.
- ALL EASEMENTS ALONG INTERIOR LOT LINES ARE 15 FEET CENTERED ON THE LOT LINES, UNLESS OTHERWISE NOTED.
- NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0100F, (EFFECTIVE DATE: AUGUST 2, 2007).

FIELD WORK COMPLETED JULY, 2021.

BASIS OF BEARING IS N00°11'47"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35. (ASSUMED)

EAST LINE, NE 1/4, SEC. 35, T17N, R5W, 3 P.M.

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

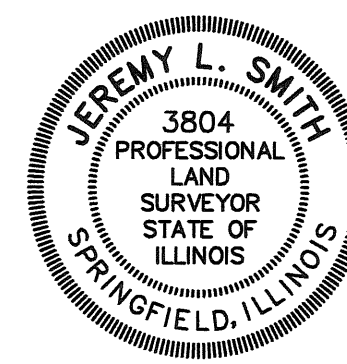
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT, IN THE MONTH OF JULY, 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 : JULY 20, 2021

LICENSE EXP. DATE : NOV. 30, 2022



LEGEND

- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET
- FOUND STONE
- IRON PIN FOUND IN CONCRETE
- IRON PIN SET IN CONCRETE
- - - UTILITY, CATV AND/OR DRAINAGE EASEMENT
- - - CENTERLINE
- - - SECTION LINE
- ▨ EXISTING PERMANENT OLD TIPTON TRAIL EASEMENT (DOC. NO. 2021R11453)

IRON PIN FOUND
SE COR., NE 1/4, SEC. 35, T17N, R5W, 3 P.M.
DOC. NO. 2011R30784

OWNER & SUBDIVIDER

LUKER/CARTER DEVELOPMENT, LLC.
#2 CARTER LANE
SPRINGFIELD, ILLINOIS 62707
CONTACT: JOE B. CARTER (217) 544-7449

ENGINEER & LAND SURVEYOR

MARTIN ENGINEERING COMPANY
3695 SOUTH 6TH STREET FRONTAGE ROAD WEST
SPRINGFIELD, ILLINOIS 62703
(217) 698-8900