

CITY OF LEROY  
COUNTY OF MCLEAN  
STATE OF ILLINOIS

ORDINANCE NO. 680

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT FOR  
CRUMBAUGH'S 4TH ADDITION TO THE CITY OF LEROY, ILLINOIS.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS 1st  
DAY OF July, 1996.

PRESENTED: July 1, 1996

PASSED: July 1, 1996

APPROVED: July 1, 1996

RECORDED: July 1, 1996

PUBLISHED: July 1, 1996

In Pamphlet Form

Voting "Aye" 6

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 *Sue Marzulli*  
Acting City Clerk of the City of LeRoy,  
McLean County, Illinois

Dated: July 1, 1996.



AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT FOR  
CRUMBAUGH 4TH 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 4th 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 4th 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

Ron Litherland, seconded by Fred Dodson

\_\_\_\_\_, by roll call vote on the 1st day of July, 1996, as follows:

Aldermen elected 6 Aldermen present 6

VOTING AYE:

Ron Litherland, Dave McClelland, Lois Parkin, Fred Dodson, Dawn Thompson, Bill Swindle  
(full names)

VOTING NAY:

None

(full names)

ABSENT, ABSTAIN, OTHER:

None

(full names)

and deposited and filed in the office of the Acting City Clerk in said municipality on the 1st day of July, 1996.

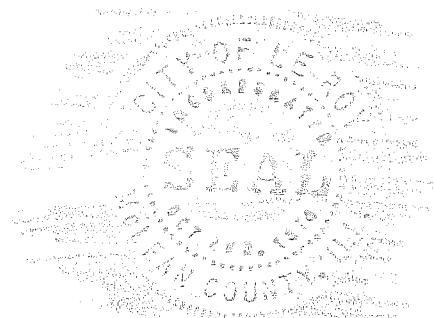
X Sue Marcum  
Sue Marcum, Acting City Clerk of the City of LeRoy, McLean County, Illinois

**APPROVED BY** the Mayor of the City of LeRoy, Illinois, this 1st day of July, 1996.

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

ATTEST: (SEAL)

X Sue Marcum  
Sue Marcum, Acting City Clerk, City of LeRoy, McLean County, Illinois



**CERTIFICATE**

I, Sue Marcum, certify that I am the duly appointed and acting municipal clerk of the City of LeRoy, of McLean County, Illinois.

I further certify that on July 1st, 1996, the Corporate Authorities of such municipality passed and approved Ordinance No. 680, entitled:

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT FOR CRUMBAUGH 4TH 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. 680, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on July 1st, 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 1st day of July, 1996

(SEAL)

Sue Marcum  
Acting Municipal Clerk



STATE OF ILLINOIS        )  
                                  ) SS:  
COUNTY OF McLEAN        )

I, Sue Marcum, do hereby certify that I am the duly qualified and Acting City Clerk of the City of LeRoy, McLean County, Illinois, and as such Acting 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 4TH ADDITION TO THE CITY OF LEROY, ILLINOIS.

