

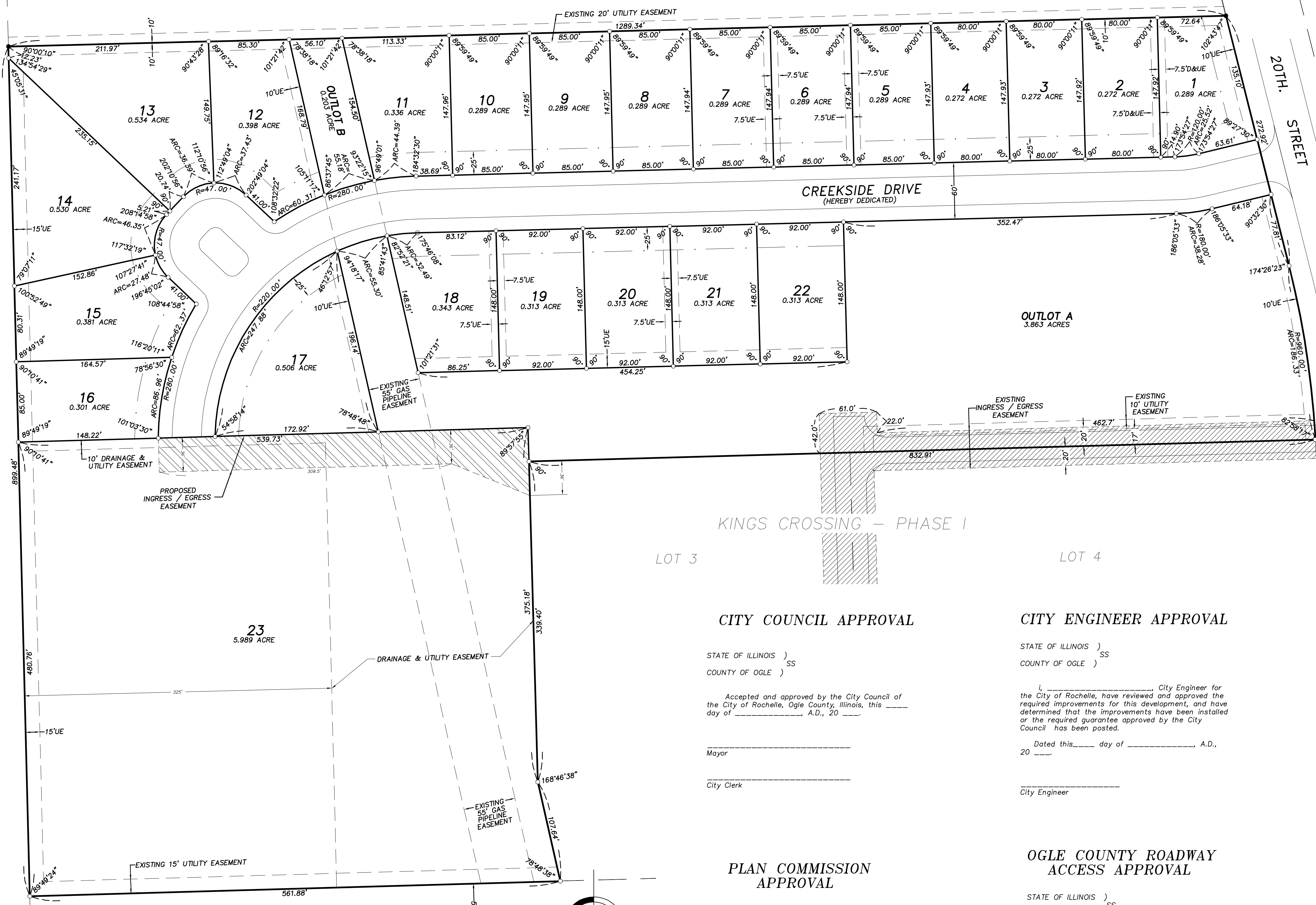
FINAL PLAT OF "CREEKSIDE - UNIT 1"

