

Subdivision Boundary Curve Data - Curve #1	
Δ = 56°-37'-59"	
R = 60.00'	
L = 59.31'	
T = 32.33'	
C = 56.92'	
C.B. = N.27°-07'-07"W	

Subdivision Boundary Curve Data - Curve #2	
Δ = 22°-18'-51"	
R = 299.50'	
L = 116.64'	
T = 59.07'	
C = 115.91'	
C.B. = N.09°-57'-33"W	

Subdivision Boundary Curve Data - Curve #3	
Δ = 93°-11'-58"	
R = 299.50'	
L = 487.18'	
T = 316.71'	
C = 435.22'	
C.B. = N.25°-29'-00"E	

Subdivision Boundary Curve Data - Curve #4	
Δ = 26°-11'-11"	
R = 233'	
L = 108'	
T = 55.1'	
C = 107'	
C.B. = N.04°-49'-25"W	

Subdivision Boundary Curve Data - Curve #5	
Δ = 100°-39'-24"	
R = 70.00'	
L = 122.98'	
T = 84.40'	
C = 107.76'	
C.B. = N.04°-49'-25"W	

Subdivision Boundary Curve Data - Curve #6	
Δ = 08°-23'-44"	
R = 283.50'	
L = 41.54'	
T = 20.81'	
C = 41.50'	
C.B. = N.60°-40'-49"W	

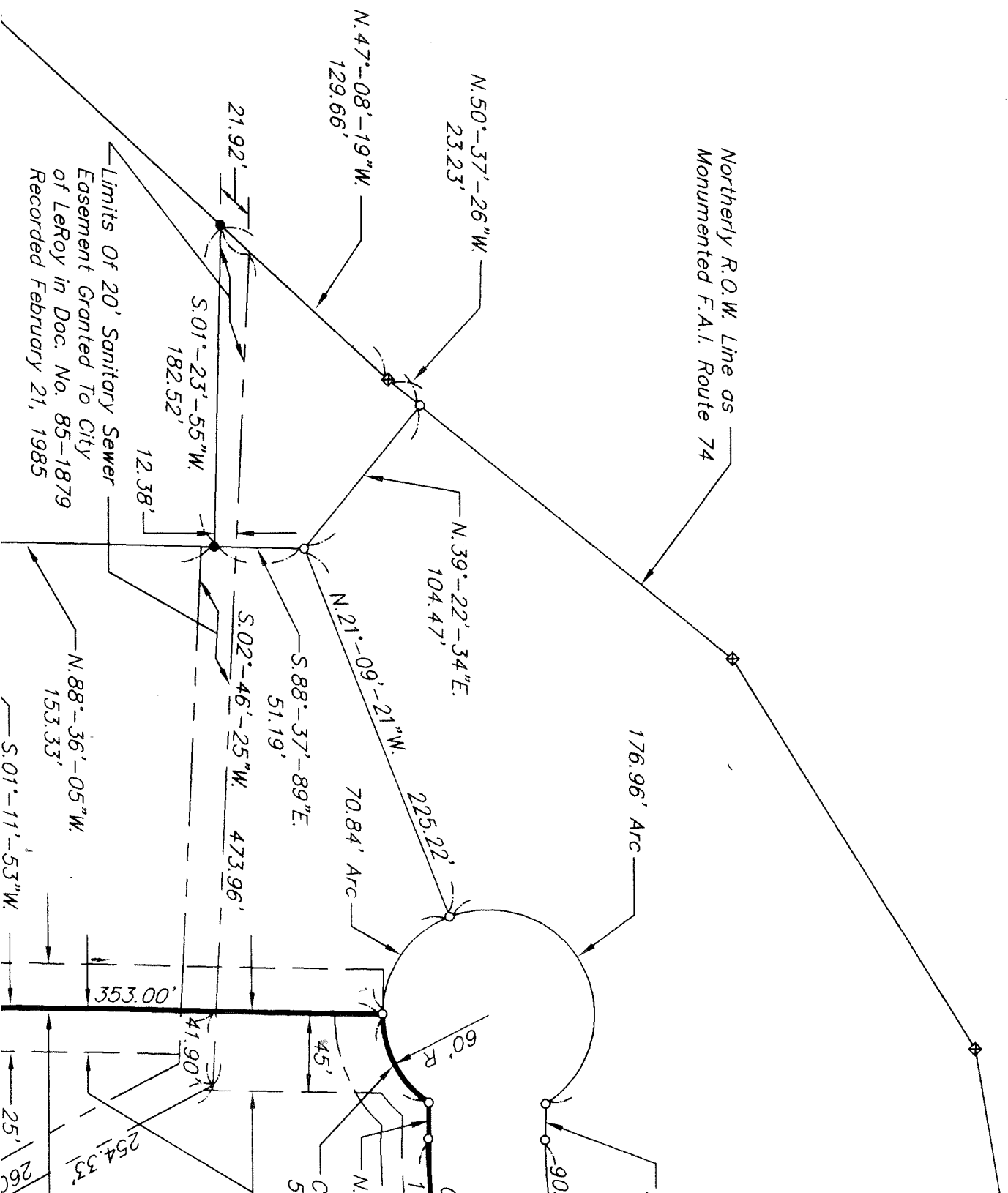
Subdivision Boundary Curve Data - Curve #7	
Δ = 05°-27'-26"	
R = 271.29'	
L = 25.84'	
T = 12.93'	
C = 25.83'	
C.B. = N.73°-47'-10"W	

