

Point of Beginning  
NW Corner Lot 14  
Pleasant Valley Subdivision

W. Line W1/2  
SE1/4 Section 29

S.00°-21'-50"W. 302.00'

167.00'

135.00'

25'

N.57°-32'-58"W.  
128.75' N.R.

S.62°-37'-20"W.  
127.17'

S.57°-32'-58"E.  
181.14' N.R.

N.38°-23'-15"W.  
130.32' N.R.

S.63°-41'-33"E.  
252.58' N.R.

88.57' Arc

57.54' Arc

100.00' Arc

COUNTRYSIDE DRIVE (66' WIDE)

WHITE COUNTRYSIDE DRIVE (66' WIDE)

SUBT

31

30

15

13

14

12 PLEASANT

11

10

20

21



# B DIVISION FIRST ADDITION

1/4 of Section 29, T.22N., R.4E.,  
oy, McLean County, Illinois

Robert & Nancy Spratt  
R.R. #1 Box #176  
LeRoy, Illinois 61752  
Phone (309)-962-6701

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF MCLEAN    )

I, Perry L. Lewis, Illinois  
that the attached plat of subd  
accordance with the laws of th  
LeRoy, McLean County, Illinois,  
following described property to

Part of the W½ of the SE¼ of  
Third Principal Meridian, City o  
described as follows: Beginnin  
Subdivision, said point lying on  
thence S.00°-21'-50"W. 302.00'  
Section 29; thence S.85°-55'-  
non-tangential curve concave  
23°-38'-35", a radius of 267.  
from the last described course  
20°E. 142.65 feet; thence north  
to the northeast, said curve h  
feet and a chord of 34.29 feet  
thence N.35°-16'-00"W. 50.94'  
16'-00"W. 66.33 feet to the s  
Subdivision; thence S.60°-27'-  
line of said Lot 16 to the sou  
thence southwesterly 100.00 fee  
curve having a central angle o  
99.62 feet bearing S.51°-51'-3  
corner of said Lot 15; thence  
said Lot 15; thence S.62°-37'-  
said Pleasant Valley Subdivision  
Beginning, containing 2.45 acre  
description purposes only.



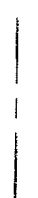


I further certify that I ha  
shown on the attached plat.



Scale: 1"=50'



Legend

-  Boundary of Subject Premises
-  Easement Limits
-  25' Building Setback Line
-  5/8" Iron Rod Found
-  5/8" Iron Rod Set