A RE-SUBDIVISION OF LOT 5 OF KINGS CROSSING-PHASE I LOCATED IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

2011

KINGS CROSSING - PHASE I

LOT 2



KINGS CROSSING - PHASE I

LOT 3

LOT 4

CITY COUNCIL APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

Accepted and approved by the City Council of the City of Rochelle, Ogle County, Illinois, this ____ day of _____, A.D., 20 ____

Mayor _____

City Clerk _____

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

We, the undersigned representatives of the Plan Commission of the City of Rochelle, Ogle County, Illinois, hereby approve the Plat of "Creekside - Unit 1", this ____ day of _____, A.D., 20 ____

President _____

Secretary _____

CITY ENGINEER APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

I, _____, City Engineer for the City of Rochelle, have reviewed and approved the required improvements for this development, and have determined that the improvements have been installed or the required guarantee approved by the City Council has been posted.

Dated this ____ day of _____, A.D., 20 ____

City Engineer _____

OGLE COUNTY ROADWAY ACCESS APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

I, _____, County Engineer for Ogle County, have reviewed the proposed development with respect to the location of access to Flag Road (County Highway 22) pursuant to 765 ILCS 205/2. However, a highway permit for access is required prior to any construction within the County rights-of-way.

Dated this ____ day of _____, A.D., 20 ____

County Engineer _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

At the request of the owners of the property shown hereon, I, Rick A. Bowers, an Illinois Professional Land Surveyor, have surveyed, subdivided and platted said property to be hereinafter known as "Creekside - Unit 1", being a re-subdivision of Lot 5 in Kings Crossing - Phase I recorded as Plat No. 1000551 in Book D of Plats at Page 12, being part of Section Fourteen (14), Township Forty (40) North, Range One (1) East of the Third (3rd) Principal Meridian, City of Rochelle, Ogle County, Illinois.

I also certify that the land contained within this Subdivision is within the corporate limits of the City of Rochelle, Illinois.

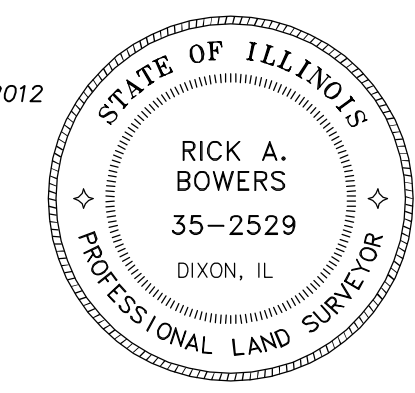
I also certify that no part of the land contained within this subdivision is within any Special Flood Hazard Area as designated by the Federal Emergency Management Agency.

I further certify that to the best of my knowledge and belief, the foregoing plat is in compliance with 765 ILCS 205/2 of the Illinois Compiled Statutes; that all monuments and markers exist as shown hereon; and that all dimensional and geodetic details are correct as shown hereon. Dimensions are in feet and decimals of a foot. Bearings or angles are in degrees, minutes and seconds. Distances along curved lines are arc distances unless otherwise noted. This professional service conforms with the current Illinois Minimum Standards of Practice for Boundary Surveys.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, A.D., 20 ____

Rick A. Bowers
Illinois Professional Land Surveyor

My license expires on November 30, 2012
NO. 35-2529



ENGINEER AND OWNERS CERTIFICATE

Pursuant to Chapter 109, Section 2, Paragraph 2 of the Illinois Revised Statutes; We hereby certify that to the best of our knowledge and belief, the drainage of surface water will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface waters into water retention areas, public use areas, or drains which the subdivider has the right to use, and that such surface waters will not be deposited on the property of adjoining lands in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this ____ day of _____, A.D., 20 ____

