

CITY OF LEROY
COUNTY OF MCLEAN
STATE OF ILLINOIS

ORDINANCE NO. 664

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT FOR
CRUMBAUGH 3RD ADDITION TO THE CITY OF LEROY, ILLINOIS.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS 15th
DAY OF April, 1996.

PRESENTED: April 15, 1996

PASSED: April 15, 1996

APPROVED: April 15, 1996

RECORDED: April 15, 1996

PUBLISHED: April 15, 1996

In Pamphlet Form

Voting "Aye" 5

Voting "Nay" 0

The undersigned being the duly qualified and acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned ordinance and that such ordinance was presented, passed, approved, recorded and published as above stated.

(SEAL)

X Juanita Ragley
City Clerk of the City of LeRoy,
McLean County, Illinois

Dated: April 15, 1996.

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT FOR CRUMBAUGH 3RD ADDITION TO THE CITY OF LEROY, ILLINOIS.

WHEREAS, the Mayor and City Council of the City of LeRoy have reviewed the proposed final plat of subdivision for Crumbaugh 3rd Addition to the City of LeRoy; and

WHEREAS, the Mayor and City Council of the City of LeRoy, McLean County, Illinois, an Illinois Municipal Corporation, have determined that said final plat meets all requirements of the subdivision code of the City of LeRoy, and that the approval of said proposed final plat is in the best interest of the City and its residents,

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of LeRoy, Illinois, in lawful meeting assembled, as follows:

Section 1. That the final plat of Crumbaugh 3rd Addition to the City of LeRoy, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, is hereby approved.

Section 2. The Mayor and City Clerk are hereby directed to execute all necessary documents and certificates as may be appropriate in order to evidence the approval by the City of LeRoy of the aforesaid proposed final plat, and to cause and direct the developer to record said final plat promptly. Upon recording the same the developer shall provide copies of said recorded plat as may be appropriate to the City for record purposes.

Section 3. This ordinance shall be in full force and effect from and after its passage, approval and publication, as required by law.

PASSED by the City Council of the City of LeRoy, Illinois, upon the motion by _____

Dawn Thompson, seconded by William Swindle, by roll call vote on the 15th day of April, 1996, as follows:

Aldermen elected 6 Aldermen present 5

VOTING AYE:

David McClelland, Lois Parkin, Dawn Thompson, William Swindle, Ronnie Litherland (full names)

VOTING NAY:

none

(full names)

ABSENT, ABSTAIN, OTHER:
Fred Dodson absent

(full names)

and deposited and filed in the office of the City Clerk in said municipality on the 15th day of
April, 1996.

X Juanita Dagley
Juanita Dagley, City Clerk of the City of LeRoy,
LeRoy, McLean County, Illinois

APPROVED BY the Mayor of the City of LeRoy, Illinois, this 15th day of
April, 1996.

X Jerry C. Davis
Jerry C. Davis, Mayor of the City of LeRoy,
McLean County, Illinois

