

# THE TRIBE

## PART OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF POCAHONTAS, BOND COUNTY, ILLINOIS

### NOVEMBER 8, 2007 AUGUST 7, 2009

**PERIMETER DESCRIPTION:**

Part of Section 4, Township 4 North, Range 4 West of the Third Principal Meridian, Village of Pocahontas, Bond County, Illinois, described as follows:  
Beginning at the Northeast corner of Lot 6 in Bilyeu Acres, a subdivision recorded in Plat Cabinet "C", page 5221 of the Bond County, Illinois, Recorder's Office, said point also being on the South R.O.W. line of Old U.S. Route 40; thence, S04°00'55"E, (bearing assumed) along the East line of said Bilyeu Acres, 233.58 feet; thence, continuing along said East line of Bilyeu Acres, S00°04'09"E, 359.29 feet; thence, S87°26'03"E, 163.26 feet; thence, N02°33'57"E, 95.00 feet; thence, along a curve having a radius point to the North, a radial distance of 50.00 feet, a chord bearing, N66°00'03"E, and a chord distance of 44.72 feet; thence, along a curve having a radius point to the Southeast, a radial distance of 25.00 feet, a chord bearing, N66°00'03"E, and a chord distance of 22.36 feet; thence, S87°26'03"E, 146.17 feet; thence, along a curve having a radius point to the Southwest, a radial distance of 25.00 feet, a chord bearing, S51°00'58"E, and a chord distance of 23.68 feet; thence, S88°52'29"E, 41.13 feet; thence, N02°33'57"E, 71.55 feet; thence, S87°26'03"E, 115.00 feet; thence, S02°33'57"E, 68.56 feet; thence, S88°52'29"E, 270.09 feet; thence, N02°33'57"E, 885.07 feet; thence, N87°26'03"W, 120.00 feet; thence, N02°33'57"E, 294.23 feet; thence, N37°30'33"W, 15.05 feet to a point on said South R.O.W. line of Old U.S. Route 40; thence, along a curve having a radius point to the Southeast, a radial distance of 3248.03 feet, a chord bearing, S51°39'40"W, and a chord distance of 93.94 feet; thence, S50°52'37"W, 350.18 feet; thence, along a curve having a radius point to the Southeast, a radial distance of 2959.88 feet, a chord bearing, S46°52'11"W, and a chord distance of 391.32 feet; thence, S43°11'50"W, 100.00 feet; thence, along a curve having a radius point to the Southeast, a radial distance of 1485.04 feet, a chord bearing, S44°58'24"W, and a chord distance of 92.05 feet to the point of beginning, containing 17.11 acres, more or less.

Together with a 20 foot wide Sanitary Sewer easement, centered on as-built location of the existing sanitary sewer extending from the South line of Lot 25 to the existing sanitary sewer pump station and a 75 foot square sanitary sewer pump station and valve vault easement, centered on the existing pump station.

**SURVEYOR'S CERTIFICATE:**

I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, have surveyed and subdivided the above described property. I further certify that the property herein described is not within a flood hazard area as indicated by the Federal Emergency Management Agency. Given under my hand and seal at 3300 Highline Road, Aviston, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Patrick R. Netemeyer I.P.L.S. No. 2704  
Expiration Date: November 30, 2010

**NETEMEYER ENGINEERING ASSOCIATES, INC.**  
3300 HIGHLINE ROAD  
AVISTON, ILLINOIS 62216  
phone: (618) 228-7816

It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances. For complete information, a title opinion or commitment for title insurance and FEMA maps should be obtained, reviewed, and upon request additional information can be included on this plat.

**OWNER'S CERTIFICATE:**

I, \_\_\_\_\_, State of Illinois, \_\_\_\_\_ (County of Bond) \_\_\_\_\_, being the owner of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "THE TRIBE". It is not contemplated that any appreciable change will be made in the flow of surface water from said land by the surveying and plating into lots. All rights of way and easements shown or described hereon are hereby dedicated to the use of the public forever including the release and waiver of the right of homestead under the Homestead Exemption laws of the State of Illinois.  
I further certify that the property platted herein is within \_\_\_\_\_ School District No. \_\_\_\_\_ and \_\_\_\_\_ College District No. \_\_\_\_\_  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Member \_\_\_\_\_ Member \_\_\_\_\_

**NOTARY PUBLIC'S CERTIFICATE:**

I, \_\_\_\_\_, Notary Public in and for the County of \_\_\_\_\_, State of Illinois, do hereby certify that \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed the same to their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the Right of Homestead.  
Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

**COUNTY CLERK'S CERTIFICATE:**

I, \_\_\_\_\_, County Clerk of Bond County, Illinois, do hereby certify that I have examined the above plat and I have searched the records of my office to ascertain whether all redeemable sales of unpaid taxes or special assessments have been paid as required by law upon all of the property embraced within said plat, and I hereby certify that I find no redeemable tax sales of unpaid forfeited taxes against any of the real estate included in this plat and I do hereby approve the same for assessment purposes.  
In witness whereof, I do hereunto set my hand and seal of my office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

**ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE:**

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to ILL. STAT. 1987, CH. 109, PAR. 2. However, a highway permit for access is required by the owner of the property. A plan that meets requirements contained in the department's "Policy on Permits for Access Driveways to State Highways" will be required by the department.

