

OWNER: SOUTHEAST HIGH SCHOOL
SPFLD. PUBLIC SCHOOL DIST. #186
OPERATIONS & MAINTENANCE
530 WEST REYNOLDS STREET
SPRINGFIELD, ILLINOIS 62702

CAPITAL TOWNSHIP

PART OF P.I.N. 22-02-327-041
PART OF P.I.N. 22-02-401-014

PLAT OF RIGHT OF WAY
(LEGAL DESCRIPTIONS)

ROW 1

Part of the Northeast Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 5 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois, more particularly described as follows:

Commencing at an iron pin found at the Southeast corner of Lot 18 in Gloria Lane, recorded as Document Number 285597 in the Sangamon County Recorder's Office; thence South 02 degrees 21 minutes 59 seconds East on the North right of way line of Cornell Avenue, a distance of 5.00 feet; thence North 87 degrees 38 minutes 01 seconds East on said North right of way line, a distance of 234.24 feet to an iron pin set at the point of beginning.

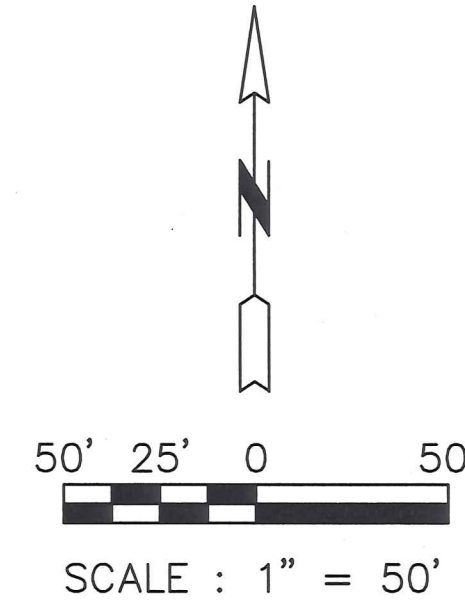
From said point of beginning; thence North 82 degrees 31 minutes 35 seconds East, a distance of 120.00 feet to an iron pin set; thence North 86 degrees 26 minutes 30 seconds East, a distance of 294.16 feet to an iron pin set; thence South 89 degrees 33 minutes 25 seconds East, a distance of 180.36 feet to an iron pin set; thence North 87 degrees 32 minutes 27 seconds East, a distance of 109.09 feet to an iron pin set on the East line of said Northeast Quarter of the Southwest Quarter of Section 2; thence South 01 degrees 40 minutes 09 seconds East on said East line, a distance of 7.00 feet to an iron pin set on said North right of way line of Cornell Avenue; thence South 87 degrees 32 minutes 27 seconds West on said North right of way line; a distance of 702.76 feet to the point of beginning. Containing 7,388.085 square feet (0.170 acres), more or less.

ROW 2

Part of the Northwest Quarter of the Southeast Quarter of Section 2, Township 15 North, Range 5 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois, more particularly described as follows:

Commencing at an iron pin found at the Southeast corner of Lot 18 in Gloria Lane, recorded as Document Number 285597 in the Sangamon County Recorder's Office; thence South 02 degrees 21 minutes 59 seconds East on the North right of way line of Cornell Avenue, a distance of 5.00 feet; thence North 87 degrees 38 minutes 01 seconds East on said North right of way line, a distance of 234.24 feet to an iron pin set; thence North 87 degrees 32 minutes 27 seconds East on said North right of way line, a distance of 936.78 feet to an iron pin set at the point of beginning.

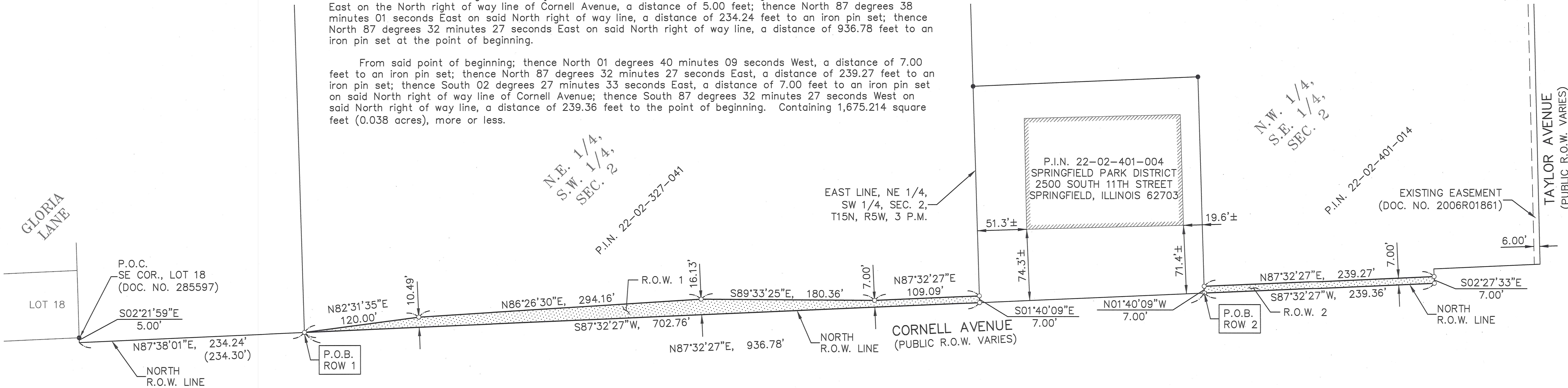
From said point of beginning; thence North 01 degrees 40 minutes 09 seconds West, a distance of 7.00 feet to an iron pin set; thence North 87 degrees 32 minutes 27 seconds East, a distance of 239.27 feet to an iron pin set; thence South 02 degrees 27 minutes 33 seconds East, a distance of 7.00 feet to an iron pin set on said North right of way line of Cornell Avenue; thence South 87 degrees 32 minutes 27 seconds West on said North right of way line, a distance of 239.36 feet to the point of beginning. Containing 1,675.214 square feet (0.038 acres), more or less.



DATE: FEBRUARY 13, 2025

LEGEND

- - SET 5/8" IRON PIN
- - FOUND IRON PIN
- ▨ - RIGHT OF WAY BEING CONVEYED
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- 100.00' - MEASURED DISTANCE (THIS SURVEY)
- (100.00') - RECORDED DISTANCE (OR DEED DISTANCE)
- //// - EXISTING BUILDING LIMITS



The undersigned is the owner 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 The City of Springfield.

Owner: _____

Attest: _____

Its _____

Date Signed: _____

AREAS

TRACT 1	7,388.085 S.F.±	= 0.170 AC.±
TRACT 2	1,675.214 S.F.±	= 0.038 AC.±
TOTAL	9,063.299 S.F.±	= 0.208 AC.±

FIELD WORK COMPLETED FEBRUARY, 2025.

BASIS OF BEARING IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM. (NAD 83 - ILLINOIS WEST ZONE, U.S. SURVEY FEET) (GEOID 18)

NO PART OF THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER MAP NUMBER 17167C0265F, (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 FEBRUARY, 2025, 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: FEBRUARY 13, 2025

LICENSE EXP. DATE: NOV. 30, 2026