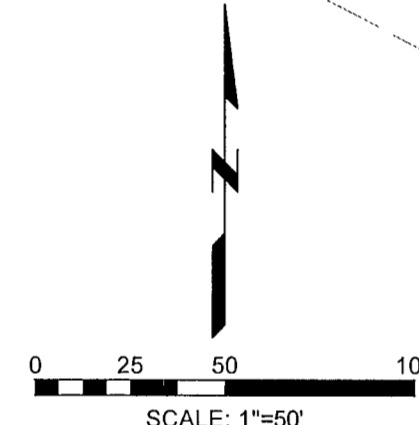
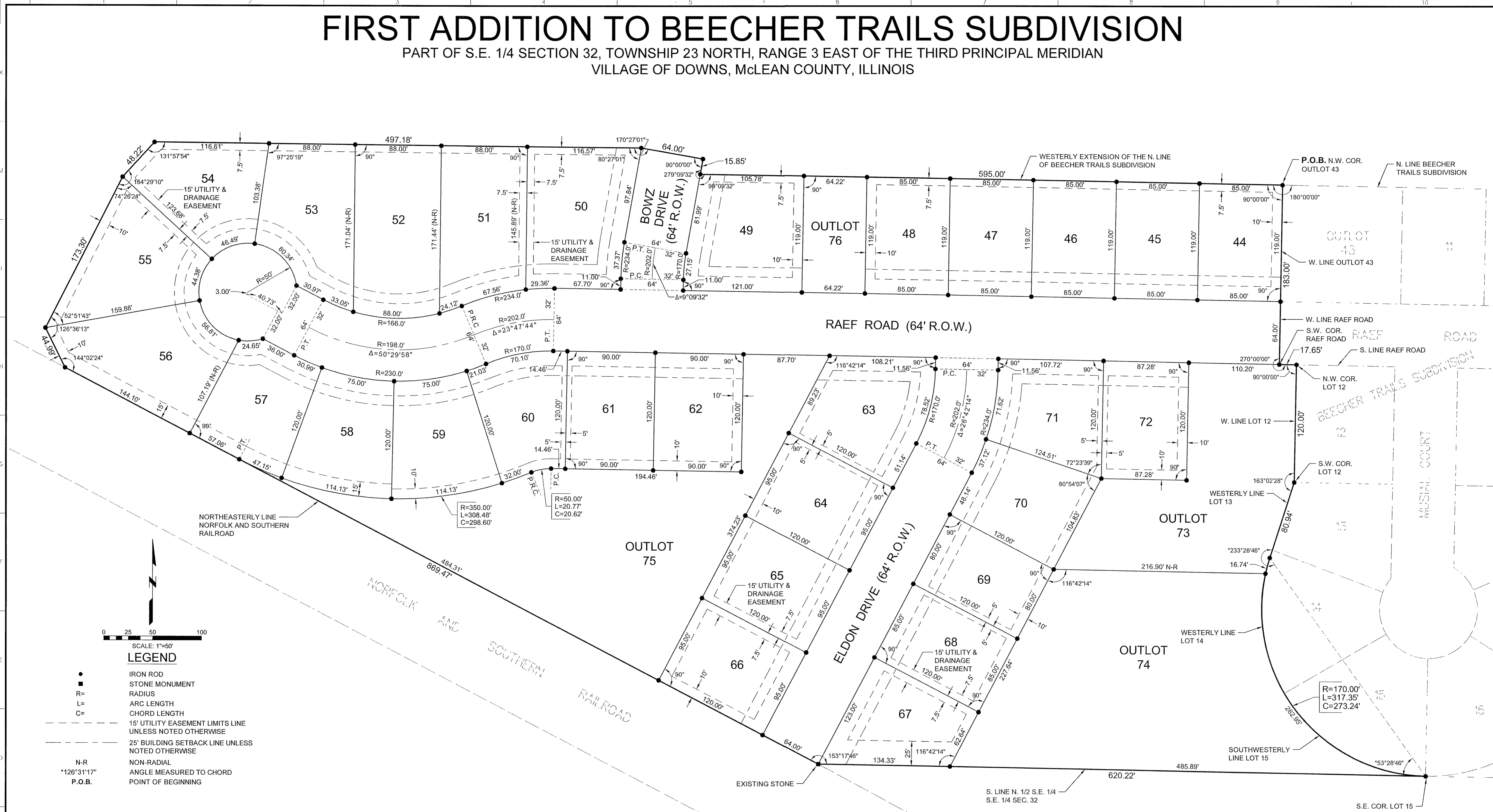


