

Northerly Right of
Monumented F.A.

N. 50°-37'-26" W.
23.23'

129.66'

N. 47°-08'-19" W.
53.38'

S. 01°-23'-55" W.

40'

N. 47°-08'-19" W. 175.00'

Northerly Right of Way as
Monumented F.A.I. Route 74

E. Line 20' Sanitary
Easement Granted to
LeRoy in Doc. No. 898
Recorded February 2

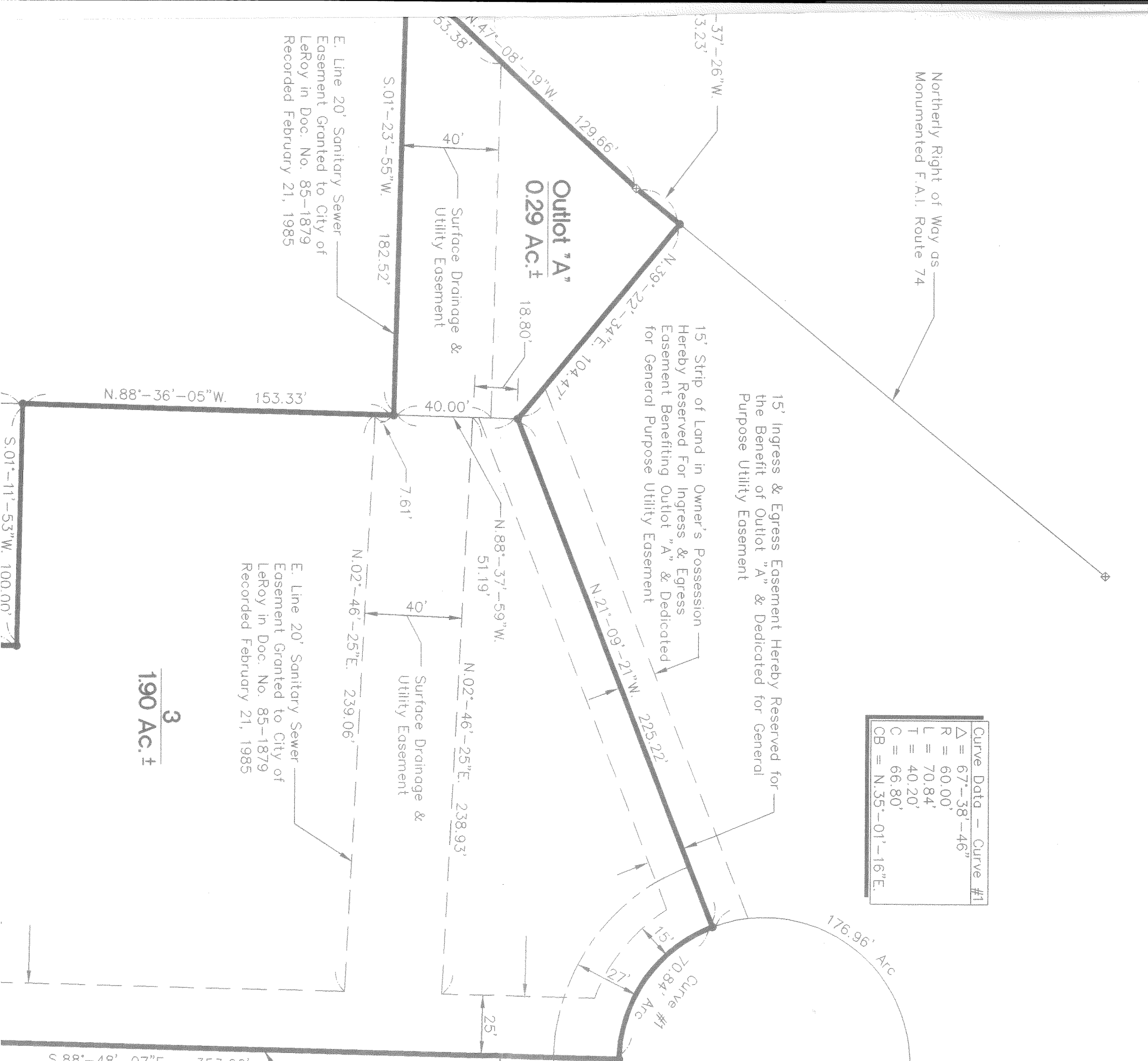
0/0

LeRoy Plaza Subdivision

Pt. W1/2 NW1/4 Sec. 28, T. 22 N., R. 10 W.,
City of LeRoy, McLean County, Illinois

