

# WITTENBERG WOODS AT PRAIRIE VISTA THIRD ADDITION

PART OF S.E. 1/4 SECTION 17, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS



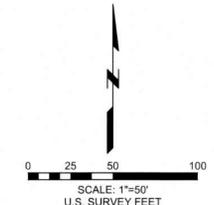
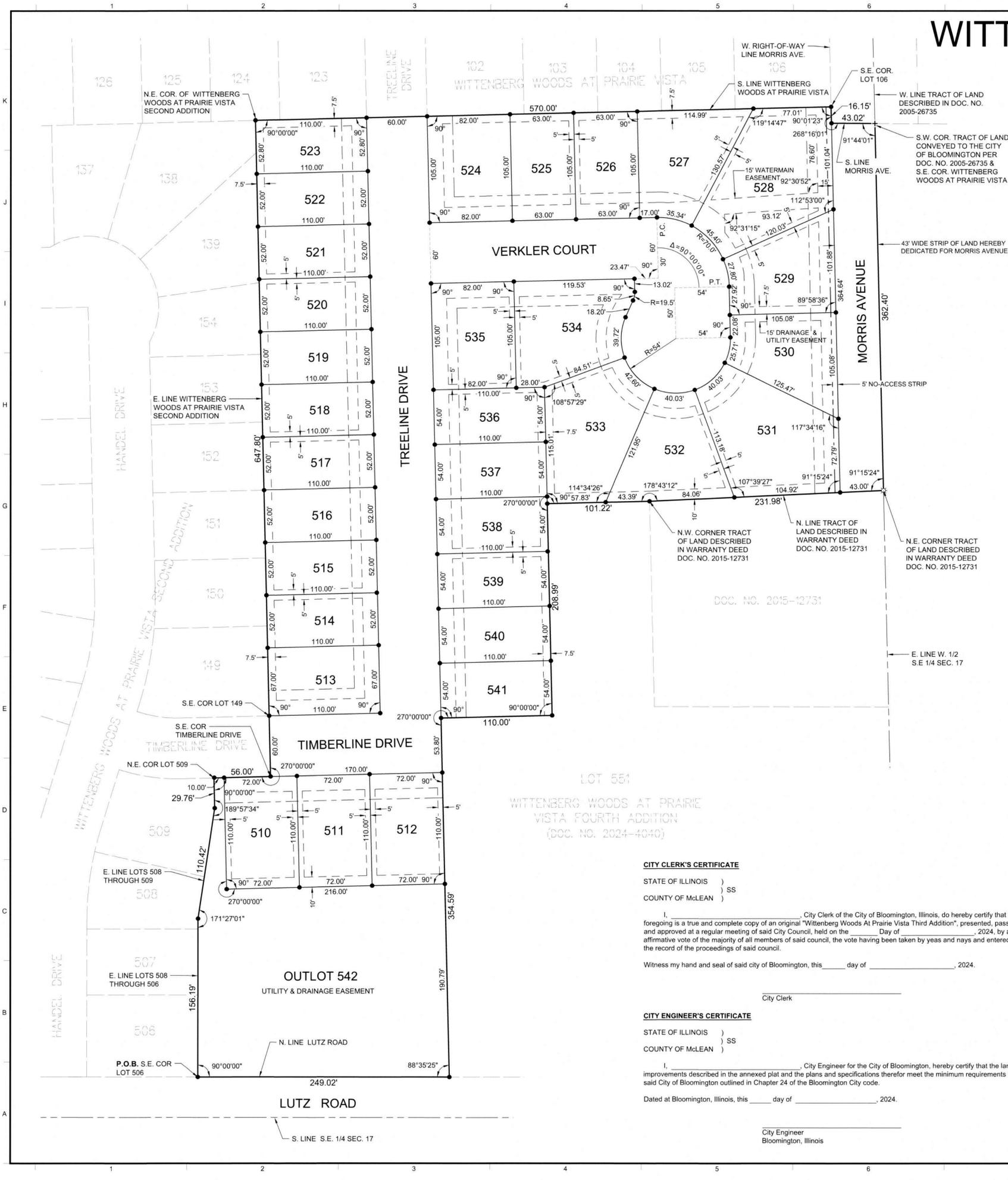
**Farnsworth GROUP**

2709 McGRAW DRIVE  
BLOOMINGTON, ILLINOIS 61704  
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Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE	DESCRIPTION
1	05/06/2024	REVISED LOT LAYOUT
2	05/13/2024	REVISED PER C.O.B. COMMENTS



**LEGEND**

- IRON ROD
- + CROSS CUT IN CONCRETE
- ⊙ SURVEY SPIKE
- ⊙ P.O.B.
- EASEMENT LIMITS LINE WHICH EXTENDS 15' FROM LOT LINE UNLESS NOTED OTHERWISE
- 25' BUILDING SETBACK LINE
- NO-ACCESS STRIP