Subdivision Boundary Curve Data - Curve #8	
Δ = 12°-11'-11"	
R = 81.2'	
L = 17.1'	
T = 8.56'	
C = 17.0'	
C.B. = N.04°-49'-25"W	

Centerline Curve Data Curve #9	
Δ = 93°-11'-58"	
R = 266.50'	
L = 433.50'	
T = 281.81'	
C = 387.26'	
C.B. = N.25°-29'-00"E	

Centerline Curve Data Curve #10	
Δ = 37°-14'-06"	
R = 266.50'	
L = 173.19'	
T = 89.78'	
C = 170.16'	
C.B. = N.53°-27'-56"E	

Centerline Curve Data Curve #11	
Δ = 35°-04'-16"	
R = 266.50'	
L = 153.82'	
T = 79.12'	
C = 151.70'	
C.B. = S.71°-41'-15"E	



LeRoy Plaza Sub

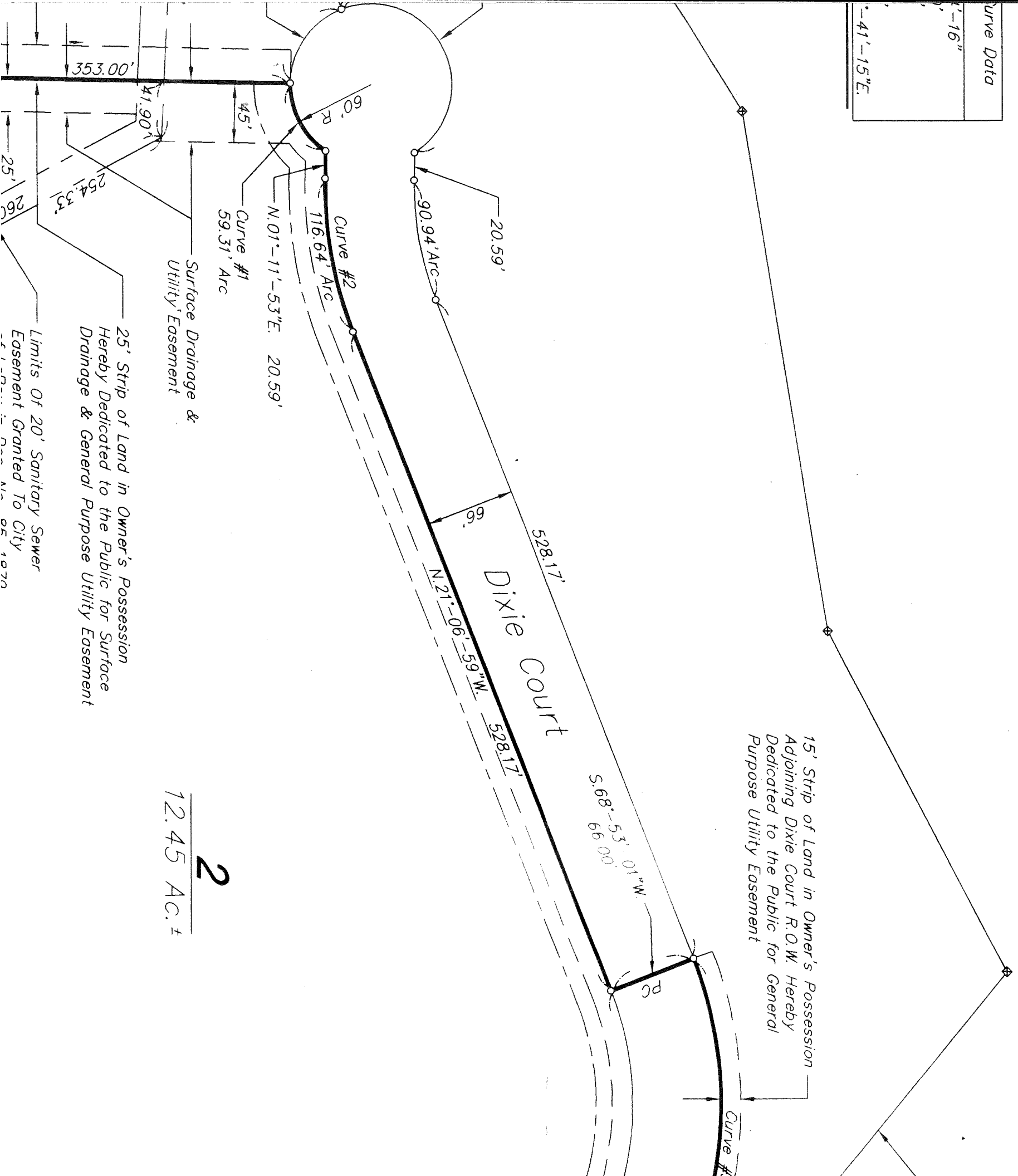
Pt. W1/2 SW1/4 Sec. 21, and Pt. W1/2
T. 22 N., R. 4 E., 3rd P.M. City of LeRoy, Mo

Owner: LeRoy Plaza General Partnership
c/o Larry Hundman
405 North Hershey Road
Bloomington, Illinois 61704
Phone: (309)-662-3377

Boundary - Curve #3	Subdivision Boundary Curve Data - Curve #4
Δ = 26°-34'-42"	Δ = 26°-34'-42"
R = 233.50'	R = 233.50'
L = 108.32'	L = 108.32'
T = 55.15'	T = 55.15'
C = 107.35'	C = 107.35'
C.B. = N.58°-47'-38"E.	

Boundary - Curve #7	Subdivision Boundary Curve Data - Curve #8
Δ = 12°-03'-05"	Δ = 12°-03'-05"
R = 81.29'	R = 81.29'
L = 17.10'	L = 17.10'
T = 8.58'	T = 8.58'
C = 17.07'	C = 17.07'
C.B. = N.82°-32'-40"W.	

Boundary - Curve #16	Subdivision Boundary Curve Data - Curve #17
Δ = 41°-15"E.	Δ = 41°-15"E.



12.45 AC. ±
2

Plaza Subdivision

and Pt. W1/2 NW1/4 Sec. 28
of LeRoy, McLean County, Illinois

McLean County General Partnership
Hundman
Hershey Road
LeRoy, Illinois 61704
(309) - 662-3377