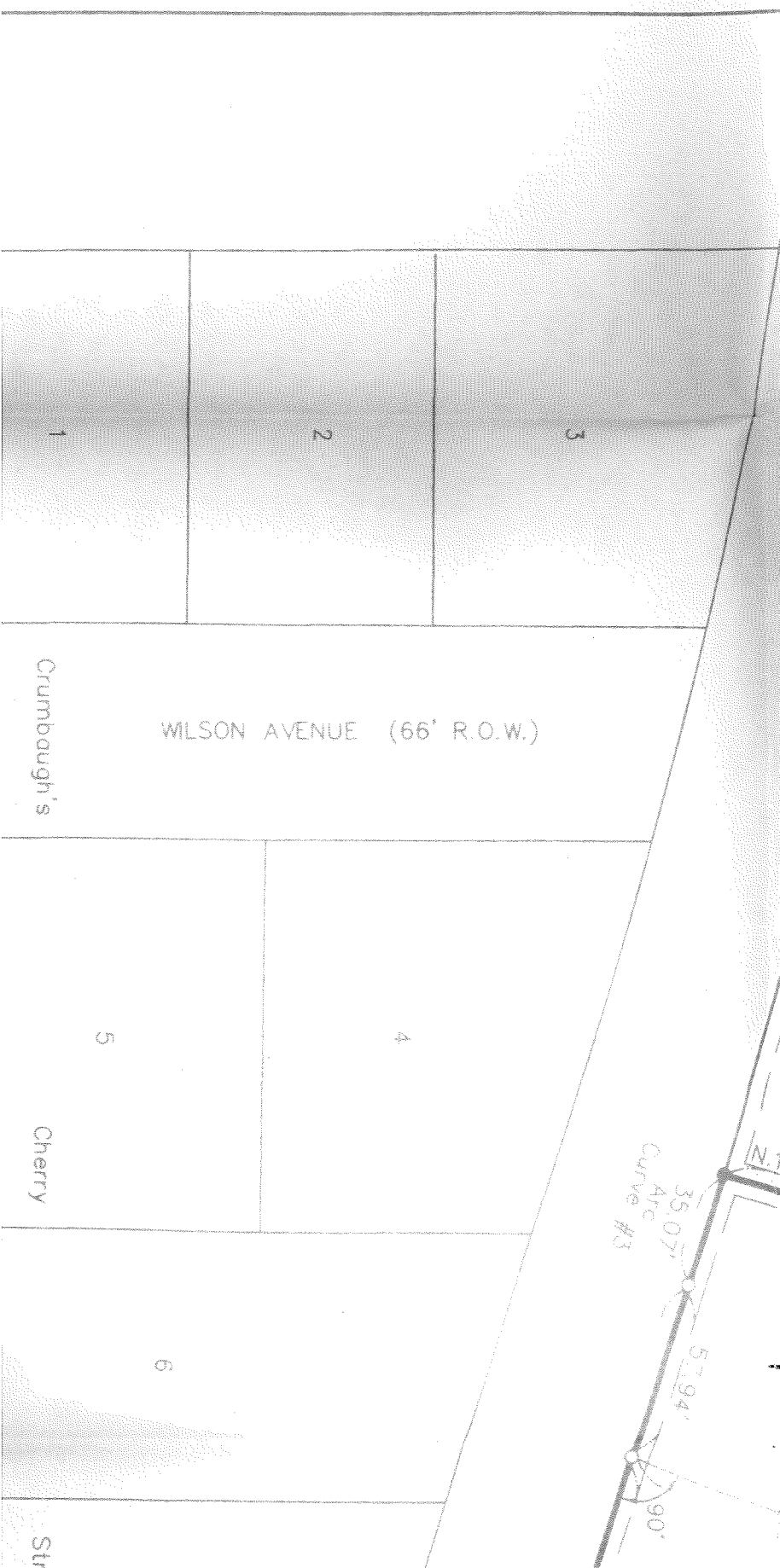
I do further certify said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the 1st day of July, 1996, and prior to the making of this certificate the said ordinance was spread at length upon the permanent records of said City where it now appears and remains as a faithful record of said ordinance in the record books.

Dated this 1st day of July, 1996.

X *Sue Marcum*  
Acting City Clerk

(SEAL)



