

TRAILS ON SUNSET LAKE SUBDIVISION 2ND ADDITION

PART OF THE W1/2 OF THE SW1/4 OF SEC. 19, T.24N, R.3E, 3PM, TOWN OF NORMAL, MCLEAN COUNTY, ILLINOIS

Image: 0125570013 Type: OFF
 Recorded: 12/13/2013 at 03:26:35 PM
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 Fees: \$71.00
 McLean County, IL
 H. Lee Newton McLean County Recorder
 File: 2013-00030773



SCALE: 1" = 50'



LEGEND

- BOUNDARY OF SUBJECT PREMISES
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET
- - - UTILITY EASEMENT LIMITS (EXTENDING 5' FROM LOT LINE UNLESS NOTED OTHERWISE)
- - - 25' BUILDING SETBACK LINE
- - - EASEMENT/ROW REFERENCE LINE

NOTE: LOT LINES EXTENDING FROM CURVILINEAR STREET R.O.W. ARE RADIAL UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF MCLEAN)

I, Jason T. Stephens, Illinois Professional Land Surveyor No. 3859, do hereby certify that the attached plat of subdivision was surveyed and prepared under my direction, in accordance with the laws and usages of the State of Illinois, and with the Ordinances of the Town of Normal, for Trails on Sunset Lake, LLC, and represents the following described property to wit:

A part of the W1/2 of the SW1/4 of Section 19, Township 24 North, Range 3 East of the Third Principal Meridian, Town of Normal, McLean County, Illinois, more particularly described as follows: Beginning at the northernmost corner of Lot 12 in Trails on Sunset Lake Subdivision according to the Plat thereof recorded as Document No. 2009-29229 in the McLean County Recorder of Deeds Office, said point being on the easterly line of Trails on Sunset Lake Subdivision 1st Addition; thence northeasterly on said easterly line of Trails on Sunset Lake Subdivision 1st Addition 79.37 feet on a curve concave to the northwest having a central angle of 13°-41'-48", a radius of 332.00 feet and a chord of 79.18 feet bearing N.23°-24'-32"E. from said point of beginning; thence northeasterly on said easterly line 31.62 feet on a non-tangential curve concave to the southeast having a central angle of 08°-28'-07", a radius of 281.50 feet and a chord of 31.60 feet bearing N.80°-38'-52"E. from the chord of the last described arc; thence N.06°-08'-04"W. 60.00 feet on said easterly line; thence northwesterly on said easterly line 17.90 feet on a non-tangential curve concave to the northeast having a central angle of 102°-34'-53", a radius of 10.00 feet and a chord of 15.61 feet bearing N.44°-50'-37"W. from the last described course; thence N.06°-26'-51"E. 67.23 feet on said easterly line; thence S.83°-33'-09"E. 10.00 feet on said easterly line; thence N.06°-26'-51"E. 60.00 feet on said easterly line; thence N.83°-33'-09"W. 10.00 feet on said easterly line; thence N.06°-26'-51"E. 53.34 feet on said easterly line; thence northeasterly on said easterly line 51.57 feet on a tangential curve concave to the southeast having a central angle of 10°-51'-49", a radius of 272.00 feet and a chord of 51.50 feet bearing N.11°-52'-42"E. from the last described course; thence N.17°-18'-40"E. 27.05 feet on said easterly line; thence N.89°-47'-14"E. 825.07 feet to the east line of the W1/2 of the SW1/4 of Section 19; thence S.00°-12'-46"E. 505.40 feet on said east line of the W1/2 of the SW1/4 of Section 19 to the northeast corner of Re-Subdivision of Outlot 39 in Trails on Sunset Lake Subdivision according to the Plat thereof recorded as Document No. 2009-11380 in the McLean County Recorder of Deeds Office; thence westerly 600.81 feet on the northerly line of said Re-Subdivision of Outlot 39 on a tangential curve concave to the north having a central angle of 149°-40'-11", a radius of 230.00 feet and a chord of 443.98 feet bearing S.75°-16'-35"W. from the last described course; thence N.27°-10'-21"W. 116.35 feet on the northerly line of said Re-Subdivision of Outlot 39; thence S.82°-30'-09"W. 201.63 feet on the northerly line of said Re-Subdivision of Outlot 39; thence S.44°-01'-41"W. 40.63 feet on the northerly line of said Re-Subdivision of Outlot 39 to the easternmost corner of Lot 12 in said Trails on Sunset Lake Subdivision; thence N.51°-49'-02"W. 255.67 feet to the Point of Beginning containing 12.01 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into twenty (20) lots, Outlots 11 and 12 and the public streets as shown on the attached plat.