Spencer Hayden
Creekside Land Holdings, LLC

Richard Gensler
Creekside Land Holdings, LLC

John W. Witte
Registered Professional Engineer

UTILITY & DRAINAGE EASEMENT PROVISIONS

Utility Easements and/or Utility & Drainage Easements are hereby granted to and reserved for the use of N.I.C.O.R., Verizon, Warner Cable, and the City of Rochelle along with their respective successors and assigns, jointly and severally, in all streets, alleys, public ways, and areas marked "Utility Easement" (UE), areas marked as "Utility and Drainage Easement" (D&UE), or areas designated as "Outlots" as shown on the attached plat, to install, lay, construct, operate, renew, maintain, or remove, gas, water, or sewerage mains and appurtenances, conduits, cables, poles, wires underground, with all the necessary braces, guys, anchors, and appurtenances, storm water management facilities, along with their appurtenances, for the purpose of serving the subdivision and other properties, contiguous or not, with drainage, gas, water, sewer, electricity, sounds, and signals. Together with the right to install under the surface of each lot the required service connections to serve improvements thereon. The right to cut, trim, or remove trees, bushes, saplings, and roots as may be reasonably required incidental to the rights herein given and the right to enter upon the lots at all times for such purposes. Permanent obstructions shall not be placed over, upon, or in areas marked "Utility Easement" without prior written consent of the grantees herein, except that shrubs, landscaping, gardens and other purposes that do not interfere or threaten to interfere with the use, operation, and maintenance, thereof, may be allowed.

LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- STONE FOUND
- SET SURVEY NAIL
- 5/8" STEEL PIN SET
- CHISELED "X"
- SECTION LINE
- - - RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK (BSL)
- UTILITY EASEMENT (UE)
- (101.26') RECORD DIMENSION
- (90°01'25") RECORD ANGLE
- (N89°12'22"E) RECORD BEARING

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

This is to certify that Creekside Land Holding, LLC is the owner of the lands described in the foregoing surveyor's certificate and have caused the same to be surveyed, subdivided, and platted as shown by the annexed plat for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "Creekside - Unit 1" and does hereby acknowledge and adopt the same under the aforesaid style and title.

Dated this ____ day of _____, A.D., 20 ____

By: Spencer Hayden
Creekside Land Holdings, LLC
221 E. IL Rte 38
Rochelle, IL 61068

Richard Gensler
Creekside Land Holdings, LLC
221 E. IL Rte 38
Rochelle, IL 61068

SCHOOL DISTRICT CERTIFICATE

This is to certify that, to the best of our knowledge, the property described in the foregoing surveyor's certificate, which will be known as "Creekside - Unit 1" is located within the boundaries of the following school district: Rochelle High School District #212 in Ogle County, Illinois.

Dated this ____ day of _____, 20 ____

By: Spencer Hayden
Creekside Land Holdings, LLC

Richard Gensler
Creekside Land Holdings, LLC

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

I, _____, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____ known to me to be the same person whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instruments for the uses and purposes therein set forth as his voluntary act.

GIVEN under my hand and Notary Seal this ____ day of _____, A.D., 20 ____

Notary Public _____

My Commission Expires _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

This instrument no. _____ was filed for record in the Recorder's Office of Ogle County, Illinois, on the ____ day of _____, 20 ____ at ____ o'clock ____ M.

COUNTY RECORDER _____

COUNTY CLERK'S TAX CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

I, _____, County Clerk of Ogle County, Illinois, DO HEREBY CERTIFY that there are no delinquent general taxes, no unpaid current taxes or special assessments, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat. I further certify that I have received all statutory fees in connection with the plat.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said County, at my office in said County, this ____ day of _____, A.D., 20 ____

COUNTY CLERK _____

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Illinois Professional Design Firm No. 184-000349

DATE:	11 OCT 11
JOB NO:	2110188
SURVEYED BY:	
BOOK NO:	
DRAWN BY:	DJV
DRAWING NAME:	2110188FP
REVISIONS:	07 NOV 11

FINAL PLAT FOR CREEKSIDE LAND HOLDINGS, LLC