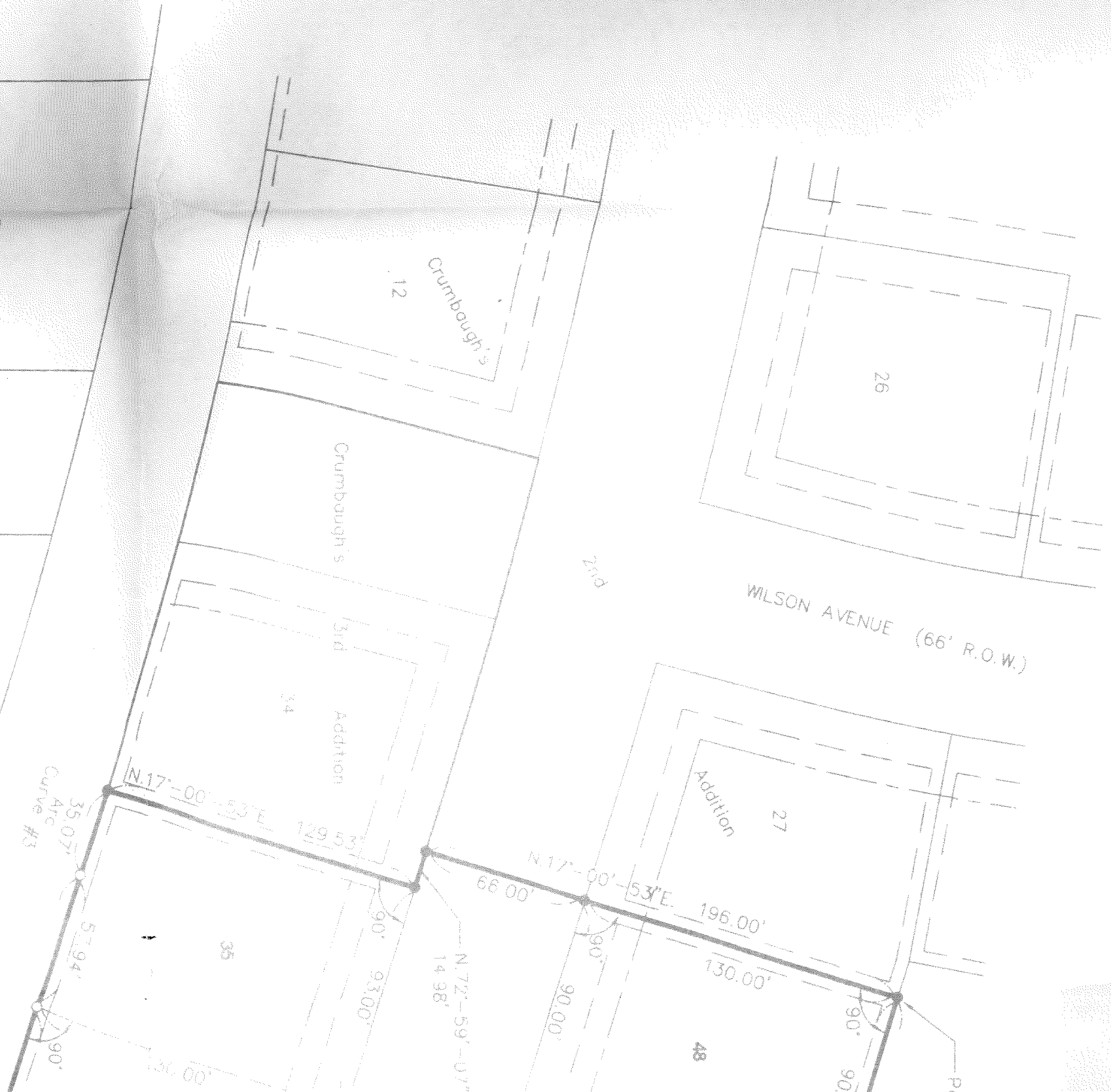


WILSON AVENUE (66' R.O.W.)

Crumbaugh's

Cherry

St



WILSON AVENUE (66' R.O.W.)

2nd

Crumbaugh's

34 Addition

Addition

48

26

N.17°-00'-53"E 129.53'

N.17°-00'-53"E 196.00'

130.00'

66.00'

35.07' Arc Curve #3

57.94'

N.72°-59'-07"E 14.98'

93.00'

90.00'

90°

90°

90°

90°

90°

90°

# CRUMBAUGH 4TH ADDITION

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





Scale: 1"=50'