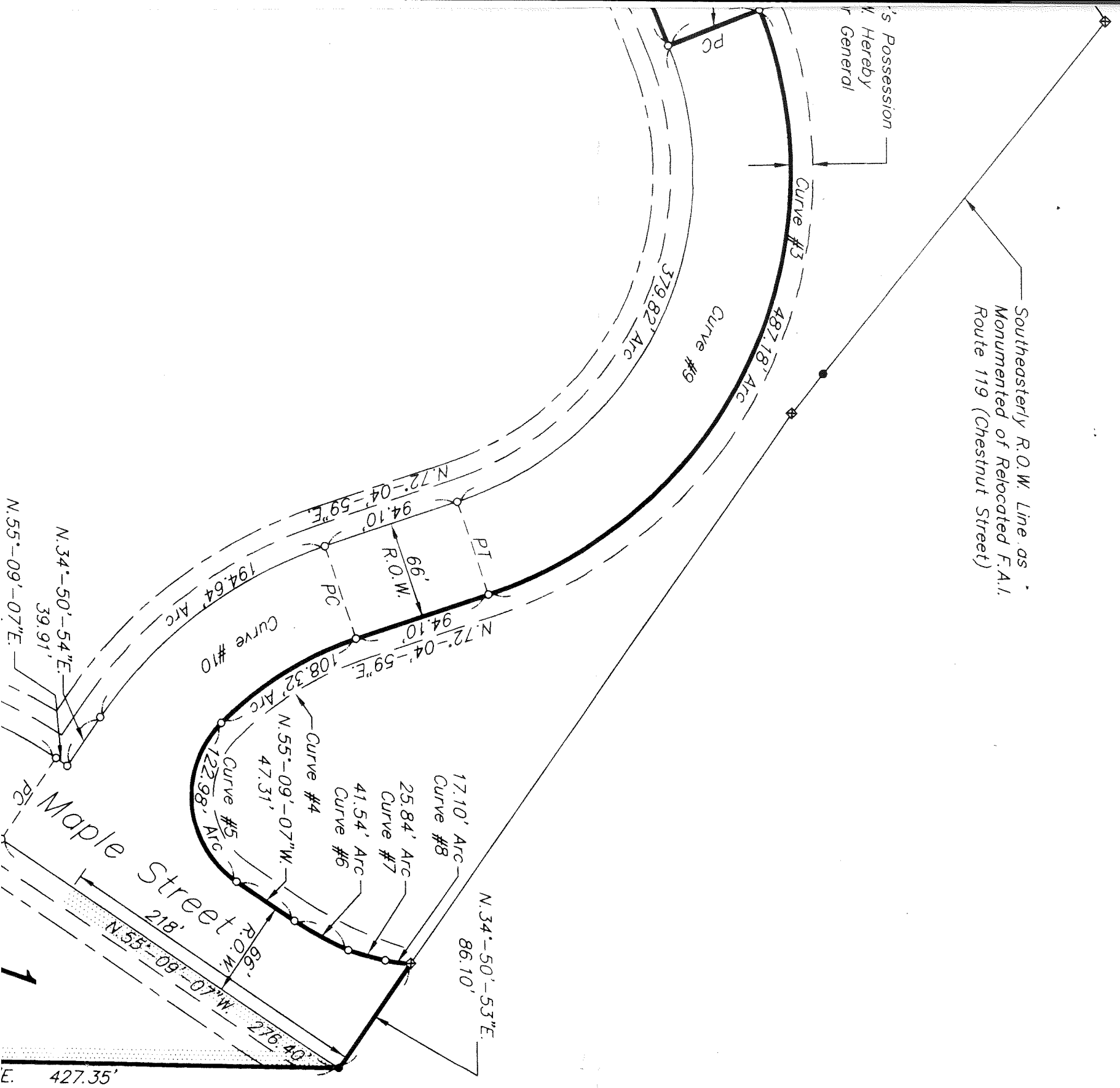
Municipality Approval

We, the undersigned, Mayor and City Clerk of the City of LeRoy, McLean County, Illinois, do hereby certify that this Plat of LeRoy Plaza Subdivision to the City of LeRoy was approved by the City Council on the _____ day of _____ 19____.

