

# THE GROVE ON KICKAPOO CREEK SEVENTH ADDITION

PART OF SE 1/4 & NE 1/4 SECTION 9, TOWNSHIP 23 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN  
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS

## LEGEND

- IRON ROD
- ⊗ RAILROAD SPIKE
- R= RADIUS
- L= ARC LENGTH
- C= CHORD LENGTH
- ∠ ANGLE MEASURED
- TO CHORD
- NON-RADIAL
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- 15' UTILITY EASEMENT LINE UNLESS NOTED OTHERWISE
- 5' NO ACCESS STRIP
- 25' BUILDING SETBACK LINE

## CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF McLEAN ) SS

I, \_\_\_\_\_, City Clerk of the City of Bloomington, Illinois, do hereby certify that the foregoing is a true and complete copy of an original "The Grove on Kickapoo Creek Seventh Addition", presented and approved at a regular meeting of said City Council, held on the \_\_\_\_\_ Day of \_\_\_\_\_, 2016, by an affirmative vote of the majority of all members of said council, the vote having been taken by yeas and nays and entered on the record of the proceedings of said council.

Witness my hand and seal of said city of Bloomington, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

## CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF McLEAN ) SS

I, \_\_\_\_\_, City Engineer for the City of Bloomington, hereby certify that the land improvements described in the annexed plat and the plans and specification therefor meet the minimum requirements for said City of Bloomington outlined in Chapter 24 of the Bloomington City Code.

Dated at Bloomington, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

City Clerk

City Engineer  
Bloomington, Illinois

## Surveyor's Declaration

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

A part of the Southeast Quarter and the Northeast Quarter of Section 9, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:  
Beginning at the Northeast Corner of a 7.50 acre parcel of land conveyed to Rebecca Fish-White by deeds recorded December 7, 2005 as Document No. 2005-36869 and 2005-36870 in the McLean County Recorder's Office. From said Point of Beginning, thence north 1368.88 feet along the East Lines of said Southeast Quarter and said Northeast Quarter which form an angle of 90°-00'-00" as measured from west to north with the North Line of said 7.50 acre parcel to the Southeast Corner of the Northeast Portion of The Grove on Kickapoo Creek Stream Restoration in the City of Bloomington, Illinois, according to the plat recorded as Document No. 2012-19531 in said Recorder's Office; thence west 238.09 feet along the Southerly Line of said Northeast Portion of The Grove on Kickapoo Creek Stream Restoration which forms an angle to the right of 90°-00'-00" with the last described course; thence southwest 407.67 feet along the Southeast Line of the Northeast Portion of Lot 1 in said The Grove on Kickapoo Creek Stream Restoration which forms an angle to the right of 133°-13'-09" with the last described course to the Northernmost Corner of Lot 416 in The Grove on Kickapoo Creek Fifth Addition according to the plat recorded as Document No. 2013-30023 in the said Recorder's Office; thence southeast 300.00 feet along the Northeast Lines of said Lot 416, Willow Creek Road and Lot 415 in said Fifth Addition which form an angle to the right of 90°-00'-00" with the last described course to the easternmost corner of said Lot 415; thence southwest 17.35 feet along the Southeast Line of said Lot 415 which forms an angle to the right of 270°-00'-00" with the last described course to a Point of Curvature; thence southwest 11.30 feet along the Southeast Line of said Lot 415 being the arc of a curve concave to the southeast with a radius of 152.00 feet and the 11.30 foot chord of said arc forms an angle to the right of 177°-52'-14" with the last described course to a Point of Tangency; thence southwest 278.40 feet along the Southeast Lines of Lots 415 through 412, inclusive, in said Fifth Addition, which form an angle to the right of 177°-52'-14" with the last described chord to the Easternmost Corner of Lot 411 in said Fifth Addition being a Point of Curvature; thence southwest 126.59 feet along the Southeast Line of said Lot 411 and the Southeast Line of Lot 410 in said Fifth Addition being the arc of a curve concave to the northwest with a radius of 452.00 feet and the 126.59 foot chord of said arc forms an angle to the right of 188°-01'-25" with the last described course to a Point of Tangency; thence southwest 278.34 feet along the Southeast Lines of Lot 410 through Lot 407, inclusive, in said Fifth Addition, which form an angle to the right of 188°-01'-25" with the last described chord to the Southernmost Corner of said Lot 407; thence southeast 180.00 feet along the Northeast Line of Lot 395 and the Northeast Line of Staghorne Way in said Fifth Addition which forms an angle to the right of 90°-00'-00" with the last described