Legend

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

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

SURVEYOR'S CERTIFICATE

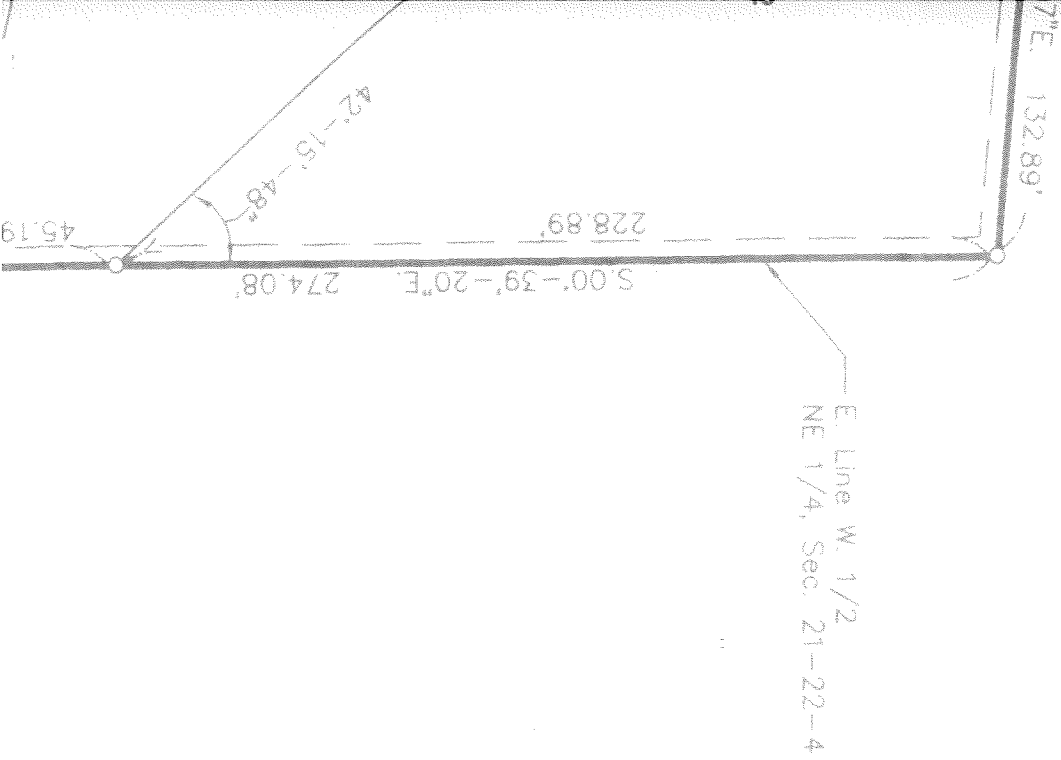
STATE OF ILLINOIS        ) )  
  ) )SS  
COUNTY OF MCLEAN     )

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 NE 1/4 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 27 in Crumbaugh's 2nd Addition to the City of LeRoy; thence S.72°-59'-07"E. 540.00 feet; thence S.00°-39'-20"E. 95.39 feet; thence N.89°-20'-40"E. 66.00 feet; thence Southwesterly 9.17 feet on a non-tangential curve concave to the Northwest having a central angle of 05°-28'-23", a radius of 96.00 feet and a chord of 9.17 feet bearing S.02°-04'-52"W. from the last described course; thence S.85°-10'-57"E. 132.89 feet to the East line of the West 1/2 of the said NE 1/4 of Section 21; thence S.00°-39'-20"E. 274.08 feet on the East line of the West 1/2 of the said NE 1/4 of Section 21 to the North right-of-way line of the former I.C.G. Railroad; thence Northwesterly on the said North right-of-way line of the former I.C.G. Railroad 184.23 feet on a non-tangential curve concave to the Northeast having a central angle of 08°-05'35", a radius of 1304.28 feet and a chord of 184.08 feet bearing N.77°-06'-00"W. from the last described course; thence N.72°-59'-07"W. on the said North right-of-way line of the former I.C.G. Railroad 613.65 feet; thence Northwesterly on the said North right-of-way line of the former I.C.G. Railroad 35.07 feet on a tangential curve concave to the Northeast having a central angle of 00°-57'-58", a radius of 2079.74 feet and a chord of 35.07 feet bearing N.72°-13'-24"W. from the last described course, said point also being the Southeast corner of Lot 34 in Crumbaugh's 3rd Addition to the City of LeRoy; thence N.17°-00'-53"E. on the East line of the said Lot 34 in Crumbaugh's 3rd Addition 129.53 feet to the Northeast corner of the said Lot 34 in Crumbaugh's 3rd Addition; thence N.72°-59'-07"W. on the North line of the said Lot 34 in Crumbaugh's 3rd Addition 14.98 feet; thence N.17°-00'-53"E. 196.00 feet on the East line of the said Lot 27 in Crumbaugh's 2nd Addition as extended and on the East line of the said Lot 27 to the Point of Beginning containing 5.58 acres, more or less, with assumed bearings given for descriptive purposes only.