Robert Rice (Mayor)

Sue Marcum (City Clerk)

Southeasterly R.O.W. Line as Monumented F.A.I. Route 119 (Chestnut Street)



STATE OF ILLINOIS
COUNTY OF MCLEAN

I, David P. Bruce, certify that the attached plat, in accordance with the Ordinance of the City of LeRoy, Illinois, represents the following:

A part of the W1/2 NW1/4 of Section 28, Township 21N, Range 11E, McLean County, Illinois, as shown on an existing iron plat of the NW1/4 of Section 28, Township 21N, Range 11E, McLean County, Illinois, showing a non-tangent curve having a central angle of 56°-37'-55" and a radius of 487.18 feet; thence north 27°-07'-07"W from the intersection of the said curve having a chord of 115.91 feet to the intersection of a line bearing N.21°-06'-55"E, 487.18 feet to the intersection of a line bearing N.25°-59'E, 94.10 feet; thence north 34°-50'-53"E, 86.10 feet to the intersection of a line bearing N.55°-09'-07"W, 122.98 feet; thence north 55°-09'-07"W, 47.31 feet; thence north 34°-50'-53"E, 86.10 feet to the intersection of a line bearing N.55°-09'-07"W, 218 feet; thence north 55°-09'-07"W, 276.40 feet to the intersection of a line bearing N.34°-50'-53"E, 86.10 feet; thence north 55°-09'-07"W, 427.35 feet to the intersection of the SW1/4 of Section 21, Township 21N, Range 11E, McLean County, Illinois, showing a non-tangent curve having a central angle of 23°-44' and a radius of 1710 feet; thence north 55°-09'-07"W, 1710 feet to the intersection of a line bearing N.55°-09'-07"W, 271.29 feet; thence north 55°-09'-07"W, 17.07 feet to the intersection of a line bearing N.34°-50'-53"E, 86.10 feet; thence north 55°-09'-07"W, 17.07 feet to the intersection of the SW1/4 of Section 21, Township 21N, Range 11E, McLean County, Illinois.



Scale: 1"=80'



- Legend**
- Boundary of Subject Premises
 - Existing 5/8" Iron Rod
 - 5/8" Iron Rod Set
 - ⊠ R.O.W. Marker
 - Easement Limits (15' From Lot Line Unless Otherwise Noted)
 - Building Setback Line (27' From R.O.W. Unless Otherwise Noted)
 - ▨ No Access Strip

Y, McLean County,
sion to the City of
/ of _____

Rice (Mayor)

um (City Clerk)

Note: Lot Lines Extending From
Curvilinear Street R.O.W. Are
Radial Unless Otherwise Noted

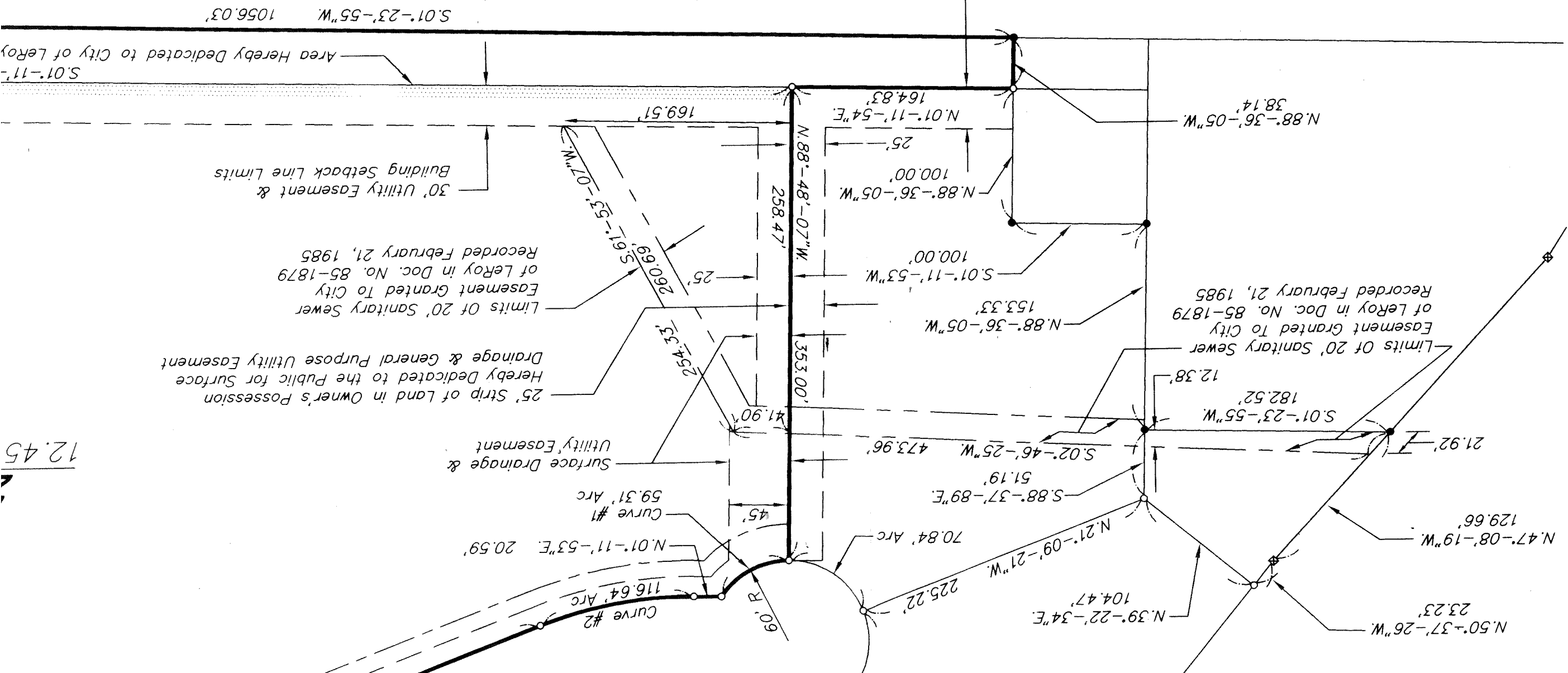
STATE OF ILLINOIS)
)SS
COUNTY OF MCLEAN)

