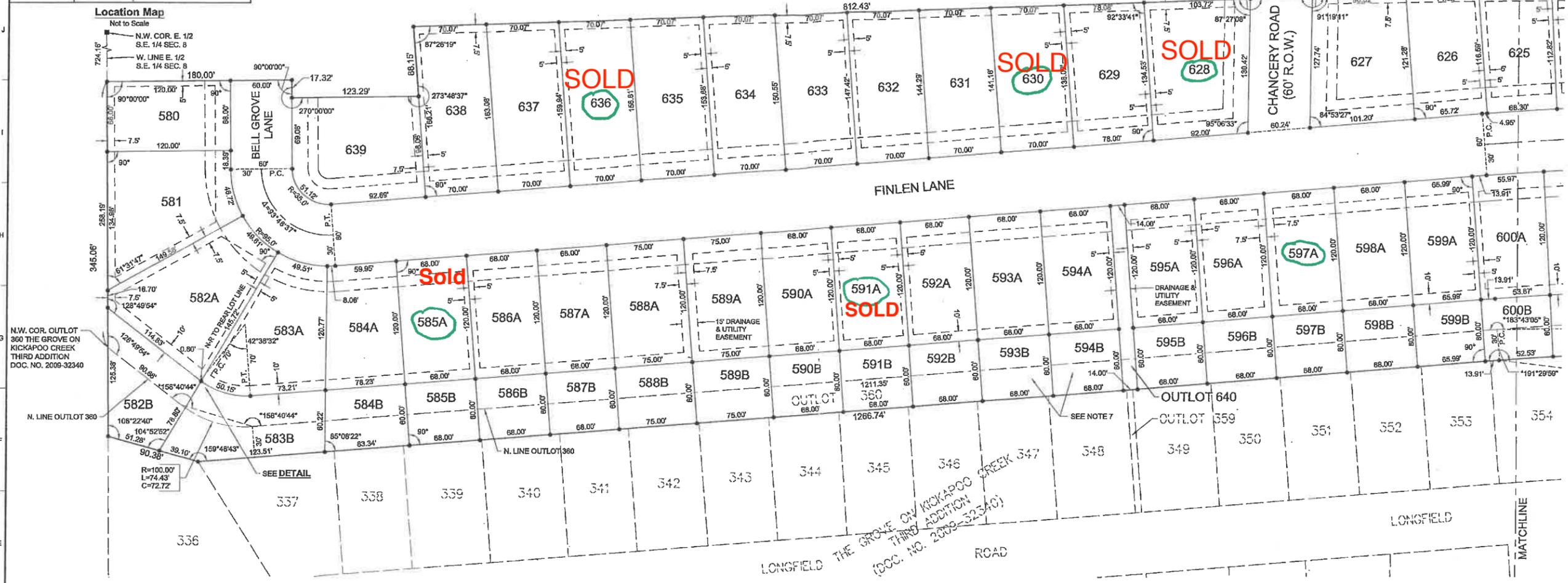


# THE GROVE ON KICKAPOO CREEK SIXTH ADDITION

PART OF SE 1/4 SEC 8 AND SW 1/4 SEC 9, TOWNSHIP 23 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN  
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS

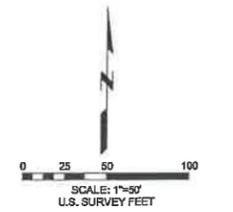


**Farnsworth GROUP**

2709 McGRAW DRIVE  
BLOOMINGTON, ILLINOIS 61704  
(309) 663-8435 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE # DATE DESCRIPTION



**Surveyor's Declaration**

The following described property has been surveyed and platted under my direction:

Outlot 360 in The Grove on Kickapoo Creek Third Addition to the City of Bloomington, Illinois, according to the plat recorded as Document No. 2012-19531 in the McLean County Recorder's Office, and a part of the Southeast Quarter of Section 8 and a part of the Southwest Quarter of Section 9, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northwest Corner of Lot 25 in The Grove on Kickapoo Creek First Addition to the City of Bloomington, Illinois, according to the plat recorded as Document No. 2007-13421 in the McLean County Recorder's Office, said Northwest Corner being on the West Line of The Grove on Kickapoo Creek Stream Restoration in the City of Bloomington, Illinois, according to the plat recorded as Document No. 2012-19631 in said Recorder's Office. From said Point of Beginning, thence northeast 64.30 feet along said West Line which forms an angle of 111°-04'-28" as measured from west to northeast with the North Line of Lot 26 in said The Grove on Kickapoo Creek First Addition; thence northeast 297.19 feet along said West Line which forms an angle to the right of 180°-28'-47" with the last described course; thence northwest 210.00 feet along a line which forms an angle to the right of 90°-00'-00" with said West Line; thence southwest 11.55 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course; thence northwest 135.50 feet along a line which forms an angle to the right of 272°-15'-05" with the last described course; thence west 147.06 feet along a line which forms an angle to the right of 165°-08'-08" with the last described course; thence west 304.43 feet along the arc of a non-tangential curve concave to the south with a radius of 3110.00 feet and the 304.31 foot chord of said arc forms an angle to the right of 182°-01'-19" with the last described course; thence west 86.01 feet along a line which forms an angle to the right of 173°-11'-23" with the last described course; thence west 538.16 feet along a line which forms an angle to the right of 179°-09'-23" with the last described course; thence west 60.06 feet along a line which forms an angle to the right of 178°-45'-36" with the last described course; thence west 812.43 feet along a line which forms an angle to the right of 180°-00'-43" with the last described course; thence south 68.15 feet along a line which forms an angle to the right of 87°-26'-19" with the last described course; thence west 123.29 feet along a line which forms an angle to the right of 273°-48'-37" with the last described course; thence north 17.32 feet along a line which forms an angle to the right of 270°-00'-00" with the last described course; thence west 180.00 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course; thence south 258.19 feet along said West Line which forms an angle to the right of 90°-00'-00" with the last described course to the Northwest Corner of Outlot 360 in The Grove on Kickapoo Creek Third Addition to the City of Bloomington, Illinois, according to the plat recorded as Document No. 2009-32340 in said Recorder's Office; thence southeast 50.68 feet along the North Line of said Outlot 360 which forms an angle to the right of 125°-49'-54" with the last described course to a Point of Curvature; thence southeasterly 74.43 feet along said North Line being the arc of a curve concave to the north with a radius of 100.00 feet and the 72.72 foot chord of said arc forms an angle to the right of 158°-40'-44" with the last described course to a Point of Tangency; thence east 121.35 feet along a line which forms an angle to the right of 158°-40'-44" with the last described chord to a Point of Curvature; thence easterly 360.80 feet along the arc of a curve concave to the south with a radius of 2780.00 feet and the 360.54 foot chord of said arc forms an angle to the right of 183°-43'-05" with the last described course to the Northeast Corner of said Outlot 360; thence south 30.06 feet along the East Line of said Outlot 360 which forms an angle to the right of 270°-00'-00" with the last described chord to the Southeast Corner of said Outlot 360, said Southeast Corner also being the Northwest Corner of Kickapoo Creek Road as dedicated in said The Grove on Kickapoo Creek Third Addition; thence southeasterly 74.43 feet along the North Line of said Kickapoo Creek Road and the North Lines of Lots 32 through 26, inclusive, in said The Grove on Kickapoo Creek First Addition being the arc of a curve concave to the south with a radius of 2750.00 feet and the 742.82 foot chord of said arc forms an angle to the right of 101°-25'-38" with the last described course; thence east 23.36 feet along a line which forms an angle to the right of 169°-00'-52" with the last described chord to the Point of Beginning, containing 21.483 acres, more or less.