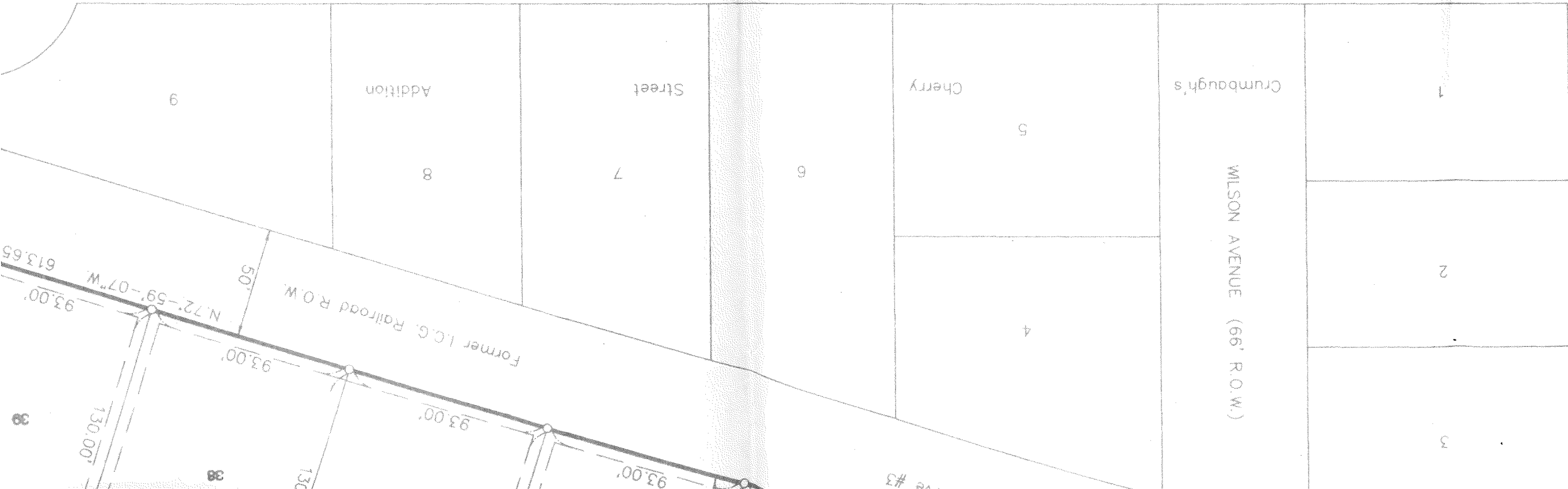
I further certify that I have subdivided the same into 14 residential lots and streets as shown on the attached plat.

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.





CHERRY STREET (66' R.O.W.)



Subdivision Boundary  
Curve #1 - Curve Data  
Δ = 05°-28'-23"  
R = 96.00'  
L = 9.17'  
T = 4.59'  
C = 9.17'  
CB = S.02°-04'-52"W

Subdivision Boundary  
Curve #2 - Curve Data  
Δ = 08°-05'-35"  
R = 1304.28'  
L = 184.23'  
T = 92.27'  
C = 184.08'  
CB = N.77°-06'-00"W

Subdivision Boundary  
Curve #3 - Curve Data  
Δ = 00°-57'-58"  
R = 2079.74'  
L = 35.07'  
T = 17.53'  
C = 35.07'  
CB = N.72°-13'-24"W

Centerline Curve  
Δ = 107°-41'  
R = 63.00'  
L = 118.39'  
T = 86.19'  
C = 101.72'  
CB = N.53°

thence Northwesternly on the said North right  
 35.07 feet on a tangential curve concave to  
 00°-57'-58", a radius of 2079.74 feet and a cl  
 from the last described course, said point all  
 in Crumbaugh's 3rd Addition to the City of L  
 line of the said Lot 34 in Crumbaugh's 3rd A  
 corner of the said Lot 34 in Crumbaugh's 3rd  
 North line of the said Lot 34 in Crumbaugh's 3  
 00-53'E. 196.00 feet on the East line of the s  
 as extended and on the East line of the said  
 containing 5.58 acres, more or less, with ass  
 purposes only.

I further certify that I have subdivided  
 streets as shown on the attached plat.  
 Iron monuments identify all lot corners  
 measurements are given in feet and decimal  
 designated on said plat are dedicated for pu  
 antenna television systems.

Said Subdivision is to be known as Cr  
 LeRoy, McLean County, Illinois.  
 I further certify that the foregoing plat  
 represents the said premises as subdivided  
 subdivision is located within a special flood  
 Emergency Management Agency on Commu  
 October 2, 1981.