SURVEYOR'S CERTIFICATE

I, David P. Brown, Illinois Professional Land Surveyor No. 2725, do hereby certify that the attached plat of subdivision was surveyed and prepared under my direction, in accordance with the laws of the State of Illinois, and with the Ordinances of the City of LeRoy, for LeRoy Plaza General Partnership and represents the following described property to wit:

A part of the W1/2 of the SW1/4 of Section 21, and a part of the W1/2 of the NW1/4 of Section 28, Township 22 North, Range 4 East of the Third Principal Meridian, City of LeRoy, McLean County, Illinois, more particularly described as follows: Beginning at an existing iron rod at the northeast corner of the W1/2 of the NW1/4 of said Section 28; thence S.01°-23'-55"W. 1056.03 feet on the east line of said W1/2 of the NW1/4 of Section 28; thence N.88°-36'-05"W. 38.14 feet; thence N.01°-11'-54"E. 164.83 feet; thence N.88°-48'-07"W. 353.00 feet; thence northwesterly 59.31 feet on a non-tangential curve concave to the west, said curve having a central angle of 56°-37'-59", a radius of 60.00 feet and a chord of 56.92 feet bearing N.27°-07'-07"W. from the last described course; thence N.01°-11'-53"E. 20.59 feet; thence northwesterly 116.64 feet on a tangential curve concave to the west, said curve having a central angle of 22°-18'-51", a radius of 299.50 feet and a chord of 115.91 feet bearing N.09°-57'-33"W. from the last described course; thence N.21°-06'-59"W. 528.17 feet; thence S.68°-53'-01"W. 66.00 feet; thence northeasterly 487.18 feet on a tangential curve concave to the east, said curve having a central angle of 93°-11'-58", a radius of 299.50 feet and a chord of 435.22 feet bearing N.25°-29'-00"E. from the last described course; thence N.72°-04'-59"E. 94.10 feet; thence northeasterly 108.32 feet on a tangential curve concave to the northwest, said curve having a central angle of 26°-34'-42", a radius of 233.50 feet and a chord of 107.35 feet bearing N.58°-47'-38"E. from the chord of the last described arc; thence northwesterly 122.98 feet on a tangential curve concave to the west, said curve having a central angle of 100°-39'-24", a radius of 70.00 feet and a chord of 107.76 feet bearing N.04°-49'-25"W. from the chord of the last described arc; thence N.55°-09'-07"W. 47.31 feet; thence northwesterly 41.54 feet on a tangential curve concave to the southwest, said curve having a central angle of 08°-23'-44", a radius of 283.50 feet and a chord of 41.50 feet bearing N.60°-40'-49"W. from the last described course; thence northwesterly 25.84 feet on a tangential curve concave to the southwest, said curve having a central angle of 05°-27'-26", a radius of 271.29 feet and a chord of 25.83 feet bearing N.73°-47'-10"W. from the chord of the last described arc; thence northwesterly 17.10 feet on a tangential curve concave to the south to the southeasterly right-of-way line of relocated F.A.I. Route 119, said curve having a central angle of 12°-03'-05", a radius of 81.29 feet and a chord of 17.07 feet bearing N.82°-32'-40"W. from the chord of the last described arc; thence N.34°-50'-53"E. 86.10 feet along said right-of-way line to an iron rod on the south line of McConnell Brother's Subdivision; thence S.88°-13'-23"E. 427.35 feet along said south line to an iron rod on the east line of the said W1/2 of the SW1/4 of Section 21; thence S.01°-00'-59"W. 470.81 feet along the east line of the said W1/2 of the SW1/4 of Section 21 to the Point of Beginning, containing 16.77 acres, more