Owner: LeRoy Plaza General Partner
c/o Larry Hundman
405 North Hershey Road
Bloomington, Illinois 61701
Phone: (309)-662-3377

Curve Data - Curve #1	
Δ	= 67°-38'-46"
R	= 60.00'
L	= 70.84'
T	= 40.20'
C	= 66.80'
CB	= N.35°-01'-16"E.

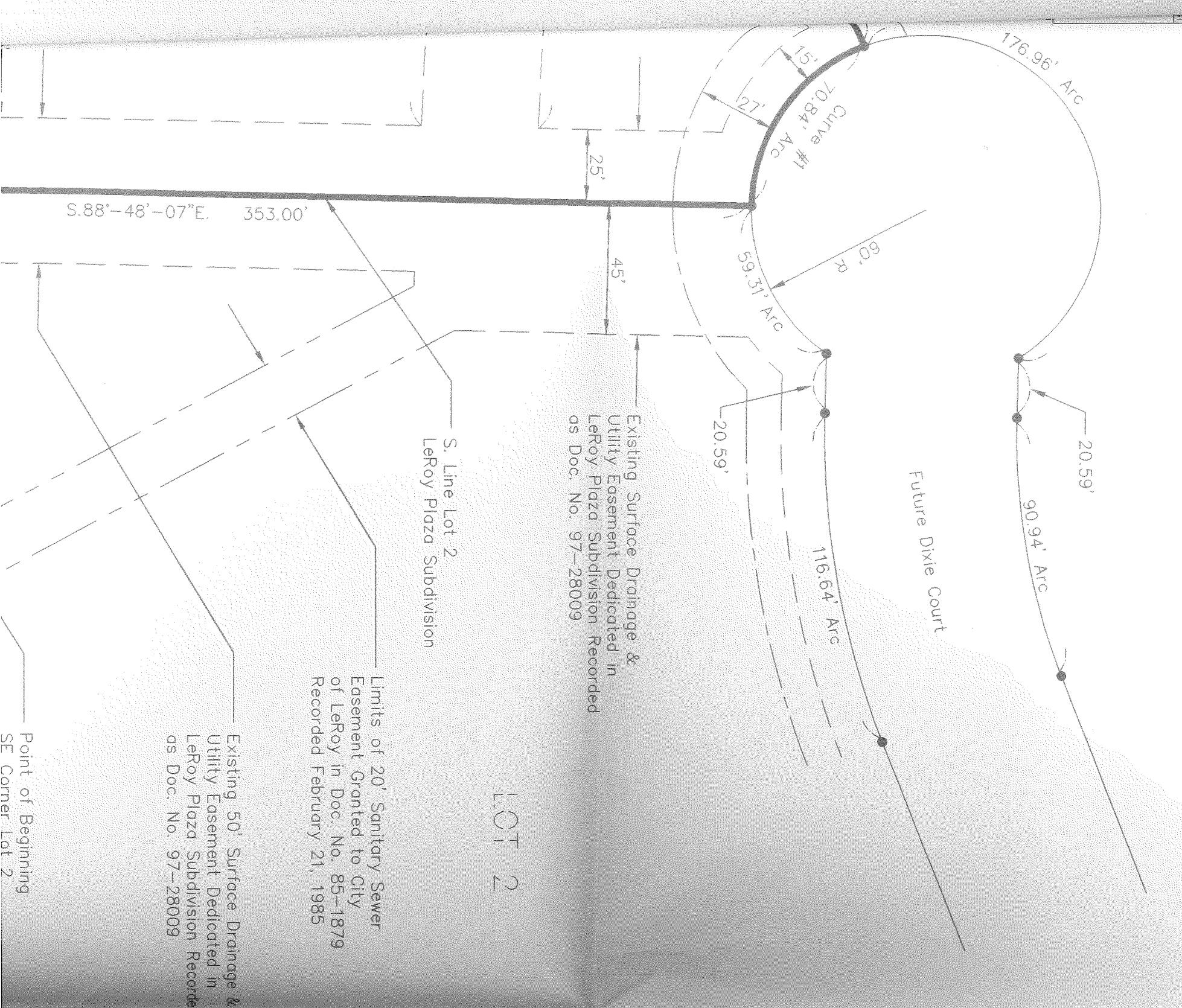


$\frac{3}{1.90 \text{ Ac.} \pm}$

Subdivision 1st Addition

28, T. 22 N., R. 4 E., 3rd P.M.,
McLean County, Illinois

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



We,
 County, Illi
 Addition th
 day of _____

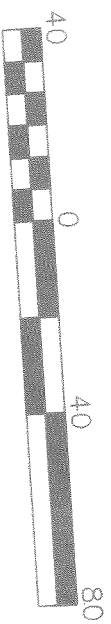
STATE OF
 COUNTY OF

I, Da
 certify tha
 direction, i
 the City o
 described i









A pa
 East of th
 particularly
 Plaza Subo
 Office; the
 Street; the
 thence N.8