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

Date: 9/27/1990  
 Perry L. Lewis  
 Illinois Professional Land Surveyor



Centerline Curve #4	Curve Data
Δ = 107°-40'-13"	R = 63.00'
L = 118.39'	T = 86.19'
C = 101.72'	CB = N.53°-10'-46"E

Division Boundary	Curve Data
00°-57'-58"	R = 63.00'
2079.74'	L = 118.39'
35.07'	T = 86.19'
17.53'	C = 101.72'
35.07'	CB = N.72°-13'-24"W

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

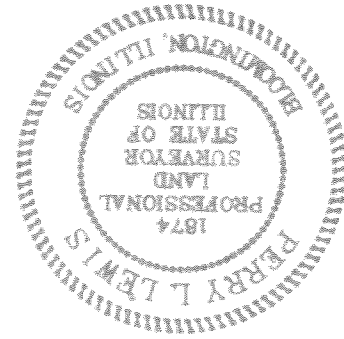
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Bk.	236	Drm.	BKS
App.		Dsn.	
PLL			

CR

Rev.					Lewis, Yockey & Brown, Inc. Consulting Engineers & Land Surveyors 505 North Main Street Bloomington, Illinois Ph. (309) 829-2552
	Bk.	236	Drm.	BKS	
	Den.				
	App.			PLL	

**Crumbaugh 4th Addition**  
**LeRoy, Illinois**  
**Final Plat**

Sheet 1  
 of 1



Date: 6/27/1990  
*Perry L. Lewis*  
 Perry L. Lewis  
 Illinois Professional Land Surveyor No. 1874

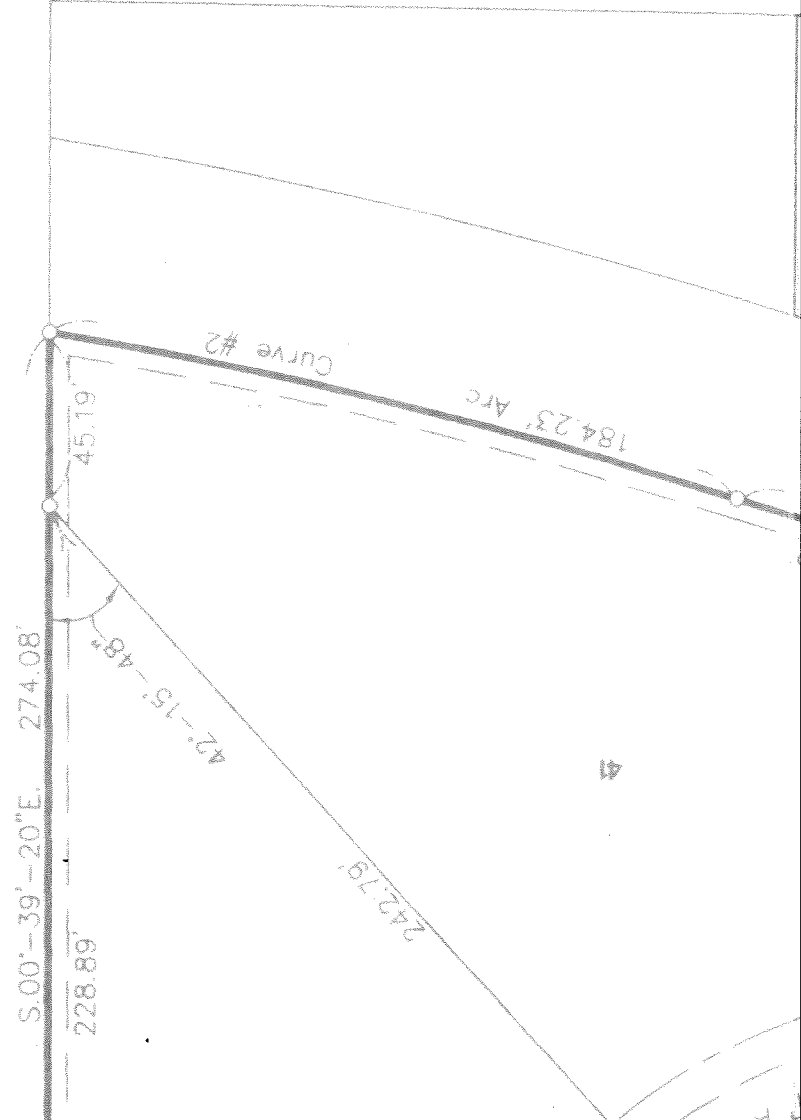
Lewis, Yockey and Brown, Inc.  
 Consulting Engineers and Land Surveyors  
 222 East Center Street  
 LeRoy, Illinois 61752

I further certify that I have subdivided the same into 14 residential lots and 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 Crumbaugh 4th 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.



4538.01

Exhibit A to City of LeRoy  
 Ordinance Number 679  
 providing for approval of final plat