East Line W1/2 NW1/4
Section 28



30' Strip of Land in Owner's Possession
Hereby Dedicated to the Public for General
Purpose Utility Easement

S.01-23-55"W 1056.03'

Area Hereby Dedicated to City of Leroy

30' Utility Easement &
Building Setback Line Limits

Limits Of 20' Sanitary Sewer
Easement Granted To City
of Leroy in Doc. No. 85-1879
Recorded February 21, 1985

25' Strip of Land in Owner's Possession
Hereby Dedicated to the Public for Surface
Drainage & General Purpose Utility Easement

Surface Drainage &
Utility Easement

Curve #1
59.31' Arc

Curve #2
116.64' Arc

Limits Of 20' Sanitary Sewer
Easement Granted To City
of Leroy in Doc. No. 85-1879
Recorded February 21, 1985

N.50-37-26"W 23.23'

N.47-08-19"W 129.66'

N.39-22-34"E 104.47'

70.84' Arc

225.22'

51.19'

S.88-37-89"E

S.02-46-25"W 473.96'

N.88-36-05"W 153.33'

S.01-11-53"W 100.00'

N.88-36-05"W 100.00'

N.01-11-54"E 164.83'

S.01-23-55"W 182.52'

12.38'

21.92'

N.88-36-05"W 38.14'