**VILLAGE BOARD CERTIFICATE:**

I, \_\_\_\_\_, Village President of the Village of Pocahontas, Illinois, do hereby certify that the plat shown hereon was duly presented to the Village Board of Trustees and approved at a meeting held on \_\_\_\_\_, 20\_\_\_\_.

Village President: Village of Pocahontas

Attest: Village Clerk

The approval and certification of this plat by the Village of Pocahontas, the subdivider, and the surveyor/engineer does not obligate them to perform any maintenance of any drainage easement in this subdivision, nor does it obligate them to the acceptance of any storm water drainage way, structure or improvement other than surface drainage structures or improvements having prior approval of the County. It is the intent of the County, subdivider and surveyor/engineer that the individual lot owners shall maintain that part of any drainage easement shown hereon lying within the boundary of their property.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	92.06	1485.04	46.05	92.05	N44°58'24"E	3°33'07"
C2	391.61	2959.88	196.09	391.32	S46°52'11"W	7°34'50"
C3	169.15	2959.88	84.60	169.13	S44°43'00"W	3°16'28"
C4	103.80	2959.88	51.90	103.79	S47°21'30"W	2°00'33"
C5	90.82	2959.88	45.41	90.82	S49°14'31"W	1°45'29"
C6	27.84	2959.88	13.92	27.84	S50°32'26"W	0°32'20"
C7	93.94	3248.03	46.98	93.94	S51°39'40"W	1°39'26"
C8	40.61	25.00	26.37	36.29	N85°06'15"W	9°30'56"
C9	215.90	355.00	111.40	212.59	N21°08'55"W	34°50'43"
C10	98.60	355.00	49.62	98.29	N30°36'51"W	15°54'51"
C11	117.30	355.00	59.19	116.76	N31°11'30"W	18°55'52"
C12	42.02	25.00	27.91	37.24	N44°25'11"E	96°17'31"
C13	23.18	25.00	12.50	22.36	S60°52'09"E	53°07'48"
C14	249.81	50.00	37.50	60.00	S02°33'57"W	286°15'37"
C15	71.64	50.00	43.54	65.67	N75°21'03"W	82°05'36"
C16	53.26	50.00	29.47	50.78	S33°05'03"W	61°02'12"
C17	65.44	50.00	38.36	60.87	S34°55'52"E	74°59'39"
C18	59.46	50.00	33.81	56.02	N73°30'13"E	68°08'10"
C19	23.18	25.00	12.50	22.36	S66°00'03"W	53°07'48"
C20	39.27	25.00	25.00	35.36	N42°26'03"W	90°00'00"
C21	39.27	25.00	25.00	35.36	N47°33'57"E	90°00'00"
C22	23.18	25.00	12.50	22.36	S60°52'09"E	53°07'48"
C23	249.81	50.00	37.50	60.00	S02°33'57"W	286°15'37"
C24	46.36	50.00	25.00	44.72	N60°52'09"W	53°07'48"
C25	56.47	50.00	31.68	53.52	S60°12'34"W	64°42'45"
C26	46.11	50.00	24.84	44.50	S01°25'54"W	52°50'35"
C27	54.49	50.00	30.31	51.84	S56°12'43"E	62°26'40"
C28	46.36	50.00	25.00	44.72	N66°00'03"E	53°07'48"
C29	23.18	25.00	12.50	22.36	S66°00'03"W	53°07'48"
C30	39.27	25.00	25.00	35.36	N42°26'03"W	90°00'00"
C31	39.27	25.00	25.00	35.36	N47°33'57"E	90°00'00"
C32	23.18	25.00	12.50	22.36	S60°52'09"E	53°07'48"
C33	203.44	50.00	100.00	89.44	S29°07'51"W	233°07'48"
C34	46.36	50.00	25.00	44.72	N60°52'09"W	53°07'48"
C35	58.11	50.00	32.83	54.89	S59°16'25"W	66°35'03"