1

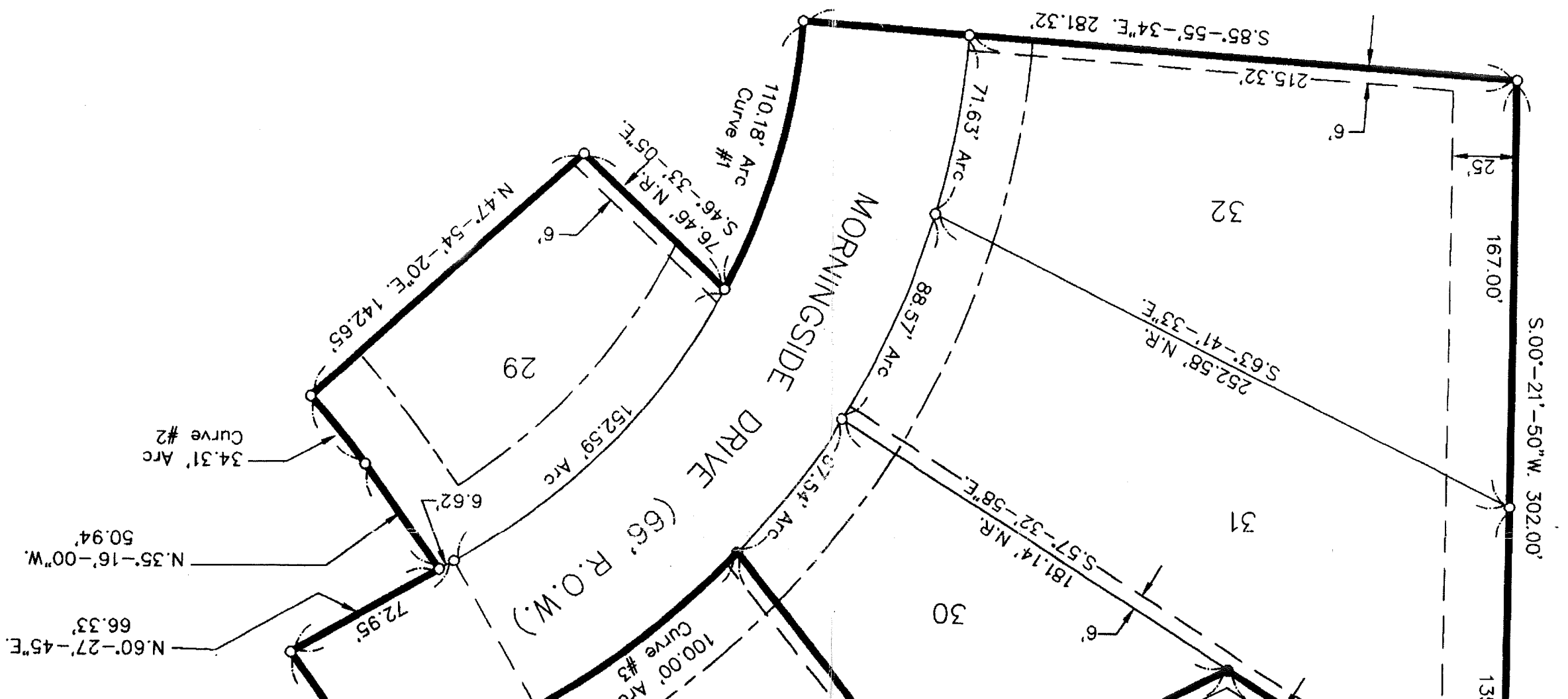
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS    )  
                              ) SS  
COUNTY OF MCLEAN    )

I, Perry L. Lewis, Illinois Professional Land Surveyor No. 1874, 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, McLean County, Illinois, for Robert and Nancy Spratt and represents the following described property to wit:

Part of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 29, Township 22 North, Range 4 East of the Third Principal Meridian, City of LeRoy, McLean County, Illinois, more particularly described as follows: Beginning at the northwest corner of Lot 14 in Pleasant Valley Subdivision, said point lying on the west line of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 29; thence S.00°-21'-50"W, 302.00 feet on the west line of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of said Section 29; thence S.85°-55'-34"E, 281.32 feet; thence northeasterly 110.18 feet on a non-tangential curve concave to the southeast, said curve having a central angle of 23°-38'-35", a radius of 267.00 feet and a chord of 109.40 feet bearing N.15°-53'-44"E from the last described course; thence S.46°-33'-05"E, 76.46 feet; thence N.47°-54'-20"E, 142.65 feet; thence northwesterly 34.31 feet on a non-tangential curve concave to the northeast, said curve having a central angle of 06°-56'-48", a radius of 283.00 feet and a chord of 34.29 feet bearing N.38°-44'-24"W, from the last described course; thence N.35°-16'-00"W, 50.94 feet; thence N.60°-27'-45"E, 66.33 feet; thence N.35°-16'-00"W, 66.33 feet to the southwest corner of Lot 16 in said Pleasant Valley Subdivision; thence S.60°-27'-45"W, 66.33 feet on the westerly extension of the south line of said Lot 16 to the southeast corner of Lot 15 in said Pleasant Valley Subdivision; thence southwesterly 100.00 feet on a tangential curve concave to the southeast, said curve having a central angle of 17°-12'-20", a radius of 333.00 feet and a chord of 99.62 feet bearing S.51°-51'-35"W, from the last described course to the southwest corner of said Lot 15; thence N.38°-23'-15"W, 130.32 feet to the northwest corner of said Lot 15; thence S.62°-37'-20"W, 127.17 feet to the southwest corner of Lot 14 in said Pleasant Valley Subdivision; thence N.57°-32'-58"W, 128.75 feet to the Point of Beginning, containing 2.45 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into 4 lots and the streets as shown on the attached plat.