N.88-36-05"W

N.88-36-05"W

N.88-36-05"W

N.88-36-05"W

N.88-36-05"W

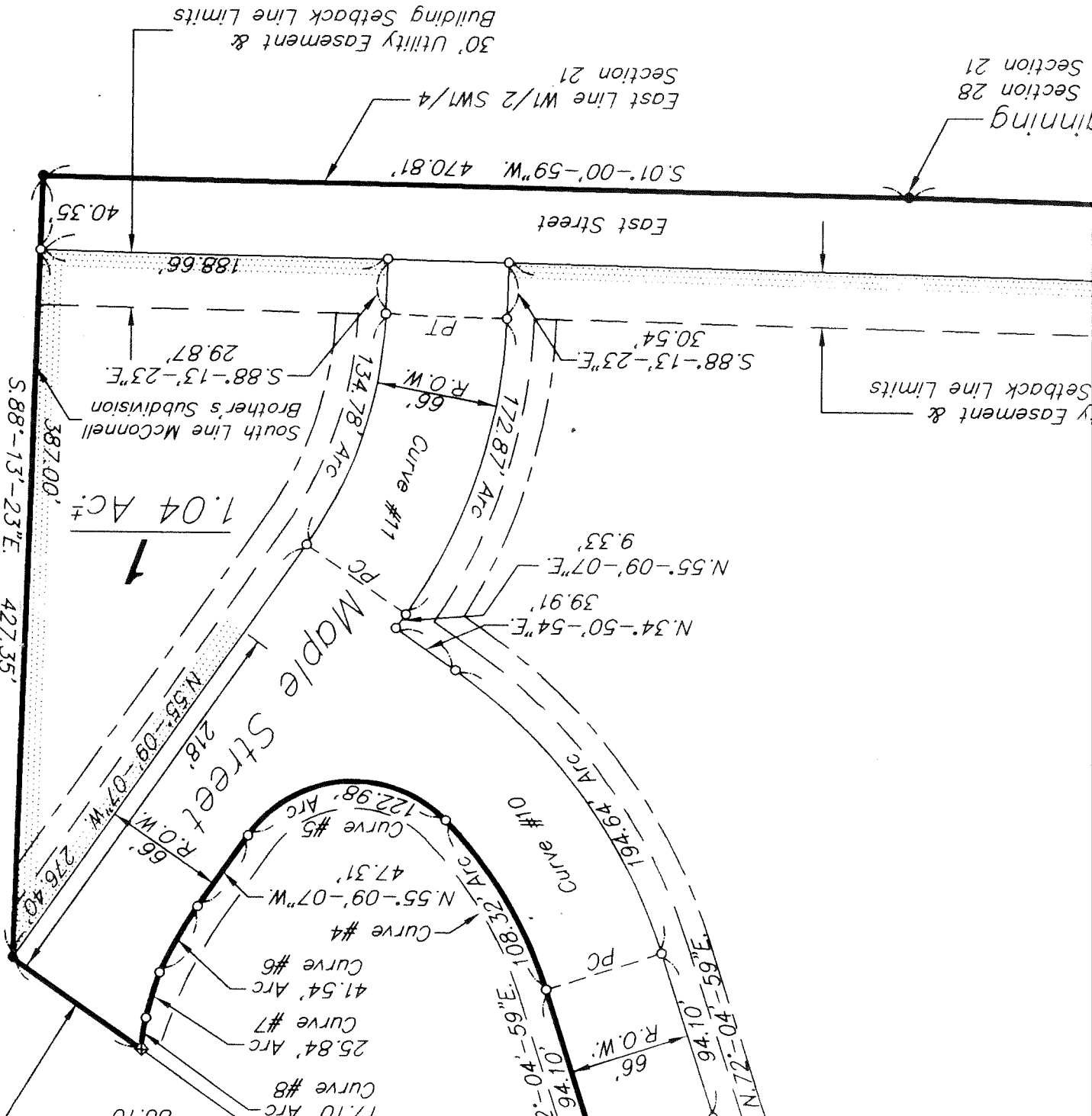
N.88-36-05"W

N.88-36-05"W

N.88-36-05"W

N.88-36-05"W

N.88-36-05"W



I further certify that I have subdivided the same into 2 lots and the streets as shown on the attached plat.

Iron monuments identify all lot corners as shown on the plat and all measurements are given in feet and decimals thereof. All streets and easements designated on said plat are dedicated for public use and for the use of community antenna television systems.

Said subdivision is to be known as Leroy Plaza Subdivision, Leroy, Illinois.

I further certify that the foregoing plat accompanying this certificate accurately represents the above described property as subdivided.

I further certify that no part of said herein described subdivision is located within a special flood hazard area as identified by the Federal Emergency Management

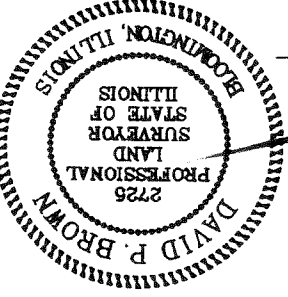
I further certify that no part of said herein described subdivision is located within a special flood hazard area as identified by the Federal Emergency Management

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I further certify that no part of said herein described subdivision is located within a special flood hazard area as identified by the Federal Emergency Management

Date 12/12/96

Lewis, Yockey & Brown, Inc.
 Consulting Engineers & Land Surveyors
 505 N. Main St.
 Bloomington, IL 61701



David P. Brown
 Illinois Professional Land Surveyor No. 2726

Lewis, Yockey & Brown, Inc.
 Consulting Engineers & Land Surveyors
 505 North Main Street
 Bloomington, Illinois
 Ph. (309) 829-2552

Rev.	7/22/97	Bk.	411
Dm.	BKS	Dsn.	
App.	DPB		

Leroy Plaza Subdivision
Final Plat

4501.73