course to the Easternmost Corner of said Staghorne Way, thence southwesterly 16.80 feet along the Southerly Line of said Staghorne Way being the arc of a curve concave to the southeast with a radius of 35.00 feet and the 16.83 foot chord of said arc forms an angle to the right of 256°-15'-10" with the last described course to the Northwest Corner of Lot 394 in said Fifth Addition; thence southeast 130.82 feet along the Northerly Line of said Lot 394 which forms an angle to the right of 76°-15'-10" with the last described chord to the Northeast Corner thereof; thence south 162.62 feet along the East Lines of Lot 394 through Lot 392, inclusive, in said Fifth Addition which form an angle to the right of 242°-29'-12" with the last described course to the Northwest Corner of said 7.50 acre parcel of land conveyed to Rebecca Fish-White, thence east 605.00 feet along the North Line of said Tract of Land which forms an angle to the right of 90°-00'-00" with the last described course to the Point of Beginning, containing 16.246 acres, more or less.

This property has been subdivided into 45 lots numbered 501 through 545, inclusive, the streets and easements as shown. This subdivision is to be known as "The Grove on Kickapoo Creek Seventh Addition" in the City of Bloomington, 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. 17113C0550E, Community No. 170490, revised July 16, 2008.

Witness my hand and seal this 21st day of June, 2016.

