FINAL PLAT
OF
OAK VIEW ESTATES
SECOND ADDITION

PART OF THE NORTHEAST QUARTER OF SECTION 30 AND PART OF THE SOUTHEAST QUARTER OF SECTION 19 ALL IN TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 4TH P.M.

VILLAGE OF COAL VALLEY, HENRY COUNTY, ILLINOIS.

LEGEND

———	BOUNDARY OF SUBDIVISION
000.00'	MEASURED DISTANCE
(000.00')	PLATTED/DEEDED DISTANCE
■	SET CONCRETE MONUMENT
•	SET 5/8" CAPPED IRON PIN
F/O	FOUND MONUMENTATION
- - - - -	EASEMENT LINE
——·——	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT

N

0 100 200
Scale: 1" = 100'

OAKWOOD COUNTRY CLUB

OAKWOOD COUNTRY CLUB

NW COR. OF THE SE 1/4 SEC. 30 T17N, R1E, 4TH P.M. FND. 5/8" I.R.

S. LINE NE 1/4 SEC. 19

1318.00'

N. LINE NE 1/4 SEC. 30

N89°00'00"W 100.00'

N00°01'43"W 77.05'

W. LINE E1/2 NE1/4 SEC 30

N00°01'43"W 1480.00'

10' U.E.

BUILDING SETBACK LINE

SAWGRASS DRIVE

OAKWOOD CIRCLE

SHAFFER DRIVE

TRACT "A-1" (SHOWN ON SURVEY BY BEDNO ENG. CONSULTANTS DOC. NO. 88R14648)

(RESIDENTIAL)

WELL LOT

TRACT CONVEYED TO LOT 25 IN OAK VIEW ESTATES FIRST ADDITION, THE ENTIRE TRACT IS ENCUMBERED WITH A DRAINAGE AND UTILITY EASEMENT (DOC. NO. 89R03268).

N78°19'25"E 50.02'

P.O.B.

FOUND CONC. MONUMENT

S10°14'18"E 313.98' (314.01')

S10°14'18"E 312.88'

S00°01'43"E 488.14'

N00°00'00"E 299.19'

N00°00'00"W 154.88'

N78°15'39"W 118.41'

192.36'

S10°15'46"W

Δ = 09°51'25"
R = 525.00'
L = 90.32'
CHD = 90.21'
S74°08'31"E

150.00'

S20°48'32"W

S30°59'24"W 168.08'

OAK VIEW ESTATES FIRST ADDITION

OAKMONT DRIVE

OAKWOOD PLACE SUBDIVISION

BUTSSE ADDITION

OAKWOOD COUNTRY CLUB

N00°00'00"W (BASIS OF BEARING)

1313.36'

111.04'

N00°00'00"W

E. LINE NE 1/4 SEC. 30

175.00'

N00°04'05"W

FOUND CONC. MONUMENT

FOUND 1/2" SQ. PIN

NE COR. NE 1/4 SEC. 30, T17N, R1E, 4TH P.M.

E. LINE SE 1/4 SEC.

OWNER