C36	44.11	50.00	23.61	42.69	S00°42'31"W	50°32'45"
C37	54.86	50.00	30.56	52.15	S55°59'57"E	62°52'12"
C38	46.36	50.00	25.00	44.72	N66°00'03"E	53°07'48"
C39	23.18	25.00	12.50	22.36	S66°00'03"W	53°07'48"
C40	31.78	25.00	18.44	29.68	N51°00'58"W	72°50'10"
C41	39.27	25.00	25.00	35.36	S47°33'57"W	90°00'00"
C42	39.27	25.00	25.00	35.36	N42°26'03"W	90°00'00"
C43	23.18	25.00	12.50	22.36	N29°07'51"E	53°07'48"
C44	249.81	50.00	37.50	60.00	S87°26'03"E	286°15'37"
C45	46.36	50.00	25.00	44.72	S29°07'51"W	53°07'48"
C46	55.03	50.00	30.67	52.29	S28°57'46"E	63°03'25"
C47	47.57	50.00	25.76	45.80	S87°44'47"E	54°30'39"
C48	54.48	50.00	30.30	51.83	N33°46'55"E	62°25'56"
C49	46.36	50.00	25.00	44.72	N23°59'57"E	53°07'48"
C50	23.18	25.00	12.50	22.36	S23°59'57"E	53°07'48"
C51	13.06	25.00	6.68	12.91	S17°31'44"W	29°55'35"
C52	130.77	50.00	185.65	96.56	N42°26'03"W	149°51'10"
C53	16.05	50.00	8.09	15.98	N23°17'51"E	18°23'22"
C54	51.03	50.00	27.99	48.84	N15°08'04"W	58°28'28"
C55	52.81	50.00	29.17	50.39	N74°37'54"W	60°31'13"
C56	10.88	50.00	5.46	10.86	S68°32'26"W	12°28'08"
C57	13.06	25.00	6.68	12.91	N77°36'09"E	29°55'35"
C58	39.27	25.00	25.00	35.36	S42°26'03"E	90°00'00"
C59	152.21	395.00	77.06	151.27	N08°29'34"W	22°04'40"
C60	56.22	395.00	28.16	56.17	N01°31'53"W	8°09'18"
C61	95.99	395.00	48.23	95.75	N12°34'13"W	13°55'23"
C62	37.26	25.00	23.07	33.91	S23°10'13"W	85°24'14"
C63	266.23	150.00	184.23	232.64	N63°16'52"W	101°41'37"
C64	99.14	150.00	51.45	97.34	S84°48'20"W	37°52'01"
C65	167.10	150.00	93.42	158.59	N44°20'51"W	63°49'36"
C66	23.18	25.00	12.50	22.36	N14°07'51"E	53°07'48"
C67	18.28	25.00	9.57	17.88	N08°30'47"E	41°53'40"
C68	4.90	25.00	2.46	4.89	N35°04'41"E	11°14'08"
C69	249.81	50.00	37.50	60.00	N77°33'57"E	286°15'37"
C70	88.03	50.00	60.52	77.09	S09°44'29"E	100°52'29"
C71	47.57	50.00	25.76	45.80	S87°26'03"E	54°30'38"
C72	54.76	50.00	30.49	52.06	N33°56'17"E	62°44'41"
C73	59.45	50.00	33.81	56.01	N31°29'57"W	68°07'48"
C74	23.18	25.00	12.50	22.36	S38°59'57"E	53°07'48"
C75	337.23	190.00	233.35	294.67	N63°16'52"W	101°41'37"
C76	31.80	190.00	15.94	31.76	N17°13'42"W	9°35'18"
C77	86.95	190.00	44.25	86.19	N35°07'57"W	26°13'11"
C78	63.79	190.00	42.59	63.11	N60°52'34"W	25°16'03"
C79	50.19	190.00	25.24	50.04	N81°04'38"W	15°08'09"
C80	84.51	190.00	42.96	83.81	S78°36'49"W	25°28'59"
C81	35.91	25.00	21.84	32.90	S72°58'58"E	82°17'25"
C82	49.65	395.00	24.86	49.62	N35°26'20"W	71°12'09"
C83	38.90	25.00	24.64	35.10	S05°32'26"W	89°09'40"

LINE	BEARING	LENGTH
L6	N87°26'03"W	15.83
L7	N87°26'03"W	17.82
L8	N02°33'57"E	35.00
L9	N02°33'57"E	22.58
L10	N65°52'20"E	16.73
L11	N12°26'03"W	19.37
L12	N12°26'03"W	19.37
L13	N65°52'20"E	19.18

RETURN PLAT TO:  
SPEED LUBE, LLC  
% STEVE DUGAN  
408 JOHNSON STREET  
POCAHONTAS, IL 62275