Subdivision Boundary	
Curve Data - Curve #1	$\Delta = 23^\circ-38'-35''$ $R = 267.00'$ $L = 110.18'$ $T = 55.88'$ $C = 109.40'$ $CB = N.15^\circ-53'-44''E.$

Subdivision Boundary	
Curve Data - Curve #2	$\Delta = 06^\circ-56'-48''$ $R = 283.00'$ $L = 34.31'$ $T = 17.18'$ $C = 34.29'$ $CB = N.38^\circ-44'-24''W.$

Subdivision Boundary	
Curve Data - Curve #3	$\Delta = 17^\circ-12'-20''$ $R = 333.00'$ $L = 100.00'$ $T = 50.38'$ $C = 99.62'$ $CB = S.51^\circ-51'-35''W.$



City Clerk of the City of LeRoy, McLean  
 that this Plat of Pleasant Valley Subdivision  
 was approved by the City Council on the  
 day of \_\_\_\_\_ 19 \_\_\_\_\_

Robert Rice, Mayor

Sue Marcum, City Clerk

APPROVAL

non-tangential curve concave to the southeast, said curve having a central angle of 23°-38'-35", a radius of 267.00 feet and a chord of 109.40 feet bearing N.15°-53'-44"E. from the last described course; thence S.46°-33'-05"E. 76.46 feet; thence N.47°-54'-20"E. 142.65 feet; thence northwesterly 34.31 feet on a non-tangential curve concave to the northeast, said curve having a central angle of 06°-56'-48", a radius of 283.00 feet and a chord of 34.29 feet bearing N.38°-44'-24"W. from the last described course; thence N.35°-16'-00"W. 50.94 feet; thence N.60°-27'-45"E. 66.33 feet; thence N.35°-16'-00"W. 66.33 feet to the southwest corner of Lot 16 in said Pleasant Valley Subdivision; thence S.60°-27'-45"W. 66.33 feet on the westerly extension of the south line of said Lot 16 to the southeast corner of Lot 15 in said Pleasant Valley Subdivision; thence southwesterly 100.00 feet on a tangential curve concave to the southeast, said curve having a central angle of 17°-12'-20", a radius of 333.00 feet and a chord of 99.62 feet bearing S.51°-51'-35"W. from the last described course to the southwest corner of said Lot 15; thence N.38°-23'-15"W. 130.32 feet to the northwest corner of said Lot 15; thence S.62°-37'-20"W. 127.17 feet to the southwest corner of Lot 14 in said Pleasant Valley Subdivision; thence N.57°-32'-58"W. 128.75 feet to the Point of Beginning, containing 2.45 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into 4 lots and the streets as shown on the attached plat.

Iron monuments identify all lot corners as shown on said 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 Pleasant Valley Subdivision First Addition, City of LeRoy, McLean County, 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 Agency on Community Panel No. 170499 0001 C dated October 2, 1981.

Lewis, Yockey & Brown, Inc.  
 Consulting Engineers & Land Surveyors  
 222 E. Center Street  
 LeRoy, Illinois 61752

Date  
 08/14/98

*Perry L. Lewis*  
 Perry L. Lewis  
 Illinois Professional Land Surveyor No. 1874



Lewis, Yockey & Brown, Inc.  
 Consulting Engineers & Land Surveyors  
 222 East Center Street  
 LeRoy, Illinois 61752  
 Ph. (309) 962-8151

Rev.			
Bk.	326		
Dwn.	BKS		
Dsn.	PLL		
App.	PLL		

Pleasant Valley Subdivision  
 First Addition  
 Final Plat

Sheet  
 1  
 Of 1

EXHIBIT A  
 to Ordinance No. \_\_\_\_\_

1030.01