FARNSWORTH GROUP, INC.  
2709 MCGRAW DRIVE  
BLOOMINGTON, ILLINOIS 61704



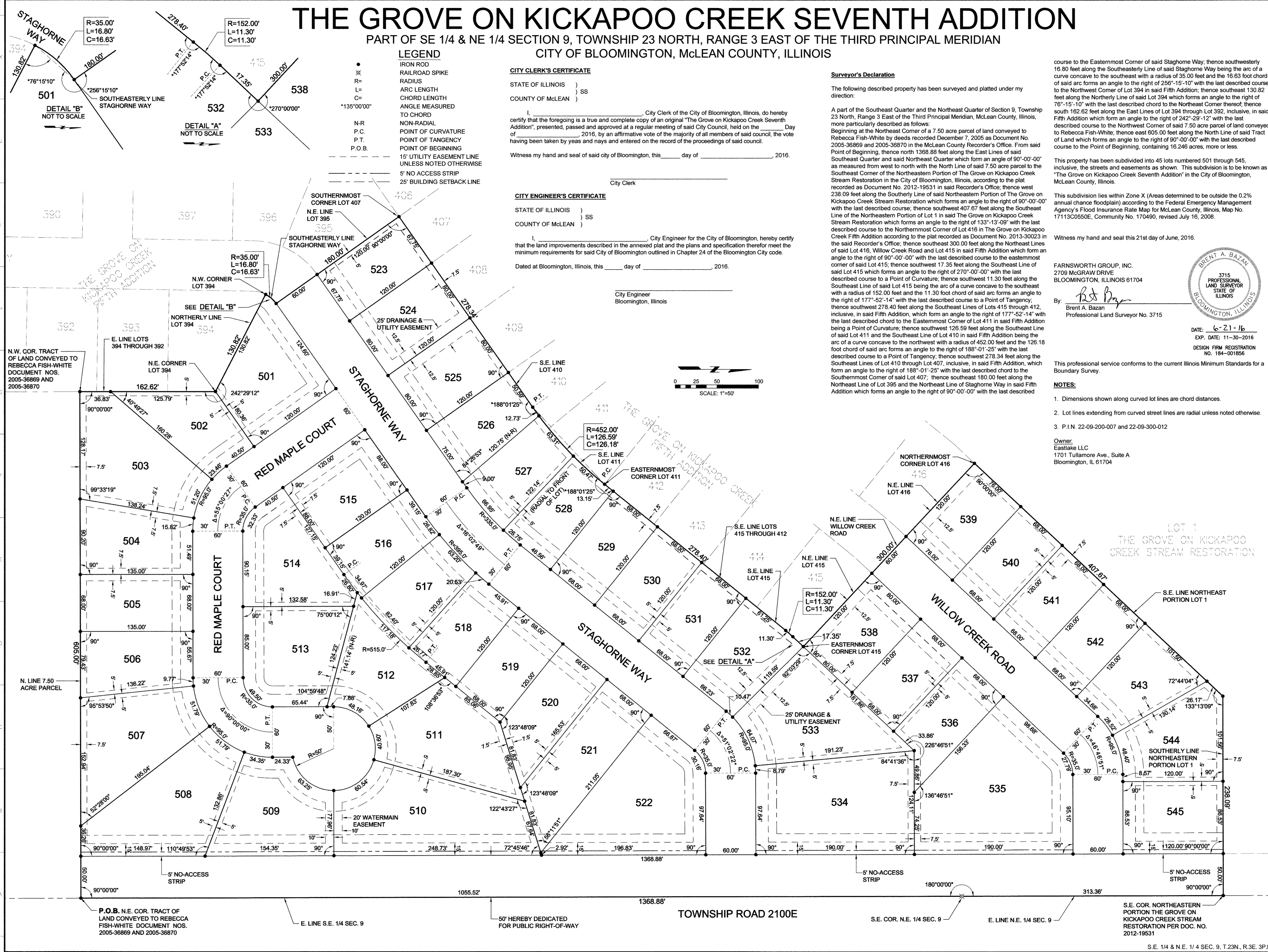
By: *Brent A. Bazar*  
Brent A. Bazar  
Professional Land Surveyor No. 3715

DATE: 6-21-16  
EXP. DATE: 11-30-2016  
DESIGN FIRM REGISTRATION NO. 184-001856

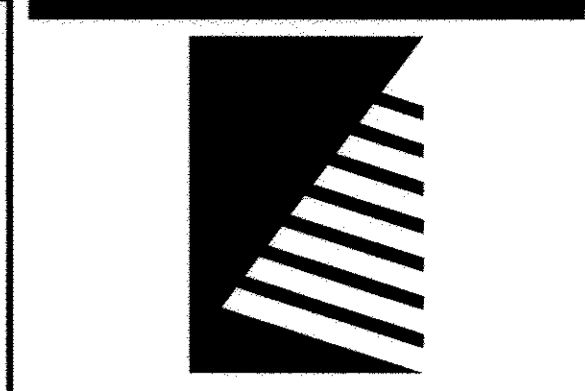
This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

- NOTES:
- Dimensions shown along curved lot lines are chord distances.
  - Lot lines extending from curved street lines are radial unless noted otherwise.
  - P.I.N. 22-09-200-007 and 22-09-300-012

Owner:  
Eastlake LLC  
1701 Tullamore Ave., Suite A  
Bloomington, IL 61704



TOWNSHIP ROAD 2100E



**Farnsworth GROUP**

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

ISSUE:  
# Date: Description:

PROJECT:

**THE GROVE ON KICKAPOO CREEK SEVENTH ADDITION**

BLOOMINGTON, ILLINOIS

Date: 06-21-16

Design/Drawn: -

Reviewed: JDA

Book No.: - Field: -

Project No.: 0150813.00

SHEET TITLE:

**FINAL PLAT**

SHEET NUMBER:

1

File No.: 24-9088