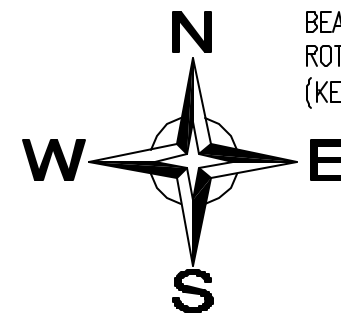


**AREA SUMMARY**

LOT 1: 8717 SQ. FT. 0.200 ACRES	LOT 12: 7700 SQ. FT. 0.1768 ACRES
LOT 2: 8400 SQ. FT. 0.1928 ACRES	LOT 13: 8911 SQ. FT. 0.2046 ACRES
LOT 3: 8400 SQ. FT. 0.1928 ACRES	LOT 14: 9085 SQ. FT. 0.2086 ACRES
LOT 4: 8382 SQ. FT. 0.1924 ACRES	LOT 15: 13344 SQ. FT. 0.3063 ACRES
LOT 5: 9780 SQ. FT. 0.2245 ACRES	LOT 16: 14957 SQ. FT. 0.3434 ACRES
LOT 6: 8197 SQ. FT. 0.1882 ACRES	LOT 17: 12863 SQ. FT. 0.2953 ACRES
LOT 7: 11950 SQ. FT. 0.2743 ACRES	LOT 18: 8578 SQ. FT. 0.1969 ACRES
LOT 8: 14947 SQ. FT. 0.3431 ACRES	LOT 19: 10186 SQ. FT. 0.2338 ACRES
LOT 9: 13884 SQ. FT. 0.3187 ACRES	LOT 20: 8383 SQ. FT. 0.1924 ACRES
LOT 10: 9290 SQ. FT. 0.2133 ACRES	LOT 21: 8400 SQ. FT. 0.1928 ACRES
LOT 11: 9125 SQ. FT. 0.2095 ACRES	LOT 22: 8400 SQ. FT. 0.1928 ACRES
LOT 12: 7700 SQ. FT. 0.1768 ACRES	LOT 23: 8919 SQ. FT. 0.2048 ACRES

TOTAL AREA TO BE SUBDIVIDED:  
(INCLUDING ROAD RIGHT-OF-WAY):  
295075 SQ. FT.  
6.7740 ACRES



BEARINGS SHOWN HEREON HAVE BEEN  
ROTATED TO MATCH PLAT OF RECORD,  
(KENNEDY ADDITION, HANGER 543)



VICINITY MAP

**CLIENT**

JASON GATES  
1560 GLEN EAGLE  
PADUCAH, KY. 42001

**OWNER**

MGJ OF CARM, INC.  
PO BOX 368  
CARM, ILLINOIS 62821

**SOURCE OF TITLE**

DEED BOOK 747, PAGE 252  
PLAT HANGER 573

**ZONING INFORMATION**

THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED "R-4" (GENERAL RESIDENCE)

MAXIMUM BUILDING HEIGHT - 3 STORIES OR 45 FEET

MINIMUM YARD REQUIREMENTS:

FRONT - 25 FT.  
SIDE - 6 FT.  
REAR - 25 FT.

MINIMUM LOT WIDTH: 50 FT.

**INTENT**

THE INTENT OF THIS PLAT OF SURVEY IS TO ABOLISH LOTS 1 THRU 13 AND LOTS 25 THRU 30 OF THE KENNEDY ADDITION AND TO RESUBDIVIDE AS SHOWN HEREON.

**NOTES**

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE PROTECTIVE COVENANTS AS SHOWN ON THE PLAT OF THE KENNEDY ADDITION TO THE CITY OF METROPOLIS, ILLINOIS, SAID PLAT HAVING BEEN RECORDED MARCH 26, 1996 IN THE OFFICE OF THE RECORDER, MASSAC COUNTY, ILLINOIS, PLAT HANGER 573.

**MAYOR'S CERTIFICATION OF CITY APPROVAL**

I HEREBY CERTIFY THAT THE PROPOSED DEDICATION OF THE DRIVES, LANES, AVENUES & ALLEYS LOCATED IN PHEASANT COVE SUBDIVISION AS SHOWN HEREON, HAVE BEEN FOUND TO BE BENEFICIAL TO THE PUBLIC INTEREST AND ARE SUITABLE FOR IMMEDIATE OR FUTURE ACCEPTANCE BY THE CITY OF METROPOLIS.

MAYOR, CITY OF METROPOLIS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF FINAL PLAT APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF METROPOLIS, ILLINOIS AND IT IS THE RECOMMENDATION OF THIS COUNCIL THAT FINAL APPROVAL BE GIVEN.

CITY COUNCIL MEETING DATE: \_\_\_\_\_

CHAIRMAN OR SECRETARY OF THE METROPOLIS CITY COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:96,222.