**SURVEYOR'S DECLARATION**

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

A part of the West Half of the Southeast Quarter of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian more particularly described as follows: Beginning at the Southeast Corner of Lot 506 in Wittenberg Woods at Prairie Vista Second Addition according to the plat recorded February 18, 2016 as Document No. 2016-2745 in said Recorder's Office, being on North Line of Lutz Road. From said Point of Beginning, thence east 249.02 feet along said North Line of Lutz Road which forms an angle of 90°-00'-00" as measured from north to east with the East Line of said Lot 506; thence north 354.59 feet along a line which forms an angle to the right of 88°-35'-25" with the last described course; thence east 110.00 feet along a line which forms an angle to the right of 270°-00'-00" with the last described course; thence north 208.99 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course; thence east 101.22 feet along a line which forms an angle to the right of 270°-00'-00" with the last described course to the Northwest Corner of a tract of land described in Warranty Deed recorded as Document No. 2015-12731 in the McLean County Recorder's Office; thence east 231.98 feet along the North Line of said tract of land which forms an angle to the right of 178°-43'-12" with the last described course to the Northeast Corner of said tract of land, being on the East Line of said Southeast Quarter; thence north 362.40 feet along said East Line of the West Half which forms an angle to the right of 91°-15'-24" with the last described course to the Southwest Corner of a tract of land conveyed to the City of Bloomington by Warranty Deed by Corporation recorded September 8, 2005 as Document No. 2005-26735, also being the Southeast Corner of Morris Avenue as dedicated in Wittenberg Woods at Prairie Vista according to the plat recorded September 14, 2004 as Document No. 2004-31490 in said Recorder's Office; thence west 43.02 feet along the South Line of said Morris Avenue which forms an angle to the right of 91°-44'-01" with the last described course; thence north 16.15 feet along the West Right-of-Way Line of said Morris Avenue which forms an angle to the right of 268°-16'-01" with the last described course to the Southeast Corner of Lot 106 in said Wittenberg Woods at Prairie Vista, thence west 570.00 feet along the South Line of said Wittenberg Woods at Prairie Vista which forms an angle to the right of 90°-01'-23" with the last described course to the Northeast Corner of said Wittenberg Woods at Prairie Vista Second Addition; thence south 647.80 feet along the East Line of said Wittenberg Woods at Prairie Vista Second Addition which forms an angle to the right of 90°-00'-00" with the last described course to the Southeast Corner of Timberline Drive as dedicated in said Second Addition; thence west 56.00 feet along the South Line of said Timberline Drive which forms an angle to the right of 270°-00'-00" with the last described course to the Northeast Corner of Lot 509 in said Second Addition; thence south 29.76 feet along the East Line of said Lot 509 which forms an angle to the right of 90°-00'-00" with the last described course; thence southerly 110.42 feet along said East Line of Lot 509 and the East Line of Lot 508 in said Second Addition which forms an angle to the right of 189°-57'-34" with the last described course; thence south 156.19 feet along the East Lines of Lots 508, 507 and 506 in said Second Addition which form an angle to the right of 171°-27'-01" with the last described course to the Point of Beginning, containing 8.587 acres, more or less.

PIN 21-17-451-006

This property has been subdivided into 32 lots, numbered 510 through 541, inclusive, 1 Outlot numbered 542, the streets and easements as shown. Said Subdivision is to be known as "Wittenberg Woods at Prairie Vista Third Addition" in the City of Bloomington, McLean County, Illinois.

This Subdivision lies within Zone X (Area of Minimal Flood Hazard) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for McLean County, Illinois, Community No. 171304044E, dated July 16, 2008.

Witness my hand and seal this 13th day of May, 2024.



FARNSWORTH GROUP, INC.  
2709 McGRAW DRIVE  
BLOOMINGTON, IL 61704  
By: *Brent A. Bazan*  
Brent A. Bazan  
Professional Land Surveyor No. 3715

DATE: 5-13-24  
EXP. DATE: 11-30-2024  
DESIGN FIRM REGISTRATION NO. 184-001856

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

**NOTES:**

- Dimensions are in feet and decimal parts thereof. Distances shown along curved lot lines are chord distances. Lot lines extending from curved street lines are radial unless noted otherwise.
- Outlot 542 is subject to a utility and drainage easement covering all of said Outlot.

**Owner/Developer:**  
Wittenberg II, LLC  
1707 E Hamilton Road, Suite 1A  
Bloomington, IL 61704  
309-808-2125

**ATTORNEY:**  
Todd Bugg  
2205 E. Empire Street, Suite K  
Bloomington, IL 61704  
309-386-1884

**CITY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF McLEAN ) SS

I, \_\_\_\_\_, City Clerk of the City of Bloomington, Illinois, do hereby certify that the foregoing is a true and complete copy of an original "Wittenberg Woods at Prairie Vista Third Addition", presented, passed and approved at a regular meeting of said City Council, held on the \_\_\_\_\_ Day of \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk

**CITY ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF McLEAN ) SS

I, \_\_\_\_\_, City Engineer for the City of Bloomington, hereby certify that the land improvements described in the annexed plat and the plans and specifications 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Engineer  
Bloomington, Illinois

I:\m\2024\021102.00 - Wittenberg Woods Phase 3\Survey\07\_Drawings\DWG\_Wittenberg Woods Third Addition Third Addition Final Plat - 021102.00 Rev A-24.dwg | 5/7/2024 1:40 PM |