This property has been subdivided into 89 lots numbered 580, 581, 582A through 604A, inclusive, 582B through 604B, inclusive, 605 through 639, inclusive, two outlots numbered 640 and 641, the streets and easements as shown. This subdivision is to be known as "The Grove on Kickapoo Creek Sixth Addition" to the City of Bloomington, McLean County, Illinois.

This subdivision lies within Zone X (Areas of Minimal Flood Hazard) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for McLean County, Illinois, Map No. 17113C0510E, Community No. 170490, revised July 16, 2008.

Witness my hand and seal this 2nd day of September, 2022.



FARNSWORTH GROUP, INC.  
2709 McGRAW DRIVE  
BLOOMINGTON, ILLINOIS 61704

By: *Brent A. Bazzan*  
Brent A. Bazzan  
Professional Land Surveyor No. 3715

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

**NOTES:**

- Dimensions shown along curved lot lines are chord distances.
- Lot lines extending from curved street lines are radial unless noted otherwise.
- Outlot 640 is to be conveyed to the City of Bloomington for use as pedestrian walkway and is subject to drainage and utility easements in its entirety.
- Outlot 641 is to be conveyed to the City of Bloomington for use as a bike and pedestrian trail, utility easement and drainage way.
- All Lots designated with the letter "B" are to be sold in conjunction with the corresponding Lot with the designated letter "A". No lot, whether it is designated "A" or "B", may be sold individually.
- Lots 582B through 604B are subject to drainage and utility easements in their entirety.
- Lots 593B and 594B are subject to pedestrian easements in their entirety.
- No utility boxes or pedestals will be allowed in designated flood routes.

**CITY CLERK'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF McLEAN }

I, \_\_\_\_\_, City Clerk of the City of Bloomington, Illinois, do hereby certify that the foregoing is a true and complete copy of an original "The Grove on Kickapoo Creek Sixth Addition", presented, passed and approved at a regular meeting of said City Council, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by an affirmative vote of the majority of all members of said council, the vote having been taken by yeas and nays and entered on the record of the proceedings of said council.

Witness my hand and seal of said city of Bloomington, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

City Clerk

**CITY ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF McLEAN }

I, \_\_\_\_\_, City Engineer for the City of Bloomington, hereby certify that the land improvements described in the annexed plat and the plans and specification therefor meet the minimum requirements for said City of Bloomington outlined in Chapter 24 of the Bloomington City Code.

Dated at Bloomington, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

City Engineer  
Bloomington, Illinois

**OWNERS / DEVELOPERS:**  
Eastlake LLC  
1701 Tullamore Ave., Suite A  
Bloomington, IL 61704

Armstrong Builders Inc.  
Rave Homes, Inc.  
Doud Land Development, Inc.  
Katsner Corporation  
Frankie Grove, Inc.  
R&H Homes Inc.  
1701 Tullamore Ave., Suite A  
Bloomington, IL 61704

**LEGEND**

- IRON ROD
- STONE MONUMENT
- R= RADIUS
- L= ARC LENGTH
- C= CHORD LENGTH
- ° ANGLE MEASURED TO CHORD
- N-R NON-RADIAL
- P.O.B. POINT OF BEGINNING
- EASEMENT LIMITS LINE WHICH EXTENDS 15' FROM LOT LINE UNLESS NOTED OTHERWISE
- 25' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE
- 5' NO-ACCESS STRIP LIMITS LINE



**DETAIL NOT TO SCALE**

S.E. 1/4 SEC. 8 & S.W. 1/4 SEC. 9, T.23N., R.3E. 3P.M.

BLOOMINGTON, ILLINOIS

Date: 9-2-22

Design/Drawn: DJM

Reviewed: MBB

Field Book No.:

Project No.: 0130504.00

SHEET TITLE

**FINAL PLAT**

SHEET NUMBER