 northerly r
 said right
 thence N.3
 northeast
 central ang
 N.35°-01'-
 Plaza Subd
 to the Poi
 given for d
 I furt

N

Scale: 1" = 40'



Legend

-  Boundary of Subject Premises
-  Existing 5/8" Iron Rod
-  5/8" Iron Rod Set
-  R.O.W. Marker
-  Easement Limits
-  Building Setback Line
-  No Access Strip
-  Note: Lot Lines Extending From Curvilinear Street R.O.W. Are Radial Unless Otherwise Noted

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 1st Addition to the City of LeRoy was approved by the City Council on the _____ day of _____, 1998.

Robert Rice, Mayor

Sue Marcum, City Clerk

SURVEYOR'S CERTIFICATE

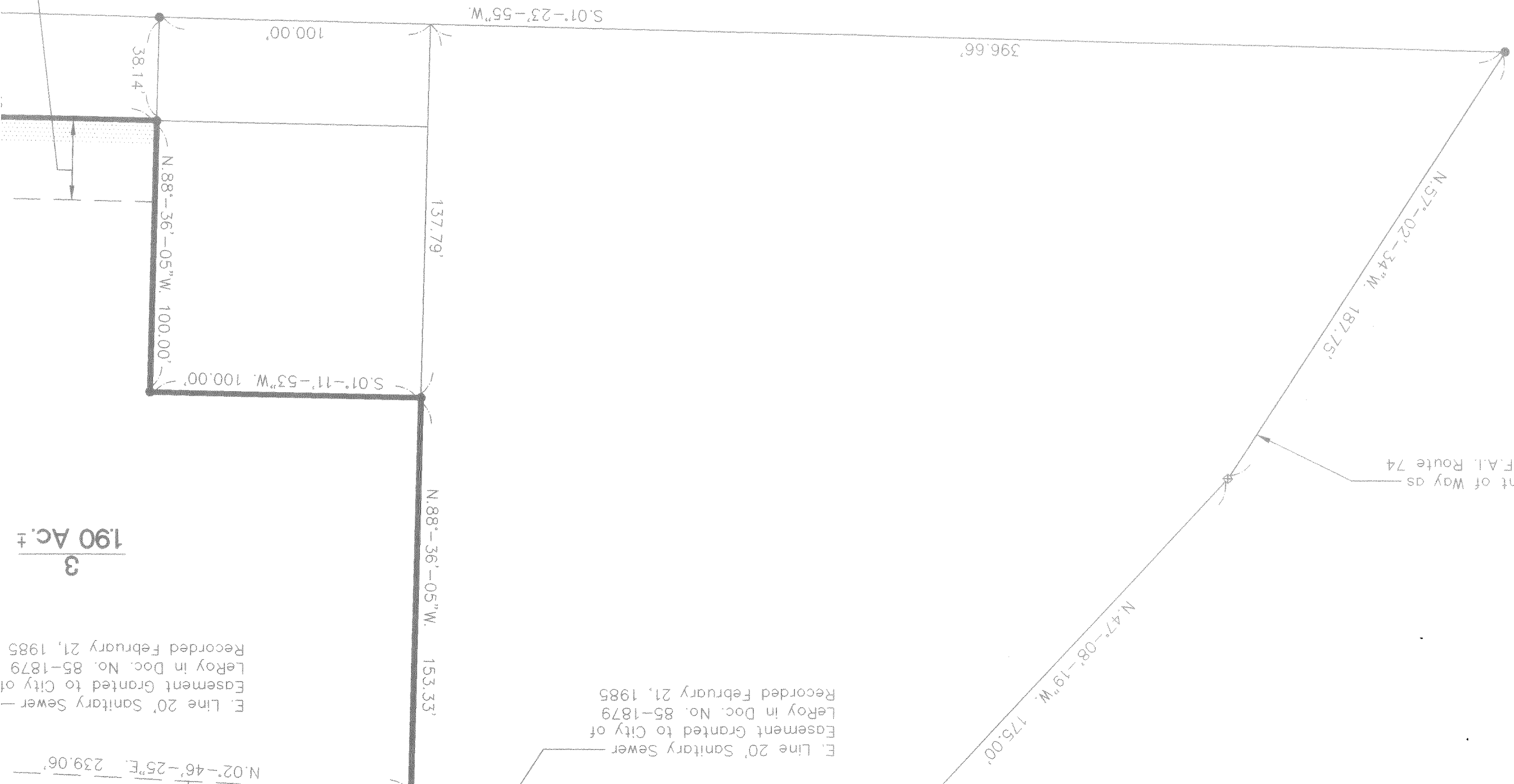
STATE OF ILLINOIS)
) SS
COUNTY OF MCLEAN)