FIRST ADDITION TO BEECHER TRAILS SUBDIVISION

PART OF S.E. 1/4 SECTION 32, TOWNSHIP 23 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN
VILLAGE OF DOWNS, McLEAN COUNTY, ILLINOIS



LEGEND

- IRON ROD
- STONE MONUMENT
- R= RADIUS
- L= ARC LENGTH
- C= CHORD LENGTH
- - - 15' UTILITY EASEMENT LIMITS LINE UNLESS NOTED OTHERWISE
- - - 25' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE
- N-R NON-RADIAL
- *126°31'17" ANGLE MEASURED TO CHORD
- P.O.B. POINT OF BEGINNING

SURVEYOR'S DECLARATION

The following described property has been surveyed and platted under my direction:

A part of the Southeast Quarter of Section 32, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northwest Corner of Outlot 43 in Beecher Trails Subdivision in the Village of Downs, McLean County, Illinois according to the plat thereof recorded March 11, 2015 as Document No. 2015-3993 in the McLean County Recorder's Office. From said Point of Beginning, thence west 595.00 feet along the Westerly Extension of the North Line of said Beecher Trails Subdivision which forms an angle to the right of 180°-00'-00" with said North Line; thence northerly 15.85 feet along a line which forms an angle to the right of 279°-09'-32" with the last described course; thence westerly 64.00 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course; thence west 497.18 feet along a line which forms an angle to the right of 170°-27'-01" with the last described course; thence southwest 48.22 feet along a line which forms an angle to the right of 131°-57'-54" with the last described course; thence southwest 173.30 feet along a line which forms an angle to the right of 164°-29'-10" with the last described course; thence southeast 44.99 feet along a line which forms an angle to the right of 126°-36'-13" with the last described course to the Northeastery Line of the Norfolk and Southern Railroad; thence southeasterly 869.47 feet along said Northeastery Line which forms an angle to the right of 144°-02'-24" with the last described course to a found stone on the South Line of the North Half of the Southeast Quarter of said Southeast Quarter; thence east 620.22 feet along said South Line which forms an angle to the right of 153°-17'-46" with the last described course to the Southeast Corner of Lot 15 in said Beecher Trails Subdivision; thence northwesterly and northerly 317.35 feet along the Southwesterly Line of Lot 15 and the Westerly Line of Lot 14 in said Beecher Trails Subdivision being the arc of a curve concave to the northeast with a radius of 170.00 feet and the 273.24 foot chord of said arc forms an angle to the right of 53°-28'-46" with the last described course; thence northerly 80.94 feet along the Westerly Line of Lot 14 and the Westerly Line of Lot 13 in said Beecher Trails Subdivision which forms an angle to the

right of 233°-28'-46" with the last described chord to the Southwest Corner of Lot 12 in said Beecher Trails Subdivision; thence north 120.00 feet along the West Line of said Lot 12 which forms an angle to the right of 163°-02'-28" with the last described course to the Northwest Corner thereof; being on the South Line of Raef Road in said Beecher Trails Subdivision; thence west 17.65 feet along said South Line which forms an angle to the right of 90°-00'-00" with the last described course to the Southwest Corner of said Raef Road; thence north 183.00 feet along the West Line of said Raef Road and the West Line of Outlot 43 in said Beecher Trails Subdivision which forms an angle to the right of 270°-00'-00" with the last described course to the Point of Beginning.

Said property contains 13.976 acres, more or less.

This property has been subdivided into 29 lots, numbered 44 through 72, inclusive, 4 Outlots numbered 73 through 76, inclusive, the streets and easements as shown. Said Subdivision is to be known as "First Addition to Beecher Trails Subdivision" in the Village of Downs, McLean County, Illinois.

This Subdivision lies within Zone X (Areas Determined to be Outside the 0.2% Annual Chance Floodplain) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for McLean County, Illinois, Map No. 17113C0520 E, Community No. 170931, dated July 16, 2008.

Witness my hand and seal this 18th day of July, 2016.

