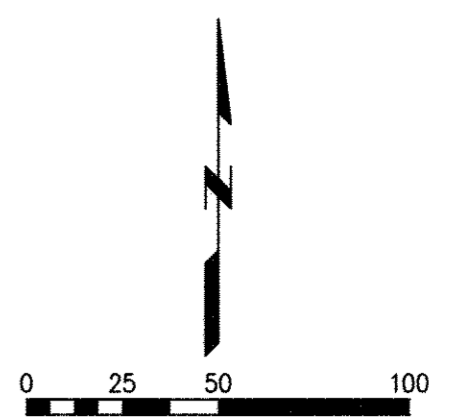
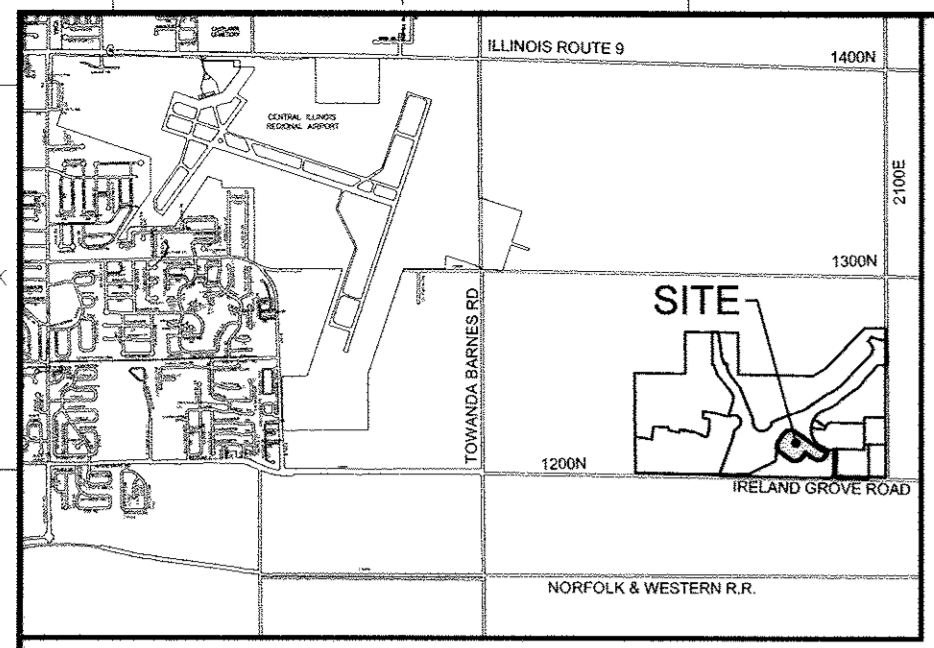


# THE GROVE ON KICKAPOO CREEK FOURTH ADDITION

PART OF SE 1/4 & SW 1/4 SECTION 9, TOWNSHIP 24 NORTH, RANGE THREE EAST OF THE THIRD PRINCIPAL MERIDIAN  
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS