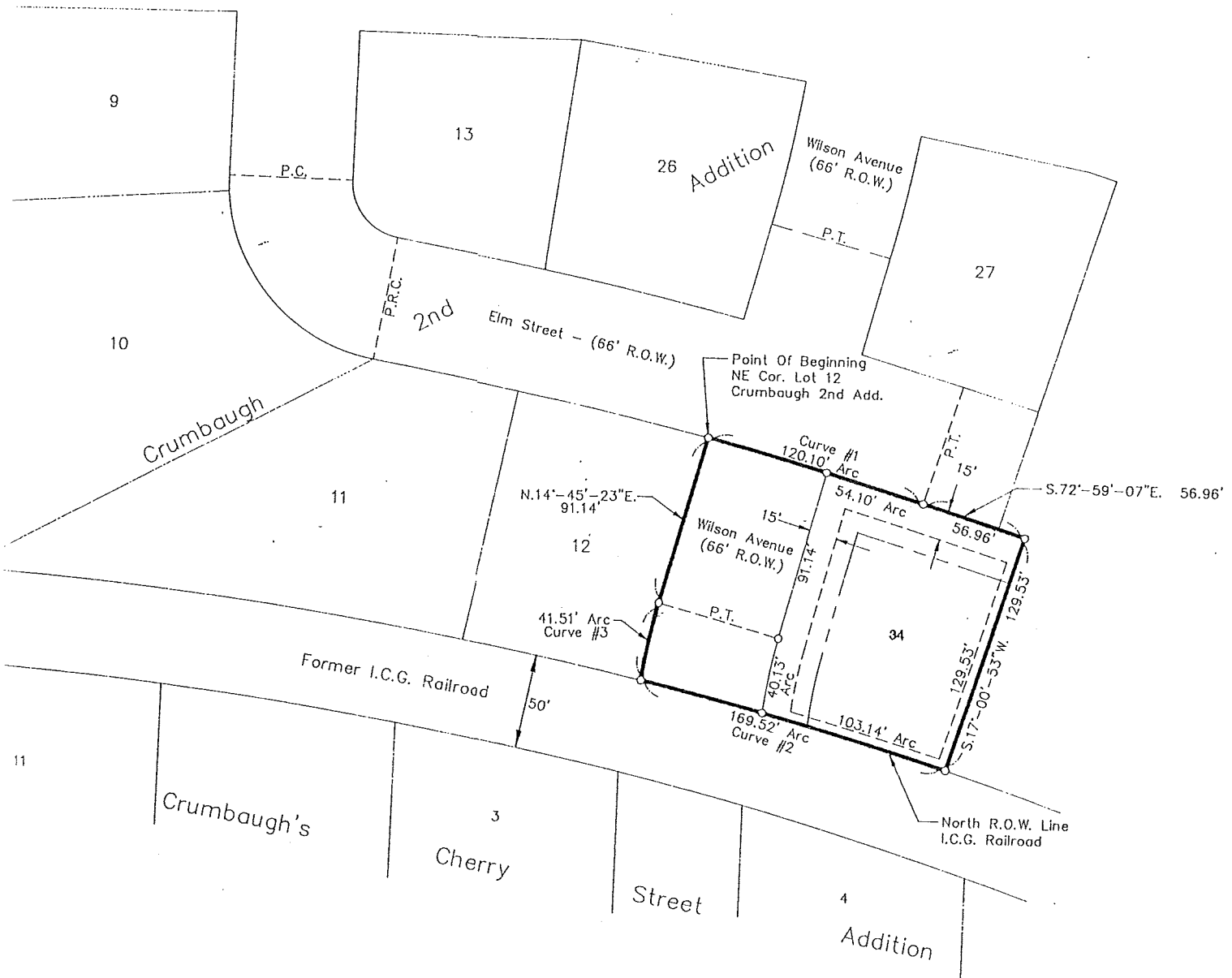
ATTEST: (SEAL)

X Juanita Dagley
Juanita Dagley, City Clerk, City of LeRoy,
LeRoy, McLean County, Illinois

EXHIBIT A
(COMPLETE PLAT ATTACHED TO ORIGINAL ORDINANCE)

CRUMBAUGH 3RD ADDITION

Part of the NE 1/4 of Section 21, T. 22 N., R. 4 E., 3 P.M.
City of LeRoy, McLean County, Illinois



| Subdivision Boundary Curve #1 - Curve Data | |
|---|-------------------|
| Δ | = 03'-06"-51" |
| R | = 2209.75' |
| L | = 120.10' |
| T | = 60.07' |
| C | = 120.09' |
| C.B. | = S.74'-32'-33"E. |

| Subdivision Boundary Curve #2 - Curve Data | |
|---|-------------------|
| Δ | = 04'-40"-13" |
| R | = 2079.74' |
| L | = 169.52' |
| T | = 84.81' |
| C | = 169.48' |
| C.B. | = N.75'-02'-29"W. |

| Subdivision Boundary Curve #3 - Curve Data | |
|---|-------------------|
| Δ | = 06'-40"-01" |
| R | = 356.72' |
| L | = 41.51' |
| T | = 20.78' |
| C | = 41.48' |
| C.B. | = N.11'-25'-22"E. |

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF MCLEAN)

I, Perry L. Lewis, Illinois Professional Land Surveyor No. 1874, do hereby certify that I have surveyed, in accordance with the laws and usages of the State of Illinois, for Busey Bank of McLean County Land Trust No. 299 the following described property to wit:

A part of the NE¼ of Section 21, 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 Northeast corner of Lot 12 in Crumbaugh 2nd Addition; thence Southeasterly along the South right-of-way of Elm Street 120.10 feet on a tangential curve concave to the southwest having a central angle of 03°-06'-51", a radius of 2209.75 feet and a chord of 120.09 feet bearing S.74°-32'-33"E.; thence S.72°-59'-07"E. 56.96 feet along the South right-of-way line of said Elm Street; thence S.17°-00'-53"W. 129.53 feet to the North right-of-way line of the former I.C.G. Railroad; thence Northwesterly 169.52 feet along the said former I.C.G. Railroad right-of-way on a tangential curve concave to the Southwest having a central angle of 04°-40'-13", a radius of 2079.74 feet and a chord of 169.48 feet bearing N.75°-02'-29"W. from the last described course to the Southeast corner of the said Lot 12 in Crumbaugh 2nd Addition; thence Northeasterly 41.51 feet along the East line of the said lot 12 in Crumbaugh 2nd Addition on a tangential curve concave to the Southeast having a central angle of 06°-40'-01", a radius of 356.72 feet and a chord of 41.48 feet bearing N.11°-25'-22"E. from the last described course; thence N.14°-45'-23"E. 91.14 feet along the East line of said lot 12 in Crumbaugh 2nd Addition to the Point of Beginning containing .52 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into 1 residential lot and street 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 Crumbaugh 3rd Addition to the City of LeRoy, McLean County, Illinois.

I further certify that the foregoing plat accompanying this certificate correctly represents the said premises as subdivided and that no part of the herein described subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency on Community Panel No. 170499 0001C dated October 2, 1981.

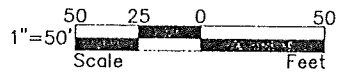
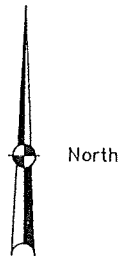
Lewis, Yockey and Brown, Inc.
 Consulting Engineers and Land Surveyors
 505 North Main Street
 Bloomington, Illinois 61701

Date: _____
 Perry L. Lewis
 Illinois Professional Land Surveyor No. 1874



153801

| | | | | | | |
|--|------|------|-----|---|-------|---|
| Lewis, Yockey & Brown, Inc. Consulting Engineers & Land Surveyors 505 North Main Street Bloomington, Illinois Ph. (309) 829-2552 | Rev. | Bk. | 238 | Crumbaugh 3rd Addition LeRoy, Illinois Final Plat | Sheet | 1 |
| | | Orn. | BKS | | or 1 | |
| | | Den. | | | | |
| | | App. | PLL | | | |



Legend

- 5/8" Iron Rod Found
- 5/8" Iron Rod Set
- Subdivision Boundary
- - - - - Easement Limits (Extending
5' From Property Lines
Unless Otherwise Noted)
- - - - - 25' Building Setback Line

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

CERTIFICATE

I, Juanita Dagley, certify that I am the duly elected and acting municipal clerk of the City of LeRoy, of McLean County, Illinois.

I further certify that on April 15, 1996, the Corporate Authorities of such municipality passed and approved Ordinance No. 664, entitled:

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT FOR CRUMBAUGH 3RD ADDITION TO THE CITY OF LEROY, ILLINOIS,

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 664, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on April 15, 1996, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at LeRoy, Illinois, this 15th day of April, 1996.

(SEAL)

Juanita Dagley
Municipal Clerk

STATE OF ILLINOIS)
) SS:
COUNTY OF McLEAN)

I, Juanita Dagley, do hereby certify that I am the duly qualified and acting City Clerk of the City of LeRoy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT FOR
CRUMBAUGH 3RD ADDITION TO THE CITY OF LEROY, ILLINOIS.

I do further certify said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the 15th day of April, 1996, and prior to the making of this certificate the said ordinance was spread at length upon the permanent records of said City where it now appears and remains as a faithful record of said ordinance in the record books.

Dated this 15th day of April 1996.

X Juanita Dagley
City Clerk

(SEAL)