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 W $\frac{1}{2}$ of the NW $\frac{1}{4}$ 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 the southeast corner of Lot 2 in LeRoy Plaza Subdivision recorded as Document No. 97-28009 in the McLean County Recorder's Office; thence S.01°-11'-54"W, 164.83 feet on the west right of way line of East Street; thence N.88°-36'-05"W, 153.33 feet; thence S.01°-23'-55"W, 182.52 feet to the thence N.88°-36'-05"W, 153.33 feet; thence N.47°-08'-19"W, 129.66 feet on northerly right of way line of F.A.I. Route 74; thence N.21°-09'-21"W, 225.22 feet; thence said right of way line; thence N.50°-37'-26"W, 23.23 feet on said right of way line; thence N.39°-22'-34"E, 104.47 feet; thence N.21°-09'-21"W, 225.22 feet; thence northeasterly on a non-tangential curve concave to the northwest, said curve having a central angle of 67°-38'-46", a radius of 60.00 feet and a chord of 66.80 feet bearing N.35°-01'-16"E, from the last described course to the south line of said Lot 2 in LeRoy Plaza Subdivision; thence S.88°-48'-07"E, 353.00 feet on the south line of said Lot 2 to the Point of Beginning, containing 2.19 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into 1 lot and Outlot "A" as shown attached plat.

30
Pl
9.



Northerly Right of Way as Monumented F.A.I. Route 74

E. Line 20' Sanitary Sewer Easement Granted to City of Leroy in Doc. No. 85-1879 Recorded February 21, 1985

E. Line 20' Sanitary Sewer Easement Granted to City of Leroy in Doc. No. 85-1879 Recorded February 21, 1985

N.02°-46'-25"E. 239.06'

certify that the attached plat of subdivision, in accordance with the laws of the City of Leroy, for Leroy Plaza Ge

described property to wit:

A part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ East of the Third Principal Meridian, (Plaza Subdivision recorded as Document

Office; thence S.01'-11"-54"W. 164.83 Street; thence N.88'-36'-05"W. 100.00 Existing 50' Surface Drainage & Utility Easement Dedicated in

northerly right of way line of F.A.I. Road; said right of way line; thence N.50'-22'-34"E. 104.47 feet; thence N.39'-22'-34"E. 104.47 feet;

northeasterly on a non-tangential curve central angle of 67'-38'-46", a radius of 100.00 feet; from the last description; thence S.88'-48'-07"E. 353.00 feet to the Point of Beginning, containing

given for description purposes only. I further certify that I have submitted on the attached plat.