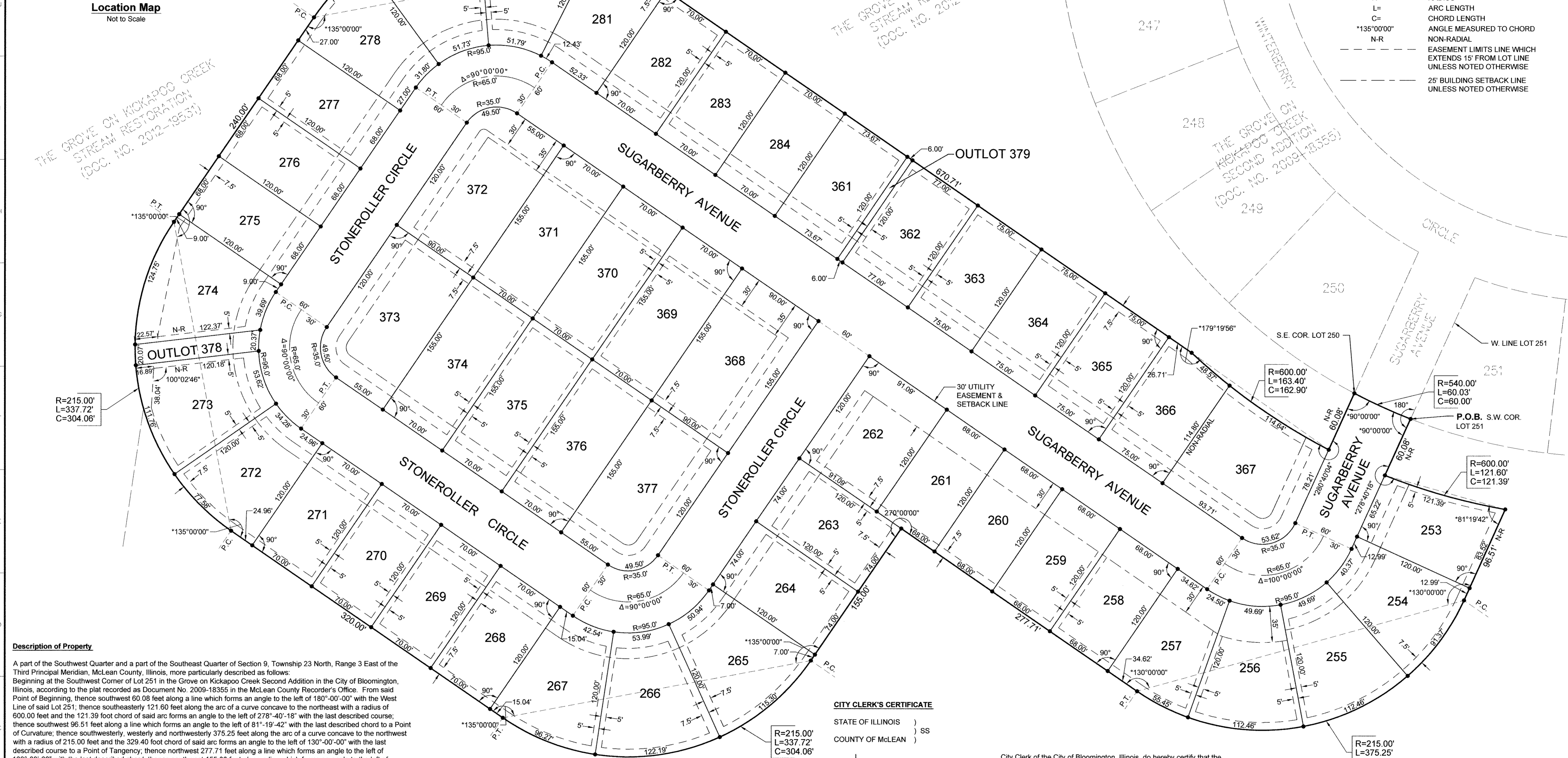
- LEGEND**
- IRON ROD
  - R= RADIUS
  - L= ARC LENGTH
  - C= CHORD LENGTH
  - \*135°00'00" ANGLE MEASURED TO CHORD
  - N-R NON-RADIAL
  - - - EASEMENT LIMITS LINE WHICH EXTENDS 15' FROM LOT LINE UNLESS NOTED OTHERWISE
  - - - 25' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE

ENGINEERS  
ARCHITECTS  
SURVEYORS  
SCIENTISTS

**Farnsworth GROUP**

2709 MCGRAW DRIVE  
BLOOMINGTON, ILLINOIS 61704  
(309) 663-8435 / (309) 663-1571 Fax  
www.f-w.com

ISSUE:  
# Date: Description:



**Description of Property**

A part of the Southwest Quarter and a part of the Southeast 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 Southwest Corner of Lot 251 in the Grove on Kickapoo Creek Second Addition in the City of Bloomington, Illinois, according to the plat recorded as Document No. 2009-18355 in the McLean County Recorder's Office. From said Point of Beginning, thence southwest 60.08 feet along a line which forms an angle to the left of 180°-00'-00" with the West Line of said Lot 251; thence southeasterly 121.60 feet along the arc of a curve concave to the northeast with a radius of 600.00 feet and the 121.39 foot chord of said arc forms an angle to the left of 278°-40'-18" with the last described course; thence southwest 96.51 feet along a line which forms an angle to the left of 81°-19'-42" with the last described chord to a Point of Curvature; thence southwesterly, westerly and northwesterly 375.25 feet along the arc of a curve concave to the northwest with a radius of 215.00 feet and the 329.40 foot chord of said arc forms an angle to the left of 130°-00'-00" with the last described course to a Point of Tangency; thence northwest 277.71 feet along a line which forms an angle to the left of 130°-00'-00" with the last described chord; thence southwest 155.00 feet along a line which forms an angle to the left of 270°-00'-00" with the last described course to a Point of Curvature; thence southwesterly, westerly and northwesterly 337.72 feet along the arc of a curve concave to the northwest with a radius of 215.00 feet and the 304.06 foot chord of said arc forms an angle to the left of 135°-00'-00" with the last described course to a Point of Tangency; thence northwest 240.00 feet along a line which forms an angle to the left of 135°-00'-00" with the last described chord to a Point of Curvature; thence northeasterly, easterly and southeasterly 337.72 feet along the arc of a curve concave to the southeast with a radius of 215.00 feet and the 304.06 foot chord of said arc forms an angle to the left of 135°-00'-00" with the last described course to a Point of Tangency; thence southeast 670.71 feet along a line which forms an angle to the left of 135°-00'-00" with the last described chord; thence southeasterly 163.40 feet along the arc of a non-tangential curve concave to the northeast with a radius of 600.00 feet and the 162.90 foot chord of said arc forms an angle to the left of 179°-19'-58" with the last described course; thence northeast 60.03 feet along a line which forms an angle to the left of 280°-40'-04" with the last described chord to the Southeast Corner of Lot 250 in said Grove on Kickapoo Creek Second Addition, said Southeast Corner also being the Southwest Corner of Sugarberry Avenue as dedicated in said Grove on Kickapoo Creek Second Addition; thence southeasterly 60.03 feet along the South Line of said Sugarberry Avenue being the arc of a curve concave to the northeast with a radius of 540.00 feet and the 60.00 foot chord of said arc forms an angle to the left of 90°-00'-00" with the last described course to the Point of Beginning, containing 14.15 acres, more or less.

This property has been subdivided into 49 lots numbered 253 through 284, inclusive, 361 through 377, inclusive, two outlots numbered 378 and 379, the streets and easements as shown. This subdivision is to be known as "The Grove on Kickapoo Creek Fourth 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. 17113C050E, revised July 16, 2008, Community Number 170931.

Witness my hand and seal this 25th day of April, 2013.

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

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



DATE: 4-25-13  
EXP. DATE: 11-30-2014  
DESIGN FIRM REGISTRATION NO. 184-001856

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

**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 Fourth Addition", presented, passed and approved at a regular meeting of said City Council, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
City Clerk

**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 \_\_\_\_\_, 2013.

\_\_\_\_\_  
City Engineer  
Bloomington, Illinois

**NOTES:**

1. Dimensions shown along curved lot lines are chord distances.
2. Lot lines extending from curved street lines are radial unless noted otherwise.
3. Outlot 378 and Outlot 379 are to be conveyed to the City of Bloomington for use as bike and pedestrian trails and utility easements.

**OWNERS / DEVELOPERS:**  
Eastlake LLC  
1701 Tullamore Ave., Suite A  
Bloomington, IL 61704

City of Bloomington  
109 E. Olive  
Bloomington, IL 61701

Armstrong Grove Inc.  
Rave Homes, Inc.  
Doud Land Development, Inc.  
Kaisner Corporation  
Franke Grove, Inc.  
R&H Homes Inc.  
1701 Tullamore Ave., Suite A  
Bloomington, IL 61704

**PART OF P.I.N.**  
22-09-451-001  
22-09-401-002  
22-09-376-005  
22-09-376-004  
22-09-451-002

BLOOMINGTON, ILLINOIS

Date: 04-25-13

Design/Drawn: SJB

Reviewed: *[Signature]*

Book No.: Field:

Project No.: 0130204.00

SHEET TITLE:

**FINAL PLAT**

SHEET NUMBER:

1

File No.: 24-8848

S.E. 1/4 & S.W. 1/4 SEC. 9, T.24N., R.3E. 3P.M.