Iron monuments identify all lot corners except where otherwise noted 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, or as may be specifically otherwise reserved and designated hereon.

Said subdivision is to be known as Trails on Sunset Lake Subdivision 2nd Addition, Town of Normal, 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 on Flood Insurance Rate Map for Community Panel Number 170502 0318 E, Map Number 17113C0318E dated July 16, 2008.

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

10/2/13
 Date

Jason T. Stephens
 Jason T. Stephens
 Illinois Professional Land Surveyor No. 3859
 License Expiration Date 11/30/2014



45123.03

SUBDIVISION BOUNDARY CURVE #1 CURVE DATA

Δ = 13°-41'-48"
R = 332.00'
L = 79.37'
T = 39.87'
C = 79.18'
CB = N.23°-24'-32"E.

SUBDIVISION BOUNDARY CURVE #2 CURVE DATA

Δ = 06°-26'-07"
R = 281.50'
L = 31.62'
T = 15.83'
C = 31.60'
CB = N.80°-38'-52"E.

SUBDIVISION BOUNDARY CURVE #3 CURVE DATA

Δ = 102°-34'-53"
R = 10.00'
L = 17.90'
T = 12.48'
C = 15.61'
CB = N.44°-50'-37"W.

SUBDIVISION BOUNDARY CURVE #4 CURVE DATA

Δ = 10°-51'-49"
R = 272.00'
L = 51.57'
T = 25.86'
C = 51.50'
CB = N.11°-52'-42"E.

SUBDIVISION BOUNDARY CURVE #5 CURVE DATA

Δ = 149°-40'-11"
R = 230.00'
L = 600.81'
T = 848.58'
C = 443.98'
CB = S.75°-16'-35"W.

RIGHT-OF-WAY CURVE #6 CURVE DATA

Δ = 11°-12'-19"
R = 311.50'
L = 60.92'
T = 30.56'
C = 60.82'
CB = N.89°-28'-06"E.

RIGHT-OF-WAY CURVE #7 CURVE DATA

Δ = 44°-19'-41"
R = 145.50'
L = 112.57'
T = 59.27'
C = 109.78'
CB = N.72°-54'-24"E.

RIGHT-OF-WAY CURVE #8 CURVE DATA

Δ = 06°-39'-37"
R = 308.00'
L = 35.80'
T = 17.92'
C = 35.78'
CB = S.86°-52'-58"E.

RIGHT-OF-WAY CURVE #9 CURVE DATA

Δ = 140°-57'-21"
R = 10.00'
L = 19.29'
T = 28.21'
C = 18.85'
CB = N.19°-44'-06"W.

RIGHT-OF-WAY CURVE #10 CURVE DATA

Δ = 34°-41'-01"
R = 69.00'
L = 41.73'
T = 21.52'
C = 41.10'
CB = N.33°-25'-03"E.

RIGHT-OF-WAY CURVE #11 CURVE DATA

Δ = 73°-41'-41"
R = 15.00'
L = 19.29'
T = 11.24'
C = 17.99'
CB = N.52°-56'-23"E.

RIGHT-OF-WAY CURVE #12 CURVE DATA

Δ = 56°-50'-57"
R = 50.00'
L = 49.61'
T = 27.06'
C = 47.60'
CB = S.28°-12'-41"W.

RIGHT-OF-WAY CURVE #13 CURVE DATA

Δ = 256°-14'-37"
R = 74.50'
L = 333.18'
T = 94.94'
C = 117.22'
CB = S.71°-29'-08"E.

RIGHT-OF-WAY CURVE #14 CURVE DATA

Δ = 19°-23'-41"
R = 95.50'
L = 32.33'
T = 16.32'
C = 32.17'
CB = S.09°-54'-37"E.

Lewis, Yockey & Brown, Inc.
 Consulting Engineers & Land Surveyors
 Professional Design Firm Registration #184000806
 505 North Main Street 222 East Center Street 155 South Elm Street
 Bloomington, Illinois El Roy, Illinois El Paso, Illinois
 Ph. (309) 829-2552 Ph. (309) 962-8151 Ph. (309) 527-2552

Rev.	
Bk.	909
Dwn.	DYA
Dsn.	
App.	JTS

FINAL PLAT
TRAILS ON SUNSET LAKE SUBDIVISION
2ND ADDITION
NORMAL, ILLINOIS

Sheet **1**
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