Iron monuments identify all lot measurements are given in feet and said plat are dedicated for public use systems and as may otherwise be specified.

Said subdivision is to be known as Leroy, McLean County, Illinois.

I further certify that the foregoing represents the above described property. I further certify that no part of a special flood hazard area as identified by the Agency.

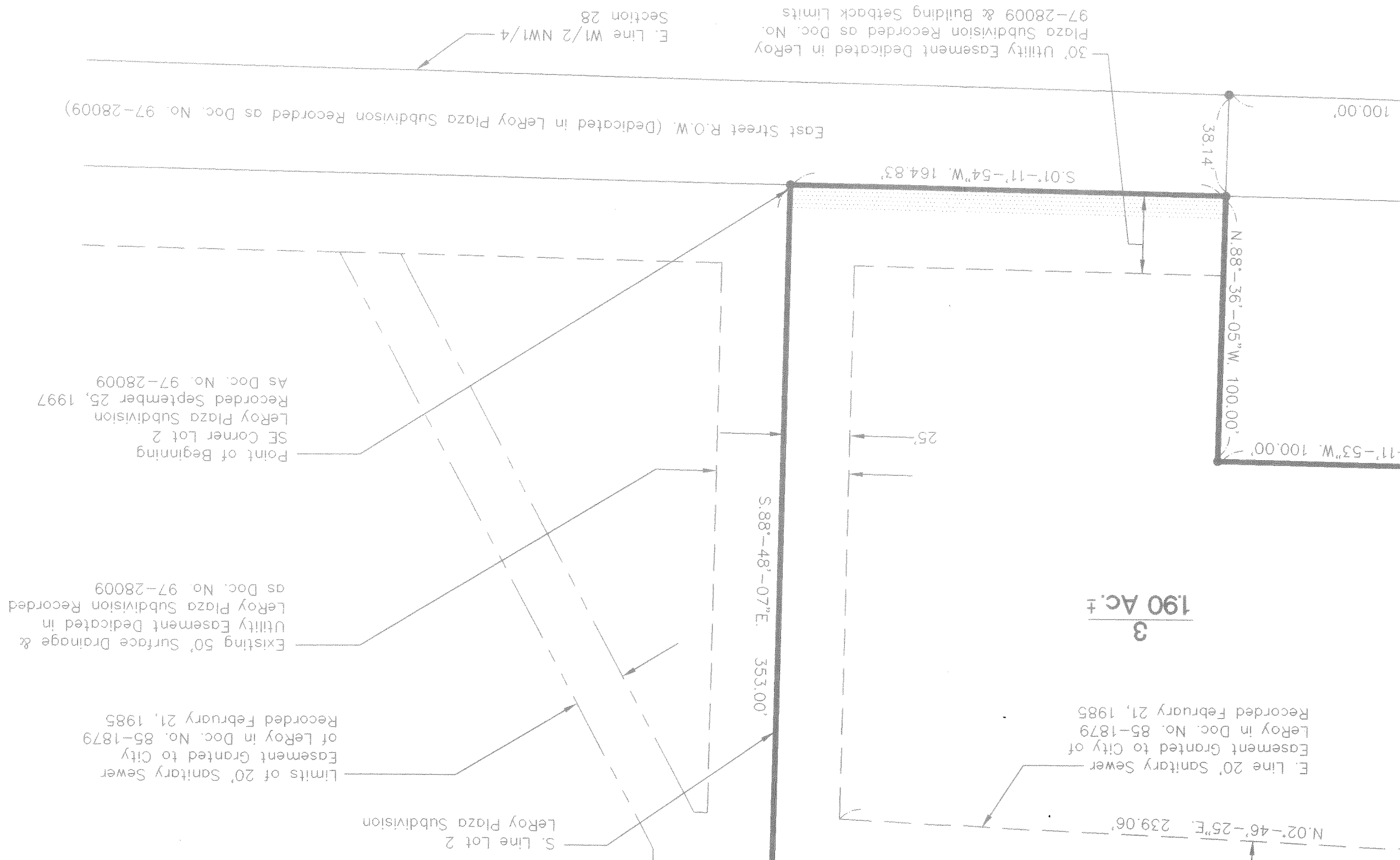
Lewis, Yockey & Brown, Inc. 505 N. Main St. Bloomington, IL 61701