DATE OF SURVEY: SEPT. 28, 2005.

RONALD S. BACON, I.L.S. #3586 \_\_\_\_\_ DATE \_\_\_\_\_

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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL ROAD RIGHT-OF-WAY FOR PUBLIC USE AS NOTED.

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

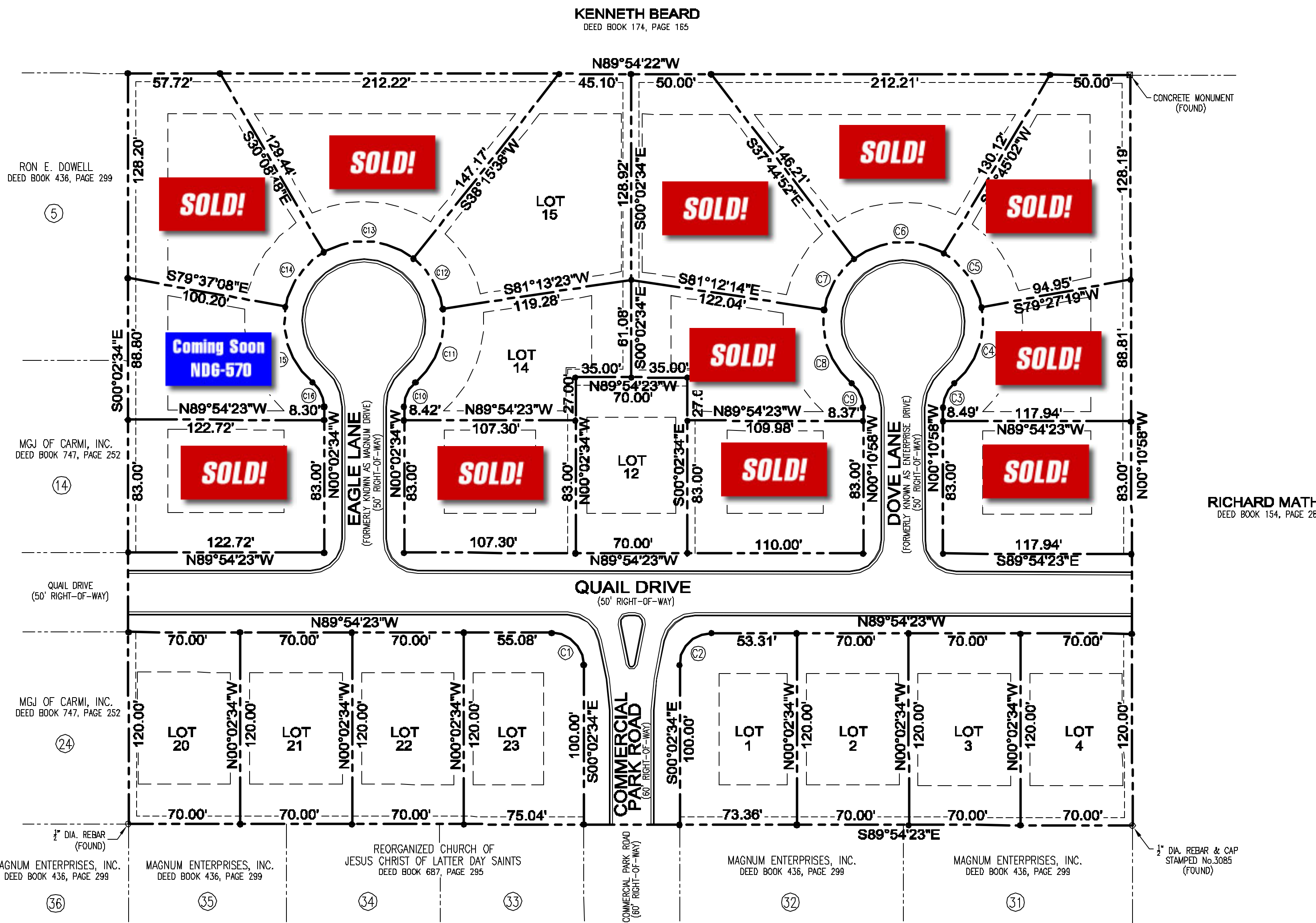
**NOTARY PUBLIC**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS THIS DAY PRODUCED TO ME IN THIS AFORESAID STATE AND COUNTY OF \_\_\_\_\_ ACKNOWLEDGED BY \_\_\_\_\_ TO BE THEIR VOLUNTARY ACT AND DEED.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MY COMMISSION AS NOTARY WILL EXPIRE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