FARNSWORTH GROUP, INC.
2709 McGRAW DRIVE
BLOOMINGTON, IL 61704

By: *Brent A. Bazan*
Brent A. Bazan
Professional Land Surveyor No. 3715



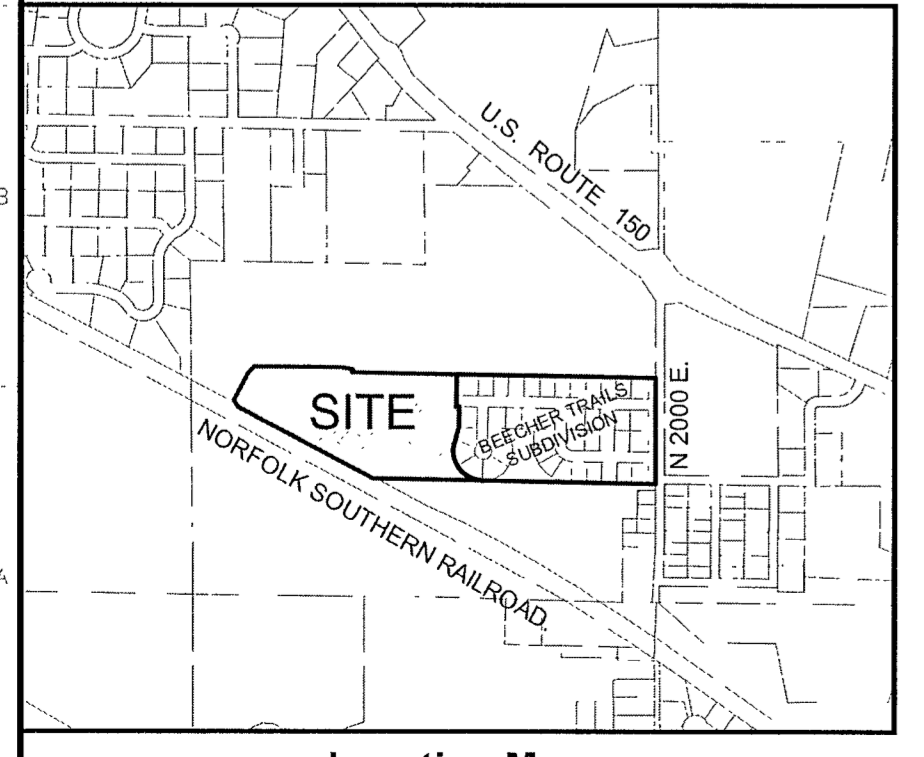
DATE: 7-18-16
EXP. DATE: 11-30-2016
DESIGN FIRM REGISTRATION NO. 184-001856

- Notes:**
1. Part of PIN 22-32-426-009.
 2. Dimensions shown along curved lot lines are chord distances.
 3. Lot lines extending from curved street lines are radial unless noted otherwise.
 4. The entire areas of Outlots 73 through 76 are subject to utility easements.

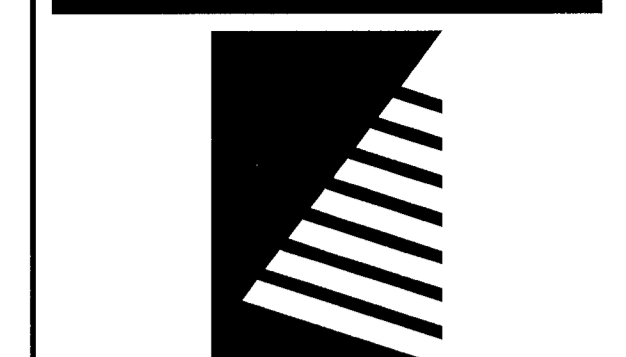
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Page: 1 of 14
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Hobart County, IL
Kathy Michael County Clerk/Recording
File: 2016-00015834

OWNER / DEVELOPER:
MM BOWERS, INC.
19690 JO SARAH COURT
BLOOMINGTON, IL 61705

ATTORNEY:
TODD BUGG
DUNN LAW FIRM
1001 N. MAIN STREET, SUITE A
BLOOMINGTON, IL 61701
309-828-6241



Location Map
Not to Scale



Farnsworth GROUP

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:

PROJECT:

FIRST ADDITION TO BEECHER TRAILS SUBDIVISION

DOWNS, ILLINOIS

Date: 7-18-16

Design/Drawn: DJM

Reviewed:

Book No.: 2935/62 Field: 7-18-16

Project No.: 0150897.00

SHEET TITLE
FINAL PLAT

SHEET NUMBER:

1