[Signature]
Illinois Profes

Date
12/31/97

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

Rev.	Bk. 411	Drm. BKS	Dsn.	App. DPB



Point of Beginning
SE Corner Lot 2
Leroy Plaza Subdivision
Recorded September 25, 1997
As Doc. No. 97-28009

Existing 50' Surface Drainage & Utility Easement Dedicated in Leroy Plaza Subdivision Recorded as Doc. No. 97-28009

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

S. Line Lot 2
Leroy Plaza Subdivision

30' Utility Easement Dedicated in Leroy Plaza Subdivision Recorded as Doc. No. 97-28009 & Building Setback Limits
E. Line W1/2 NW1/4
Section 28

E. Line 20' Sanitary Sewer Easement Granted to City of Leroy in Doc. No. 85-1879 Recorded February 21, 1985

1.90 Ac. ±
3

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 W $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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 the southeast corner of Lot 2 in Leroy Plaza Subdivision recorded as Document No. 97-28009 in the McLean County Recorder's Office; thence S.01°-11'-54"W. 164.83 feet on the west right of way line of East Street; thence N.88°-36'-05"W. 100.00 feet; thence S.01°-11'-53"W. 100.00 feet; thence N.88°-36'-05"W. 153.33 feet; thence S.01°-23'-55"W. 182.52 feet to the northerly right of way line of F.A.I. Route 74; thence N.47°-08'-19"W. 129.66 feet on said right of way line; thence N.50°-37'-26"W. 23.23 feet on said right of way line; thence N.39°-22'-34"E. 104.47 feet; thence N.21°-09'-21"W. 225.22 feet; thence northeasterly on a non-tangential curve concave to the northwest, said curve having a central angle of 67°-38'-46", a radius of 60.00 feet and a chord of 66.80 feet bearing N.35°-01'-16"E. from the last described course to the south line of said Lot 2 in Leroy Plaza Subdivision; thence S.88°-48'-07"E. 353.00 feet on the south line of said Lot 2 to the Point of Beginning, containing 2.19 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into 1 lot and Outlot "A" 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 easements designated on said plat are dedicated for public use and for the use of community antenna television systems and as may otherwise be specifically reserved.

Said subdivision is to be known as Leroy Plaza Subdivision 1st Addition, City of Leroy, McLean County, Illinois.

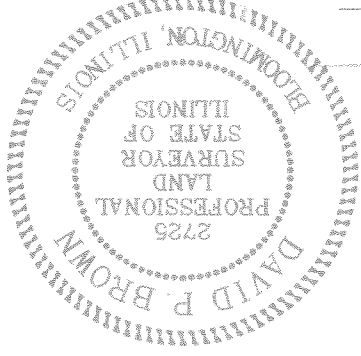
I further certify that the foregoing plat accompanying this certificate accurately represents the above described property as subdivided.

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.

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

Date
12/31/97

David P. Brown
Illinois Professional Land Surveyor No. 2725



4501.73

Sheet

1

of 1

Leroy Plaza Subdivision 1st Addition
Final Plat

Rev.			
Bk.	411		
Dm.	BKS		
Dsn.			
App.	DPB		

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

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

Existing 50' Surface Drainage & Utility Easement Dedicated in Leroy Plaza Subdivision Recorded as Doc. No. 97-28009

Point of Beginning SE Corner Lot 2 Leroy Plaza Subdivision Recorded September 25, 1997 As Doc. No. 97-28009

Recorded in Leroy Plaza Subdivision Recorded as Doc. No. 97-28009

S. Line Lot 2
Leroy Plaza Subdivision

on 28
e W1/2 NW1/4