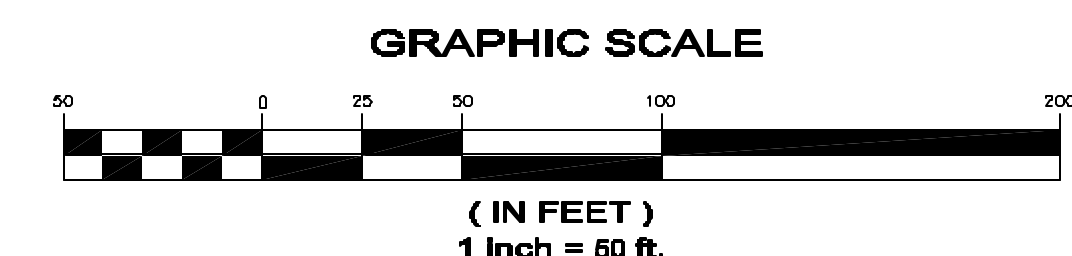
NOTARY PUBLIC  
ILLINOIS, STATE AT LARGE



**THE KENNEDY ADDITION**  
TO THE CITY OF METROPOLIS, ILLINOIS  
HANGER 543

**CURVE TABLE**

CURVE No.1 CHORD BEARING: N44°58'29"W CHORD DISTANCE: 28.25' RADIUS: 20.00' ARC DISTANCE: 31.37'	CURVE No.9 CHORD BEARING: N25°02'25"W CHORD DISTANCE: 16.90' RADIUS: 20.00' ARC DISTANCE: 17.45'
CURVE No.2 CHORD BEARING: S45°01'32"W CHORD DISTANCE: 28.32' RADIUS: 20.00' ARC DISTANCE: 31.46'	CURVE No.10 CHORD BEARING: S24°57'17"W CHORD DISTANCE: 16.90' RADIUS: 20.00' ARC DISTANCE: 17.45'
CURVE No.3 CHORD BEARING: S24°57'16"W CHORD DISTANCE: 16.90' RADIUS: 20.00' ARC DISTANCE: 17.45'	CURVE No.11 CHORD BEARING: S20°35'15"W CHORD DISTANCE: 49.04' RADIUS: 20.00' ARC DISTANCE: 51.25'
CURVE No.4 CHORD BEARING: S19°42'13"W CHORD DISTANCE: 50.37' RADIUS: 50.00' ARC DISTANCE: 52.79'	CURVE No.12 CHORD BEARING: S30°15'29"E CHORD DISTANCE: 36.62' RADIUS: 50.00' ARC DISTANCE: 37.49'
CURVE No.5 CHORD BEARING: S34°53'50"E CHORD DISTANCE: 41.23' RADIUS: 50.00' ARC DISTANCE: 42.50'	CURVE No.13 CHORD BEARING: S85°56'35"E CHORD DISTANCE: 56.21' RADIUS: 50.00' ARC DISTANCE: 59.70'
CURVE No.6 CHORD BEARING: N86°30'05"E CHORD DISTANCE: 56.28' RADIUS: 50.00' ARC DISTANCE: 59.78'	CURVE No.14 CHORD BEARING: N35°07'02"E CHORD DISTANCE: 41.84' RADIUS: 50.00' ARC DISTANCE: 43.17'
CURVE No.7 CHORD BEARING: N30°31'28"E CHORD DISTANCE: 37.02' RADIUS: 50.00' ARC DISTANCE: 37.92'	CURVE No.15 CHORD BEARING: N19°49'42"W CHORD DISTANCE: 50.32' RADIUS: 50.00' ARC DISTANCE: 52.73'
CURVE No.8 CHORD BEARING: N20°37'15"W CHORD DISTANCE: 49.12' RADIUS: 50.00' ARC DISTANCE: 51.34'	CURVE No.16 CHORD BEARING: N25°02'25"W CHORD DISTANCE: 16.90' RADIUS: 20.00' ARC DISTANCE: 17.45'



**LEGEND**

- EXISTING PROPERTY MARKER (AS NOTED)
- 1/2" DIA. REBAR & CAP STAMPED "C.E.T. I.L.S.#3586" (SET)
- PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- MINIMUM BUILDING LINE
- - - - - PUBLIC UTILITY EASEMENT

PROJECT NO. : 06287	DATE: SEPT. 2005
DRAWN BY: J.WOOD	CHECKED BY:
REV. DESCRIPTION	BY DATE

**GEOTECH**  
ENGINEERING & TESTING, INC.  
500 SOUTH 17th STREET  
MURRAY, KY 42071  
PHONE - 270.755.7507  
FAX - 270.759.4550  
www.geotechengineering.net

PHEASANT COVE SUBDIVISION  
LOTS 1, THRU 13 AND LOTS 25 THRU 30  
COMMERCIAL PARK ROAD  
METROPOLIS, MASSAC COUNTY, ILLINOIS  
RESUBDIVISION OF A PART OF THE KENNEDY ADDITION